

AREA IN NEED OF REDEVELOPMENT STUDY

FOR PARCELS LOCATED IN THE TC ZONE AND SURROUNDING AREA



January 23, 2018

VERNON TOWNSHIP, SUSSEX COUNTY



Acknowledgements:

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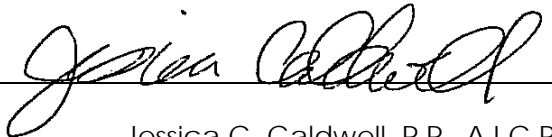
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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read "Jessica Caldwell", is written over a horizontal line.

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1. INTRODUCTION

1.1 BACKGROUND

The Mayor and Council of the Township of Vernon authorized the Land Use Board to conduct a Non-Condensation Area in Need of Redevelopment Study for lots located in the TC - Town Center Zone , along with additional parcels adjacent to the area within the Township. The purpose of the study is to determine if all or a portion of the Study Area should be designated as a Non-Condensation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1 et seq.

The Study Area includes a total of 172 parcels located in the TC zone and surrounding area along NJSH Route 94, County Route 515, Main Street and Church Street. A map of the Study Area is provided on page 9. The Study Area is the main commercial center in the Township and is bounded by two major roadways NJSH Route 94 and County Route 515 (Vernon Stockholm Road). In total the Study Area encompasses 306.18 acres.

Township of Vernon Resolution #179-69 requests that the Vernon Township Land Use Board study the proposed area as a "Non-Condensation Redevelopment Area". In other words, if the Study Area is determined to be an Area in Need of Redevelopment pursuant to LRHL; it shall be given a Non-Condensation Redevelopment Area designation. The non-condensation designation means that the municipality does not have the right to exercise the power of eminent domain to acquire any property in the delineated area. However, other powers of the LRHL remain in tact and provide for incentives for property owners and or developers to undertake redevelopment within the designated area.

The following report will determine whether the Study Area qualifies as a "Non-Condensation Area in Need of Redevelopment" pursuant to the requirements set forth by the LRHL. The analysis presented in this study is based upon an examination of existing conditions, site inspections, review of tax data and a history of each site pertaining to land use, zoning ordinances, master plan goals and objectives, and an evaluation of the statutory "area in need of redevelopment" criteria. Additionally, some parcels may not directly qualify but are necessary to the whole of the redevelopment area and are included under Section 3 of the LRHL.

2. REDEVELOPMENT REGULATIONS AND PROCESS

2.1 N.J.S.A. 40A:12A-1 ET SEQ. LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

The Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL) was designed by the New Jersey State Legislature to provide a process for local governments to encourage private investment in areas that contain underutilized, deteriorated, untenable, vacant and abandoned properties, essentially areas in need of redevelopment, as follows:

"There exist, have existed and persist in various communities of this State, conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life and improper or lack of proper, development which result from forces which are amenable to correction and amelioration by the concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The New Jersey State Legislature has by various enactments empowered and assisted local governments in their effort to revitalize communities through programs of redevelopment, rehabilitation and tax incentives to provide for the expansion and improvement of commercial, industrial, residential and civic facilities. Recent updates to the LRHL have included the differentiation between a Condemnation Area in Need of Redevelopment and a Non-Condemnation Area in Need of Redevelopment, as noted earlier in this report.

2.2 PROCESS

The following process must be followed in order to designate an Area in Need of Redevelopment (N.J.S.A. 40A:12A-6):

- a. The Governing Body adopts a resolution authorizing the Planning Board to undertake a preliminary investigation of a proposed area to determine if the area is in need of redevelopment. The resolution must designate whether the area being considered is proposed as a "Condemnation Redevelopment Area" or a "Non-Condemnation Redevelopment Area". The Condemnation Redevelopment Area permits the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards the resolution to the Planning Board and describes the area it wishes to be studied.
- b. The Planning Board "prepares" a map and appends a statement setting forth the basis for the investigation. This must be on file with the Municipal Clerk.
- c. A study of the proposed area in need of redevelopment is prepared for review by the Planning Board.
- d. The Planning Board sets a date for a public hearing on the study and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the study. The hearing notice must identify the general boundaries of the area and that a map is on file with the municipal clerk. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation area. Notice must be published for two weeks prior to the hearing in the newspaper of record. Notice must also be mailed to all property owners in the study area and anyone who has expressed interest in the designation.
- e. After completing the hearing, the Planning Board makes a recommendation to the Governing Body whether the area, in whole or in part, should be designated as an area in need of redevelopment.
- f. The Governing Body, after receiving recommendation from the Planning Board, may adopt a resolution determining that the delineated area, in whole or in part, is designated as an area in need of redevelopment.
- g. The Clerk must transmit a copy of the resolution to the Commissioner of the State Department of Community Affairs (NJDCa) for review and approval. NJDCa has 30 days to approve or disapprove the area. If NJDCa does not respond in 30 days, the area is approved.
- h. Notice of the determination must be provided to all property owners within the delineated area within 10 days of the determination. If the area was determined to be a condemnation area, the following language must be in the notice:

- (i) The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area; and
 - (ii) Legal action to challenge the determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- i. Following the 45-day appeal period and approval or no comment from NJDCA, then the area is designated as a redevelopment area and the municipality may exercise all of the powers set forth in the Redevelopment Law.
- j. In order to carry out a redevelopment of the site, a redevelopment plan must be adopted by the Governing Body. The plan may be prepared by the Governing Body and adopted pursuant to an ordinance with a referral to the Planning Board. Alternatively, the Governing Body may ask the Planning Board to prepare the plan, after which the Governing Body may adopt the plan pursuant to an ordinance.
- k. The Redevelopment Plan, once adopted, acts as the zoning on the site.

2.3 BENEFITS OF REDEVELOPMENT

The LRHL provides for incentives to redevelopers for parcels located in an area in need of redevelopment as follows:

- a. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use;
- b. Public assistance in assembling parcels, clearing an area, installing public improvements, constructing or reconstructing streets, utilities and other off-site improvements;
- c. Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of redevelopment projects and related improvements;
- d. Issuing bonds for the purpose of redevelopment;
- e. Acquiring property (*only if deemed a Condemnation Redevelopment Area*);
- f. Lease or convey property without a public bidding process; and
- g. Granting long term tax exemptions and abatements (PILOTS).

2.3 CRITERIA FOR AN AREA IN NEED OF REDEVELOPMENT

Before a study area can be deemed an area in need of redevelopment, each parcel must be reviewed against the statutory criteria to determine if at least one criterion is met pursuant to N.J.S.A 40A:12A-5 listed below:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act, "P.L.1983, c303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for

the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, C.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431(C.40A:20-1et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441(C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment power within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in the P.L. 1992, C.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- H. The designation of the delineated area is consistent with smart growth planning principals.

In addition to the above criteria, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part."

3. OVERVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area is comprised of 172 parcels covering 306.18 acres in Vernon Township, Sussex County. The parcels are located in the Town Center area of the municipality along NJSH Route 94, County Route 515, Church Street and Main Street. The map on the following page shows the boundary of the Study Area. A complete list of the parcels in the Study Area by tax lot is provided at the end of this report.

The Study Area is developed with a mix of uses, including commercial, residential and industrial uses. Restaurants including drive-through restaurants, single-family and multi-family residential, gas and service stations, warehousing and autobody workshops, offices, quasi-public uses such as churches and also the Municipal Building, Department of Public Works and Township Recycling Facility are located within the Study Area. The Study Area is accessed by two main roads, NJSH Route 94 and County Route 515, which are also the two main access roads for the Township of Vernon. The area is the state designated Town Center for the Township and is an important economic center for the municipality.

The Study Area is located in the Highlands Planning Area and is not subject to NJDEP or Highlands Council approval for development¹. Wetlands, steep slopes and critical wildlife habitat constraints are present in the Study Area. Portions of the Study Area are served by existing water and sewer utilities. Some areas have access to sewer utilities but are lacking in public water utilities. Some areas lack access to both public water and sewer.

¹ Some exceptions include the need for NJDEP approval for expansion of water and sewer utilities.



