

**BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING AGENDA**

May 27, 2020

7:00 pm

1. Call meeting to order.
2. “Pledge of Alligiance to the Flag”.
3. This meeting was advertised in the Daily Record and Roxbury Register.
4. Approval of meeting minutes from April 22, 2020
Roll Call
5. Approval of Vouchers
Roll Call

Application: 65 N. Bertrand Island Rd. – Michael Boccher
Block 51, Lot 10.03, Dock Extension, C Variance

Public Hearing: Area in Need of Redevelopment Study

Motion to adjourn

AREA IN NEED OF REDEVELOPMENT STUDY

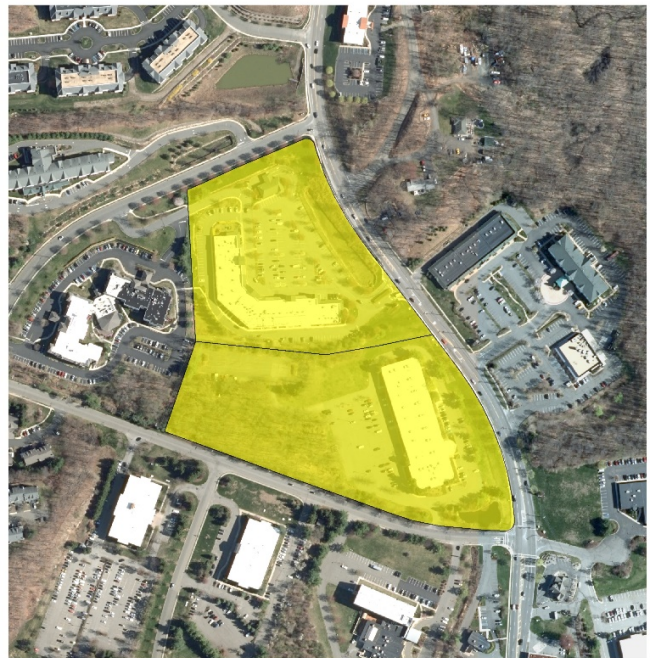
Mount Arlington Borough
Morris County, New Jersey

Scattered Sites

May 1, 2020



 **J Caldwell
& Associates, LLC**
Community Planning Consultants
145 Spring Street, Suite E, Newton, NJ 07860



Acknowledgments:

PLANNING BOARD

Mayor Michael Stanzilis, Class I Member

Carolyn Rinaldi, Municipal Administrator, Class II Member

Councilwoman Melissa Fostle, Class III Member

J. Robert van den Hende, Chair, Class IV Member

Dave BaRoss, Class IV Member

John Driscoll, Class IV Member

Tom Foley, Class IV Member

Fran Halllowich, Class IV Member

Joe Lang, Class IV Member

Eric Green, Alternate Member 1

Karen Meehan, Alternate Member 2

David Karpman, Alternate Member 3

Heidi Roldan, Alternate Member 4

Professional Staff

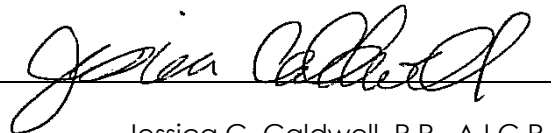
Kathy Appleby, Board Secretary

Michael S. Selvaggi, Esq., Board Attorney

David A. Clark, P.E., C.M.E., Board Engineer

Jessica C. Caldwell, P.P., A.I.C.P., Board Planner

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

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

Jessica C. Caldwell, P.P., A.I.C.P.

New Jersey Professional Planner #5944

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1. INTRODUCTION

1.1 BACKGROUND

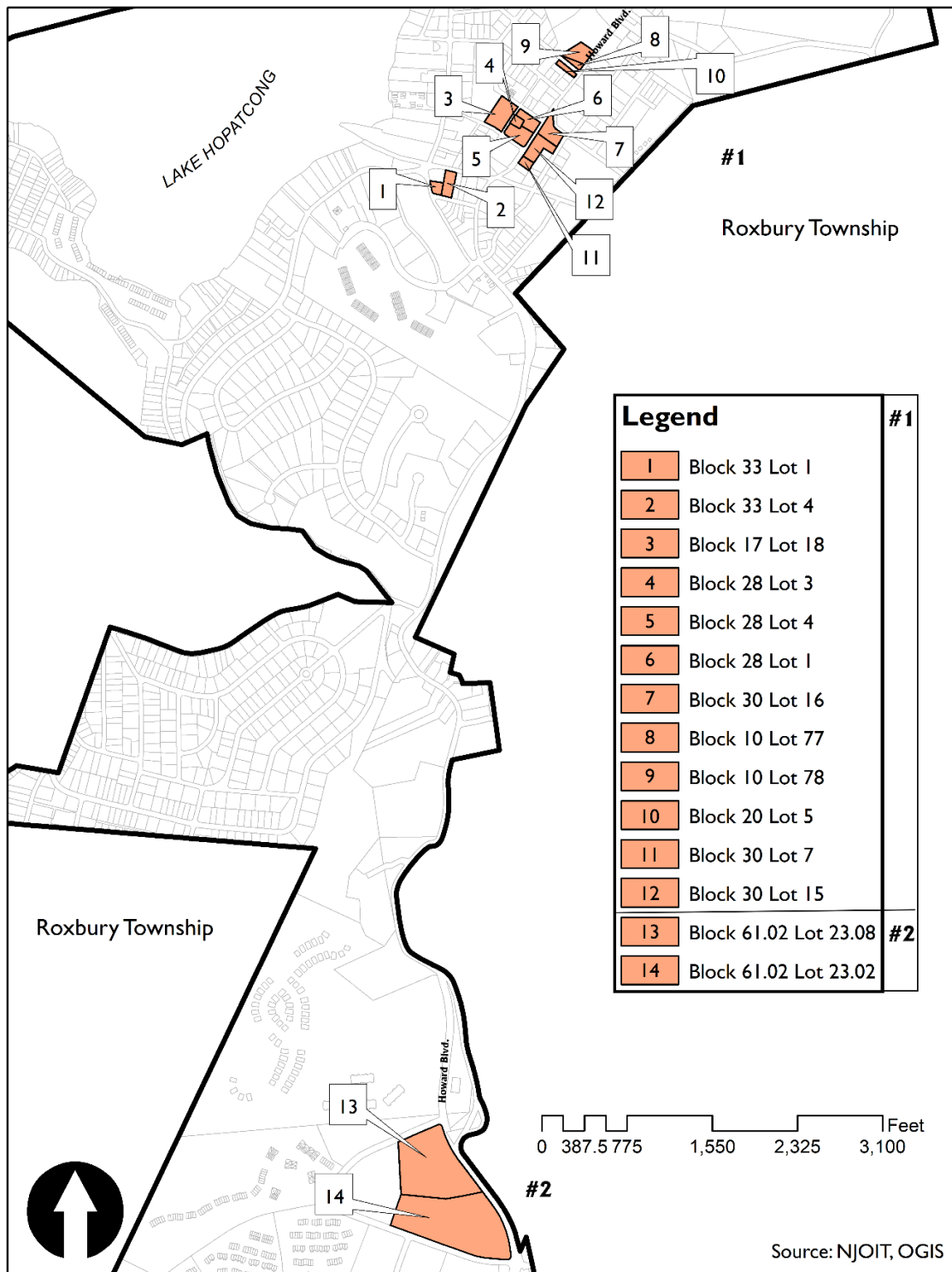
On November 6, 2019, the Governing Body of the Borough of Mount Arlington, Morris County, authorized the Planning Board, via Resolution #170, to conduct a Non-Condemnation Area in Need of Redevelopment Study for the Study Area further identified as two subareas: Study Area #1 (12 parcels) and Study Area #2 (2 parcels) covering a total of 25.04 acres in the Borough. The Study Areas are located off of Howard Boulevard on scattered sites in the Borough. The subject properties are a combination of municipally-owned properties, historic buildings, institutionally-owned properties, and commercial and residential uses in the Borough of Mount Arlington.

The purpose of this study is to determine whether the Study Area should be designated by the Borough as a Non-Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1 et seq.

Resolution #170 specifically refers to the investigation of the Study Area as a “Non-Condemnation” Redevelopment Area. In other words, if the Study Area is determined to be an Area in Need of Redevelopment under LRHL, it shall be given a redevelopment designation. However, due to the non-condemnation designation, the municipality will not have the statutory authority to exercise the power of eminent domain to acquire property in the designated area.

This report will describe whether the Study Area qualifies as a “Redevelopment Area” under the requirements set forth. The analysis presented in this report is based upon an examination of existing conditions, site inspections, review of tax data, land uses, zoning ordinances, master plan goals and objectives, and a history of each site pertaining to zoning violations and police records as they relate to the statutory “Area in Need of Redevelopment” criteria.

Redevelopment Study Areas #1 and #2



2. LOCAL REDEVELOPMENT AND HOUSING LAW

2.1 CHAPTER 12A: LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

The LRHL was developed by the New Jersey State Legislature to provide tools to municipalities to promote the process of redevelopment and rehabilitation 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 results from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The Legislature has, by various enactments, empowered and assisted local governments in their efforts to revitalize their communities through redevelopment, rehabilitation, and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities.

2.2 PROCESS FOR DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

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 Non-Condemnation Redevelopment area does not permit the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards a map of the proposed Study Area to the Planning Board.
- 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 proposed designation of the study area and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the proposed designation. The hearing notice must identify the general boundaries of the area and that a map is on file with the municipal clerk for public inspection. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation redevelopment area. The notice must be published once per week for two weeks prior to the hearing in the newspaper of record. The 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 the 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. If the area in need of redevelopment is situated in an area where development or redevelopment is to be encouraged pursuant to State law or regulation then the determination shall take effect upon transmittal to NJDCA. Otherwise, the 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 a 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 LRHL.
- 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 DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

The LRHL is essentially a planning and financial tool that allows a redevelopment area to be overlain with specific zoning and other incentives to stimulate the area's redevelopment or rehabilitation. More specifically, a redevelopment designation allows the municipality to, among other things:

- a. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use.
- b. Clear an area, install, construct or reconstruct streets, facilities, utilities, and site improvements.
- c. Negotiate and enter into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- d. Issue bonds for the purpose of redevelopment.
- e. Acquire property (condemnation area only).
- f. Lease or convey property without having to go through the public bidding process.
- g. Grant tax exemptions and abatements.

