

Non-Condensation Area in Need of Redevelopment Investigation

Block 38, Lot 17 and 18

Block 42, Lots 2, and 3

Block 45, Lots 5, 7, and 8

Block 46, Lots 2, 3, 4, and 5

Block 47, Lot 10

Block 48, Lots 7 and 8

Portions of the Sixth Street, Seventh Street, Hardwick Street,
Knowlton Street, and Independence Street Rights-of-Way

Town of Belvidere, Warren County, New Jersey

Report prepared on December 9, 2022

Adopted by Belvidere Planning Board on _____

Adopted by Belvidere Town Council on _____

Prepared for:

Town of Belvidere
691 Water Street
Belvidere, New Jersey 07823

Prepared by:

Paul M. Sterbenz, P.E., P.P.
N.J. Professional Planners
License #03702

Daniel N. Bloch, PP, AICP, EADA
NJ Professional Planner
License No. 06107

Colliers Engineering & Design
Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 908-238-0900
Colliersengineering.com

Table of Contents

Introduction.....	1
Criteria for Redevelopment Area Determination	4
Description of Study Area	6
Site Description	6
<i>Block 38, Lot 17.....</i>	<i>7</i>
<i>Block 38, Lot 18.....</i>	<i>8</i>
<i>Block 42, Lot 2</i>	<i>9</i>
<i>Block 42, Lot 3</i>	<i>10</i>
<i>Block 45, Lot 5.....</i>	<i>11</i>
<i>Block 45, Lot 7</i>	<i>13</i>
<i>Block 45, Lot 8.....</i>	<i>13</i>
<i>Block 46, Lot 2</i>	<i>14</i>
<i>Block 46, Lot 3</i>	<i>16</i>
<i>Block 46, Lot 4.....</i>	<i>17</i>
<i>Block 46, Lot 5.....</i>	<i>18</i>
<i>Block 47, Lot 10 & Block 48, Lot 7</i>	<i>18</i>
<i>Block 48, Lot 8.....</i>	<i>23</i>
Historic Aerial Photographs.....	25
Zoning in the Study Area.....	34
Land Use Setting.....	36
Environmental Characteristics.....	36
Master Plan Studies.....	40
Master Plan Goals Advanced by Redevelopment	40
<i>Overall Goals</i>	<i>40</i>
<i>Land Use.....</i>	<i>41</i>
<i>Natural, Historic and Cultural Resources.....</i>	<i>41</i>
<i>Economy.....</i>	<i>41</i>
State Planning Areas	41
Area Evaluation for Conformity with Redevelopment Criteria	42
Study Conclusion and Recommendations	45
Appendix.....	47

Introduction

The purpose of this report is to determine whether the study area within the Town of Belvidere, Warren County, New Jersey, qualifies as a Non-Condemnation Area in Need of Redevelopment, as defined by the Local Redevelopment and Housing Law (N.J.S.A. 40:12A-1 et seq., "LRHL"). The Study Area consists of the following properties within the Town of Belvidere:

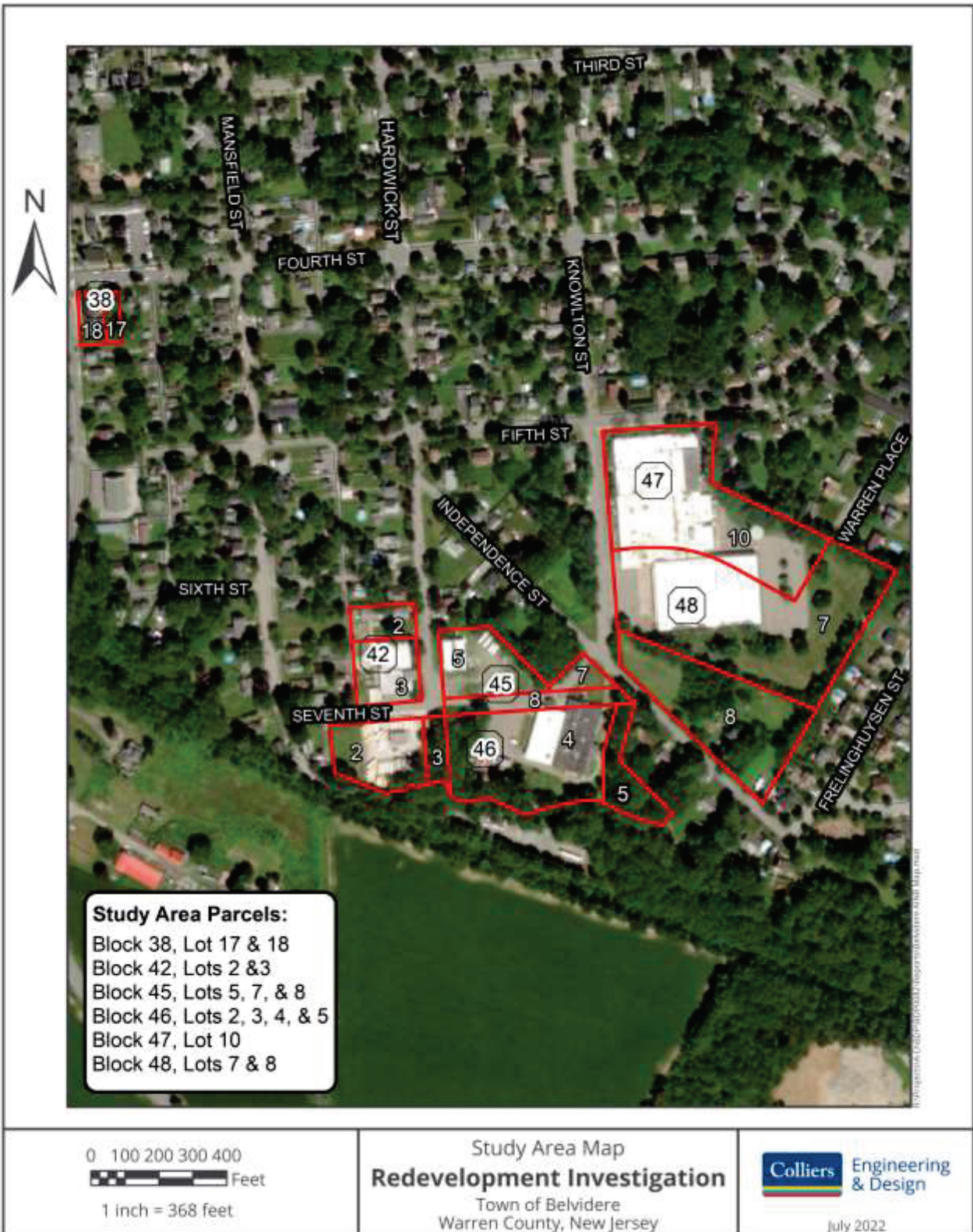
- Block 38, Lot 17 and 18
- Block 42, Lots 2 and 3
- Block 45, Lots 5, 7, and 8
- Block 46, Lots 2, 3, 4, and 5
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This analysis has been conducted pursuant to the LRHL, which specifies the criteria that must be met within the delineated study area and the process to be undertaken by the Planning Board during the investigation.

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40-12A-6), which requires the following:

- a) No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992 (C.40A:12A-5). Such determination shall be made after public notice and public hearing as provided in subsection b. of this section. The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").
- b) (1) Before proceeding to a public hearing on the matter, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis for the investigation.

(2) The Planning Board shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area.