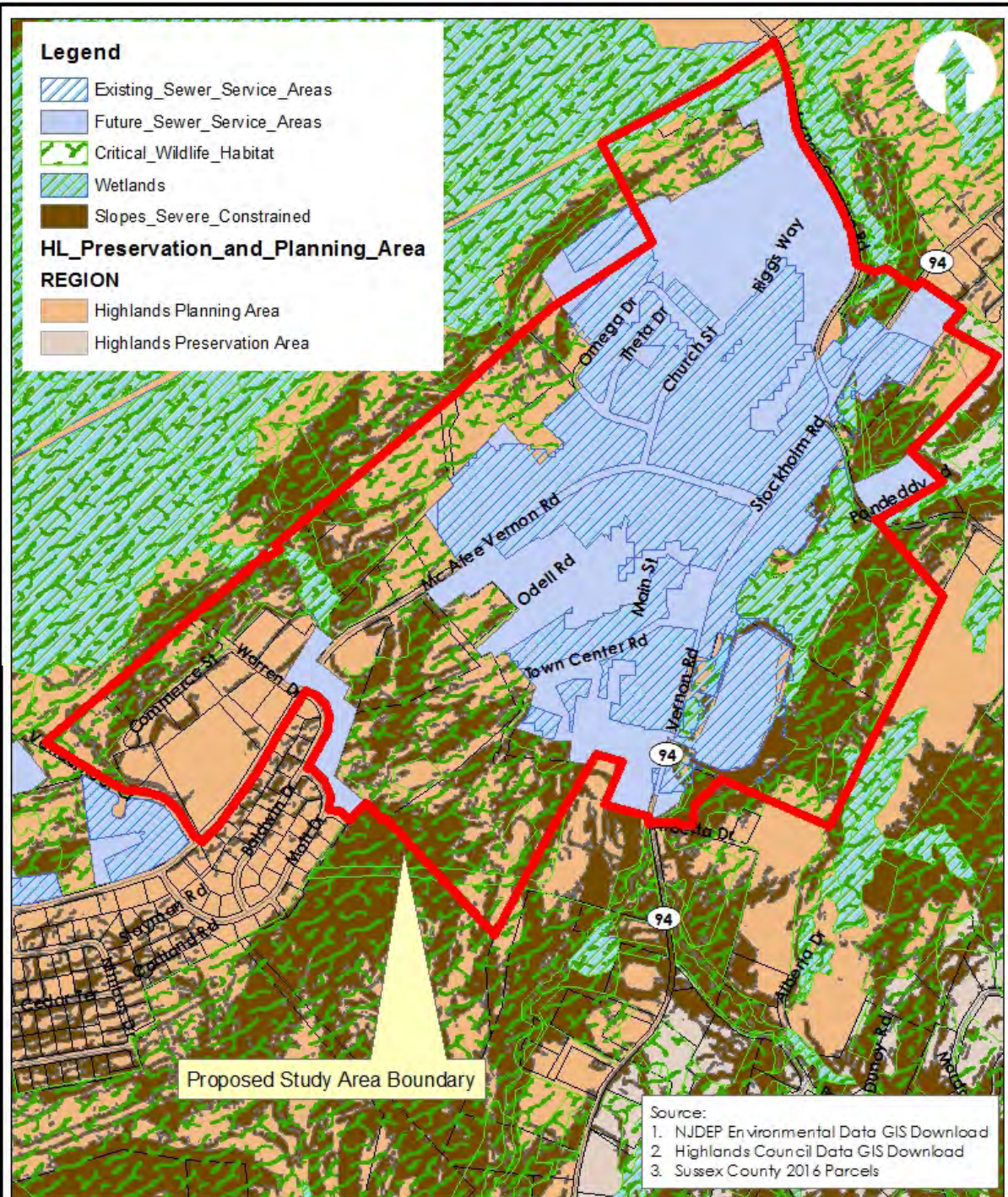
Study Area Outline

Township of Vernon

Sussex County

J Caldwell
& ASSOCIATES LLC
PLANNING CONSULTING SERVICES

Drawn	MA
Date	01/17/2017
Scale	NTS



Environmental Constraints Map

Township of Vernon





Sussex County

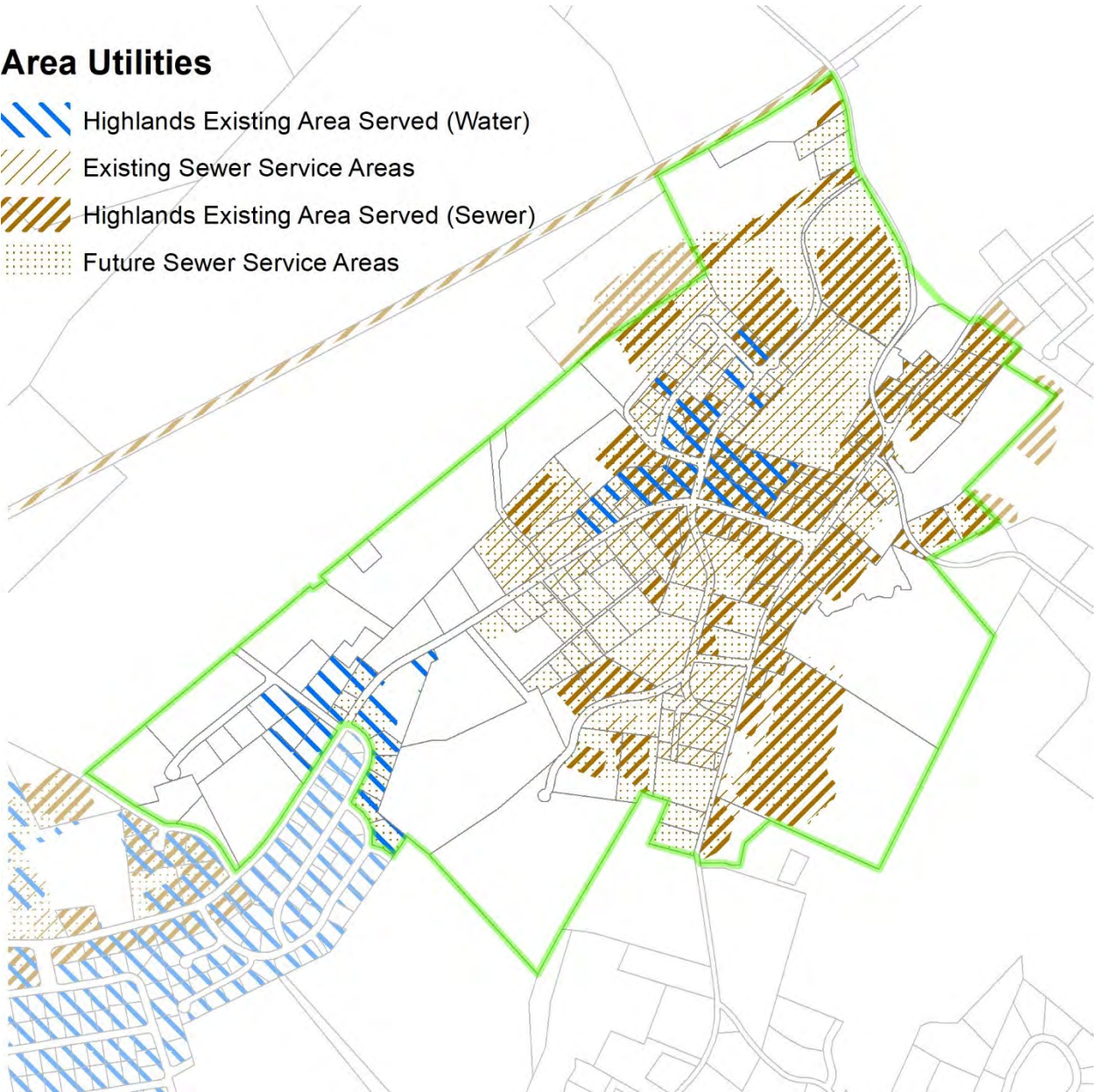
J Caldwell
& ASSOCIATES LLC
PLANNING CONSULTING SERVICES

Drawn MA
Date 03/17/2017

Scale NTS

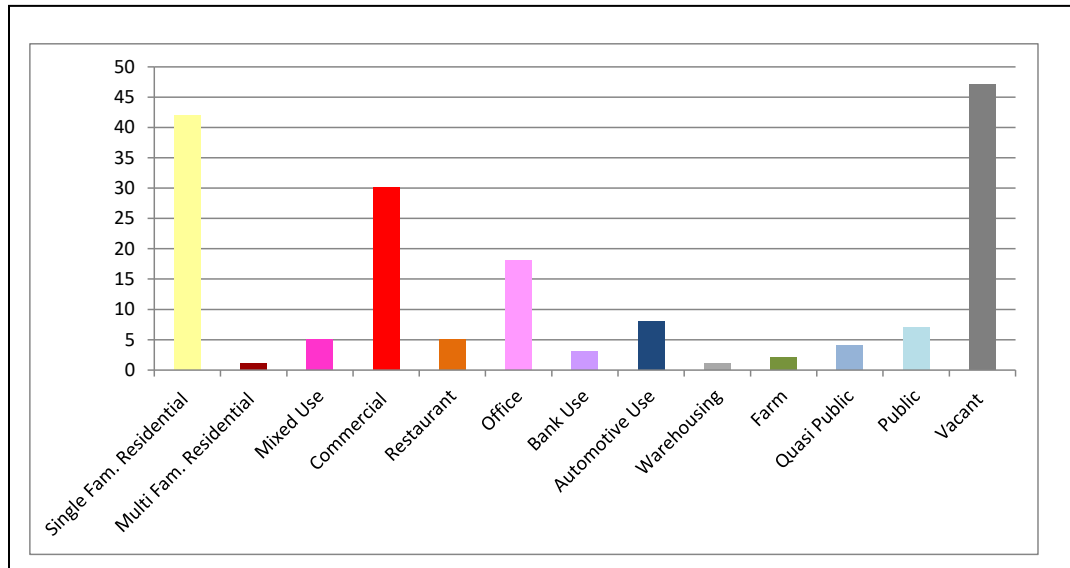
Area Utilities

-  Highlands Existing Area Served (Water)
-  Existing Sewer Service Areas
-  Highlands Existing Area Served (Sewer)
-  Future Sewer Service Areas

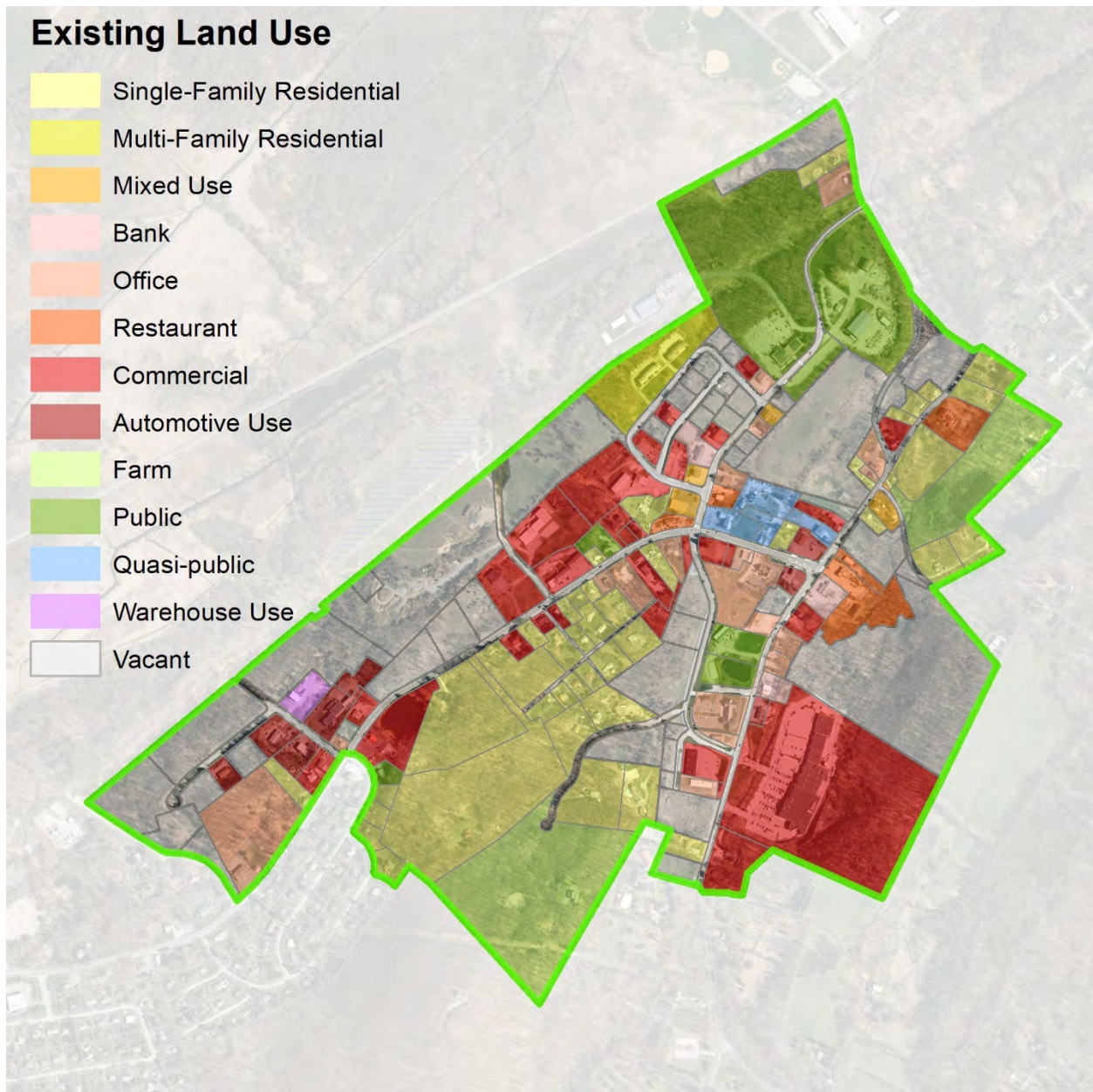


3.2 EXISTING LAND USE

As mentioned above, the Study Area comprises of a mix of commercial, residential, warehouse, farm, offices, quasi-public, and public uses. The map below shows the existing land use for the area. This data has been derived from tax records, aerial data and field visits.



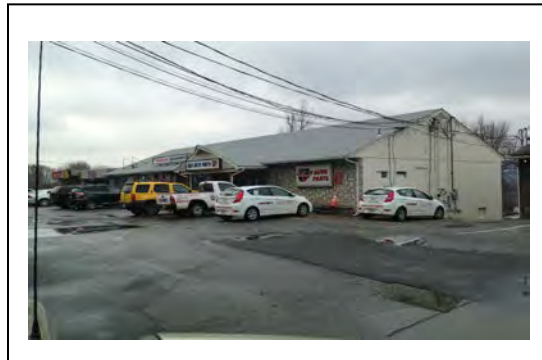
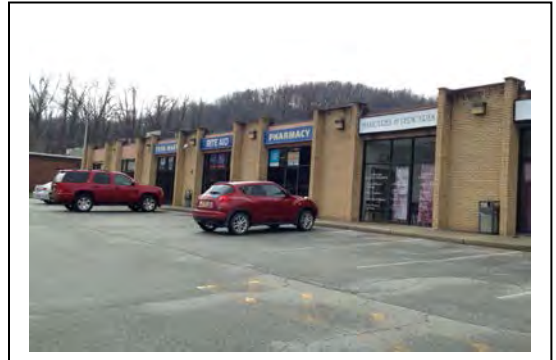
Land Use Distribution by Parcel
Source: J. Caldwell & Associates, LLC



There are a total of 173 parcels in the study area, out of which about, 47 parcels (27.17%) are vacant. This totals approximately 101.22 acres (30.5%) of vacant land in the economic center of the Township. Further, the second largest group that is predominant in the area is single-family residential, which includes 42 parcels covering 63.71 acres (19.21%). As the economic center of the Township, more commercial development and less vacant land would point to a thriving area. Because the opposite is true, the economic stagnation of the area is evident indicating the need for incentives for private capital investment.

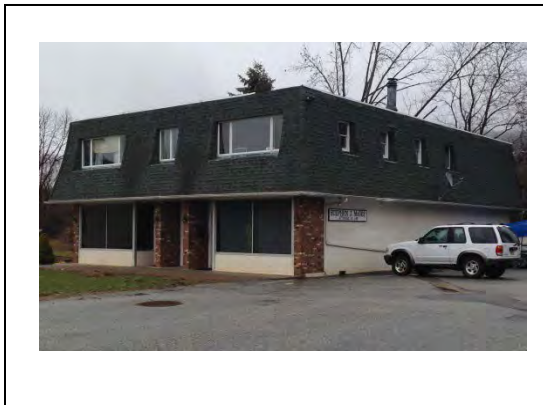
Out of the 47 parcels that are vacant today, seven (7) are Township-owned. Also important to note, is that the other parcels although privately-owned, have been vacant for more than 10 years. The fact that the largest portion of the Study Area that is currently in the Town Center Zone still remains vacant, points predominantly to the fact that the while the area is zoned for commercial and mixed-use development at relatively high densities and in many cases has access to public water and sewer, parcels are not being developed and redeveloped through private capital. Furthermore, incentives to redevelop parcels and assemble parcels is clearly needed in order to support investment by private capital in the Study Area.

The purpose of the TC zone is to promote smart growth principals and create an economic center serving the needs of the Township residents and regional tourism. Commercial uses currently comprise only 18.5% (61.52 acres) of the Study Area. While many commercial uses in the area are occupied, they are located in outmoded structures such as dilapidated stand-alone strip malls. The buildings are dated with rundown facades and deteriorating parking areas.



*Above Right: Block 142, Lot 8 (Rite- Aid shopping mall)
Below left and right: Block 141, Lot 15.05 (H & H Plaza)
Source: J Caldwell & Associates, dated March 7, 2017*

Office uses occupy 18 parcels in the Study Area, or 16.82 acres (5.82 %) of land within the Area. Several of the offices are stand-alone one-story structures accomodating one or two small to medium-sized businesses. Several of the office buildings are currently vacant. This may be due the current weak market demand for stand-alone office buildings. Many offices are downsizing employee work spaces, uiltlizing work from home options and requiring fewer workers. As a result, demand for offices is generally low. Additionally, businesses looking to attract younger workers are locating in more urban areas.