As such, the Borough can utilize the powers granted to municipalities under the LRHL to improve the existing conditions of the Study Area.

1. The redevelopment plan for the area can be developed specifically for the area and even for a specific project.
2. The redevelopment authority may provide long term tax abatements on improvements to the site and may also create a payment in Lieu of Taxes or Pilot for the area.
3. The redevelopment authority may issue Redevelopment Area Bonds to assist in financing the development of the site.
4. The redevelopment authority may select a redevelopment for the site and enter into agreements and contracts with the redeveloper in support of effectuating the redevelopment.

2.3 CRITERIA FOR DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

Pursuant to N.J.S.A 40A:12A-5, for an area to be found in need of redevelopment, the proposed area must meet any one (1) of the eight (8) criteria 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. 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.
- d. 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 developed sections of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- e. 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.
- f. 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.
- g. 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 another casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- h. 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.
- i. The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

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 defining an area in need of redevelopment as follows: "(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 in which they are a part."

Section 3: Definitions (40A:12A-3) provides the following definition for redevelopment areas " Redevelopment area" or "area in need of redevelopment" means an area determined to be in need of redevelopment pursuant to section 5 and 6 of P.L. 1992,c.79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a "blighted area" pursuant to P.L.1949,c187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to authority of Article VIII, Section III, paragraph 1 of the Constitution. 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 a change in their condition, for the effective redevelopment of the area of which they are apart.

3. OVERVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area for the purposes of this Study is broken down into two (2) sub-areas, referred to as Study Area #1 and Study Area #2. The areas are comprised of fourteen (14) parcels located within the Borough of Mount Arlington.

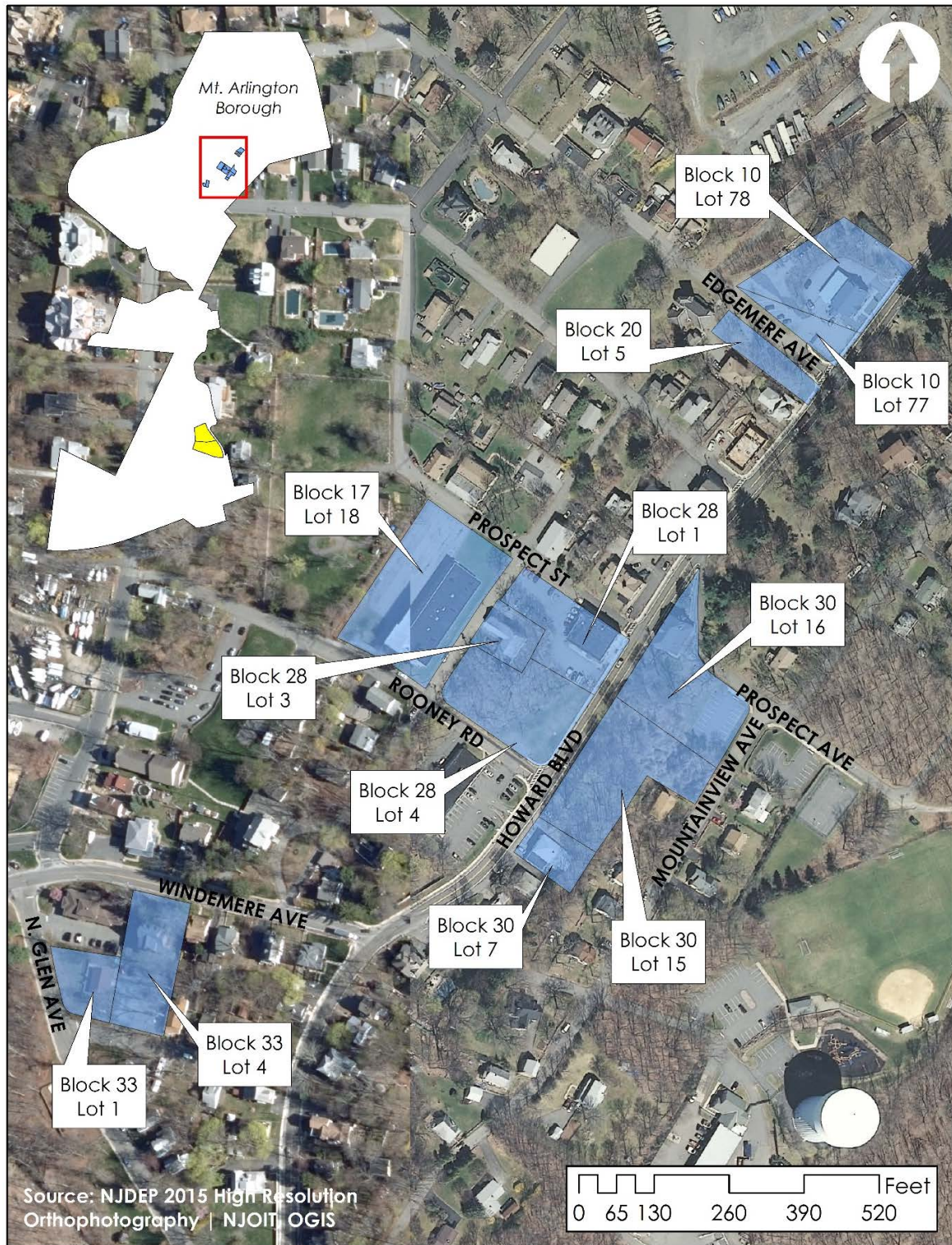
Study Area #1 consists of twelve (12) parcels which primarily includes municipally- and institutionally-owned properties located in the Village Center in northern Mount Arlington along Howard Boulevard. These parcels are identified in the table below and cover approximately 6.71 acres. The parcels are located in a variety of residential and commercial zones.

Study Area #2 is in the southern section of Mount Arlington along Howard Boulevard and includes a commercial strip mall and office building with an underutilized parking area. Study Area #2 consists of two (2) parcels of land which are identified in the table below and cover approximately 17.66 contiguous acres. Both lots are in the Planned Unit Development (PUD) Zone.

Study Area #1	Block	Lot	Address	Acres	Zoning
1	33	1	18 North Glen Ave.	0.551	RA-7.5
2	33	4	526 Altenbrand Ave.	0.551	RA-7.5
3	17	18	Prospect St. (9 Rooney Road)	1.32	RA-15
4	28	3	18 Park Ave.	0.2066	B-1
4	28	4	389 Howard Blvd.	0.628	B-1
5	28	1	393 Howard Blvd.	1.128	B-1
7	30	16	Mountainview Blvd. (404 Howard Blvd.)	0.555	B-1
8	10	77	Edmere Ave. (419 Howard Blvd.)	0.3271	R-C
9	10	78	419 Howard Blvd.	0.6877	R-C
10	20	5	Howard Blvd.	0.2611	B-1
11	30	7	390 Howard Blvd.	0.5993	B-1
12	30	15	Howard Blvd.	0.566	B-1
Study Area #2	Block	Lot	Address	Acres	Zoning
13	61.02	23.08	181 Howard Blvd.	7.61	PUD
14	61.02	23.02	111 Howard Blvd.	10.05	PUD
Total Area				25.04 Acres	

Source: Municipal Tax Records; Addresses in Parentheses Are Commonly Known Mailing Addresses

STUDY AREA #1



Block 33, Lot 1 | 18 North Glen Avenue

Block 33, Lot 1 is 0.55 acre and is developed with the Borough's community center and is within the RA-7.5 Single Family Residential Zone. The parcel fronts on North Glen Avenue and Fern Place. The center is both a civic center and a senior center.



Block 33, Lot 4 | 526 Altenbrand Avenue

The Telephone Building is a historic structure that was the former telephone switchboard for the Borough. The building is currently vacant and located in the RA-7.5 Zone. The Borough owns the 0.55-acre property, which is located directly east of the community center. The parcel has frontage on both Altenbrand Avenue and Fern Place.



Block 17, Lot 18 | Prospect Street (9 Rooney Road)

Block 17, Lot 18 is developed with Our Lady of the Lake School, a former Catholic School located in the Village Center of the Borough. The 1.32 acres site is located in the RA-15 Single Family Residence Zone and is owned by the Catholic Church. The property has frontage on three streets: Prospect Street, Park Avenue, and Rooney Road.



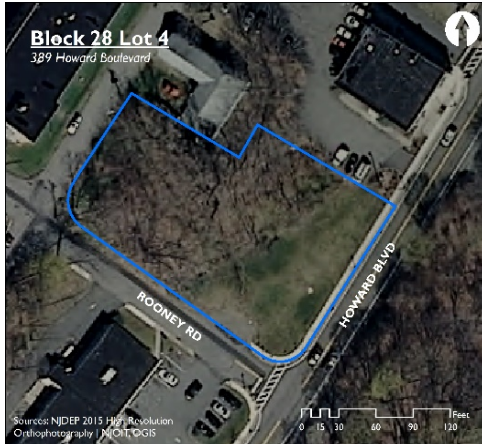
Block 28, Lot 3 | 18 Park Avenue

Block 28, Lot 3 is a 0.21-acre property which is developed with a single-family residence built in the 1920s. The property has frontage on Park Avenue south of Our Lady of the Lake School. The site is located in the B-1 Business District Zone.



Block 28, Lot 4 | 389 Howard Boulevard

Block 28, Lot 4 is a 0.63-acre vacant parcel with frontage along Howard Boulevard and Rooney Road. The site is located in the B-1 Business District Zone.



Block 28, Lot 1 | 393 Howard Blvd

Block 27, Lot 1 is a 1.13-acres parcel which is developed with a mixed-use building with apartments and commercial spaces on the ground floor with frontage along Howard Boulevard. The site is located in the B-1 Business District Zone.



Block 30, Lot 16 | Mountainview Boulevard (404 Howard Boulevard)

Block 30, Lot 16 is a 0.56 acre municipally-owned property that is developed with the former Mount Arlington municipal building. The property has frontage on Howard Boulevard. The building is in the Borough's historic district and is currently unoccupied. The site is located in the B-1 Business District Zone.