Map 1: Study Area Map with 2020 Aerial Photograph

The Belvidere Town Council, in a Resolution dated October 11, 2021, requested that the Planning Board undertake a preliminary investigation as to whether the study area identified in the resolution is in need of redevelopment, pursuant to the LRHL.¹

Section 6b(4) of the LRHL also requires the Planning Board to hold a hearing on this matter prior to recommending that the delineated area, or any part thereof, be determined or not determined a redevelopment area by the governing body. After obtaining the Planning Board's recommendation, the Town Council may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area (Section 6b(5) of the LRHL).

Before presenting the study area investigation and analysis, it is important to note that the determination of need presented in this analysis is only the first step of the redevelopment process and does not provide guidance with respect to planning, development or redevelopment of the study area.

Section 7 of the LRHL describes the tool (the redevelopment plan) which specifies how the redevelopment should be planned, in addition to the process through which such a plan is prepared.

A redevelopment plan, which may supersede the zoning of an area or serve as an overlay thereto, specifies the following:

- Relationship of the project area to local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan. (Note: not every property in a redevelopment area must be acquired and, in fact, none may be acquired; the redevelopment plan can specify buildings or uses to remain in the redevelopment area and to be incorporated into the future design and development of the area.)
- Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.
- As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households that are to

¹ Resolution #R2022x48, Belvidere Town Council, adopted May 9, 2022.

be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

- A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement units shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- Existing and proposed locations of public electric vehicle charging infrastructure.

This report and investigation are aimed only at determining whether the study area meets the statutory criteria to be identified as an Area in Need of Redevelopment and, therefore, does not contain any of the specific planning guidance contained in a redevelopment plan.

This Investigation Report is the culmination of information collected from site visits, analyses of historic aerial images, tax maps, zoning maps and ordinances, Google Maps & Street View, environmental reports, and other available historical and official documents and maps. Photos were taken during site visits on November 20, 2020, January 13, 2022, January 25, 2022, July 22, 2022, and October 27, 2022.

Criteria for Redevelopment Area Determination

Section 5 of the LRHL outlines the criteria to be considered in evaluating a study area for Redevelopment. An area may be determined to be in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality concludes by resolution that any one of the following relevant conditions is found:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so 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) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or 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 or portions of the municipality, or topography, or nature of the soil, is not likely 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, c. 303 (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:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in 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 principles adopted pursuant to law or regulation.

In addition to the above criteria, Section 3 of the LRHL, which defines a redevelopment area, 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.”

Description of Study Area

Site Description

The study area consists of 14 total properties. 12 parcels within the LM Limited Manufacturing District and two parcels within the R-75 Residential District in the Town of Belvidere. The study area contains approximately 25.87 acres in total, including the public rights-of-way. As illustrated on **Map 2** below, the Study Area is located in the southern portion of Belvidere adjacent to the White Township municipal boundary. The majority of the Study Area contains frontage along Fifth Street, Sixth Street, Seventh Street, Independence Street, Knowlton Street, Hardwick Street, and Mansfield Street. The Study Area also include Lots 17 and 18 in Block 38 which is not contiguous with the rest of the Study Area parcels.



Map 2: Excerpt of Tax Map (Sheet 13) with Study Area Highlighted



Map 3: Excerpt of Tax Map (Sheet 9) with Study Area Highlighted (Block 38, Lot 17 and 18)

Block 38, Lot 17

Lot 17 is 44 feet by 150 feet (6,600 square feet) vacant parcel adjacent to Block 38 Lot 18. It is presently owned by the Town of Belvidere.

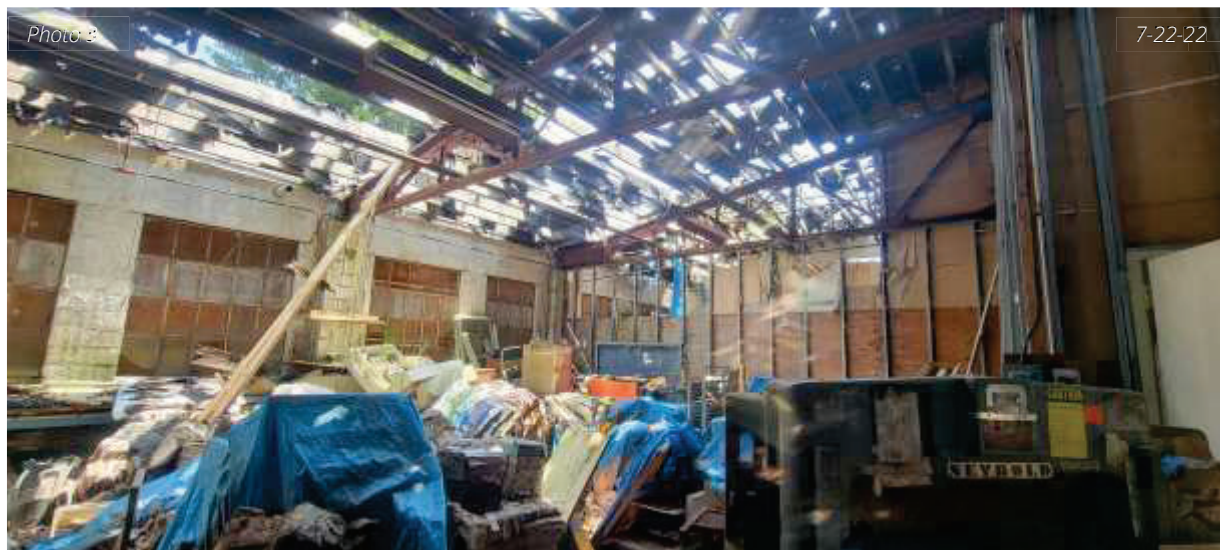


Block 38, Lot 18

Lot 18 in Block 38 is 80 feet by 150 feet (12,000 square foot) parcel located on the corner of 4th Street and Greenwich Street with a street address of 401 Greenwich Street. According to tax records, the property is developed with a one-story commercial building that was foreclosed on in 2017 and is presently owned by the Town of Belvidere. The building was used for a printing service prior to the foreclosure. This site is often referred to as the Quinn property, as it was formerly owned by Dennis and Anna Quinn. The building is in a state of disrepair and was abandoned with equipment and products still inside. The roof and ceilings have collapsed in many areas and there is insulation, building materials and refuse scattered throughout the building. There are exterior cracks and boarded up windows throughout the building. There is black mold and/or mildew visible throughout the building.



It appears that a portion of the building was demolished at some point as there is a freestanding building wall along the southerly property line, which has no horizontal support and could be at risk for collapse.





Additional photos of the interior and exterior conditions are provided in the Appendix.

Block 42, Lot 2

Lot 2 in Block 42 is a 0.44-acre parcel located along the west side of Hardwick Street with a street address of 610 Hardwick Street. The property is developed with a 5,340-square foot commercial owned by LDLU Realty, LLC, according to the tax records.



The building is utilized for storage related to the metal manufacturing business on Lot 3, and contains an apartment use on the second floor, which is not permitted in the LM District. There is a parking pad in the front of the building which is separated from the street by a grass strip. The garage door appears to be in poor condition. The property contains a fenced in area on the side and rear of the building which appears to be used for outdoor storage.