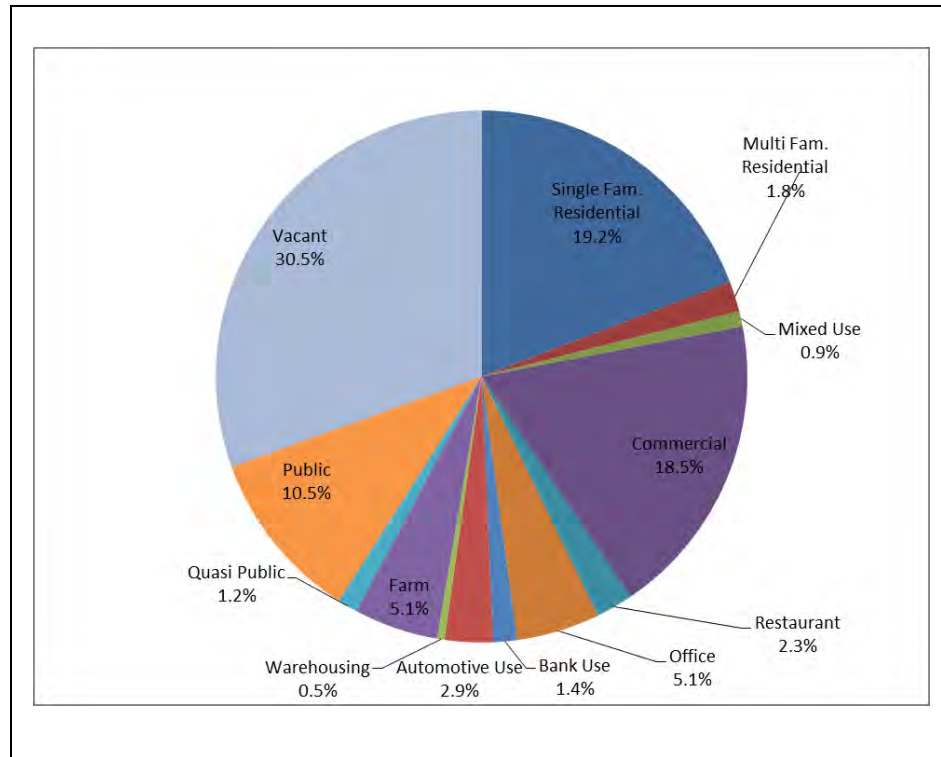


Left: Block 141.04 Lot 2

Right: Block 142.01 Lot 1

Source: J Caldwell & Associates, LLC, dated March 7, 2017

Many of the land uses in the Study Area, including banks and restaurants, include a drive-through window. This points to an auto-oriented center. While public transportation is lacking in the Town Center, pedestrian activity hasn't increased as envisioned by the Master Plan and Zoning for the area. Additional mixed-use development in the area would add more pedestrian activity and additional uses would also encourage pedestrian activity to various uses in the area. The chart below shows the land use distribution by acreage, to give a perspective on the type of uses that exist in the area.



Land Use Distribution by Acreage
Source: J Caldwell & Associates, LLC

3.3 ZONING STUDY OF THE AREA

The parcels are mostly located in the existing TC Zone (Town Center Zone), while a few are located in the adjoining R-4 (Single Family Residential), C-3 (Office- Commercial) and LI (Light Industrial) Zone. The map on page 20 shows the existing zoning within the Study Area.

A. TC (Town Center Zone)

Section 330-184B of the Township Zoning Ordinance provides the Town Center Zoning and Design Guidelines. It states that the purpose of this District is to create a mixed-use Town Center in the Township of Vernon, which provides for commercial, residential and senior housing uses in a development pattern and with design guidelines that promote a pedestrian scale center that reinforces the unique sense of place of Vernon.

The TC Zone permits a mix of uses including: antique shops, arts center or gallery, age restricted housing (permitted on second floor above commercial/retail use or on first floor when on secondary street), apartments (permitted on second floor above commercial/retail use or on first floor when on secondary street), banks, savings and financial institutions, banquet halls and catering facilities, bed and breakfasts (maximum of 15 rooms), bus shelters, business services, child care centers, civic and institutional uses, community centers, community centers for the developmentally disabled, convenience stores, cultural facilities, drive-through facilities (to side or rear of a facility), health care facilities, health clubs, health services, inns and bed and breakfasts (maximum 15 rooms), live/work units (permitted with first floor commercial and second or upper floor residential), non-residential (social) lodge, offices and office buildings (not permitted on the first floor on Main Street), places of worship, retail and service establishments, recreation facilities, commercial, public or private, restaurants (fast food restaurants permitted on first floor only of mixed use buildings or as separate stand alone facilities provided they are not fronting on Main Street), adult care facilities, shopping centers and speciality shopping centers (designated as having two or more retail establishments), speciality food stores (permitted within 1, 500 or 4,000 square feet), supermarkets (permitted with maximum of 90,000 square feet with a required two-story design), theatres and amphitheatres.

As noted from these uses, the intent of the Zone is to promote a more interactive, commercial development on the first floor with various active uses to be permitted on ground floors while office or housing options are to be provided on the upper floors.

Further, the area and bulk requirements of the TC Zone were designed with the intention of creating a more pedestrian friendly walkable urban environment. Bulk and Building Design Requirements include the following:

The TC Design Standards promote more visually appealing buildings, consistent with the surrounding architectural styles of historic buildings and newer resort buildings. The photos below provide examples of desirable architectural themes for the TC Zone.



Source: Photo Design Examples from the TC Zone

TC Bulk and Design Standards

Façade – Building shall appear to be a minimum of 2 stories. Second story is not required to contain usable space; however the façade of the building should be 2 stories.

Front yard setback – 14 feet from back of curb.

Side yard setback- 7.5 feet

Rear yard setback- 5 feet

Maximum building height – 50 feet

Impervious coverage – 85%

Building coverage- 70%

Shared parking is encouraged

Further, the design standards include details on massing, roofing, streetscape requirements, signage details, wall and building façade requirements, lighting, landscaping, walls and fence details and other such design details to encourage a more cohesive center design.





Some examples of buildings exist that do generally comply with the TC Zone design standards, however, there are relatively few structures that have developed according to the standards.

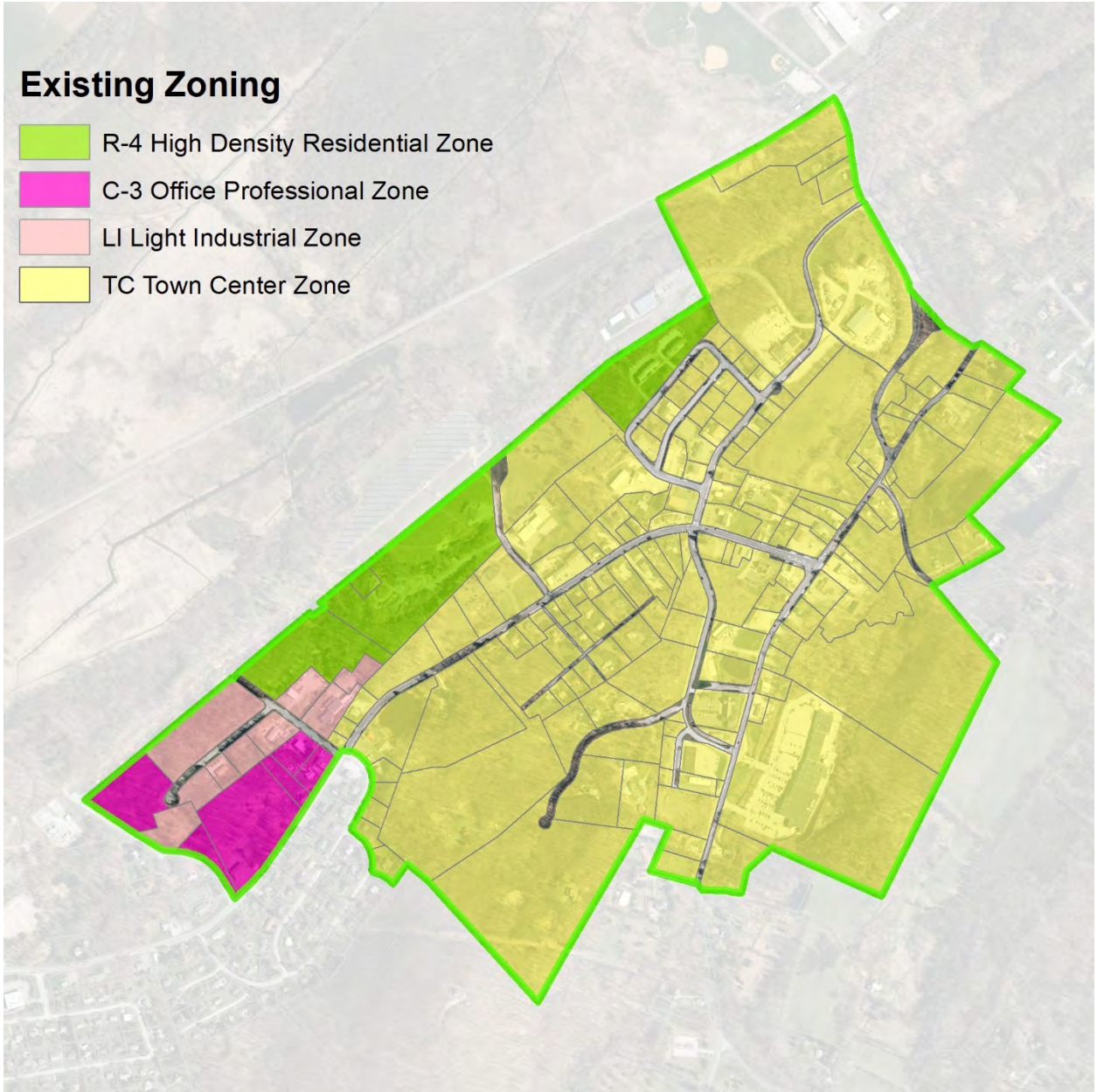


*Left: Block 141.04 Lot 6; Right: Block 144.01 Lot 1 & 2
Source: J Caldwell & Associates, LLC*

A study of the area revealed that the majority of properties are not developed to their maximum potential. Several of the properties are inefficiently developed, and not fully built out for the zone. Existing structures tend to be outdated one-story structures not promoting a pedestrian friendly environment.

Existing Zoning

-  R-4 High Density Residential Zone
-  C-3 Office Professional Zone
-  LI Light Industrial Zone
-  TC Town Center Zone



B. R-4 High Density Residential Zone

Three (3) properties in the Study Area are located in the R-4 High Density Residential Zone. One (1) property includes Valley View Apartments (Block 141, Lot 10.01) located on Omega Drive. The development is a typical two-story garden apartment style complex. The other two (2) properties are located west of NJSH Route 94 and are currently vacant. Of the two vacant sites, one is owned by the Township of Vernon (Block 141, Lot 12.05) and the other was recently approved by the Land Use Board to be developed for a commercial/warehouse facility (Block 141, Lot 112.04). The R-4 Zone primarily permits residential including single-family, semi-attached or attached townhouse units, multi-family age-restricted residential, business services, day care facilities, home occupations, cluster developments, community residences for the developmentally disabled and outdoor recreational uses.

C. LI- Light Industrial Zone

Several properties within the Study Area are located within the LI- Light Industrial Zone. The properties that are within this zone are located along Warren Drive and are mostly developed with light industrial uses including an autobody repair shop. The LI Zone permits light industrial, outdoor recreation, repair garages, health services and conditional office uses.

D. C-3 – Office Professional

The C-3 Office Professional Commercial Zone covers several parcels within the Study Area along NJSH Route 94. The properties in this area are predominantly developed with commercial and office uses while some of the properties are vacant. The C-3 Zone generally permits commercial, office, retail and restaurants.

3.4 RELATIONSHIP TO MASTER PLAN

The Township's most recent Master Plan was adopted in 2010. The Land Use Element identifies the bulk of the Study Area as being in the Town Center Zone, while some parcels along Warren Drive are identified as Light Industrial and Office Professional. The two parcels along Black Creek Drive are identified as Agri- Eco Tourism.

The Land Use Element notes that the "the Town Center when developed will have a dramatic impact on the economic development of the Township." The Town Center Redevelopment Area is identified as having the dual-purpose of augmenting the resort-oriented commercial development in the Township and providing a downtown commercial center for the residents of Vernon Township.

Further, the Master Plan indicated that even though this area has been considered for a redevelopment area designation, the land uses permitted in the Study Area should be revisited. The Master Plan suggests that delays in implementing the sewer service area and an economic downturn resulted in a lack of development in the Study Area. As a result, zoning was recommended to be improved to better produce center-based development.

The plan suggested considering a form-based code that is more flexible in terms of permitted uses and location of uses, while promoting a design standard and form for development that fits center-based development. The zoning for the Town Center was updated in 2013 as recommended by the 2010 Master Plan.

Over the last decade, the Township of Vernon has developed and adopted several plans and strategies designed to implement the center-based and mixed-use planning policies promoted in the State Development and Redevelopment Plan (SDRP). However, due to delays in providing utilities along with an economic downturn, very little new development or redevelopment occurred in this area. As the economy improves, it is important to review and investigate this area again in order to support the Township goals to develop this area as an economic center serving the local commercial and regional tourism needs. The designation of the proposed redevelopment area and the adoption of redevelopment plans for the Study Area continue these efforts.