Block 10, Lot 77 | Edgemere Avenue (419 Howard Boulevard)

Block 10, Lot 77 is a 0.33 acre municipally-owned property on the corner of Howard Boulevard and Edgemere Avenue. The site is developed with the parking associated with the Municipal Building including approximately 15 parking spaces. The site is located in the R-C Resort Commercial Zone.



Block 10, Lot 78 | 419 Howard Boulevard

Block 10, Lot 78 is 0.69 acre and is developed with the current Municipal Building. The property fronts Howard Boulevard and Edgemere Avenue. The site is located in the R-C Resort Commercial Zone.



Block 20, Lot 5 | Edgemere Avenue

Block 20, Lot 5 is a municipally-owned property that is 0.26 acre and is developed as the Municipal Building overflow parking lot. The site is located in the B-1 Business District Zone.



Block 30, Lot 15 | *Howard Boulevard*

Block 30, Lot 15 is a 0.57-acre vacant property located along Howard Boulevard. The property is wooded and has never been developed. The site is located in the B-1 Business District Zone.

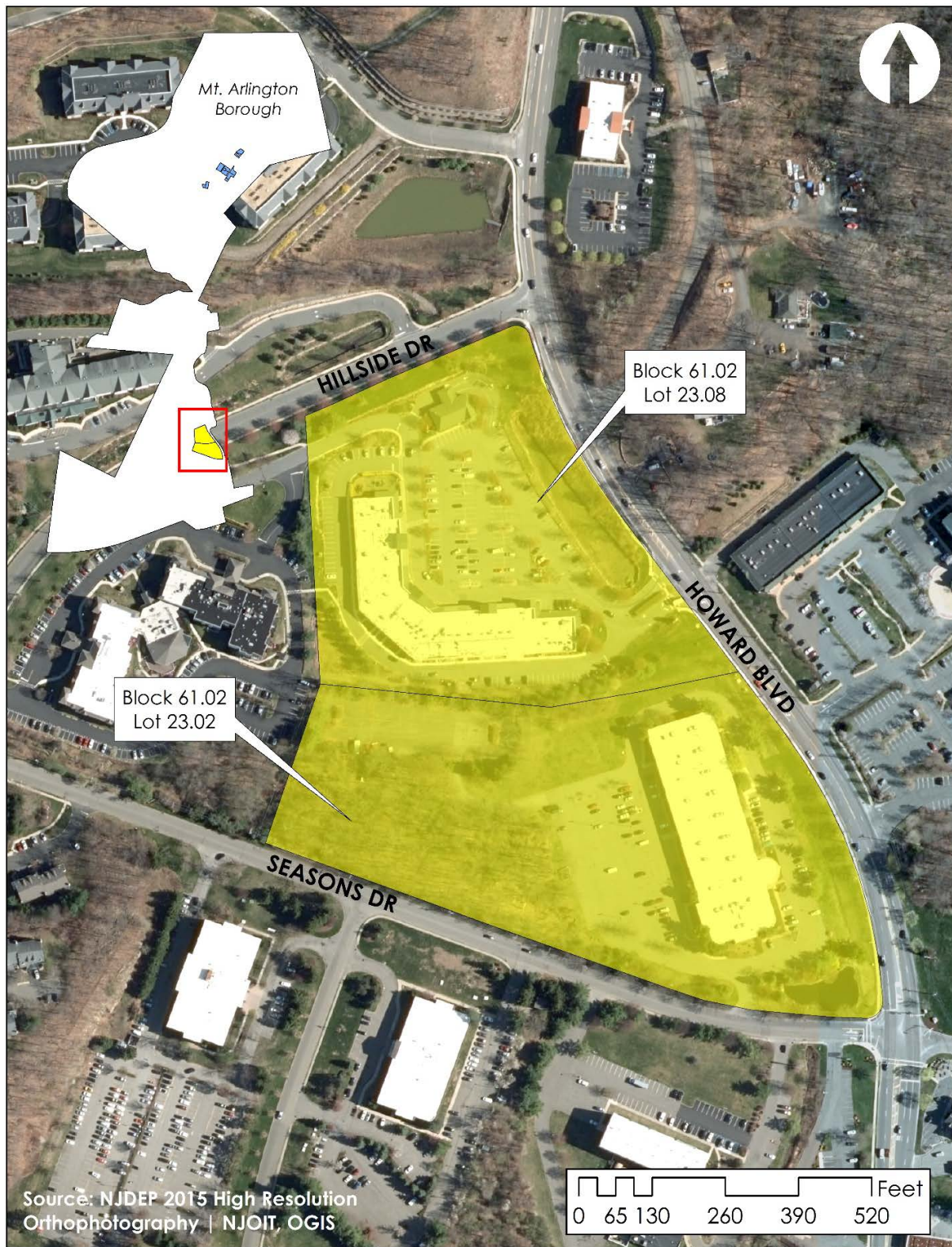


Block 30, Lot 7 | *390 Howard Boulevard*

Block 30, Lot 7 is a 0.5993-acre parcel on Howard Boulevard, which is developed with a mixed-use building with Pat's Bar on the ground floor and two residential units on the second floor. The site is located in the B-1 Business District Zone.



STUDY AREA #2



Block 61.02, Lot 23.08 | 181 Howard Boulevard

Block 61.02, Lot 23.08 is a 7.61-acres parcel developed with a commercial shopping center located in the Planned Unit Development (PUD) Zone. The shopping center includes 17 commercial spaces. The site is located along Howard Boulevard and Hillside Drive.



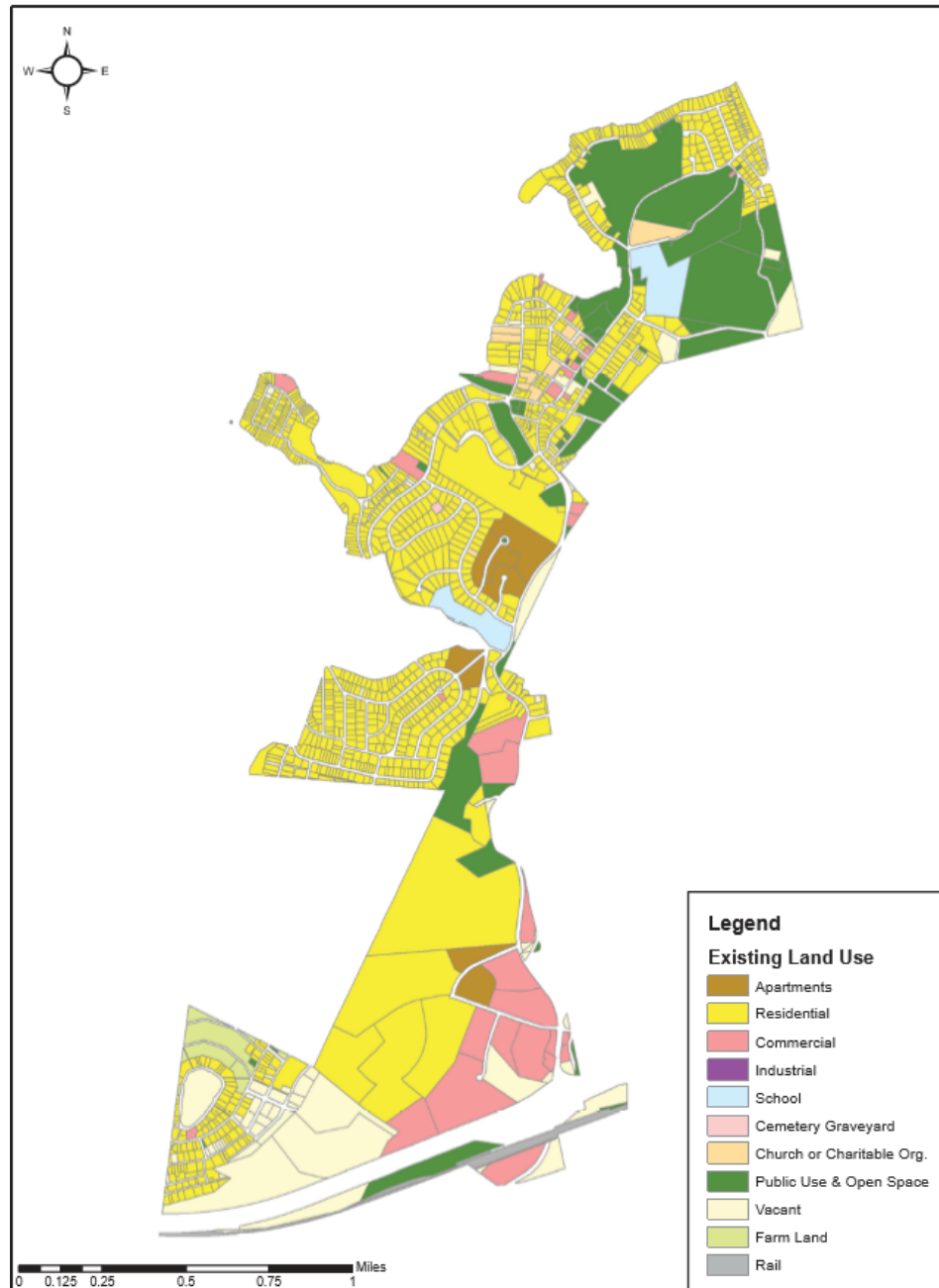
Block 61.02/ Lot 23.02 | 111 Howard Blvd

Block 61.02, Lot 23.02 is a 10.05-acres parcel that is developed with an office building in the Planned Unit Development (PUD) Zone. The site is located along Howard Boulevard and Seasons Drive. The property includes a vacant parking lot on its western side.



3.2 EXISTING LAND USE MAP

The Study Area includes fourteen (14) tax lots, covering a total of 25.04 acres. The uses in the Study Area include single family and multi-family residential, public uses, institutionally-owned properties, commercial uses, and vacant properties.