Photo 6

1-13-22



A second story addition to the rear of the building was constructed in 2019, according to building permit data. The building materials are not consistent on the various facades. The second story addition was constructed of sheet metal siding above the existing cinder block and stucco. The front façade contains stone veneer on the first floor and clapboard siding on the second story. Prior windows on the ground floor have been removed and replaced with bricks along the easterly façade. There is a heavy layer of mildew and algae growing on the side of the building and the stucco is missing or cracking in certain areas.

Photo 7

1-13-22



Block 42, Lot 3

Lot 3 in Block 42 is a 0.83-acre parcel located at the corner of Hardwick Street and Seventh Street with a street address of 616 Hardwick Street. According to the tax records, the property is developed with a 5,214-square foot commercial building owned by LDLU Realty, LLC. However, aerial photography indicates that the building is closer to 14,000 square feet. The building was one

of the first structures constructed in the study area, showing on aerial photography as early as 1956. The building was originally L-shaped with an addition constructed between 1971 and 1981 to square off the rear of the building and add a loading door facing Seventh Street. The existing 1-1/2-story building on Lot 3 is used for a metal fabrication business, which was approved by the Zoning Officer in June 2017. The building also contains an apartment on the upper floor, which is not a permitted use in the LM District.

The building appears to consist of the original materials. There are cracks running through the exterior cinder block façade. The glass tile windows contain areas that are covered with plywood, presumably because the glass tiles are broken or missing. Other windows area also broken. There is an unenclosed dumpster in the front yard along Seventh Street.



The rear of the property is enclosed by a 6-foot fence with green mesh screening. The rear yard appears to be used for outdoor storage. Lots 2 and 3, which are under common ownership, appear to be sharing the outdoor storage area as there is no fence separating the two properties.



Block 45, Lot 5

Lot 5 in Block 45 is a 1.11-acre parcel located along the east side of Hardwick Street with a street address of 613-619 Hardwick Street. The property is owned by Kevin Lipka and is developed with a 5,140-square foot industrial building. The parcel appears as if it were a corner lot with frontage along Hardwick Street and Seventh Street; however, the portion of Seventh Street to the south of Lot

5 is actually within a privately-owned parcel known as Lot 8 in Block 45. The Seventh Street right-of-way ends at Hardwick Street. The building was constructed sometime before 1956 and appears to retain its original materials. Aerial photography indicates that the rear yard was slowly expanded and covered with impervious surfaces over time. By 1981, the entire rear yard appears to be impervious. Various vehicles, machinery, equipment and other materials can be seen on aerial photographs after 1981.

There is no formal off-street parking area on site and there are no walkways leading to the entrances. The stucco façade appears to be in fair condition with some minor staining and cracking. There are electrical wires hanging loose above the side entrance. There is also a note on the side door from a business owner seeking to rent the property. The note is very weathered indicating that it has likely been there for quite a while. This seems to indicate a lack of interest in upkeep or renting the property. It is unclear whether the building is occupied currently.



There is presently a truck trailer parked in the front yard and the rear yard is enclosed by a 6-foot chain link fence with barbed wire and green mesh screening covering portions of the fence visible from Hardwick Street. There is no screening of the storage area from the abutting residential properties to the rear. The rear yard is being used for outdoor storage of vehicles, tractor trailers, buses, construction machinery, and various stockpiles of materials. The property was issued a zoning violation in 2019 for outdoor storage of excess debris and items not related to business.





Building permit data indicates that the property underwent renovations of the office space in 1998. Since then, a few building permits were issued for maintenance of a sign, fence, plumbing and electrical. No major improvements have been made to the property since it was constructed.

Block 45, Lot 7

Lot 7 in Block 45 is a triangular-shaped 0.27-acre parcel located along the west side of Independence Street. The property is vacant and owned by LM Holdings, LLC. Lot 7 is traversed by the driveway extending from Hardwick Street through Lot 8 to Independence Street.



Block 45, Lot 8

Lot 8 in Block 45 is a linear 50-foot-wide parcel connecting between Hardwick Street and Independence Street. The property appears to be an extension of Seventh Avenue except it is not a public right-of-way but rather a privately-owned parcel. The property is vacant and owned by LM Holdings, LLC.



Block 46, Lot 2

Lot 2 in Block 46 is a 1.19-acre parcel located along the south side of Seventh Street with a street address of 510 Seventh Street. The property is developed with a school bus storage garage use owned by Brad & Kim Dalrymple, who bought the property from the Hoyt Family Trust in 2013. The property contains a small garage building in the center of the lot with bus parking around the perimeter. School bus drivers come to the site to retrieve the buses for school pick-up and drop-off. The bus drivers come to the site in their personal vehicles and generally park along Seventh Street.

Aerial photography from 1963 shows the parcel as being vacant and wooded and the building was constructed before 1970. The impervious surface surrounding the building appears to have been expanded in the 1980s to its present limits, which encroaches onto Lot 3 owned by the Town. The two principal buildings in the center of the site appear to be in good condition. The windows in the cinder block building appear to be the original single-pane windows.



In the rear, there is an unenclosed outdoor storage area containing truck trailers, various construction vehicles, equipment, and other materials and debris. Photos 15, 16, 17 and 18 show the unenclosed and unscreened outdoor storage area along the perimeter of the parking area.



1-13-22



Photo 19 below shows the rear of the property as viewed from the Mansfield Street extension that crosses the Pophandusing Brook and runs along the municipal boundary line in White Township. Vehicles, equipment and materials can be seen stored up to the banks of the brook.



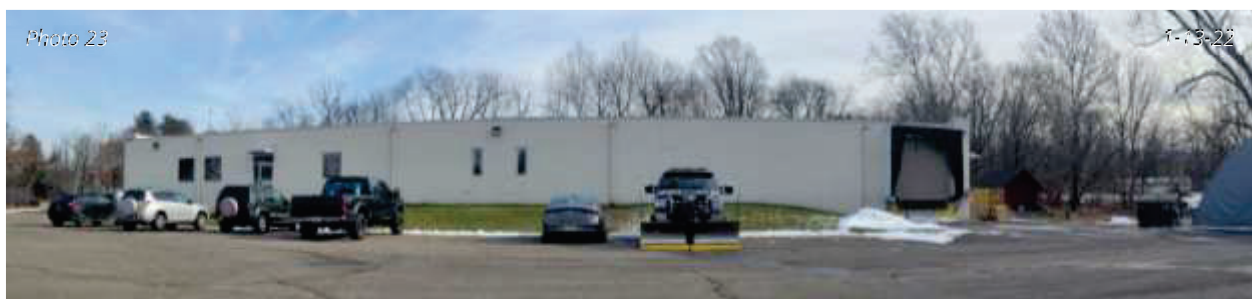
Block 46, Lot 3

Lot 3 in Block 46 is a 0.3-acre parcel located along the south side of Seventh Street. The property is vacant and owned by the Town of Belvidere. Based on aerial photography, it appears that the parking area and outdoor storage of materials and equipment from the bus storage use on Lot 2 is encroaching onto Lot 3.



Block 46, Lot 4

Lot 2 in Block 46 is a 2.97-acre parcel located along the south side of Seventh Street. The property has a street address of 560 Independence Street despite having no frontage along the Independence Street right-of-way. The property is developed with a 29,200-square foot industrial building owned by LM Holdings, LLC. The property is accessed via the private driveway through Lots 7 and 8 in Block 45, which act as an extension of Seventh Street between Hardwick Street and Independence Street. The building was constructed prior to 1970 and underwent renovations in 1997. The cinder block façade appears to be in fair condition with minor cracking seen in some areas.