Such a significant planning effort cannot be accomplished by one property owner or the individual actions of limited groups of property owners within the Study Area. The general lack of development and investment in the area, points to the need for a comprehensive coordinated approach undertaken pursuant to Redevelopment Law. Designation as an Area in Need of Redevelopment provides for several benefits and incentives promote development and redevelopment in a coordinated and planned manner to implement the Township Master Plan, support millions of dollars in infrastructure investment in the Study Area and promote use of the land which more effectively contributes to the general welfare of both the Township and the region.

A redevelopment designation of the Study Area will further enhance the Land Use Goals of the Township of Vernon's Master Plan as follows:

- To foster a community sense of place and identity by further defining the unique and positive aspects of Vernon:
 - a. Improve community sense of place through beautification, streetscapes and signage that fosters neighborhood and township identity
 - b. Hold community input sessions to define the unique identity and sense of place in the Township.
- To provide for economic development through the Commercial, Light Industrial, Commercial Recreation and Agri-eco tourism.
 - a. Review locations and permitted uses in non-residential zones to ensure that appropriate development can occur that supports the Tourism Industry.
 - b. Identify opportunities to improve the diversity of industry in the Township.
 - c. Review densities and setbacks in non-residential zones to ensure that development is maximized on available developable lands and encourages adaptive re-use and redevelopment of existing underutilized commercial properties.
- To encourage commercial and mixed-use development in a form, location and design that preserves and enhances the unique character and identity of Vernon Township.
 - a. Continue and expand upon design guidelines for commercial and mixed-use development in the Township.
 - b. Identify opportunities for beautification, renovation and other improvements to existing non-residential development.
- To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas and appropriate existing resort areas of the Township.
 - a. Review densities and sub-zone designations in the Town Center to ensure appropriate development at densities sufficient to accommodate future growth.

4. REDEVELOPMENT CRITERIA ANALYSIS

An analysis of the Study Area's existing land uses, site layout and physical characteristics was conducted using tax records, physical inspection of the area, review of aerial photographs, Master Plan studies and maps, and other municipal records. A complete listing of the redevelopment criterion met by tax lot is listed at the end of this report. This section summarizes findings for the Study Area according to the following criteria from N.J.S.A 40A:12A-5 and if it should be designated as an Area in Need of Redevelopment:

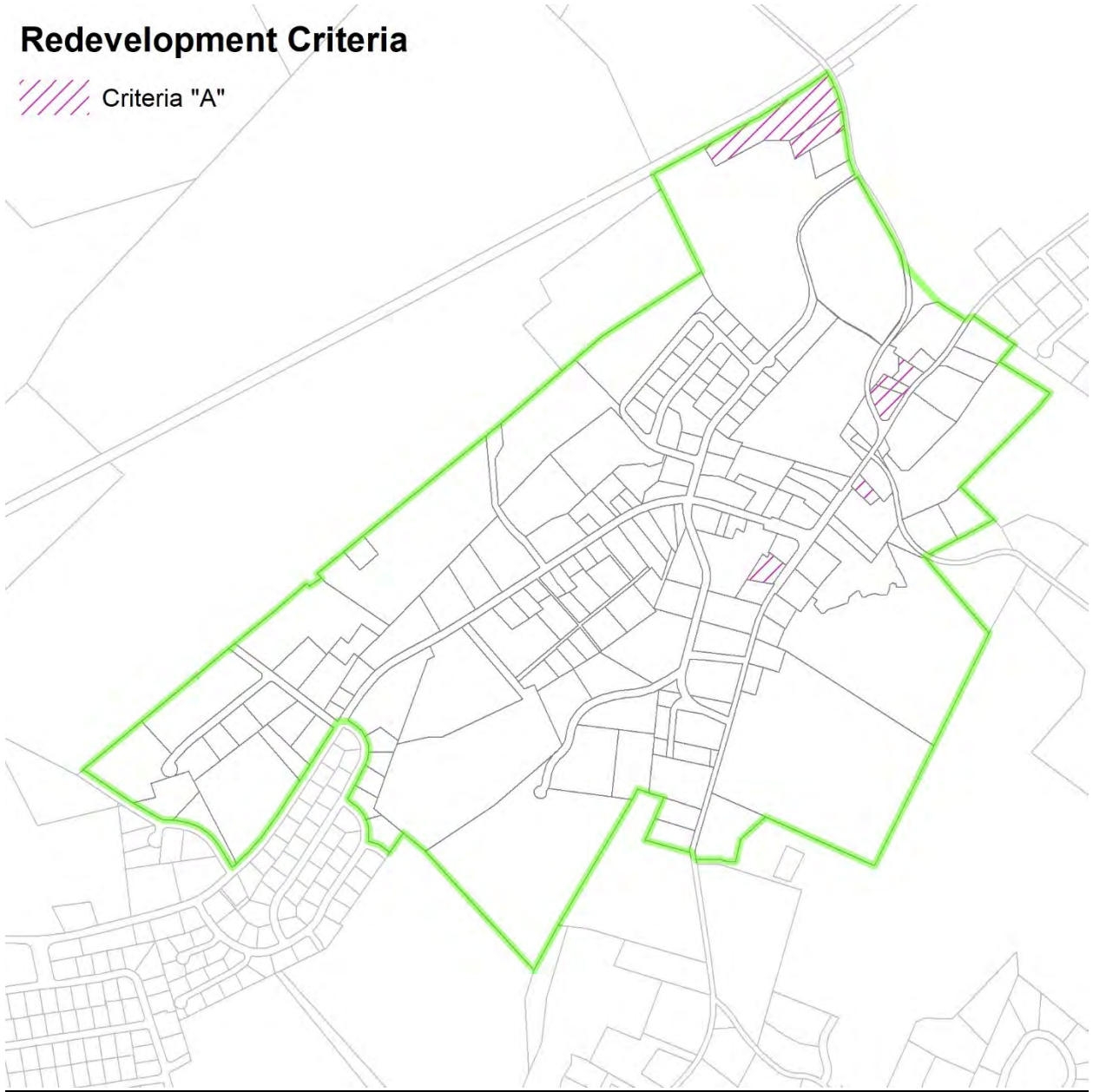
Criterion "a": Deterioration (N.J.S.A. 40:A;12A-5.a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.



Seven (7) parcels within the Study Area meet criterion "a" for substandard, unsafe and dilapidated structures located on the properties. The parcels include vacant and abandoned structures, dilapidated structures and unwholesome conditions on the properties. A map of the parcels is shown below.

Redevelopment Criteria

Criteria "A"



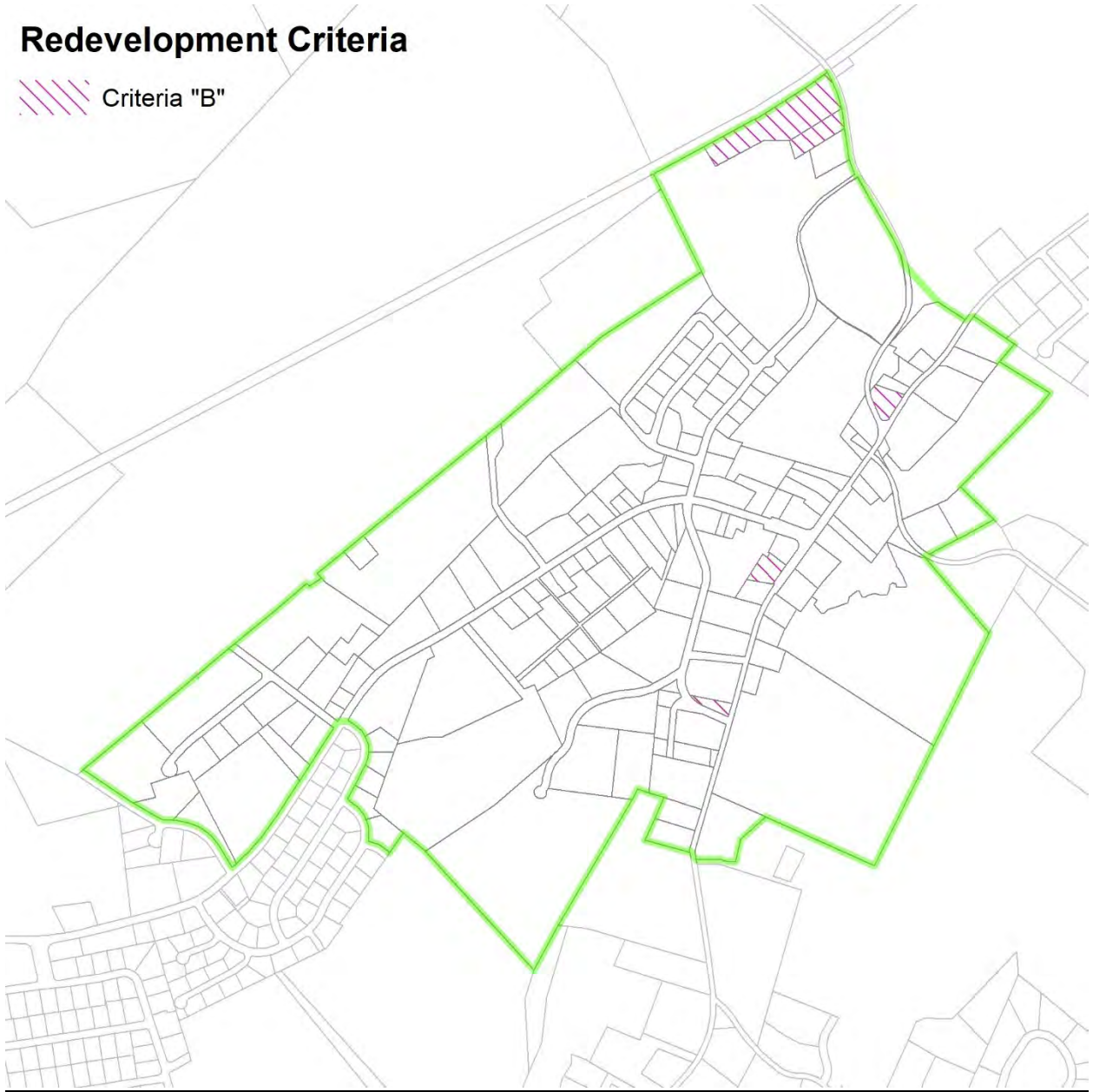
Criterion "b": Deterioration (N.J.S.A. 40A:12A-5.b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.



Five (5) of the properties meet criterion "b" for vacant, abandoned or dilapidated buildings that have been allowed to fall in such a state of disrepair that they are untenable. See a map of those parcels below.

Redevelopment Criteria

 Criteria "B"



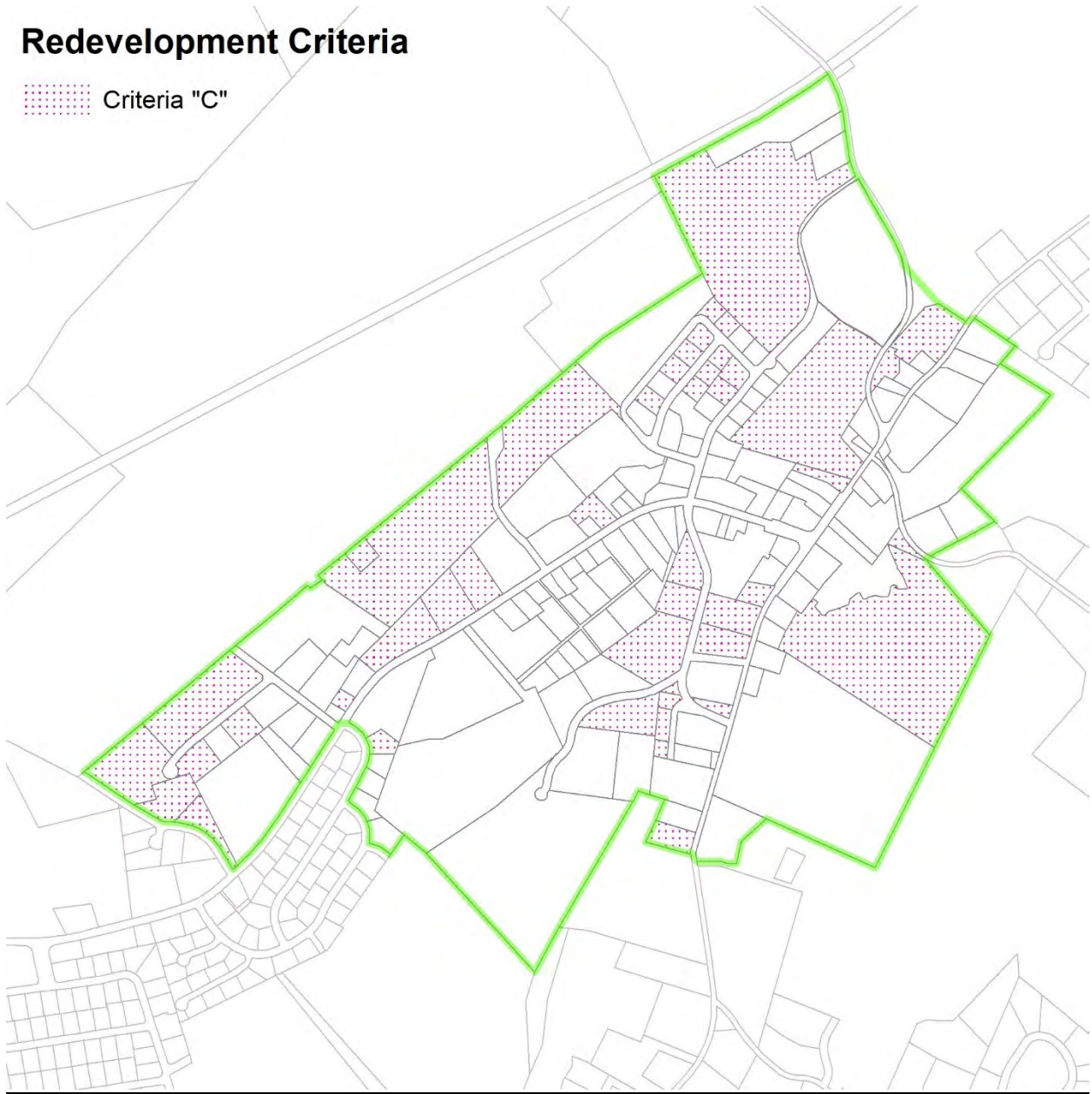
Criterion "c": Public and Vacant Land (N.J.S.A. 40A:12A-5.c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to be developed through the instrumentality of private capital.