Study Area #1	Block	Lot	Acreage	Address	Current Zoning	Current Land Use
1	33	1	0.551	18 North Glen Ave.	Residential	Public
2	33	4	0.551	526 Altenbrand Ave.	Residential	Public (Unoccupied)
3	17	18	1.32	Prospect St. (9 Rooney Road)	Residential	School (Unoccupied)
4	28	3	0.2066	18 Park Ave.	Commercial	Single Family Residential
5	28	4	0.628	389 Howard Blvd.	Commercial	Vacant
6	28	1	1.128	393 Howard Blvd.	Commercial	Mixed-Use
7	30	16	0.555	Mountainview Blvd. (404 Howard Blvd.)	Commercial	Public (Unoccupied)
8	10	77	0.3271	Edgemere Ave. (419 Howard Blvd.)	Resort Commercial	Public
9	10	78	0.6877	419 Howard Blvd.	Resort Commercial	Public
10	20	5	0.2611	Howard Blvd.	Commercial	Public
11	30	7	0.5993	390 Howard Blvd.	Commercial	Mixed- Use
12	30	15	0.566	Howard Blvd.	Commercial	Vacant
Study Area #2	Block	Lot	Acreage	Address	Current Zoning	Current Land Use
13	61.02	23.08	7.61	181 Howard Blvd.	Planned Unit Deveopment	Commercial Business Professional Office
14	61.02	23.02	10.05	111 Howard Blvd.	Planned Unit Development	Commercial Shopping Mall
Total Acreage			25.04			

Approximately 2.9 acres, or 11.5 percent of the Study Area is owned by the Borough. The Borough-owned properties are spread across six (6) tax lots, which is 43 percent of the tax lots in the Study Area. These lots are concentrated in Study Area #1.

Just over 19 acres of the Study Area is commercial or mixed-use, accounting for 77 percent of the Study Area. The largest commercial properties are concentrated in Study Area #2. Vacant land covers just over one (1) acre, which is 4.5 percent of the total Study Area. The former Catholic School is likewise just over an acre, accounting for just under 5 percent of the Study Area.

3.3 IMPROVEMENT VALUE TO LAND VALUE ANALYSIS

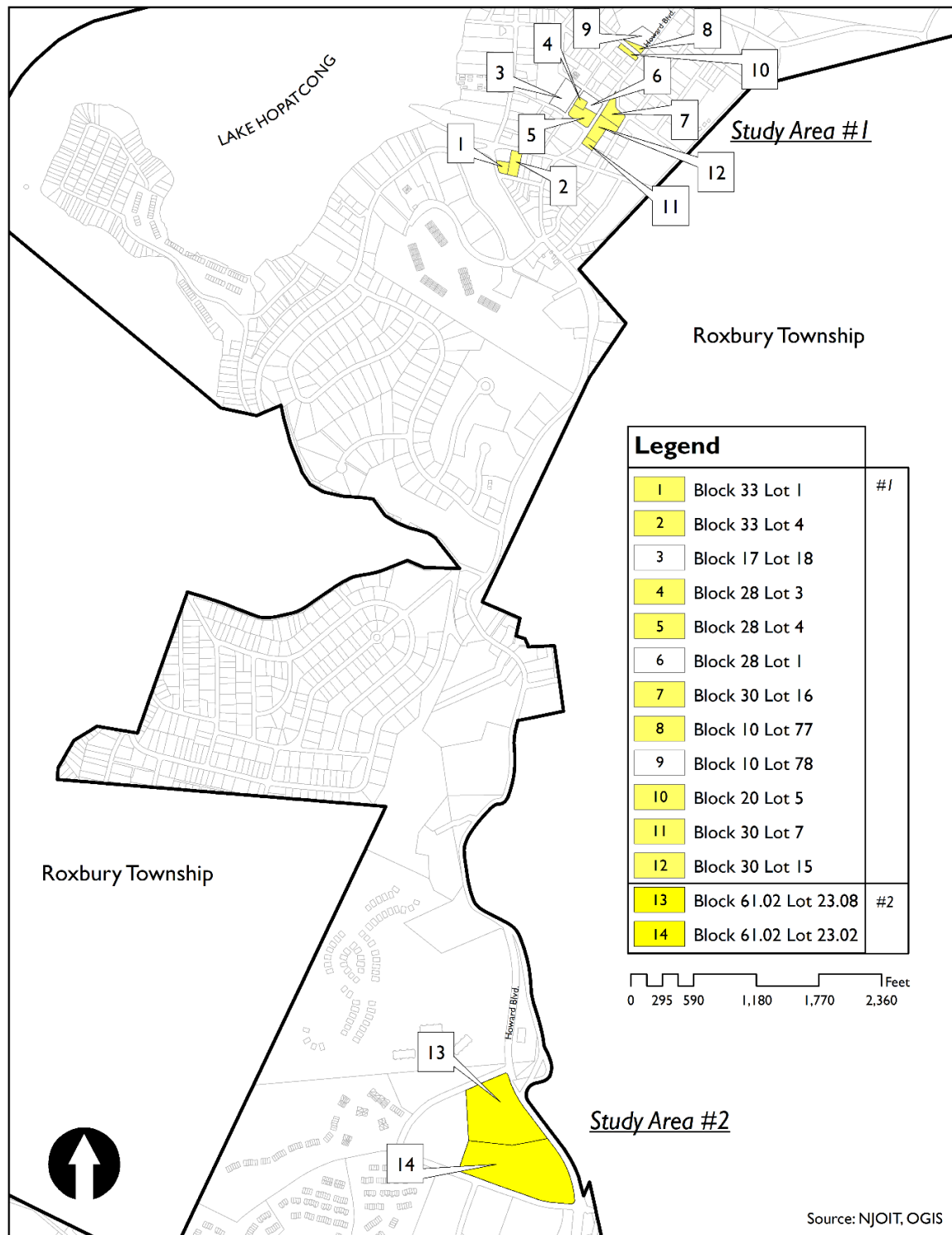
In order to determine the economic productivity of properties within the Study Area, tax assessment data was analyzed to determine the ratio of the improvement value to the land value of the Study Area. The table below contains the information taken from the Borough's tax records, which include building descriptions, land values, property improvement costs, and property values.

Study Area #1	Block	Lot	Land Value	Improvement Value	Total Value	Improvement to Land Ratio
1	33	1	\$132,200	\$70,000	\$202,200	.529:1
2	33	4	\$215,000	\$154,300	\$369,300	.717:1
3	17	18	\$264,000	\$1,122,500	\$1,386,500	4.25:1
4	28	3	\$122,900	\$110,800	\$233,700	0.9015:1
5	28	4	\$86,700	\$0	\$86,700	0:1
6	28	1	\$196,300	\$410,200	\$606,500	2.089:1
7	30	16	\$193,000	\$202,700	\$395,700	1.05:1
8	10	77	\$91,500	\$7400	\$98,900	0.080:1
9	10	78	\$133,400	\$351,300	\$484,700	2.63:1
10	20	5	91,000	5,300	96,300	0.94:1
11	30	7	\$110,300	\$170,400	\$280,700	1.54:1
12	30	15	\$116,600	\$0	\$116,600	0:1
Study Area #2	Block	Lot	Land Value	Improvement Value	Total Value	Improvement to Land Ratio
13	61.02	23.08	\$4,850,000	\$3,295,600	\$5,198,100	1.73:1
14	61.02	23.02	\$2,512,500	\$2,337,500	\$4,850,000	0.93:1

An improvement to land value ratio of 2:1 or less suggests that the "land is not currently supporting a reasonable value of improvements," and, as such, is underutilized¹. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete and deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties. Nearly 79 percent of the parcels in the area were found to have an improvement value to land value of less than 2:1. The parcels highlighted in yellow above include the eleven (11) properties which have an improvement to land ratio of less than 2:1.

¹ Slatechka, Stan; Roberts, David G., *The Redevelopment Handbook*, NJDCA/NJAPA, 2011 2nd Edition.

IMPROVEMENT VALUE TO LAND VALUE ANALYSIS MAP



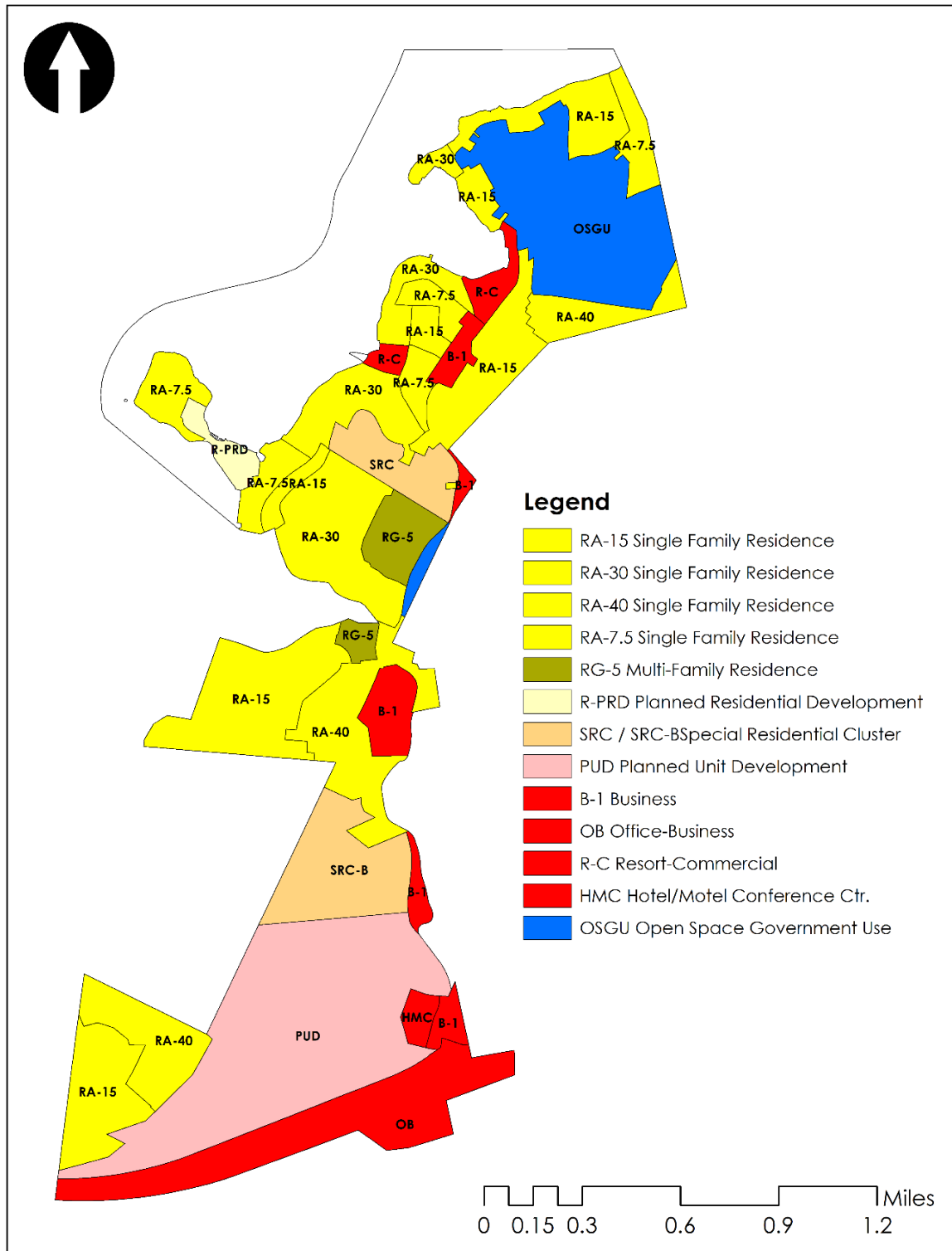
3.3 ZONING ANALYSIS

The Study Area is covered by a variety of commercial and residential zoning categories ranging from PUD (Planned Unit Development), B-1 (Business District), R-C (Resort Commercial), RA-7.5/ RA-15 (Single-Family Residential). These zones represent most of the zones in Mount Arlington. The Borough's primary zoning designation is single-family residential.