The parking lot in the western portion of the site is used for vehicle parking along the building and outdoor storage of various equipment and materials along the southern and western edges of the

paved area, which may not be related to the business. There is a temporary accessory storage building, covered boats on trailers, several unenclosed dumpsters, vehicles that appear to be non-operational, storage containers, and piles of materials and debris.



Block 46, Lot 5

Lot 5 in Block 46 is a 0.69-acre flag-lot parcel located along the west side of Independence Street. The property is a vacant wooded parcel owned by Samia Holdings, LLC (formerly owned by Graham Packaging Plastic Products). The property is located to the rear of existing single-family dwellings along Independence Street.

Block 47, Lot 10 & Block 48, Lot 7

Lot 10 in Block 47 is a 4.11-acre L-shaped parcel located at the corner of Knowlton Street and Fifth Street. Lot 7 in Block 48 is a 5.56-acre parcel with frontage along Knowlton Street. Together the two parcels contain 9.67 acres developed with a 160,000-square foot industrial warehouse building formerly owned and occupied by Graham Packaging Plastic Products. Graham Packaging previously manufactured plastics in the building but was forced to close the plant in 2016 due to dwindling sales volume.²

The property was purchased by Samia Holdings, LLC in 2019. Samia occupies approximately 30,000 square feet of the building and the property is still listed for sale.³

² lehighvalleylive.com, S. Novack. | (2016, August 10). N.J. Packaging Plant closing over declining sales. Retrieved January 24, 2022, from https://www.lehighvalleylive.com/warren-county/2016/08/packaging_company_closing_nj_p.html

³ LoopNet.com. 600 5th Ave, Belvidere, NJ 07823 - industrial for sale. Retrieved January 25, 2022, from <https://www.loopnet.com/Listing/600-5th-Ave-Belvidere-NJ/22198503/>



Aerial photography from 1931 shows the property as a vacant farm field. The original L-shaped brick building was constructed at the corner of Knowlton Street and Fifth Street in the early 1950s. This portion of the building is approximately 21,000 square feet. A date stamped on the fire sprinkler system indicates that the piping was manufactured in 1952. Aerial photography indicates that the original building had been constructed by 1956.



A large addition that extends south along the Knowlton Street frontage was constructed sometime after 1958 and before 1963. This portion of the building was used for warehouse and contained a loading area on the southern facing elevation.

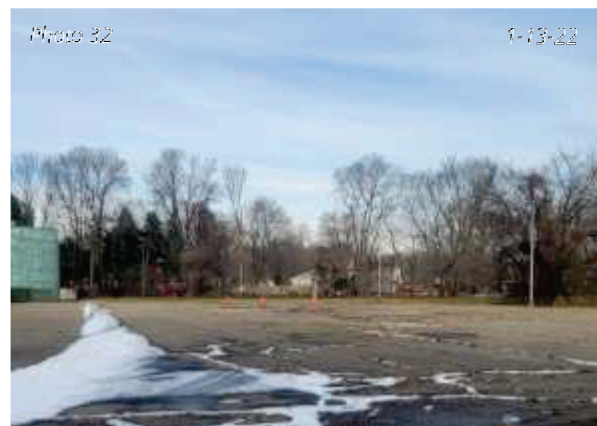
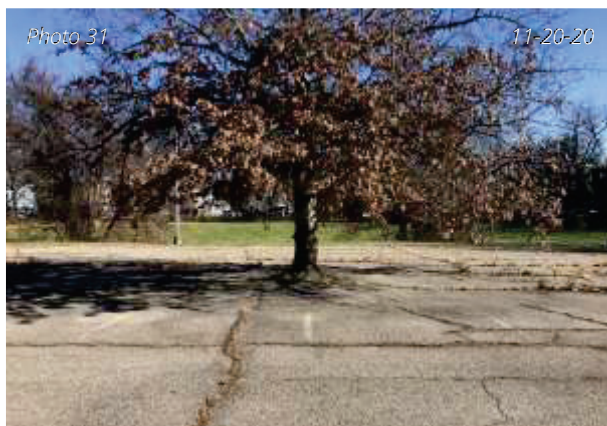


By 1970, a parking area had been constructed to the south of the warehouse addition. Sometime between 1971 and 1981, another large warehouse addition of approximately 62,000 square feet was constructed to the south of the previously constructed addition. This newest addition contained a series of loading docks along the westerly facing elevation, a water storage tank and a parking area in the rear to the east side of the building.



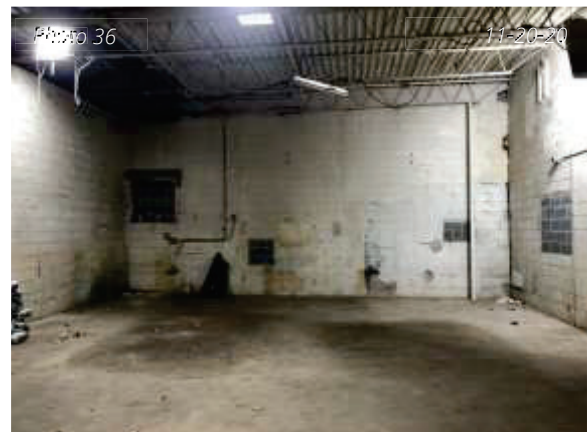
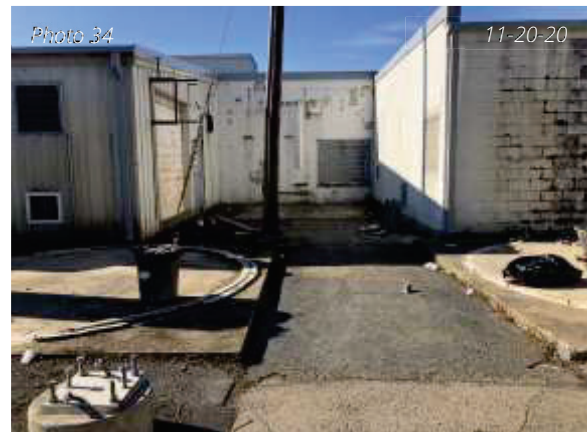
The wooden roof decking is in need of replacement. Metal paneling has been installed along the top of the walls to help prolong the life of the roof, but it's only a temporary fix according to the owner.

The asphalt driveways and parking areas are old and in poor condition. Trees and weeds have grown through the rear parking area causing the pavement to buckle and crack. Photo 31 shows a tree growing in the middle of a parking space. As shown in Photo 32, the trees have been cut down and traffic cones are placed on the tree stumps. The parking lot remains in poor condition.