The existing land use study data that shows that about 27.17 percent (47 parcels) are vacant within the Study Area. Out of the 47 parcels that are vacant today, seven (7) are Township-owned. The parcels which are not publicly-owned have been vacant for more than 10 years. The while much of the Study Area is in a sewer service area, there have been problems with utility service since the development of sewer service for the area. This had led to remoteness for vacant parcels within the Study Area from utility access, either for available public water or public sewer or both, which have limited their ability to be developed through private capital thus meeting criterion "c".

Redevelopment Criteria



Criteria "C"

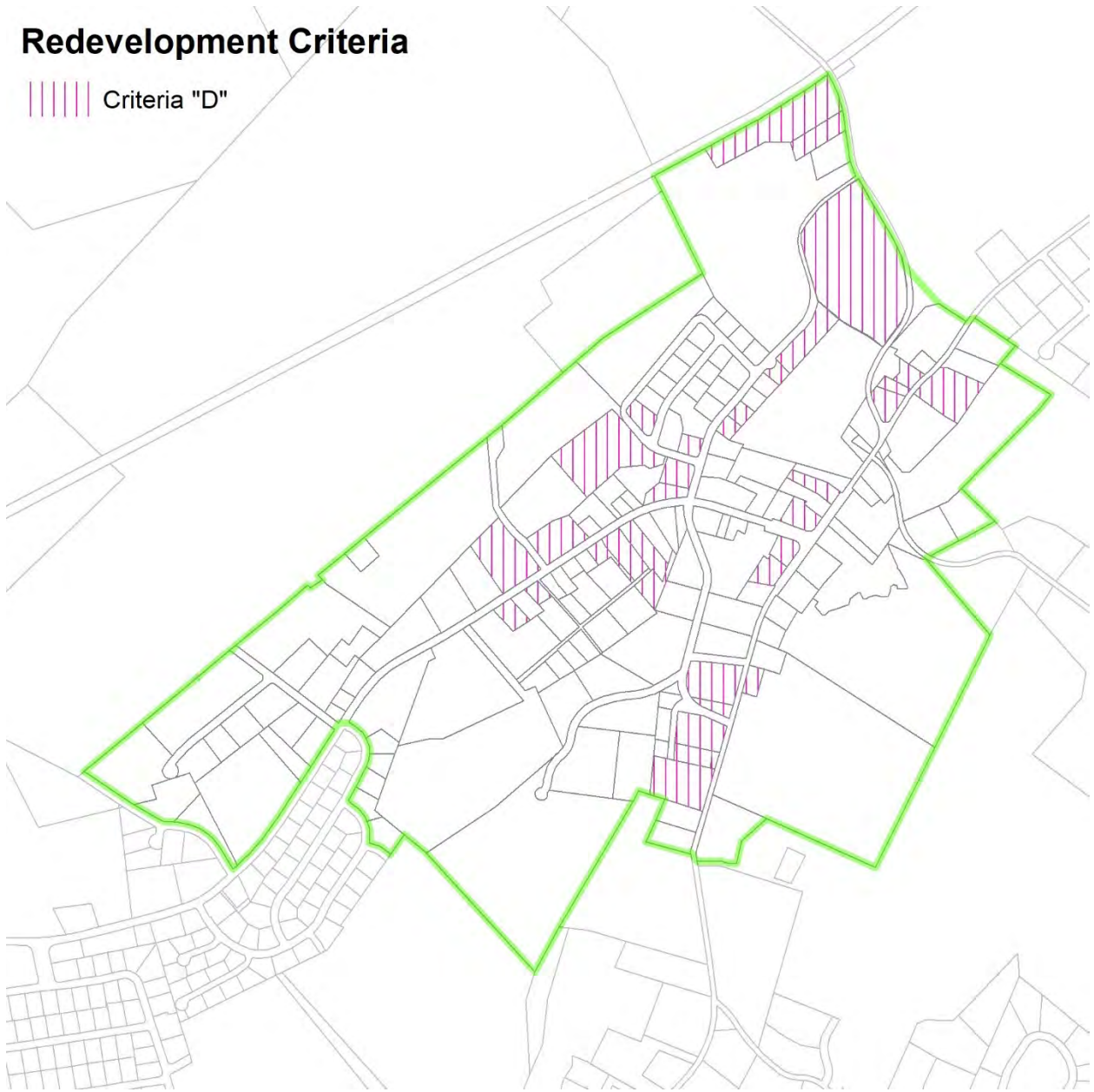


Criterion “d”: Obsolete Layout and Design (N.J.S.A. 40A:12A-5.d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.

Thirty-five (35) parcels within the Study Area meet criterion “d” for reasons of faulty layout, obsolete design and deleterious land uses for sites listed on the NJDEP known contaminated sites list. Most of the developed parcels in the area were developed at suburban densities in the 1970s and 1980s, where under current standards the development is now outmoded with obsolete layouts and design.

Redevelopment Criteria

||||| Criteria "D"



Criterion “e”: Property Ownership and Title Issues (N.J.S.A. 40A:12A-5.e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.

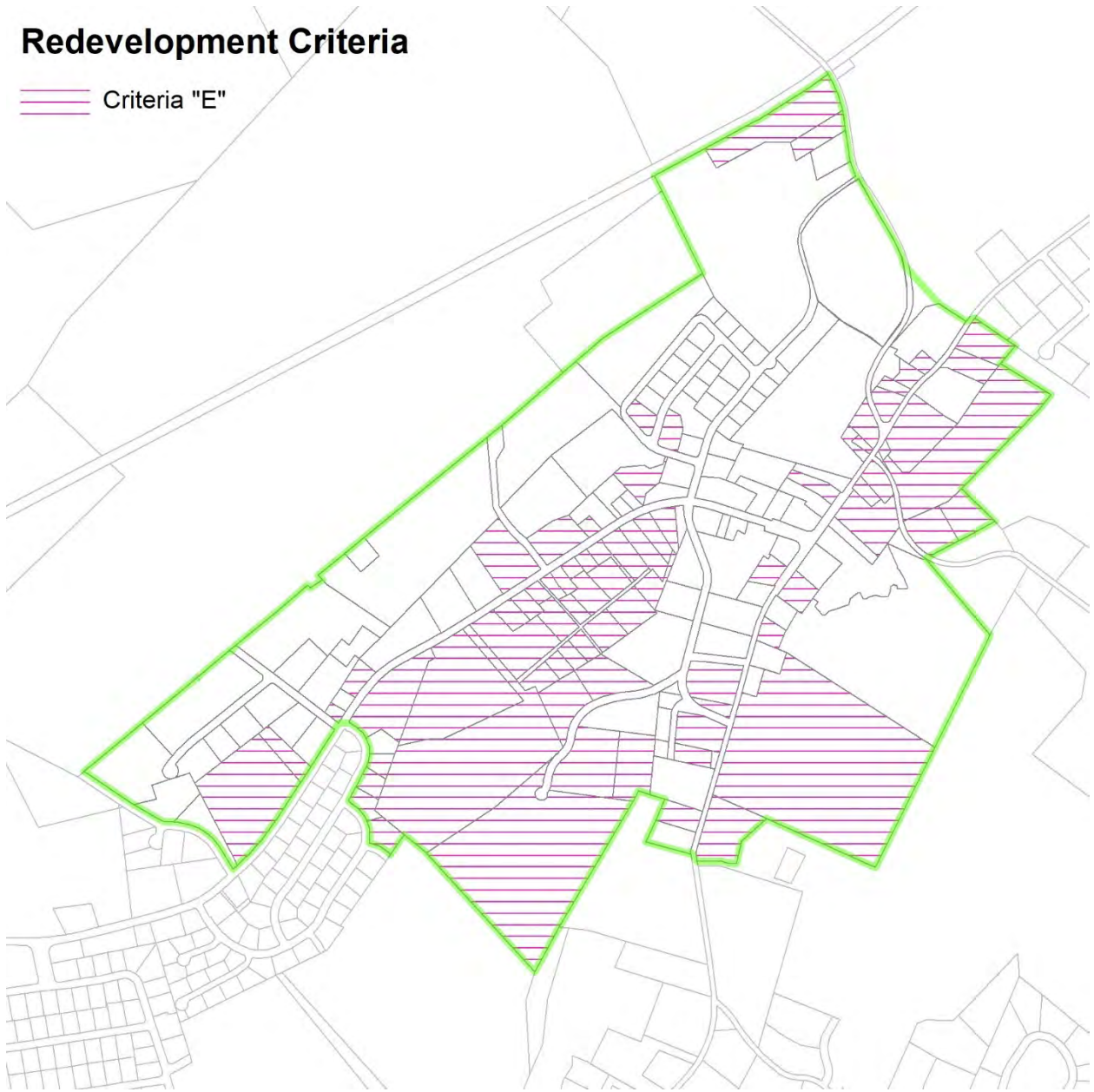
This criterion is applicable in circumstances where there is quantifiable economic underutilization or lack of proper utilization of properties in the study area. One of the indicators used to measure the economic productivity of a property is the ratio of the assessed value of the improvements on the property to the value of land. Developed properties in areas that are economically viable typically have improvement to land value ratios of 2:1 or greater. Lower ratios may offer evidence of underutilization. An improvement to land to value ratio of 1:1 or less represents strong evidence of underutilization.

To determine if there is evidence of underutilization or lack of proper utilization of the properties, we have reviewed the tax records of each of the parcels. The attached appendix shows the assessment values and the results. For all parcels in the study area, the sum of the improvement value is not greater than the sum of the land value, with the improvement to land ratio being 0.8:1, less than 1:1. This is an indication of underutilization.

In addition, a review of the Township’s Land Development Ordinances and Master Plan was conducted to determine if properties were developed to something near their potential. Most of these properties are “stand-alone” uses including single family residential uses, offices and restaurants in a zone that permits mixed-use, higher density development. As a result, most of the properties meet the criterion of underutilization due to the ability to develop the property to a much greater extent than exists today. The higher density Town Center Zoning has been in place since 2007. Updates to the zoning in 2013 have similarly not resulted in widespread redevelopment.

Redevelopment Criteria

Criteria "E"



Criterion “h”: Smart Growth Consistency (N.J.S.A. 40A:12A-5.h) The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

This can be applied to the entire Study Area as a whole because as noted above, “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart growth is defined as a planning principal that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

- Mixed Land Uses;
- Compact, Clustered Community Design;
- Walkable Neighborhoods;
- Distinctive, Attractive Communities Offering a “Sense of Place”;
- Open Space, Farmland and Scenic Resource Preservation;
- Future Development Strengthened and Directed to Existing Communities Using Existing Infrastructure;
- A Variety of Transportation Options;
- Community and Stakeholder Collaboration in Development Decision Making;
- Predictable, Fair and Cost-Effective Development Decisions; and
- A Range of Housing Choices.