Study Area #1	Block	Lot	Zoning	Conforming Use
1	33	1	RA-7.5	Yes
2	33	4	RA-7.5	Yes
3	17	18	RA-15	Yes
4	28	3	B-1	No
5	28	4	B-1	Vacant
6	28	1	B-1	No
7	30	16	B-1	No
8	10	77	R-C	No
9	10	78	R-C	No
10	20	5	B-1	No
11	30	7	B-1	No
12	30	15	B-1	Vacant
Study Area #2	Block	Lot	Zoning	
13	61.02	23.08	PUD	Yes
14	61.02	23.02	PUD	Yes

Seven (7) of the fourteen (14) parcels in the Study Area, or 50 percent of the parcels, are non-conforming for use. Municipal uses are not permitted in the B-1 Business District or the Resort Commercial District. Residential uses are also not permitted in the B-1 Business District. The municipal parking area on Block 20, Lot 5 is non-conforming as a public use in the B-1 Zone. The former municipal building on Block 30, Lot 16 is also non-conforming as a public building in the B-1 Zone. Pat's Bar, Block 30, Lot 7, the mixed-use building at Block 28, Lot 1 and the single-family residential use at Block 28, Lot 3 are all non-conforming for having residential in the B-1 Business District. The municipal building and parking lot at Block 10, Lots 77 and 78 are both non-conforming in the Resort Commercial Zone as municipal buildings are not permitted.

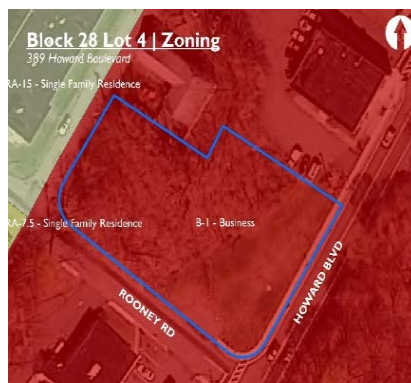
ZONING BY USE CATEGORY



ZONING DESCRIPTION BY PARCEL

B-1 Business District Zone: The B-1 Business District allows many types of commercial uses in the Zone. The permitted principal uses include small-scale retail, business, and community uses that serve the needs of people who live or work in the surrounding neighborhood. B-1 Zoning allows for conditional uses such as essential services and institutional properties (churches and schools). The B-1 Zone also allows automotive service stations, animal hospitals, and nursery schools. Residential uses are not permitted.

Parcels in B-1 Zone Shown in Red Below



R-C Resort Commercial Zone: The Resort Commercial Zone includes all of the permitted uses in the B-1 Business Zone and the single-family residential zones in addition to permitting private and public beaches, picnic grounds, marinas, and guest houses. Municipal buildings are not permitted.

Parcels in the RC Zone Show in Tan Below



PUD Planned Unit Development Zone: The Planned Unit Development Zone (PUD) permits varied land uses, including housing, recreation, commercial centers, and industrial parks. The PUD Zone permits conditional uses such as churches, other places of worship, and essential services.

Parcels in the PUD Zone Shown in Pink Below



RA-7.5 Single Family Residence: The RA-7.5 Single Family Residence Zone is a residential zone that generally allows single-family residential uses on lots of 7,500 square feet or larger. The RA-7.5 zones are intended to establish and preserve quiet, low-density neighborhoods of single-family residential uses. The dominant use is residential in detached single-family residences, however municipal buildings, parks, and public uses are permitted. The Zone allows the following conditional uses: essential services; non-profit community centers, swimming pools, and tennis courts; and both public and non-profit educational and religious centers.

Parcels in the RA-7.5 Zone Shown in Yellow Below



RA-15: Single Family Residence: The RA-15 Single Family Residence Zone is a residential zone that allows single family uses on lots of 15,000 square feet or larger. The RA-15 Zones are intended to establish to preserve quiet, low-density neighborhoods of single-family residential uses. The dominant use is residential in single family detached residences. The Zone also permits essential services, non-profit community centers and swimming pools and tennis courts; also, Public and non-profit or educational, religious centers.



3.4 RELATIONSHIP TO MASTER PLAN

The Borough's most recent Master Plan Report was adopted on December 9, 2015. Planning efforts focus on developing a Village Center in the northern section of Mount Arlington and promoting larger commercial uses along Howard Boulevard in the southern section of the Borough. The following goals for community development, land use, historic preservation, and the Village Center were identified in the 2015 Master Plan Report and are consistent with this Study.

Community Development:

- Encourage redevelopment and rehabilitation in the Village Center area;
- Encourage a diverse mix of uses to expand the Borough's tax base as well as provide more options for residents and visitors;
- Provide more housing options to encourage a larger population living within walking distance of the Village Center businesses and services;
- Continue streetscape improvements along Howard Boulevard and around the Village Center to promote a pedestrian-friendly environment;
- Identify opportunities to utilize density bonuses for Village Center developers that meet streetscape and parking requirements;
- Identify locations for common/public parking areas to promote increased development opportunities within the Village Center; and
- Support policies designed to preserve Mount Arlington's historical heritage.

Land Use:

- Ensure compatibility of diverse land uses and developments by enforcing regulations addressing the intensity of development and buffers;
- Preserve the residential character of Mount Arlington;
- Support the preservation and renovation of historic buildings and properties in the Borough's North Park Historic District and other historic areas;
- Maintain the spirit of the Village Center designation by promoting development and redevelopment opportunities in the Village Center;
- Concentrate commercial development in the Village Center commercial areas and the Howard Boulevard/Route 80 interchange area;
- Develop "activity nodes" along Howard Boulevard for civic activities; and
- Encourage the preservation of historic sites and structures in the Borough.

Historic Preservation:

- Promote an attractive Village Center through the rehabilitation of historic buildings and better integration of newer buildings into the historic character of the area.

3.5 POLICE REPORTS

Police reports were requested for the site from (2015- 2019). The following tables indicate the number of police reports per year per incident. The incidents range from property checks, burglar alarms, motor vehicle violations, traffic enforcement stops, and others.

Block 17, Lot 18 | Prospect Street | Former School (Unoccupied Building)

Police Report	2019	2018	2017	2016	2015
Building Property check	9	11	19	8	21
Traffic enforcement stop	0	0	1	1	0
Alarm	0	1	0	0	0

Block 28, Lot 3 | 18 Park Avenue | Single Family Residential

Police Report	2019	2018	2017	2016	2015
Non-Cat Data	1	0	0	0	0
Third Party Detail Overtime	0	1	0	0	0
Alarm Burglary or Hold Up	0	0	1	0	0
Down Wires/ Poles/ Limbs	0	0	0	0	1

Block 33, Lot 1 | 18 North Glen Ave. | Civic Center

Police Report	2019	2018	2017	2016	2015
Building Property check	2	0	0	1	0
Traffic enforcement stop	0	0	1	1	1
Criminal Mischief	0	0	1	0	0
Community Policing	0	0	1	0	0
Disabled Motor Vehicle	0	0	0	1	0

Block 61, Lot 23.08 | 181 Howard Boulevard | Shopping Center (High Vacancy Rate)

Police Report	2019	2018	2017	2016	2015
Building Property Check	135	110	120	100	104
Traffic Enforcement Stop	40	58	77	31	60
Suspicious Person General Police	2	3	3	3	6
Disorderly Conduct/ Harassment	1	1	0	1	3
Trespassing	1	0	0	0	0
Animal Complaints	3	1	1	0	0
Alarm Burglary or Hold Up	1	3	1	2	0
Attempted Suicides	1	0	0	0	0
MV Accident	2	3	2	2	7

Block 28, Lot 1 | 393 Howard Boulevard | Mixed-Use

Police Report	2019	2018	2017	2016	2015
Building Property Check	35	65	59	52	38
Traffic Enforcement Stop	8	10	6	11	25
Municipal Ordinance Violations/ Other Offenses	0	1	0	0	0
Disorderly conduct/ Harassment	0	1	2	0	1
Suspicious Person General Police	0	1	1	1	3

Block 10, Lot 77 | Edgemere Avenue (419 Howard Boulevard) | Municipal Parking Lot

Police Report	2019	2018	2017	2016	2015
Building Property check	87	117	128	116	129
Traffic Enforcement stop	17	10	14	9	12
Escort	96	10	100	98	105
Court	46	26	1	1	0

Block 30, Lot 7 | 390 Howard Boulevard | Mixed-Use

Police Report	2019	2018	2017	2016	2015
Building Property check	79	83	93	80	87
Traffic enforcement stop	13	7	8	4	9
Motor Vehicle Accident	0	1	1	1	1
Disorderly conduct/ Harassment	1	1	1	0	9
Animal Complaints	2	0	0	0	0
Suspicious Activity	0	1	0	1	1

Block 33, Lot 4 | 526 Altenbrand Avenue | Telephone Building (Unoccupied)

Police Report	2019	2018	2017	2016	2015
Building Property check	0	0	0	0	1
Traffic enforcement stop	0	0	1	1	1
Disabled Motor Vehicle	0	0	0	1	0
Community Policing	0	0	1	0	0
Utilities Problems	0	1	0	0	0
Warrants – Other Agencies	0	1	0	0	0
Parking Enforcement	0	0	0	1	0

Block 30, Lot 16 | Mountainview Blvd. (404 Howard Blvd) Former Municipal Building (Unoccupied)

Police Report	2019	2018	2017	2016	2015
Building Property check	35	30	36	34	29
Traffic Enforcement stop	3	13	12	11	6

The police reports reveal that several of the parcels in the Study Area have relatively high numbers of building property check incidents showing potential issues on the properties in question, particularly on the parcels that are unoccupied or have high vacancy rates.