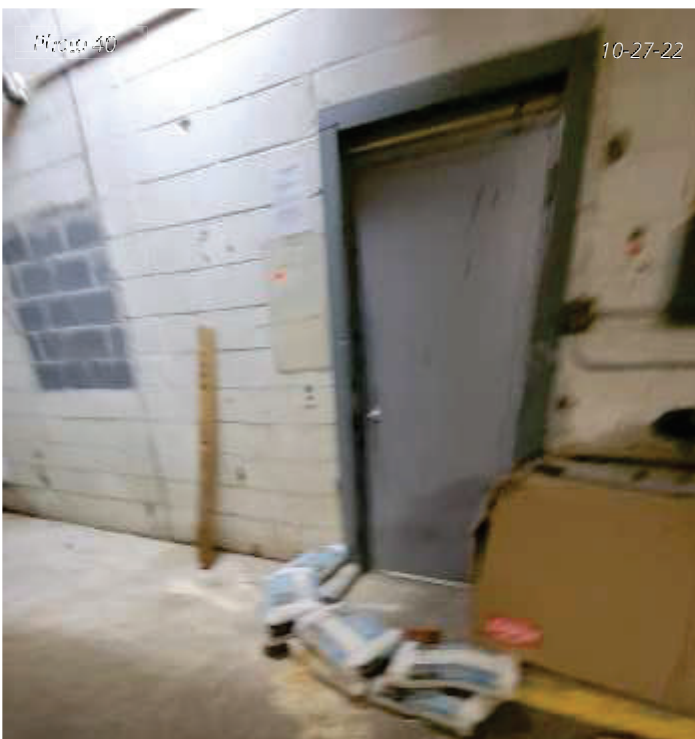
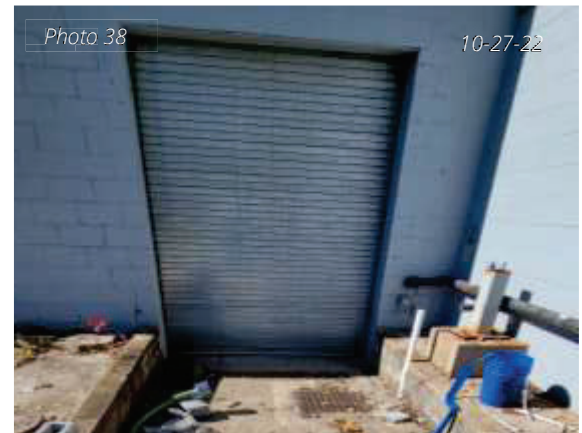
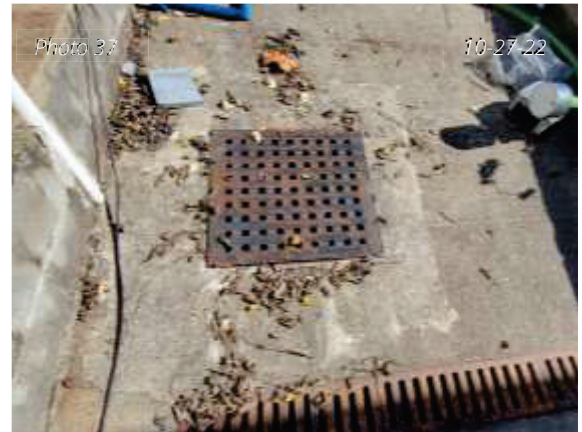
The following items were noted based on the exterior and interior inspection of the property on November 20, 2020, and on October 27, 2022:

- The exterior metal wall panels are rusty and corroded.
- The chain link fencing around the perimeter is old and rusty, and falling down in places. The fence appears to be only 4 or 5 feet tall with barbed wire on top, which could be a safety concern.
- The water tank in the rear is nearing the end of its life. The exterior insulation has holes and bulges. The interior tank liner needs replacement, according to the owner during the November 2020 visit. During the October 2022 visit, the owner advised that the exterior was patched, and a new liner installed, yet still deteriorating and in need of additional work.
- Exterior building connections between the old and newer portions of the building are in poor condition.
- There are concrete pylons in the rear of the building that were left as remnants of past equipment that have been removed.
- Peeling paint and moss growing on rear block walls.
- Electrical service old, may need to be upgraded.
- Several loading docks are in disrepair, ramps nonfunctional during the 2020 visit. Half of the loading dock levelers were inoperable during the 2022 visit.
- Drainage system not working properly. Water pools against the building near the loading docks and needs to be pumped out. The stormwater drainage pipes leading to the detention basin in the rear are completely blocked. Trees are growing in the basin at the outfall points and have disrupted the infrastructure.
- Interior signs of decay:
 - Peeling paint
 - Signs of leaking roof (past or present)
 - Roof drains within the ceiling are failing
 - Concrete floor sealant missing in areas
 - Antiquated doors and windows (old heavy manual sliding doors)
 - Interior rooms or offices are small with no natural light, no exterior windows or skylights



- A/C units mounted in the interior walls with no ventilation (blow hot air into the warehouse space rather than outdoors)
- Broken, stained, or missing tile flooring
- Exposed electrical wires
- Fire protection system dated 1952
- Storage space above offices has low head clearance and wooden railings, which may not be up to current code standards
- Skylights are old and brittle
- Abandoned pipes and ducts left hanging along ceiling and walls with potential asbestos pipe insulation
- Signs of water entering the building due to improper drainage system. Sandbags are being used to keep water out of doorways. Water must be pumped away from the building to the detention basin due to failing drainage system.
- The former macerator pump in the basement needs to be removed (Photo 39).

Additional photos of the interior and exterior conditions are provided in the Appendix.



Block 48, Lot 8

Lot 8 in Block 48 is a 2.76-acre parcel located at the corner of Independence Street and Knowlton Street. The property is developed with a single-family dwelling owned by Gene Farber. The two-story colonial home was originally constructed in 1860 according to tax records and contains 1,836 square feet. The property tax card lists the property in fair condition. The gutter on the front porch roof was hanging off and the front door appears to be broken. There is a gravel driveway which contains two vehicles that appear to be in disrepair. It appears that the resident prefers to park on the front lawn instead of the driveway as there was a truck parked in the grass near the front porch with numerous sets of tire tracks running through the grass to the road. There are numerous accessory structures on the property, some of which are dilapidated and in danger of collapsing.

The property is taxed as a single-family residential use and is not farm assessed, despite the property being used to store farm equipment. There is a large combine, several tractors, old pickup trucks and other vehicles, and various other agricultural equipment and attachments stored around the perimeter of the property. It is unknown whether any of the equipment is in working order. There are numerous plastic barrels, buckets, and other debris scattered around the property that could present a safety hazard. The outdoor storage of various equipment and other items not typically found on a residential lot give the overall appearance akin to a junk yard. In addition, the dwelling is a nonconforming use as residential uses are not permitted in the LM District.