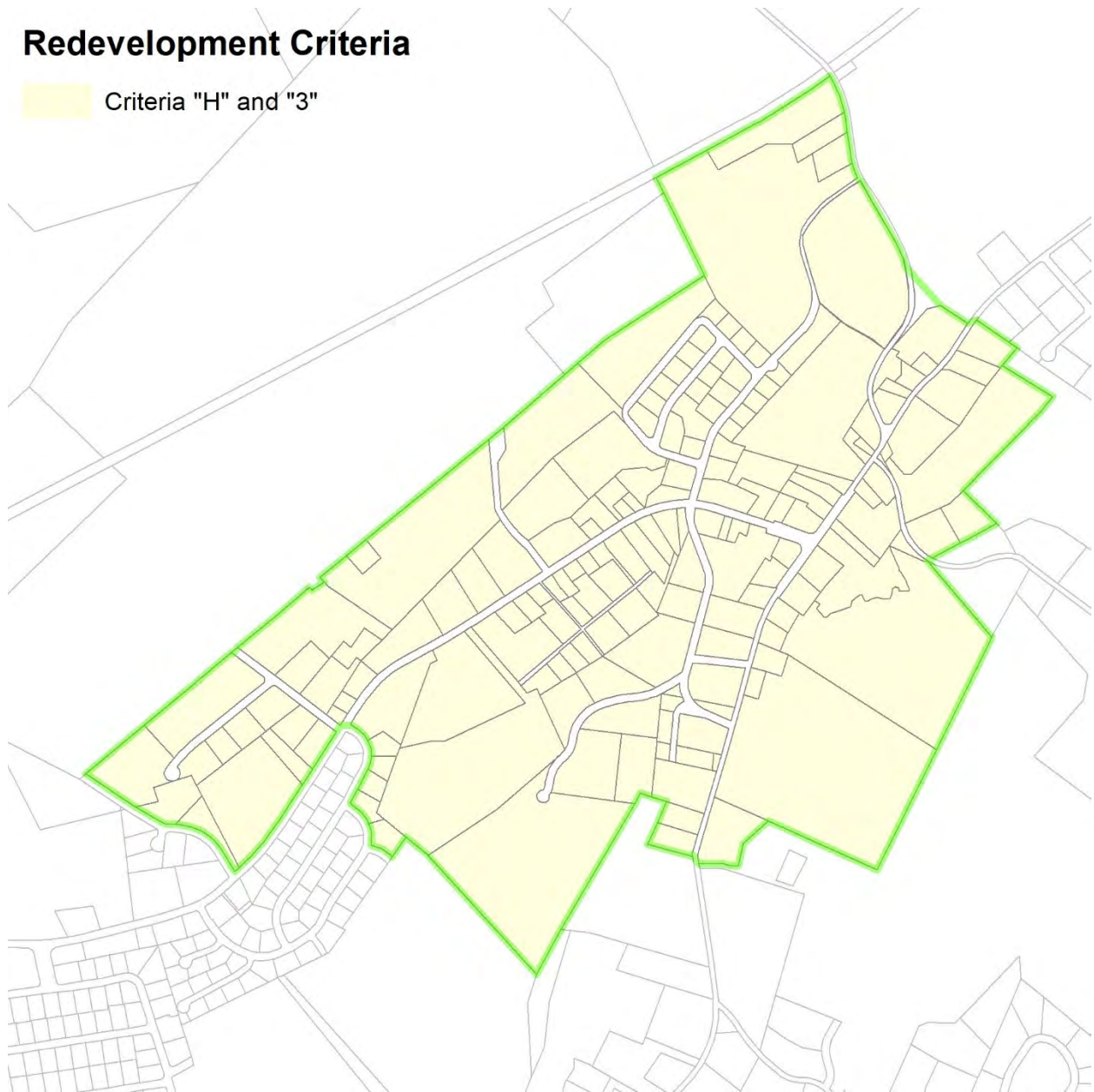
The Study Area has been zoned as a smart growth area that seeks to promote the smart growth principles list above; however, the area has not developed as such through the instrument of private capital alone. The area was designated in part as a Town Center by the State Planning Commission on July 16, 2003. The Town Center designation included two core areas, one of which was the Town Center Zone. The properties within the Study Area meet the smart growth principal embodied in Criteria H, which is that they are within the existing/ future sewer service areas and water supply areas, are contained in a walkable area and are proposed for compact development. To direct future development towards existing infrastructure is one of the key principals of smart growth to limit sprawl and preserve the environment.

Designating the Study Area as an area in need of redevelopment will promote the development of the Town Center and the implementation of the smart growth planning principals adopted pursuant to law.

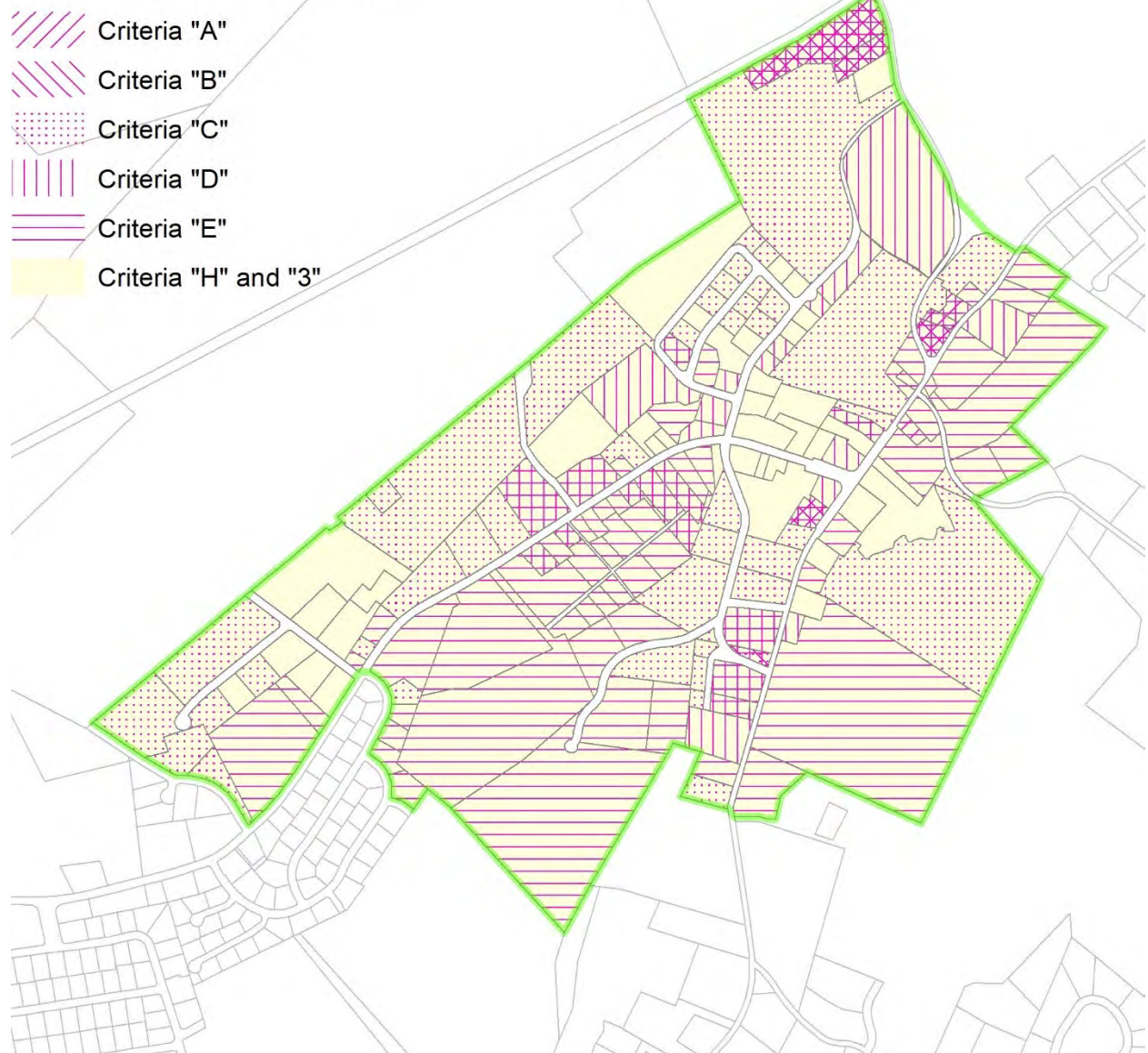
Section 40A:12A-3: The Redevelopment Law definitions are in Section 3 of the Redevelopment Law, which states following the definition of a Redevelopment Area that “a redevelopment area may include lands, buildings or improvements which of themselves are not detrimental to the public, health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part.” The entirety of the area is needed for the effective redevelopment of the delineated area because this area represents the central local commercial area for the Township and as such the redevelopment of the area as a whole would provide the most benefit to the health and general welfare of the community and the region. The parcels in the Study Area that are proposed to qualify only under Section 3 are internal to the area and create a contiguous area for redevelopment.

Redevelopment Criteria

 Criteria "H" and "3"



Redevelopment Criteria



The map above shows the entire study area with all of the criteria met as they apply to each parcel in the area. On the following pages is a list of the parcels in the area by Block and Lot, Ownership and redevelopment criteria met.

Qualifying Redevelopment Criteria by Parcel

Block	Lot	Area (acres)	Owner	"a"	"b"	"c"	"d"	"e"	"h"	"3"
143	19	2.9	Cider Mill, LLC				<input type="checkbox"/>	✓	✓	✓
145	1.05	24.67	Vernon Valley Investors				<input type="checkbox"/>	✓	✓	✓
145	1.02	0.62	Waheguru, LLC				✓		✓	✓
145	1.04	0.89	Valley National Bank						✓	✓
145	1.01	0.28	Lombardo, James						✓	✓
145	1.03	0.55	Patterson, Nancy					✓	✓	✓
145	1	2.01	Investors Holding			✓		<input type="checkbox"/>	✓	✓
145	2	1	Brookside Colonial Corp					✓	✓	✓
145	3	1	JP Morgan Chase						✓	✓
145	4	3.54	White Horse Management						✓	✓
145	5.01	0.53	Bellavilaggio, LLC						✓	✓
145	5	2.33	318 Rt 94, LLC					✓	✓	✓
145	6	0.33	Greco Albert	✓				✓	✓	✓
145	7	0.8	Develez, Ryan					✓	✓	✓
145	8	0.32	Anthony, Peter J			✓			✓	✓
146	6	0.26	Gross, Hans					✓	✓	✓
146	4	3.4	Alexander, Anthony					✓	✓	✓
146	3	2.3	J D Vernon Lodge and Inn, LLC				✓		✓	✓
146	2	1.2	Keglovits, Manfield					✓	✓	✓
146	1	1.6	Storms, Beverly					✓	✓	✓
146	8	7.75	Haynes, Margaret					✓	✓	✓
146	9	1.68	Anthony, Peter J					✓	✓	✓
146	10	1.16	Farber, Robert					✓	✓	✓
147	4	2.27	Califon Assoc.			✓			✓	✓
147	3	0.33	Odneal, Mitchel and Teresa					✓	✓	✓
147	2.03	0.49	Felci, Jason M	✓			✓	✓	✓	✓
147	2.01	0.32	Quackenbush, Darell & Donna	✓			✓	✓	✓	✓
147	2	0.87	Rioprop Holdings, LLC	✓	✓		✓	✓	✓	✓
147	1	1.08	Township of Vernon			✓			✓	✓
148	17	0.91	Vernon Crossing Realty, Inc					✓	✓	✓
148	16	0.14	Vest In Land					✓	✓	✓
148	15	0.34	Gross Hans Living Trust					✓	✓	✓
148	14	10.64	Excelsior Group Holdings, LLC			✓			✓	✓
148	13	0.63	Singh, Surjit			✓			✓	✓
148	12	0.64	Singh, Surjit		<input type="checkbox"/>	<input type="checkbox"/>	✓	✓	✓	✓
148	8	0.76	Wallkill Valley Memorial Post VFW						✓	✓
148	6	1.12	Forest Ave Corp				✓		✓	✓

Block	Lot	Area (acres)	Owner	"a"	"b"	"c"	"d"	"e"	"h"	"3"
148	5	0.48	LA Bar, Albina K						✓	✓
148	4	0.65	Episcopal Diocese						✓	✓
148	3	1.67	Episcopal Diocese						✓	✓
148	2	0.92	Vernon Methodist Church						✓	✓
141.04	1	0.54	Kida Investment						✓	✓
141.04	2	0.54	Chiesa, LLC						✓	✓
141.04	3	0.33	Primavera Tst				✓		✓	✓
141.04	4	0.33	Primavera Tst				✓		✓	✓
141.04	5	0.34	RDR Associates						✓	✓
141.04	6	0.36	Church Street Management, LLC						✓	✓
141.04	7	0.39	Primavera Tst				✓		✓	✓
141.04	8.01	1.8	Township of Vernon				✓		✓	✓
141.05	1	9.41	Township of Vernon				✓		✓	✓
141	8	0.97	US National Bank	✓	✓		✓	✓	✓	✓
141	6	4.15	Tinso	✓	✓		✓	✓	✓	✓
141	9	1.06	Shreehan, Gregory	☐	☐		☐		✓	✓
141	10	18.4	Township of Vernon			✓			✓	✓
141.03	4	0.34	Glenwood Property Management						✓	✓
141.03	1	0.35	Wilson Thomas J						✓	✓
141.03	2	0.35	PO Cicilio			✓			✓	✓
141.03	3	0.57	PO Cicilio			✓			✓	✓
141	10.01	6.11	Valley View Apartments						✓	✓
141	12	12.04	Robert Baldwin			✓			✓	✓
141	12.06	3.73	Robert Baldwin				✓		✓	✓
141	12.07	1.07	Robert Baldwin					✓	✓	✓
141	10.03	0.68	Noland, Evelyn				✓		✓	✓
141	18	0.61	Peet Blocker				✓		✓	✓
141	10.05	0.23	Kaczala, Ronald						✓	✓
141	10.02	0.55	Kaczala, Ronald						✓	✓
141	10.04	0.23	Kaczala, Ronald						✓	✓
141	13	0.46	Vernon Twp Board of Education			✓			✓	✓
141	13.01	0.27	La Bar, Richard S Jr.					✓	✓	✓
141	15.05	1.7	H & H Auto Parts				✓	✓	✓	✓
141	15.04	3.2	Del Grosso Realty						✓	✓
141.02	6	0.39	EEC Associates, Inc.			✓			✓	✓
141.02	5	0.4	Zinno Construction, Inc.			✓			✓	✓
141.02	4	0.4	Delmaster Plumbing and Heating			✓			✓	✓
141.02	3	0.39	Northgate Realty						✓	✓