3.6 ZONING VIOLATIONS

Zoning violations in the Study Area were analyzed to determine if property maintenance and land use violations were an issue. The properties in the Study Area have no reports of property maintenance or zoning violations according to the Borough of Mount Arlington.

4. ANALYSIS OF LRHL CRITERIA

An analysis of the Study Area's existing land uses, site layouts, building disposition and physical characteristics was conducted using tax records, physical inspections of the area, a review of aerial photographs, Master Plan studies and maps, and other municipal records. This section summarizes findings for the Study Area according to the following criteria from N.J.S.A. 40A:12A-5 to determine whether the Study Area should be designated as an Area in Need of Redevelopment:

Criterion "a": Deterioration (N.J.S.A. 40A: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.

The following parcels meet Criterion "a:"

Block 28, Lot 3, 18 Park Avenue shows signs of deterioration of the exterior siding and the exterior of the house with some windows being boarded up. The area surrounding the structure also shows signs of being unsafe and unsanitary due to the large amounts of outdoor storage of items and vehicles and equipment parked on the site. This property exhibits substandard, unsanitary conditions and dilapidation so as to be conducive to unwholesome living conditions.

Block 30, Lot 7, 390 Howard Boulevard shows signs of deterioration to the mixed-use structure on the parcel. The site is occupied by Pat's Bar and two residential apartments. The façade of the building shows signs of deterioration and potential structural damage to the side foundation wall. The parking lot of Pat's Bar also shows signs of deterioration, broken pavement and potholes.

Block 30, Lot 16, Mountainview Boulevard (404 Howard Boulevard) shows signs of dilapidation and deterioration of the structure due to long term vacancy. The structure exhibits dilapidated walls, exposed wood from the roof structure, mold, broken windows, and broken siding. The interior of the building is completely stripped of plumbing, wiring, walls and fixtures.

Block 33, Lot 4, 526 Altenbrand Avenue, is the former Telephone Building, which has been vacant for more than a decade is owned by the Borough. The building is substandard as a commercial building because it has an outdated layout and is not conducive to redevelopment or rehabilitation alone. The long-term vacancy of the building is detrimental to the welfare of the community. The interior of the building shows signs of deterioration ranging from drywall falling down, to visual signs of mold growing in the interior of the building.

Criterion “b”: Abandonment (N.J.S.A. 40A:12A-5. b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

The following parcels meet Criterion “b:”

Block 33, Lot 4, 526 Altenbrand Avenue, is the former Telephone Building, which has been vacant for more than a decade. The property was previously used as the telephone switchboard for the Borough and is owned by the Borough. The current state of the building is in disrepair and remains filled with equipment from prior uses.

Block 30, Lot 16, Mountainview Boulevard (404 Howard Boulevard), is the former municipal building that has been vacant for more than a decade. The building is deteriorating and is currently untenable due to the long-term vacancy, requiring extensive renovation in order to be occupied.

Block 61.02, Lot 23.08, 181 Howard Boulevard, is commercial strip mall with 17 rentable commercial spaces and former bank building, which is vacant. The property currently has six (6) unoccupied units that account for approximately 50% of the 30,000 square foot building footprint. The bank building has been vacant since 2017 and several of the stores have been vacant since 2016. The vacancy of the spaces has caused more tenant turnover of adjacent spaces and limited the overall desirability of the building.

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 the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

The following parcels meet Criterion “c:”

Block 33, Lot 1, 18 North Glen Avenue, is the community center owned by the Borough. The site fronts on North Glen Avenue and Fern Place and is not in an area of developed commercial properties within the Borough. The area surrounding this site is primarily residential with a cluster of Borough-owned properties. The site is on the southern edge of the Village Center and several blocks from most commercial uses in the area, therefore it is not likely to be developed by private capital alone.

Block 17, Lot 18, 9 Rooney Road, is the former Our Lady of the Lake Catholic School. The property is owned by the Roman Catholic Church, which is a non-profit religious entity. The building is no longer being used as a school and remains largely vacant and underutilized. The school is located on secondary streets, Rooney Road, Prospect Street and Park Avenue and is not adjacent to any existing developed commercial areas in the Borough. For these reasons, it is not likely to be developed through the instrumentality of private capital alone.

Block 33, Lot 4, 526 Altenbrand Avenue, is the former Telephone Building, which has been vacant for more than a decade and is owned by the Borough. Its location on secondary streets, Altenbrand Avenue and Fern Place, in the southern section of the Village Center leaves it remote from other commercial properties in the Borough. The property is not likely to be developed through the instrumentality of private capital as it has been vacant and unutilized for many years.

Block 30, Lot 16, Mountainview Boulevard (404 Howard Boulevard), is the former municipal building that has been vacant for more than a decade. The site has steep topography making access and parking very difficult. The building is in a state of great disrepair. As a result, the site is unlikely to be developed through the instrument of private capital alone.

Block 30, Lot 15, Howard Boulevard, is a vacant lot along Howard Boulevard adjacent to Pat's Bar that has been vacant for over 10 years. The property has steep slopes that appear to limit development capacity. The site is not likely to be developed through the instrumentality of private capital alone due to its steep slopes and difficulty accessing the lot.

Block 20, Lot 5, Howard Boulevard is a long rectangular-shaped parking area located across Edgemere Avenue from 419 Howard Boulevard, which is owned by the Borough. The property is vacant with informal overflow parking for the municipal building. Its location across the street from the remainder of the municipal building complex and long and narrow shape make it unlikely to be developed through the instrumentality of private capital alone.

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.

Block 33, Lot 4, 526 Altenbrand Avenue, is the former Telephone Building, which has been vacant for more than a decade and is owned by the Borough. The layout and location of the building are not conducive to redevelopment or rehabilitation alone as the site is small and the building has an outdated layout and design. The long-term vacancy of the building is detrimental to the welfare of the community.

Block 30, Lot 16, Mountain View Boulevard (404 Howard Boulevard), is the former municipal building that has been vacant for many years. The site has steep topography making access, parking, rehabilitation and redevelopment of the site very difficult. The building has been developed with public uses and is owned by the Borough; however, the B-1 Business Zone does not permit public uses. There have been around 30 building property checks by the Police Department every year over the last five years. The long-term vacancy and obsolescence of the building and site are detrimental to the welfare of the community.

Block 28, Lot 3, 18 Park Avenue, is a single-family residence in the B-1 Zone where single family residential is not permitted. The residence is located close to the street and the front porch has become dilapidated. Additionally, the small yard area is used for outdoor storage of vehicles and household items. The small site, close layout to the street and large amounts of outdoor storage create a cluttered and disorganized appearance to the property. The outdoor storage also appears to be commercial in nature in some respects; however, the building is non-conforming as a residential use in the B-1 Zone. The dilapidation and outdoor storage can have a blighting influence in the neighborhood over the long-term resulting in a combination of factors that are detrimental to the neighborhood.

Block 28, Lot 1, 393 Howard Boulevard, is developed with a mixed-use structure with commercial uses on the ground floor and residential above. The residential uses are not permitted in the B-1 Zone. The layout of the site is obsolete because the access to the apartments is from the exterior of the building and the residential use is not permitted. The site has excessive land coverage with a large underutilized parking area. The building is increasingly dilapidated with haphazard repairs such as rain gutters and boards across the patios on the back of the building. There have also been 35-60 building property checks every year reported by the Police Department at this property. The faulty layout and design are causing a detriment to the welfare of the community.

Block 10, Lots 77 and 78; Block 20, Lot 5, Edgemere Avenue, 419 Howard Boulevard, and Howard Boulevard, are comprised of the municipal building and the parking lots for the municipal building. The original building on the site was developed as a bank and the current municipal use is not permitted the Resort Commercial Zone. The site has a currently non-functional drive-through and circular drive surrounding the building that add impervious coverage and create circulation patterns that are not conducive to productive access to the building. The parking area is also poorly designed with

undersized parking aisles and oversized parking aisles, resulting in a faulty layout and design that creates excessive impervious coverage for the use and poor turning movements in the parking area. The poor parking design and layout of the lot results in overflow parking across Edgemere Avenue. The small building results in overcrowded office areas for municipal employees and the need for expansion of the building is limited due to the faulty arrangement of the site as an office building. The faulty layout of the site which allows for limited expansion, creates poor circulation on the site and unnecessary impervious coverage is detrimental to the general welfare of the community.

Block 30, Lot 7, 390 Howard Boulevard, is developed with a mixed-use structure that contains Pat's Bar and two residential units. The residential units are non-conforming in the B-1 Zone. The building is located close to Howard Boulevard with primary commercial parking for the site being directly adjacent to Howard Boulevard with cars having to back directly onto Howard Boulevard. Police reports for the property show at least one traffic accident per year on the site and several traffic enforcement stops per year, including 13 in the last year. Additionally, an average of 80 building property checks were reported every year for the last five years. The faulty layout and design of the parking presents a danger to visitors to the site and motorists traveling on Howard Boulevard which is detrimental to the safety and general welfare of the community.