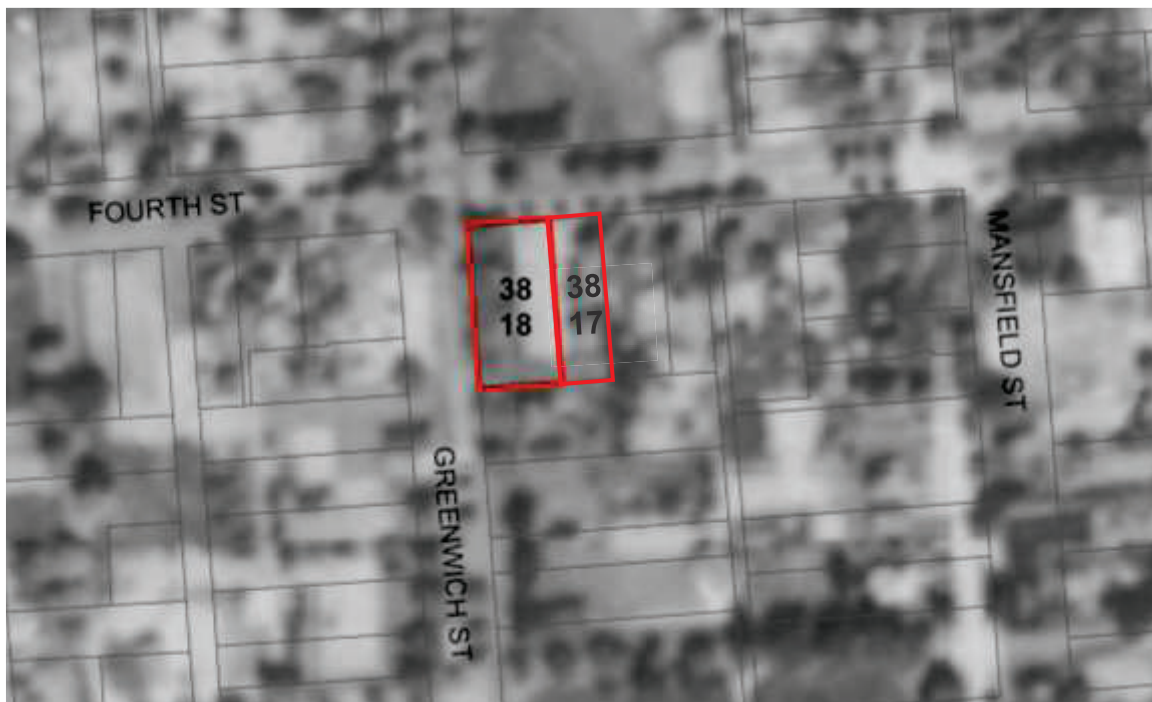




Historic Aerial Photographs



Map 4: Aerial Photograph of Study Area, 1931



Map 5: Aerial Photograph of Study Area (Block 38, Lot 17 and 18), 1930



Map 6: Aerial Photograph of Study Area, 1956



Map 7: Aerial Photograph of Study Area, 1958



Map 8: Aerial Photograph of Study Area, 1963



Map 9: Aerial Photograph of Study Area, 1970



Map 10: Aerial Photograph of Study Area, 1971



Map 1: Aerial Photograph of Study Area, 1981



Map 12: Aerial Photograph of Study Area (Block 38, Lot 18), 1980



Map 3: Aerial Photograph of Study Area, 1988



Map 4: Aerial Photograph of Study Area, 1992



Map 5: Aerial Photograph of Study Area (Block 38, Lot 18), 1995





Map 8: Aerial Photograph of Study Area, 2010



Map 9: Aerial Photograph of Study Area, 2012



Map 100: Aerial Photograph of Study Area, 2012



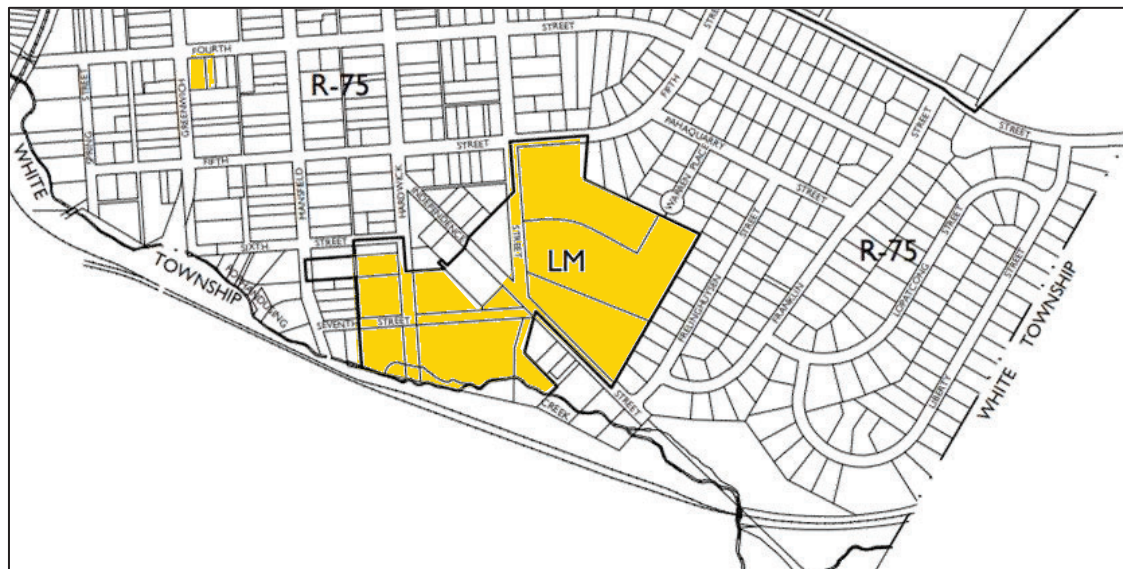
Map 11: Aerial Photograph of Study Area, 2017



Map 12: Aerial Photograph of Study Area, 2017

Zoning in the Study Area

As illustrated on **Map 23**, the study area primarily consists of parcels within the LM Light Manufacturing District located in the southerly portion of the Town. Lot 17 and 18 in Block 38 is situated within the R-75 Residential Zone District.



Map 13: Excerpt of Zoning Map (last revised 5/8/2019) with Study Area Highlighted

Principal permitted uses in the LM District include the following:

- Light manufacturing
- Offices
- Laboratories
- Storage building
- Public utilities
- Warehouses
- Major solar or photovoltaic energy facilities or structures
- Cannabis cultivation, manufacturing, and processing facilities inside a building, licensed by the State of New Jersey

Accessory uses permitted in the LM District include the following:

- Customary accessory uses and structures
- Private garage or parking area
- Signs
- Enclosures for solid waste and recyclables
- Signage for cannabis cultivation, manufacturing and processing facilities pursuant to NJAC 8:64-12.1 or other applicable State requirements or regulations.
- Security measures for cannabis cultivation, manufacturing and processing facilities pursuant to NJAC 8:64-9.7 or other applicable State requirements or regulations.
- Environmental equipment for cannabis cultivation, manufacturing and processing facilities as may be required by the US EPA or NJDEP.
- Buffers along the boundaries of a cannabis cultivation, manufacturing and processing facility

Conditional uses in the LM District include the following:

- Bus passenger station

Bulk requirements for the LM District are as follows:

- | | |
|--------------------------------------|----------------|
| • Minimum Lot Area | 40,000 sq. ft. |
| • Minimum Lot Width | 100 ft. |
| • Minimum Front Yard Setback | 35 ft. |
| • Minimum Side Yard Setback | 25 ft. |
| • Minimum Side Yard Setback Combined | 50 ft. |
| • Minimum Rear Yard Setback | 35 ft. |
| • Maximum Lot Coverage | 35% |
| • Maximum Building Height | 35 ft. |

Principal permitted uses in the R-75 District include the following:

- Single-family detached dwelling
- Place of worship
- Public park or playground

Accessory uses permitted in the R-75 District include the following:

- Customary accessory uses and structures
- Private garage or parking area

- Signs
- Home professional office
- Home occupation
- Noncommercial swimming pool

Conditional uses in the R-75 District include the following:

- School
- Community center
- Library
- Public utility
- Essential services

Bulk requirements for the R-75 District are as follows:

- | | |
|--------------------------------------|----------------|
| • Minimum Lot Area | 11,250 sq. ft. |
| • Minimum Lot Width | 75 ft. |
| • Minimum Front Yard Setback | 30 ft. |
| • Minimum Side Yard Setback | 10 ft. |
| • Minimum Side Yard Setback Combined | 25 ft. |
| • Minimum Rear Yard Setback | 40 ft. |
| • Maximum Lot Coverage | 25% |
| • Maximum Building Height | 35 ft. |

Land Use Setting

The LM District is surrounded on the west, north and east side by the R-75 Residential District, which is developed predominantly with single-family dwellings in the vicinity of the study area. To the south, the study area abuts the White Township municipal boundary, which runs along the Pophandusing Brook. Along the southern banks of the brook in White Township there is an abandoned railroad right-of-way where the tracks still remain yet are overgrown with trees and vegetation. There is also a commercial property at the end of the Mansfield Street extension in White Township, which is owned by Amerigas Propane, L.P. Historic aerials indicate that the Amerigas site previously contained several structures that seemed to be related to the railroad. Those structures were demolished around 2009 except for one small building still used by Amerigas. It does not appear that any of the properties in the study area directly utilized the railroad for the shipping of materials as there are no railroad sidings shown on aerial photos. It is possible that there was some connection to the railroad by way of the Amerigas property in White Township.