Block	Lot	Area (acres)	Owner	"a"	"b"	"c"	"d"	"e"	"h"	"3"
141.02	2		Evans, Joseph			✓			✓	✓
141.02	1	0.44	Baldwin, Robert				✓	✓	✓	✓
141.01	1	0.73	Baldwin, Robert					✓	✓	✓
141.01	12	0.39	Tara Properties				✓		✓	✓
141.01	11	0.95	Sussex Bank						✓	✓
141.01	10	0.39	Van Dyke, Harry & Shirley						✓	✓
141.01	9	0.4	Primavera Tst			✓			✓	✓
141.01	8	0.4				✓			✓	✓
141.01	6	0.4	PRJ Properties			✓			✓	✓
141.01	5	0.4	Primavera Tst			✓			✓	✓
141.01	4	0.4	Kuruc, Lois			✓			✓	✓
144.01	1, 2	0.77	Vernon Town Center Associates						✓	✓
144.01	4.01		Main Street Associates						✓	✓
144.01	4	3.3	Main Street Associates						✓	✓
144.01	5	0.54	Lukoil				✓		✓	✓
144.01	6	0.73	Frsch House/ Getty Mkt	✓	✓		✓	✓	✓	✓
144.01	7	0.64	Vernon Twp. Board of Education			✓			✓	✓
144.01	8	1.6	Vernon Twp. Fire Dept.			✓			✓	✓
144.01	9	1.6	Vernon Twp. Fire Dept.			✓			✓	✓
142.01	2	1.5	Guthrie Corner				✓	✓	✓	✓
142.01	1	0.34	Township of Vernon		✓	✓	✓	✓	✓	✓
142	8	2.16	FIACA Associates				✓	✓	✓	✓
142	9	0.51	ESPO Realty				✓	✓	✓	✓
142	9.01	0.15	Township of Vernon				✓		✓	✓
142	1	2.23	GDS Enterprises				✓		✓	✓
142	2	0.81	Keough, Neil					✓	✓	✓
142	3	0.91	FKF 3, LLC			✓			✓	✓
142	12	1.38	Rolando, Edward					✓	✓	✓
142	11	2.63	Swiatek					✓	✓	✓
142	10	2.06	Rolando, Craig			✓			✓	✓
142	6	0.16	Township of Vernon			✓			✓	✓
142	7	0.28	Township of Vernon			✓			✓	✓
142	8.01	0.47	FIACA Associates			✓			✓	✓
142	9.02	0.25	McDermott			✓			✓	✓
142	13	17	O'Donell, Robert					✓	✓	✓
144	1.01	15.41	Lang, John					✓	✓	✓
144	37	1.59	Messina, Carmen					✓	✓	✓
144	36	1.91	Rolando, Craig					✓	✓	✓
144	32.01	3.1	Vernon Twp. Fire Dept.			✓			✓	✓
144	32	0.96	Vernon Twp. Fire Dept.			✓			✓	✓

Block	Lot	Area (acres)	Owner	"a"	"b"	"c"	"d"	"e"	"h"	"3"
144	28.01	0.88	Main Street Associates			✓			✓	✓
144	24	0.21	Cohen, Edward D						✓	✓
144	23	0.62	Carew, Austin					✓	✓	✓
144	22	0.74	Haight, Michael F					✓	✓	✓
144	21	0.85	McGrogan				✓	✓	✓	✓
144	20.01	0.68	Kenny Khurt Construction				✓	✓	✓	✓
144	20	1	Hoffer, Ronald				✓	✓	✓	✓
144	19	1	WTM Properties				✓	✓	✓	✓
144	18	0.25	Lawson Richard, A					✓	✓	✓
144	17	0.28	Primavera, Frank					✓	✓	✓
144	16	0.33	Haggerty,					✓	✓	✓
144	15	0.8	White, Robert					✓	✓	✓
144	15.02	0.82	Scrudato, Joseph					✓	✓	✓
144	12.01	0.68	Sisco					✓	✓	✓
144	13	1	Slater, Louis					✓	✓	✓
144	14	1.04	Luschesi					✓	✓	✓
144	7	0.34	Mardian, LLC				✓	✓	✓	✓
144	6	0.45	Lazier, Howard					✓	✓	✓
144	3	0.64	276 Route 94				✓	✓	✓	✓
144	8	0.72	Corallo, Mary A					✓	✓	✓
144	9	0.35	O'Dell, Eugene					✓	✓	✓
144	10	0.43	Gleason					✓	✓	✓
144	10.01	0.39	Taorima					✓	✓	✓
144	11	0.4	Wallace, Robert and LeRoy					✓	✓	✓
144	35	0.53	Petrenko, Keneth					✓	✓	✓
144	2	2.73	Mc Gahey, Adam					✓	✓	✓
144	1	7.34	Kowalczyk					✓	✓	✓
190.09	8	2.99	Sacentte					✓	✓	✓
190.09	2	1.33	Vernon Twp Ambulance Squad			✓			✓	✓
190.09	3	0.34	Bauman, Robert J					✓	✓	✓
190.09	4	0.38	De Young, Edward					✓	✓	✓
190.09	5	0.53	O'Brien, Robin					✓	✓	✓
190.09	7	0.52	Henderson, Peter					✓	✓	✓
184.01	1	0.2	Coffey,					✓	✓	✓
184.01	2	0.26	Rising Tide Properties			✓			✓	✓
184.01	3	0.4	Rising Tide Properties					✓	✓	✓
141	15	2.3	Township of Vernon			✓			✓	✓
141	15.01	2	Township of Vernon			✓			✓	✓
141	15.02	2	Township of Vernon			✓			✓	✓
141	15.03	2	Cheng, Kan Chin				✓	✓	✓	✓

Block	Lot	Area (acres)	Owner	"a"	"b"	"c"	"d"	"e"	"h"	"3"
141	12.05	11.28	Township of Vernon			✓			✓	✓
141	2		Sirius Satellite			✓			✓	✓
184.01	4	1.68	Red Oak Properties						✓	✓
184.01	5	0.67	Red Oak Properties						✓	✓
184.01	6	1.5	NS Enterprises						✓	✓
141	12.04	6	Kaching, LLC						✓	✓
184.02	11	5	Metro Asset Management			✓			✓	✓
184.02	7	3.33	Township of Vernon			✓			✓	✓
184.02	6.01	1.18	Douma			✓			✓	✓
184.02	6	1.47	Douma			✓			✓	✓
184.02	5	5.8	Sussex Professional Building					✓	✓	✓
184.02	4	0.83	Hussey, Thomas					✓	✓	✓
184.02	1	0.52	Rasht,						✓	✓
184.02	2	0.57	3 WARREN DRIVE, LLC						✓	✓
184.02	3	1	Warren Realty						✓	✓
184.02	8	0.94	Weicek			✓			✓	✓
184.02	9	0.92	Theinel, Joseph						✓	✓
184.02	10	0.94	Vecharello			✓			✓	✓

5. CONCLUSION

The investigation finds that the Study Area as delineated herein meets the statutory criteria to qualify as a Non-Condensation Area in Need of Redevelopment and recommends that the Study Area be designated by the Township Council as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

6. APPENDIX

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
143	19	2.9	Cider Mill, LLC	Commercial	Daily Bean, physical therapist	TC Zone		304,500	220,900	0.73	"e" underutilization
145	1.05	24.67	Vernon Valley Investors	Commercial	Shopping Center - Acme supermarket, New Jersey Post Office, Liquor Store, Pizzeria and Snap Fitness	TC Zone		6,167,500	3,832,500	0.62	40A:12 A-3
145	1.02	0.62	Waheguru, LLC	Commercial	Gas Station, Auto Repair, U Haul	TC Zone	application; update to site proposed; did not see	294,500	124,700	0.42	"d" deletrious land use
145	1.04	0.89	Valley National Bank	Commercial	Valley National Bank (no drive through)	TC Zone	does not look dilapidated	267,000	461,500	1.73	40A:12 A-3
145	1.01	0.28	Lombardo, James	Office	Prudential Insurance Agency	TC Zone	Improved building	168,000	55,000	0.33	40A:12 A-3
145	1.03	0.55	Patterson, Nancy	Office	Weichert Office	TC Zone	site in proper condition	261,300	124,400	0.48	40:12A-3; "e" underutilized
145	2	1	Brookside Colonial Corp	Commercial	Shoptique Boutique	TC Zone	Site in proper condition	315,000	125,000	0.40	40:12A-3; "e" underutilized
145	3	1	JP Morgan Chase	Commercial	Chase Bank with drive Through	TC Zone	Site in proper condition	350,000	614,000	1.75	40A:12 A-3
145	4	3.54	Horse Manageme	Commercial	King- with drive through with Shed in	TC zone	Site in proper condition	283,400	522,300	1.84	40A:12 A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
145	5.01	0.53	Bellavilaggi o, LLC	Commercial	Restaurant- Paesano Pizza	TC Zone	Site in proper condition	132,500	152,500	1.15	40A:12 A-3
145	5	2.33	318 Rt 94, LLC	Single Famliy Residential	Vacant	TC Zone	Appears to be single family	141,000	0	0.00	"C" unimproved vacant land
145	6	0.33	Greco Albert	Residential	Single Family Residential	TC Zone	Single family use , saw some garbage, unmaintanied , falling soffit, needs yard update	132,000	117,200	0.89	"a" substandard
145	7	0.8	Develez, Ryan	Commercial	Mixed Use- Commercial on first floor for rent and upper residential	TC Zone	site in proper condition; however vacant	204,000	106,000	0.52	40:12A-3; "e" underutilized
146	6	0.26	Gross, Hans	Residential	Approved for residential use	TC Zone	single family use	156,000	74,000	0.47	40:12A-3; "e" underutilized

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
146	4	3.4	Alexander, Anthony	Single Famliy Residential	Single family Residential	TC Zone	Single family use	145,800	108,300	0.74	40:12A-3; "e" underutilized
146	3	2.3	J D Vernon Lodge and Inn, LLC	Commercial	Scully's Tavern and Grill	TC Zone		287,500	366,000	1.27	40:12A-3
146	2	1.2	Keglovits, Manfield	Residential	Single family Residential	TC Zone		135,900	99,900	0.74	40:12A-3; "e" underutilized
146	1	1.6	Storms, Beverly	Residential	Single family Residential	TC Zone		137,700	74,700	0.54	40:12A-3; "e" underutilized
146	8	7.75	Haynes, Margaret	Qualified Farm		TC Zone		1,000	0	0.00	40:12A-3; "e" underutilized
146	9	1.68	Anthony, Peter J	Residential		TC Zone		153,400	81,600	0.53	40:12A-3; "e" underutilized