Block 61.02, Lot 23.08, 181 Howard Boulevard, is a commercial strip mall with 17 rentable commercial spaces and a former bank building, which is unoccupied. The property currently has six (6) unoccupied units that cover roughly 50% of the 30,000 square foot building footprint. The building is outdated and exhibits a faulty layout and design with a large parking area in front of the building and low-profile, outdated storefronts. The building faces away from Howard Boulevard making it difficult to see tenant spaces from the road. Quick Chek was an anchor tenant that left the building in 2015, leaving a limited draw of customers to the building. In 2017, the bank building was vacated, again decreasing customer traffic. The building is located in the largest commercial area in the Borough along Howard Boulevard in the PUD Zone. The long-term vacancies in the building have a blighting effect on the surrounding properties by giving the appearance that the commercial area is underutilized and outdated, therefore not a place where customers would want to visit. The faulty layout and design and long-term vacancies on the site are detrimental to the welfare of the community.

Block 61.02, Lot 23.02, 111 Howard Boulevard, is developed with a commercial office building which is in good condition, however the rear portion of the property has a vacant parking lot that is cut-off from the rest of the site and is not in use. The parking area is deteriorating and becoming overgrown with weeds. The faulty arrangement of the site, resulting in an unutilized parking area is detrimental to the general welfare of the community.

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.*

The entirety of the Study Area meets this criterion because 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 principle 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.

Study Area #1 contains parcels in the Village Center of the Borough, which was designated by the State Planning Commission as a Center of Place pursuant to the State Development and Redevelopment Plan. Redevelopment of parcels within the Village Center would promote smart growth principals.

Study Area #2 contains parcels in the larger PUD Zoned section of the Borough where mixed-uses are permitted adjacent to Interstate 80 and the Mount Arlington Train Station. Redeveloping existing underutilized parcels in this area would promote smart growth principals.

Section 3 (40A:12A-3) defines “redevelopment area” or “area in need of redevelopment” as “an area determined to be in need of redevelopment pursuant to section 5 and 6 of P.L. 1992,c.79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a ‘blighted area’ pursuant to P.L.1949,c187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to authority of Article VIII, Section III, paragraph 1 of the Constitution. 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 a change in their condition, for the effective redevelopment of the area of which they are apart.

The Study Area #1 has scattered lots throughout the Village Center; however, the lots together form three clusters of developable area. **Block 20, Lot 5; Block 10, Lots 77 and 78**, make up the municipal building cluster at 419 Howard Boulevard and are each integral to creating a cohesive area for redevelopment.

Block 17, Lot 18; Block 28, Lots 1, 3 and 4; and Block 30, Lot 7, 15 and 16 form another cluster that creates a developable area including the former Our Lady of the Lake School, the entire block across Park Avenue from the school and a larger cluster of properties along Howard Boulevard across from the Park Avenue area. These sites are integral to each other in creating a cohesive area for redevelopment.

Block 33, Lots 1 and 4 contain the Telephone Building and the Civic Center and are adjacent to each other and create a cohesive area along Altenbrand Avenue and North Glenn Avenue.

In Study Area #2, the two parcels in this area **Block 61.02, Lot 23.02; and Block 61.02, Lot 23.08** are directly adjacent to each other creating an opportunity for a cohesive redevelopment area.

A summary of each lot and block and the redevelopment criteria met is shown in the table below:

Redevelopment Criteria by Block and Lot

Study Area #1	Block	Lot	a	b	c	d	h	Section 3
1	33	1			✓	✓	✓	✓
2	33	4	✓	✓	✓	✓	✓	✓
3	17	18			✓		✓	✓
4	28	3	✓			✓	✓	✓
5	28	4					✓	✓
6	28	1					✓	✓
7	30	16	✓	✓	✓	✓	✓	✓
8	10	77				✓	✓	✓
9	10	78				✓	✓	✓
10	20	5			✓	✓	✓	✓
11	30	7	✓			✓	✓	✓
12	30	15			✓		✓	✓
Study Area #2	Block	Lot	a	b	c	d	h	Section 3
13	61.02	23.08		✓		✓	✓	✓
14	61.02	23.02				✓	✓	✓

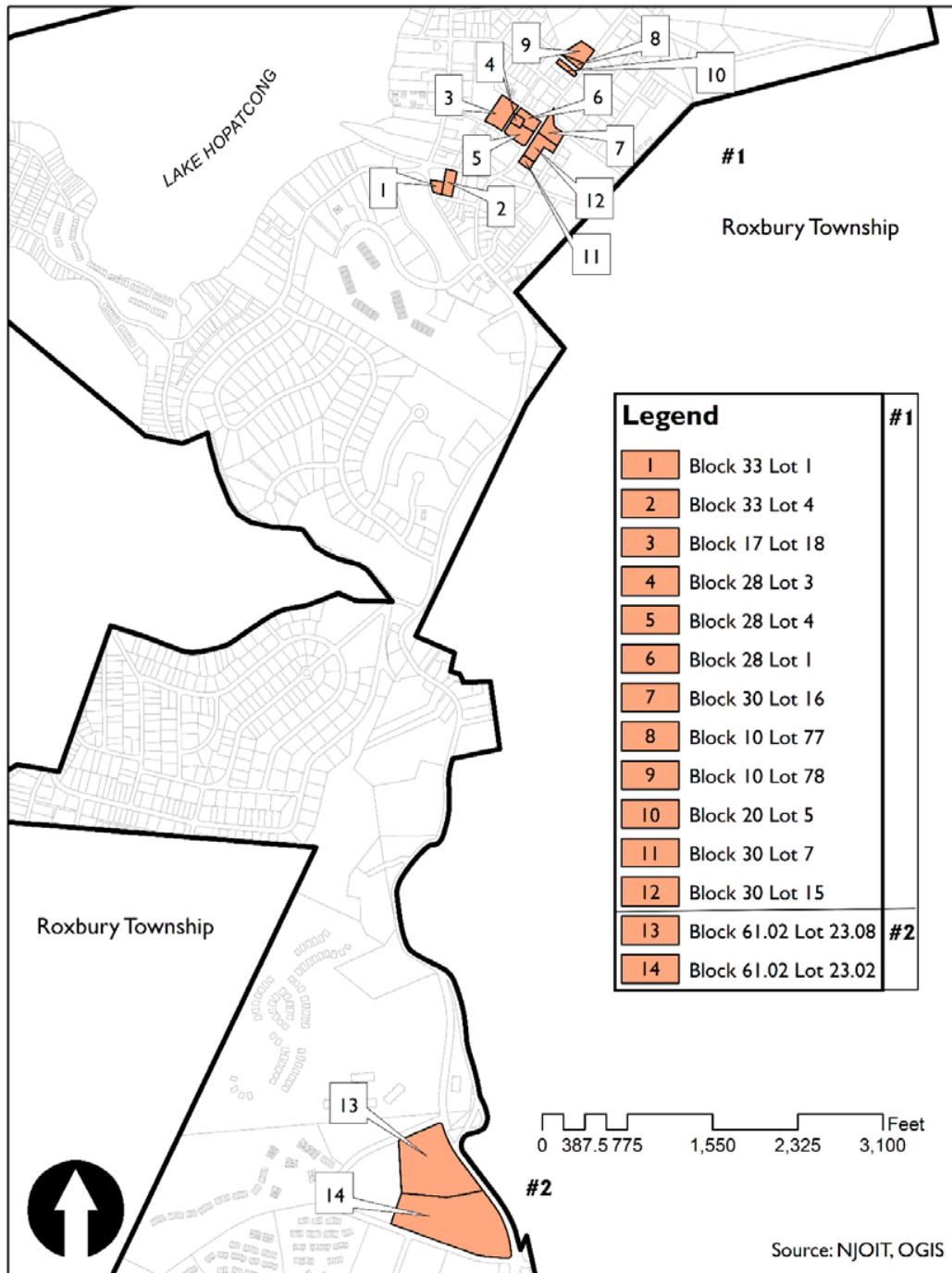
All Study Area parcels meet at least two (2) redevelopment criterion in addition to Section 3; where a parcel is only required to meet one (1) criterion in order to be deemed an area in need of redevelopment.

5. CONCLUSION

This investigation and study find that all parcels within both Study Area #1 and #2 meet at least one (1) criterion and some parcels meet four (4) of the statutory criteria to qualify as an Area in Need of Redevelopment. It is recommended that the Study Area be designated by the Borough of Mount Arlington as a Non-Condernation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

6. APPENDIX A – SITE PHOTOS

STUDY AREAS #1 AND #2



Study Area #1							
#	Block	Lot	Address	Acreage	Zoning	Current Owner	Use
1	33	1	18 North Glen Avenue	0.551	RA-75	Mount Arlington Borough	Community center
2	33	4	526 Altenbrand Avenue	0.551	RA-75	Mount Arlington Borough	Telephone Building
3	17	18	Prospect St. (9 Rooney Rd.)	1.32	RA-75	Our Lady of the Lake	RC School
4	28	3	18 Park Ave	0.2066	B-1	Coran, James	Single-family Residential
5	28	4	389 Howard Boulevard	0.628	B-1	Mido Realty, INC	Vacant Land
6	28	1	393 Howard Boulevard	1.128	B-1	Wang, Nicky Po Wah/ Mei Fun	Mixed-Use Building
7	30	16	Montainview Blvd. (404 Howard Blvd.)	0.555	B-1	Mount Arlington Borough	Former Municipal Building / Vacant
8	10	77	Edgemer Ave. (419 Howard Blvd.)	0.3271	R-C	Mount Arlington Borough	Municipal Parking lot
9	10	78	419 Howard Boulevard	0.6877	R-C	Mount Arlington Borough	Municipal Building
10	20	5	Howard Boulevard	0.2611	B-1	Mount Arlington Borough	Municipal Parking lot
11	30	7	390 Howard Boulevard	0.5993	B-1	Moran, Patricia	Pat's Bar Mixed-Use
12	30	15	Howard Boulevard	0.566	B-1	Moran, Jennifer; Erin, Patricia	Vacant Land

BLOCK 33, LOT 1 | 18 NORTH GLEN AVENUE | CIVIC CENTER

This property (0.55 acres) is occupied by a small log cabin of approximately 1,200 sq. ft. that serves as a community center for the Borough. The building is in a functional condition for its use as a community center and is owned by the municipality of Mount Arlington. As visible in the photos below, the roof requires maintenance and the building is aging.



This is the interior of the building. The building itself was built in 1988 as a log cabin. The building is updated with central air and natural gas, however, the building is insulated and does not hold an ambient temperature easily. The exterior roof needs to be updated.