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
146	10	1.16	Farber, Robert	Residential		TC Zone		150,800	103,900	0.69	40:12A-3; "e" underutilized
147	3	0.33	Odneal, Mitchel and Teresa	Residential	Single family Residential	TC Zone		66,000	79,900	1.21	40:12A-3; "e" underutilized
147	2.03	0.49	Felci, Jason M	Residential	Single family Residential	TC Zone		67,400	91,600	1.36	"a" unwholesome living conditions; "e" underutilized
147	2.01	0.32	Quackenbu sh, Darell & Donna	Residential	Single family Residential	TC Zone		131,900	7,000	0.05	"a" substandard; "e" underutilized
147	2	0.87	Rioprop Holdings, LLC	Commercial	Vacant	TC Zone		168,600	97,100	0.58	"b" disrepair and untenantable; "e" underutilized
148	17	0.91	Vernon Crossing Realty, Inc	Office	Berkshire Hathaway Office	TC Zone		227,500	177,500	0.78	40:12A-3; "e" underutilized
148	16	0.14	Vest In Land	Office	Berkshire Hathaway Office	TC Zone		111,200	38,800	0.35	40A:12 A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
148	15	0.34	Gross Hans Living Trust	Residential	Single Family Residential	TC Zone		117,400	47,600	0.41	40:12A-3; "e" underutilized
148	14	10.64	Excelsior Group Holdings, LLC	Qualified Farm	Looks Vacant	TC Zone	vacant	5,200	0	0.00	"c" unimproved vacant land
148	12	0.64	Singh, Surjit	Commercial	Vacant	TC Zone		133,400	89,500	0.67	"a" substandard
148	8	0.76	Wallkill Valley Memorial Post VFW	Public	Lodge VFW	TC Zone		163,100	491,900	3.02	40A:12 A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
148	6	1.12	Forest Ave Corp	Automotive use	Auto Repair Garage no Gas Station and a car wash	TC Zone	Garage site; maintained	393,800	345,400	0.88	"d" deletrious land use
148	5	0.48	LA Bar, Albina K	Residential	Single family residential; however historic property	TC Zone		132,700	150,500	1.13	40:12A-3; "e" underutilized
148	4	0.65	Episcopal Diocese	Quasi- Public	Chruch and offices	TC Zone		0	58,400		40A:12 A-3
148	3	1.67	Episcopal Diocese	Quasi- Public	Chruch and offices	TC Zone		208,500	150,500	0.72	
148	2	0.92	Vernon Methodist Chruch	Quasi- Public	Chruch with cemetary			173,200	517,300	2.99	
141.04	1	0.54	Kida Investment	Commercial	Restaurant- Mixing Bowl	TC Zone		152,000	211,900	1.39	40A:12 A-3
141.04	2	0.54	Chiesa, Ilc	Office	Medical Offices	TC Zone		152,000	138,000	0.91	40:12A-3
141.04	5	0.34	Associates	Mixed Use	Apartment		currently	142,000	158,000	1.11	40:12A-3
141.04	6	0.36	Church Street Manageme nt, LLC	Mixed Use	Office and 3 apartments			143,000	500,000	3.50	40:12A-3
141.04	8.01	1.8	Township of Vernon	Township Owned	Public Parking Lot	TC Zone		129,000	0	0.00	"c" Township owned land
141	8	0.97	US National Bank	Residential	Kitchen and Bath by John			149,900	259,900	1.73	"a" substandard, dialpidated
141	9	1.06	Gregory	Mixed Use	Office	TC Zone	and Copy	159,000	98,100	0.62	40:12A-3
141	10	18.4	Township of Vernon	Township Owned	Municipal Building	TC Zone		920,000	2,172,000	2.36	"C" Township owned land
141.03	4	0.34	Property	Office	Office	TC Zone	maintained	142,000	386,200	2.72	40:12A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
141.03	1	0.35	Wilson Thomas J	Commercial	Mixed Commercial retail or offices		Maintained, does not look dialpidated. (solar eclipse)	142,500	323,700	2.27	40:12A-3
141	10.01	6.11	Valley View Apartment s	Multifamily	Valley View Apartments	R-4 Zone		360,000	567,500	1.58	40:12A-3
141	12.06	3.73	Robert Baldwin	Automotive Use	Gas Station, and warehousing and busing	TC Zone		419,600	240,500	0.57	"d" deletrious land use
141	12.07	1.07	Robert Baldwin	Commercial	Residential	TC Zone		97,800	116,900	1.20	40:12A-3
141	10.03	0.68	Noland, Evelyn	Mixed Use	Commercial + residential	TC Zone		306,000	304,100	0.99	"d" excessive coverage, obsolete layout
141	18	0.61	Peet Blocker	Commercial	Dunkin Donuts			305,000	208,600	0.68	40:12A-3
141	10.05	0.23	Kaczala, Ronald	Commercial	Taco Bell	TC Zone		363600	0	0.00	40:12A-3
141	10.02	0.55	Kaczala, Ronald								40:12A-3
141	10.04	0.23	Kaczala, Ronald								40:12A-3
141	13	0.46	Vernon Twp Board of Education	Office	Vernon Township Historical Society	TC Zone		184,000	136,900	0.74	"c" publicly owned property

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
141	13.01	0.27	La Bar, Richard S Jr.	Residential	Single family residential	TC Zone		131,700	68,600	0.52	40:12A-3
141	15.05	1.7	H & H Auto Parts	Commercial	Commercial Retail Plaza	TC Zone		510,000	1,146,200	2.25	"d" Obsolecense, "h" smart growth
141	15.04	3.2	Del Grosso Realty	Industrial	Wholesale Plumbing Supply	TC Zone		360,900	955400	0.38	40:12A-3
141.02	3	0.39	Northgate Realty	Day Care	Day care and offices	TC Zone		144,500	563,800	3.90	40:12A-3
141.01	1	0.73	Baldwin, Robert	Commercial	bus parking	TC Zone		161,500	7,500	0.05	"E" underutilized
141.01	12	0.39	Tara Properties	Commercial	commercial with Apartment above	TC Zone		144,400	244,700	1.69	"D" excessive coverage, obsolete layout
141.01	11	0.95	Sussex Bank	Office	Bank with drive thru	TC Zone		172,400	392,600	2.28	40:12A-3
141.01	10	0.39	Van Dyke, Harry & Shirley	Commercial	Electric Supply Store	TC Zone		144,500	366100	2.53	40:12A-3
144.01	1, 2	0.77	Town	Commercial	notes this as lot 2	TC Zone		119700			40:12A-3
144.01	4.01	1.205	Main Street Associates	Office	building of Highlands State bank, has two	TC Zone					40:12A-3
144.01	4	3.3	Main Street Associates	Bank Office	Bank with drive thru	TC Zone					40:12A-3
144.01	5	0.54	Lukoil	Gas Station / commercial	Gas Station with convinience store	TC Zone					"D" deletrious land use
144.01	6	0.73	Frsch House/ Getty Mkt	Warehousing	abadoned building used for storage	TC Zone		133,800	24,500	0.18	"B" abandoned bldg
144.01	7	0.64	Vernon Twp Board of Education	Office	Board of Education building	TC Zone		256,000	411300	1.61	"C" Township owned property

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
144.01	8	1.6	Vernon Twp Fire Dept	Firehouse/ public	Fire department	TC Zone		400,000	318,400	0.80	"C" Township owned property
144.01	9	1.6	Vernon Twp Fire Dept	Firehouse// public	Fire department	TC Zone		400,000	9,900	0.02	"C" publicly owned property
142.01	2	1.5	Guthrie Corner	Bank Office	Lakeland Bank with Drive Thru	TC Zone		450,000	1,162,900	2.58	"D"obsolete design
142.01	1	0.34	Township of Vernon	Vacant building	Faline Main St/ for auction building	TC Zone		170,000	190,000	1.12	"C" publicly owned property; "d" obsolete design
142	8	2.16	FIACA Associates	Shopping Center	Rite Aide Pharmacy and other stores			539300	754600	1.40	"D"obsolescent design
142	9	0.51	ESPO Realty	Office building	Medical Offices	TC Zone		153000	342600	2.24	"D"obsolescent design
142	9.01	0.15	Township of Vernon	Office	Front ROW of the office building	TC Zone		132500	0	0.00	"C" Township owned property
142	2	0.81	Keough, neil	Residential	Single Family Residential	TC Zone		134,100	136300	1.02	40:12A-3
142	12	1.38	Rolando, Edward	Residential	Single family Residential	TC Zone		194000	257700	1.33	40:12A-3
142	11	2.63	Swiatek	Residential	Single family residential	TC Zone		158200	113200	0.72	40:12A-3
142	13	17	O'Donell, Robert	Residential/ Qualified Farm		TC Zone		175000	165000	0.94	40:12A-3
144	1.01	15.41	Lang, John	Residential	Single Family Residential	TC zone		199800	131200	0.66	40:12A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
144	37	1.59	Messina, Carmen	Residential	Single Family Residential	TC Zone		153000	105000	0.69	40:12A-3
144	36	1.91	Rolando, Craig	Residential	Single Family Residential	TC Zone		154600	83600	0.54	40:12A-3
144	24	0.21	Cohen, Edward D	Commercial	Tapestry Haircutters	TC Zone		105000	208300	1.98	40:12A-3
144	23	0.62	Carew, Austin	Mixed Use	Graphics office also maybe residential	TC zone		155,000	88,600	0.57	40:12A-3; "d" obsolete design
144	22	0.74	Haight, Micheal F	Residential	Single Family Residential	TC zone		133,800	108600	0.81	40:12A-3
144	21	0.85	McGrogan	Commercial	Vapes Store, Real Estate Office	TC Zone		212500	197500	0.93	"d"obsolescent design
144	20.01	0.68	Kenny Khurt Construction	Residential		TC Zone		133300	14700	0.11	"d"obsolescent design
144	20	1	Hoffer, Ronald	Medical /Dentist		TC Zone		300,000	111,800	0.37	"d" obsolescent design
144	19	1	WTM Properties	Dentist		TC Zone		216,000	230,200	1.07	"d" obssolescent design
144	18	0.25	Lawson Richard, A	Residential	Single Family Residential	TC Zone		131,600	77300	0.59	40:12A-3; "e" underutilized
144	17	0.28	Primavera, Frank	Residential		TC Zone		117,100	41500	0.35	40:12A-3; "e" underutilized
144	16	0.33	Haggerty,	Residential		TC Zone		132,000	92,300	0.70	40:12A-3; "e" underutilized
144	15	0.8	White, Robert	Residential				149,000	125,100	0.84	40:12A-3; "e" underutilized
144	15.02	0.82	Scrudato, Joseph	Residential				149,100	115,900	0.78	40:12A-3; "e" underutilized

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
144	12.01	0.68	Sisco	Residential				147,300	79,700	0.54	40:12A-3; "e" underutilized
144	13	1	Slater, Louis	Residential				150,000	65,500	0.44	40:12A-3; "e" underutilized
144	14	1.04	Luschesi	Residential				150,200	157,900	1.05	40:12A-3; "e" underutilized
144	7	0.34	Mardian, LLC	Commercial	Firearms sale, Barber shop	TC Zone		170,000	146,200	0.86	"d" excessive coverage, obsolete layout
144	6	0.45	Lazier, Howard	Residential		TC zone		132,500	76,600	0.58	40:12A-3; "e" underutilized
144	3	0.64	276 Route 94	Commercial	Country Gifts	TC Zone		192,000	166,000	0.86	"d" excessive coverage, obsolete layout
144	8	0.72	Corallo, Mary A	Residential		TC Zone		148,600	126,500	0.85	40:12A-3; "e" underutilized
144	9	0.35	O'Dell, Eugene	Residential				146,800	92,800	0.63	40:12A-3; "e" underutilized
144	10	0.43	Gleason	Residential				147200	104500	0.71	40:12A-3; "e" underutilized
144	10.01	0.39	Taorima	Residential				147000	111100	0.76	40:12A-3; "e" underutilized
144	11	0.4	Wallace, Robert and LeRoy	Commercial				132300	80900	0.61	40:12A-3
144	35	0.53	Petrenko, Keneth	Residential		TC Zone		147700	96900	0.66	40:12A-3; "e" underutilized
144	2	2.73	Mc Gahey, Adam	Residential		TC Zone		142800	81000	0.57	40:12A-3; "e" underutilized
144	1	7.34	Kowalczyk	Residential		TC Zone		163500	16500	0.10	40:12A-3; "e" underutilized
190.09	8	2.99	Sacentte	Commercial	Dairy Queen and batting cages	TC ZONE		336800	222300	0.66	40:12A-3

Proposed Study Area

Block	Lot	Area (acres)	Owner	Land Use for Map	Land Use Description	Current Status	Field Notes	Land Value	Improvemet Value	Improveme nt Ratio	Redevelopment Criterion Applicable
190.09	2	1.33	Vernon Twp Ambulance Squad	Public	Ambulance squad	TC Zone		113200	113300	1.00	"C" Township owned property
190.09	3	0.34	Bauman, Robert J	Residential		TC Zone		111800	93000	0.83	40:12A-3; "e" underutilized
190.09	4	0.38	De Young, Edward	Residential		TC Zone		112600	100700	0.89	40:12A-3; "e" underutilized
190.09	5	0.53	O'Brien, Robin	Residential		TC Zone		116900	106000	0.91	40:12A-3; "e" underutilized
190.09	7	0.52	Henderson, Peter	Residential		TC Zone		115400	153900	1.33	40:12A-3; "e" underutilized
184.01	1	0.2	Coffey,	Office	Currently vacant	TC Zone		146000	79700	0.55	40:12A-3
184.01	3	0.4	Rising Tide Properties	Commercial	Healthy Tymes natural market	TC zone		147000	266000	1.81	40:12A-3
141	15.03	2	Cheng, Kan Chin	Commercial	Wings Restaurant	TC Zone		300000	175600	0.59	"D" obsolete design
184.01	4	1.68	Properties	commercial	Double D's Auto Salon	LI Zone		252000	434000	1.72	40:12A-3
184.01	5	0.67	Properties	commercial	Doubel D's Auto Salon	LI Zone		63600		0.00	40:12A-3
184.01	6	1.5	NS Enterprises	Warehouse	Commercial	LI Zone		225000	65600	0.29	40:12A-3
141	12.04	6	Kaching, LLC	Commercial	Proposed Kaching stone and paving warehouse	R-4 Zone		4000	0	0.00	40:12A-3
184.02	5	5.8	Sussex Professiona l Building	Office		C-3 Zone		580000	424300	0.73	"E" underutilized
184.02	4	0.83	Hussey, Thomas	Residential	Two family	C-3 Zone		102700	158600	1.54	40:12A-3; "e" underutilized
184.02	1	0.52	Rasht,	Mixed use comemrcial	Lakeland Pool and Spa, Gas Station and Convenience Store	C-3 Zone		147600	248800	1.69	40:12A-3
184.02	2	0.57	DRIVE, llc	commercial	Auto Body shop	C-3 Zone		147600	248800	1.69	40:12A-3
184.02	3	1	Realty	commercial	J & C Autobody Shop	LI Zone		150000	156700	1.04	40:12A-3

Proposed Study Area

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184.02	9	0.92	Theinel, Joseph	Auto commercial		LI Zone		149600	205500	1.37	40:12A-3
		331.64						39,361,600	31,615,200	0.80	