BLOCK 33, LOT 4 | 526 ALTENBRAND AVENUE | TELEPHONE BUILDING

This property (0.55 acres) formerly served as a switchboard for the Borough. Currently, the two-story building sits vacant and underutilized in the Victorian Historic District. This property is owned by the Borough of Mount Arlington. The building has a residential-style but was primarily used as a commercial space. The layout is not conducive to adaptive re-use.



The Telephone building has been vacant for approximately 12 years. The exterior walls of the building are structurally safe. However, the interior wall paint is peeling off from temperature change. The building has no heat or water. The interior ceiling panels are falling apart from water damage



The interior rooms are scatter with office furniture and the storage of random items.







BLOCK 17, LOT 18 | PROSPECT PARK | OUR LADY OF THE LAKE SCHOOL

The former Our Lady of the Lake School is just over 20,000 square feet and sits on 1.32-acres. The property is located just off of Howard Boulevard and is owned by Our Lady of the Lake Roman Catholic Church.



BLOCK 28, LOT 3 | 18 PARK AVENUE | RESIDENTIAL

This property (0.21 acres) is developed with a single-family residence which is non-conforming the B-1 Zone. As shown in the photos below, the property is rundown with multiple broken windows and five (5) vehicles parked on the property. The residence is located close to the street and the parcel is very small, resulting in haphazard parking areas and a small yard area. There may be some commercially related storage on the site as seen in the pictures below.



BLOCK 28, LOT 4 | 389 HOWARD BOULEVARD | VACANT LOT

This parcel is vacant (0.63 acres) and sits in a central location on a corner lot facing both Howard Boulevard and Rooney Road. The western boundary of the plot is Our Lady of the Lake school and the eastern boundary is Howard Boulevard. The site appears to be a location for illegal dumping.



BLOCK 28, LOT 1 | 393 HOWARD BOULEVARD | MIXED-USE

This parcel (1.13 acres) is developed with a mixed-use building that is home to the New China restaurant, a boxing gym, and three residential units, which are non-conforming in the B-1 Zone. The western boundary of this site is Our Lady of the Lake school and the eastern boundary is Howard boulevard. The site has approximately thirty (30) parking spaces that are currently underutilized. The building and parking area show signs of dilapidation.



BLOCK 30, LOT 16 | MOUNTAINVIEW BOULEVARD (404 HOWARD BOULEVARD) | VACANT

This property (0.56 acres) is owned by the Borough of Mount Arlington and is developed with the former Borough Hall, a 2 ½ -story building located in the North Park Historic District. The building was constructed in 1892; however, it is currently vacant and in a dilapidated state. Public uses are not permitted in the B-1 Zone.



404 Howard Boulevard Interior: The Interior of the building is completely gutted to the studs. There is no lighting, heat or plumbing in the building. The two floors are not accessible to each other from the interior.





**BLOCK 10, LOT 77 | EDMERE AVENUE (419 HOWARD BOULEVARD) |
MUNICIPAL PARKING LOT**

The Municipal Building's parking lot (0.33 acres) provides 15 parking spaces, 2 of which are handicapped accessible. The lot is sloping and poorly configured with areas of oversized aisles and undersized aisles. Because of the slopes and faulty layout, there are expanses of underutilized pavement. The public-use is not permitted in the RC Zone.



BLOCK 10, LOT 78 | 419 HOWARD BOULEVARD | MUNICIPAL BUILDING

This property (0.69 acres) is developed with the Borough's Municipal Building. The site has former entrances and exits along Howard Boulevard that are not open to the public. A former drive-through and access aisle around the building add to an outdated layout for the property. The public-use is not permitted in the RC Zone.



Municipal Buildings Interior: The interior space to the municipal building has three offices on the first floor of the building, a break room, restroom and an open meeting room in the rear of the building for public meetings



BLOCK 20, LOT 5 | HOWARD BOULEVARD | MUNICIPAL PARKING OVERFLOW

This property (0.26 acres) is developed with the overflow parking for the municipal building. Cars are required to back onto Edgemere Avenue to leave the lot. Public uses are not permitted in the B-1 Zone.



BLOCK 30, LOT 7 | 390 HOWARD BOULEVARD | PAT'S BAR

This property is 0.60 acres and developed with Pat's Bar, however, the building is built directly on Howard Boulevard with only informal parking areas on the street. The building has apartments on the second floor. The residential uses are not permitted in the B-1 Zone.



BLOCK 30, LOT 15 | HOWARD BOULEVARD | VACANT

This vacant lot (0.57 acres) is adjacent to 404 Howard Boulevard and is undeveloped land that is mostly wooded.

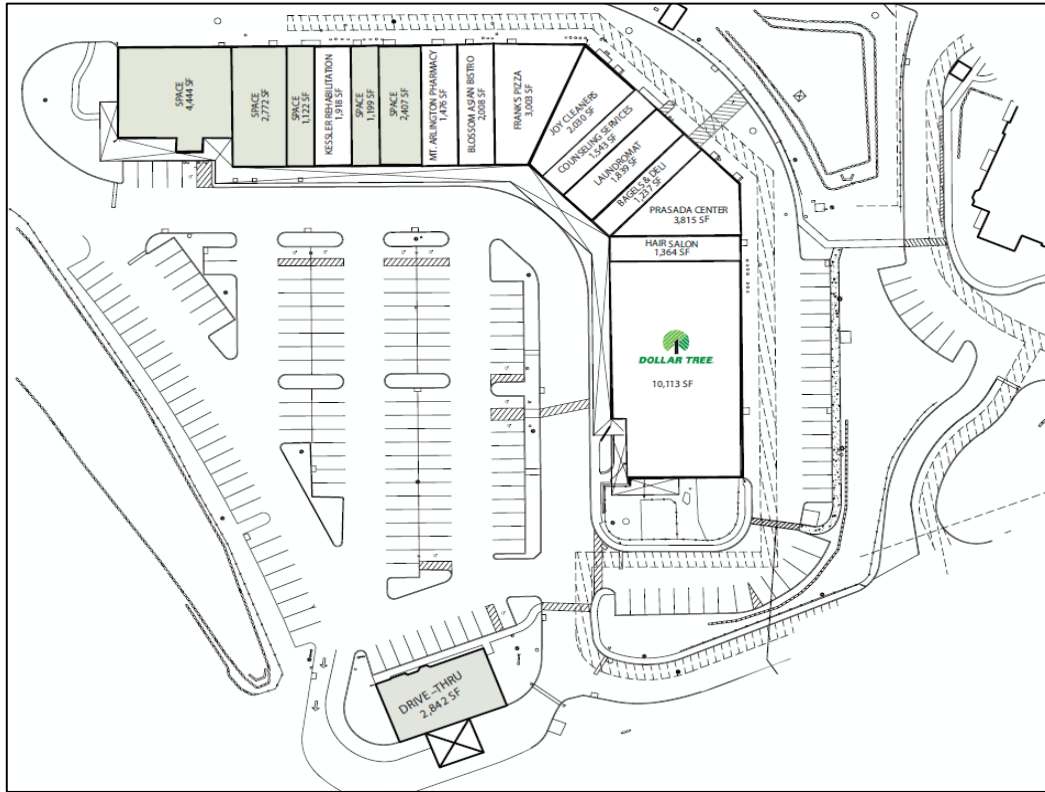


Study Area #2							
#	Block	Lot	Address	Acreage	Zoning	Current Owner	Use
13	61.02	23.08	181 Howard Boulevard	7.61	PUD	Orchards at Mount Arlington, LLC.	Commercial Shopping Mall
14	61.02	23.02	111 Howard Boulevard	10.05	PUD	Mount Arlington Koporate, LLC.	Office Building

BLOCK 61.02, LOT 23.08 | 181 HOWARD BOULEVARD | COMMERCIAL STRIP MALL

This property (7.61 acres) is a commercial shopping mall with (17) seventeen separate leasable spaces and of those seventeen (6) six are vacant. Quick Chek and PNC Bank both moved from the site between 2015 and 2017. These larger anchor store spaces still sit vacant three to four years later. The site has a dilapidated façade and parking area. The layout and design of the mall are also outdated lessening the viability of the space for future tenants.





Source: Florham Realty Management LLC

Approximately 15,000 SF of the approximately 30,000 SF of space in the shopping mall is vacant (50%). In the following table, the sections highlighted in grey represent vacant units.

Unit A	Vacant (former Quick Chek)
Unit B	Vacant (former Joy Cleaners before they moved to another space)
Unit C	Vacant (former B&T Tax)
Unit D	Kessler Rehabilitation
Unit E	Vacant (former Mt. Arlington Chiropractic)
Unit F	Vacant (former ReMax)
Unit F-1	Mt. Arlington Pharmacy
Unit G	Blossom Asian Bistro
Unit H	Frank's Pizza
Unit I	Joy Cleaners
Unit J	Creating Change
Unit K	Howard Boulevard Laundry
Unit K-1	Bagel and Deli
Unit L	Prasada Center
Unit M	Unique Haircuts
Unit N	Dollar Tree
Drive-Thru	Vacant (former PNC Bank)

Former Quick Chek: The former Quick Chek space has been vacant for over 3 years. The Space is approximately 4,444 sq. ft. of commercial space.



Former Joy Cleaners: The former Joy Cleaners space is vacant. The commercial space is approximately 2,772 sq. ft. The space is unfinished and would need to be built out for utilization.



Former B&T Tax: This space is 1,122 sq. ft. The interior of the space is designed as an open concept office with two small storage rooms in the back of the unit. The unit is limited in potential due to the narrowness of the unit.



Former Mt. Arlington Chiropractic Space: The unit is approximately 2,407 sq. ft. The commercial space has approximately 5 office spaces in the commercial unit.



Former ReMax Space: The unit is approximately 1,199 sq. ft. The commercial space is unfinished and would need to be built out for utilization.



Former PNC Bank: The former PNC bank is approximately 2,842 sq. ft. The unit is an open concept with two small office spaces in the building. The former PNC bank is a free-standing building in the commercial shopping center.



BLOCK 61.02, LOT 23.02 | 111 HOWARD BOULEVARD | VACANT PARKING LOT

This property (3.85 acres) is currently developed with an office building along Howard Boulevard and a vacant parking lot on the rear of the property. The vacant parking area is becoming overgrown and is roughly 200 feet by 300 feet.