Environmental Characteristics

The study area abuts the Pophandusing Brook, which is designated by the NJDEP as a Category 1 trout producing stream. NJDEP regulates a 300-foot-wide riparian buffer along Category 1 streams. As shown on Map X below, the 300-foot riparian buffer encumbers Lots 2, 3, 4 and 5 in Block 46, as well as portions of Lot 3 in Block 42 and Lots 5 and 8 in Block 45.



Map 14: NJDEP Category-1 Stream with 300-foot riparian buffer shown in blue hatching

Portions of the study area are also located within a flood hazard area. FEMA Flood Insurance Rate mapping shows portions of Lots 2, 3, 4, and 5 in Block 46 being encumbered by the A Zone, which has a 1% annual chance of flooding (also known as the 100-year flood hazard area).



Map 15: FEMA Flood Insurance Rate Map, A-Zone shown in blue (Map #34041C0204E, effective September 29, 2011)

An aerial photograph of a residential neighborhood with a purple shaded region. The map is overlaid with numerous labels in the format 'B: [number] L: [number]'. The labels are distributed across the map, with a higher concentration within the purple shaded area. The labels include: B: 10 L: 5, B: 10 L: 6, B: 10 L: 7, B: 10 L: 8, B: 10 L: 9, B: 10 L: 10, B: 10 L: 11, B: 10 L: 12, B: 10 L: 13, B: 10 L: 14, B: 10 L: 15, B: 10 L: 16, B: 10 L: 17, B: 10 L: 18, B: 10 L: 19, B: 10 L: 20, B: 10 L: 21, B: 10 L: 22, B: 10 L: 23, B: 10 L: 24, B: 10 L: 25, B: 10 L: 26, B: 10 L: 27, B: 10 L: 28, B: 10 L: 29, B: 10 L: 30, B: 10 L: 31, B: 10 L: 32, B: 10 L: 33, B: 10 L: 34, B: 10 L: 35, B: 10 L: 36, B: 10 L: 37, B: 10 L: 38, B: 10 L: 39, B: 10 L: 40, B: 10 L: 41, B: 10 L: 42, B: 10 L: 43, B: 10 L: 44, B: 10 L: 45, B: 10 L: 46, B: 10 L: 47, B: 10 L: 48, B: 10 L: 49, B: 10 L: 50, B: 10 L: 51, B: 10 L: 52, B: 10 L: 53, B: 10 L: 54, B: 10 L: 55, B: 10 L: 56, B: 10 L: 57, B: 10 L: 58, B: 10 L: 59, B: 10 L: 60, B: 10 L: 61, B: 10 L: 62, B: 10 L: 63, B: 10 L: 64, B: 10 L: 65, B: 10 L: 66, B: 10 L: 67, B: 10 L: 68, B: 10 L: 69, B: 10 L: 70, B: 10 L: 71, B: 10 L: 72, B: 10 L: 73, B: 10 L: 74, B: 10 L: 75, B: 10 L: 76, B: 10 L: 77, B: 10 L: 78, B: 10 L: 79, B: 10 L: 80, B: 10 L: 81, B: 10 L: 82, B: 10 L: 83, B: 10 L: 84, B: 10 L: 85, B: 10 L: 86, B: 10 L: 87, B: 10 L: 88, B: 10 L: 89, B: 10 L: 90, B: 10 L: 91, B: 10 L: 92, B: 10 L: 93, B: 10 L: 94, B: 10 L: 95, B: 10 L: 96, B: 10 L: 97, B: 10 L: 98, B: 10 L: 99, B: 10 L: 100, B: 10 L: 101, B: 10 L: 102, B: 10 L: 103, B: 10 L: 104, B: 10 L: 105, B: 10 L: 106, B: 10 L: 107, B: 10 L: 108, B: 10 L: 109, B: 10 L: 110, B: 10 L: 111, B: 10 L: 112, B: 10 L: 113, B: 10 L: 114, B: 10 L: 115, B: 10 L: 116, B: 10 L: 117, B: 10 L: 118, B: 10 L: 119, B: 10 L: 120, B: 10 L: 121, B: 10 L: 122, B: 10 L: 123, B: 10 L: 124, B: 10 L: 125, B: 10 L: 126, B: 10 L: 127, B: 10 L: 128, B: 10 L: 129, B: 10 L: 130, B: 10 L: 131, B: 10 L: 132, B: 10 L: 133, B: 10 L: 134, B: 10 L: 135, B: 10 L: 136, B: 10 L: 137, B: 10 L: 138, B: 10 L: 139, B: 10 L: 140, B: 10 L: 141, B: 10 L: 142, B: 10 L: 143, B: 10 L: 144, B: 10 L: 145, B: 10 L: 146, B: 10 L: 147, B: 10 L: 148, B: 10 L: 149, B: 10 L: 150, B: 10 L: 151, B: 10 L: 152, B: 10 L: 153, B: 10 L: 154, B: 10 L: 155, B: 10 L: 156, B: 10 L: 157, B: 10 L: 158, B: 10 L: 159, B: 10 L: 160, B: 10 L: 161, B: 10 L: 162, B: 10 L: 163, B: 10 L: 164, B: 10 L: 165, B: 10 L: 166, B: 10 L: 167, B: 10 L: 168, B: 10 L: 169, B: 10 L: 170, B: 10 L: 171, B: 10 L: 172, B: 10 L: 173, B: 10 L: 174, B: 10 L: 175, B: 10 L: 176, B: 10 L: 177, B: 10 L: 178, B: 10 L: 179, B: 10 L: 180, B: 10 L: 181, B: 10 L: 182, B: 10 L: 183, B: 10 L: 184, B: 10 L: 185, B: 10 L: 186, B: 10 L: 187, B: 10 L: 188, B: 10 L: 189, B: 10 L: 190, B: 10 L: 191, B: 10 L: 192, B: 10 L: 193, B: 10 L: 194, B: 10 L: 195, B: 10 L: 196, B: 10 L: 197, B: 10 L: 198, B: 10 L: 199, B: 10 L: 200, B: 10 L: 201, B: 10 L: 202, B: 10 L: 203, B: 10 L: 204, B: 10 L: 205, B: 10 L: 206, B: 10 L: 207, B: 10 L: 208, B: 10 L: 209, B: 10 L: 210, B: 10 L: 211, B: 10 L: 212, B: 10 L: 213, B: 10 L: 214, B: 10 L: 215, B: 10 L: 216, B: 10 L: 217, B: 10 L: 218, B: 10 L: 219, B: 10 L: 220, B: 10 L: 221, B: 10 L: 222, B: 10 L: 223, B: 10 L: 224, B: 10 L: 225, B: 10 L: 226, B: 10 L: 227, B: 10 L: 228, B: 10 L: 229, B: 10 L: 230, B: 10 L: 231, B: 10 L: 232, B: 10 L: 233, B: 10 L: 234, B: 10 L: 235, B: 10 L: 236, B: 10 L: 237, B: 10 L: 238, B: 10 L: 239, B: 10 L: 240, B: 10 L: 241, B: 10 L: 242, B: 10 L: 243, B: 10 L: 244, B: 10 L: 245, B: 10 L: 246, B: 10 L: 247, B: 10 L: 248, B: 10 L: 249, B: 10 L: 250, B: 10 L: 251, B: 10 L: 252, B: 10 L: 253, B: 10 L: 254, B: 10 L: 255, B: 10 L: 256, B: 10 L: 257, B: 10 L: 258, B: 10 L: 259, B: 10 L: 260, B: 10 L: 261, B: 10 L: 262, B: 10 L: 263, B: 10 L: 264, B: 10 L: 265, B: 10 L: 266, B: 10 L: 267, B: 10 L: 268, B: 10 L: 269, B: 10 L: 270, B: 10 L: 271, B: 10 L: 272, B: 10 L: 273, B: 10 L: 274, B: 10 L: 275, B: 10 L: 276, B: 10 L: 277, B: 10 L: 278, B: 10 L: 279, B: 10 L: 280, B: 10 L: 281, B: 10 L: 282, B: 10 L: 283, B: 10 L: 284, B: 10 L: 285, B: 10 L: 286, B: 10 L: 287, B: 10 L: 288, B: 10 L: 289, B: 10 L: 290, B: 10 L: 291, B: 10 L: 292, B: 10 L: 293, B: 10 L: 294, B: 10 L: 295, B: 10 L: 296, B: 10 L: 297, B: 10 L: 298, B: 10 L: 299, B: 10 L: 300, B: 10 L: 301, B: 10 L: 302, B: 10 L: 303, B: 10 L: 304, B: 10 L: 305, B: 10 L: 306, B: 10 L: 307, B: 10 L: 308, B: 10 L: 309, B: 10 L: 310, B: 10 L: 311, B: 10 L: 312, B: 10 L: 313, B: 10 L: 314, B: 10 L: 315, B: 10 L: 316, B: 10 L: 317, B: 10 L: 318, B: 10 L: 319, B: 10 L: 320, B: 10 L: 321, B: 10 L: 322, B: 10 L: 323, B: 10 L: 324, B: 10 L: 325, B: 10 L: 326, B: 10 L: 327, B: 10 L: 328, B: 10 L: 329, B: 10 L: 330, B: 10 L: 331, B: 10 L: 332, B: 10 L: 333, B: 10 L: 334, B: 10 L: 335, B: 10 L: 336, B: 10 L: 337, B: 10 L: 338, B: 10 L: 339, B: 10 L: 340, B: 10 L: 341, B: 10 L: 342, B: 10 L: 343, B: 10 L: 344, B: 10 L: 345, B: 10 L: 346, B: 10 L: 347, B:

Area in Need of Redevelopment Investigation | December 2022

CEA Information

Description Lower aquifer including bedrock

GW

Case Info

Case ID 008559 LSR120001

Preferred ID 008559

Case Brockway Plastics, Incorporated

Address : 600 5TH ST

City: Belvidere

County: Warren

CEA ID: E87831

Activity Number LSR120001

Subject Item ID: CEA1153613

All PI Block and Lot

47-10, 48-7

See Exhibit A [Site Location Map]

Lot and Block of the CEA

48-5, 48-6, 48-9.09, 29-7, 29-4, 29-8, 48-9.11, 48-7, 29-2, 29-5, 44-11, 47-10, 48-9.12, 46-5, 48-9.10, 29-3, 29-6

This CEA /WRA applies to the contaminants listed in the table below. The ground water quality criteria / primary drinking water standards for these contaminants are listed in parts per billion (ppb). All constituents standards (N.J.A.C. 7:9:9-6) apply at the designated boundary.

Contaminant	Concentration	Units	Cleanup Goal	Units
Arsenic	81.7	Micrograms Per Liter	8	Micrograms Per Liter
Dichloroethene (1,1-)	28	Micrograms Per Liter	1	Micrograms Per Liter
Dichloroethylene (cis-1,2)	31	Micrograms Per Liter	10	Micrograms Per Liter
Ethylbenzene	2,700	Micrograms Per Liter	700	Micrograms Per Liter
Lead	12.5	Micrograms Per Liter	10	Micrograms Per Liter
Naphthalene	430	Micrograms Per Liter	30	Micrograms Per Liter
Tetrachloroethylene	1.2	Micrograms Per Liter	1	Micrograms Per Liter
Tetrachloroethylene	6	Micrograms Per Liter	1	Micrograms Per Liter
Trichloroethane (1,1,1)	130	Micrograms Per Liter	30	Micrograms Per Liter
Trichloroethylene	4.8	Micrograms Per Liter	1	Micrograms Per Liter
Trichloroethylene	5.7	Micrograms Per Liter	1	Micrograms Per Liter
Trichloroethylene	26	Micrograms Per Liter	1	Micrograms Per Liter
Xylenes (total)	23,700	Micrograms Per Liter	40	Micrograms Per Liter

Site

Note:

- 1 Maximum concentration detected at the time of CEA establishment
- 2 Ground Water Quality Standards

Master Plan Studies

Belvidere Town adopted its Master Plan in 1979. The most recent Master Plan Reexamination Report was adopted by the Belvidere Planning Board in 2018. The Planning Board also adopted an Amendment to the Master Plan Land Use Plan Element in 2021 recommending that the cultivation, manufacturing, and processing of cannabis products be a permitted use within the LM Light Manufacturing District.

Master Plan Goals Advanced by Redevelopment

Belvidere's Master Plan Goals, as listed in the 2018 Master Plan Reexamination Report, that could be advanced through a potential redevelopment area designation of the study area include the following:

Overall Goals

- A. To encourage municipal action to guide the appropriate development of all lands within the Town of Belvidere, in a manner which will promote the public health, safety, morals and general welfare.
- B. To secure safety from fire, flood, panic and other natural and manmade disasters.
- C. To provide adequate light, air, open space and an otherwise clean environment for all residents, businesses and visitors.
- D. To ensure that the development of Belvidere does not conflict with the development and general welfare of neighboring White Township, Warren County, and the State as a whole.
- E. To promote the establishment and maintenance of appropriate population densities and concentrations that will contribute to the well-being of residents, neighborhoods and the preservation of the environment and historical assets.
- F. To encourage the appropriate use of funds for capital improvement programs for public benefits by coordinating with public and private development consistent with the rural, historic and environmental features of Belvidere.
- G. To promote a balanced variety of agricultural, residential, commercial, light industrial, recreational, and public and conservation land uses, according to their respective environmental requirements in order to meet the needs of all Belvidere citizens.
- H. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.
- I. To promote a desirable visual environment through creative development techniques and good civic design and arrangements for all development, whether residential, commercial, industrial or recreational purposes.

- M. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

Land Use

Promote a balanced land use pattern compatible with the natural environment.

- Seek public and/or private source of capital to study strategies for revitalization, including uses, parking, signage, lighting, etc.
- Encourage appropriate development and redevelopment of vacant and underutilized lands and buildings through private capital.
- Investigate whether properties qualify as an area in need of redevelopment or rehabilitation, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A.

Natural, Historic and Cultural Resources

Preserve the Town's unique and important natural resources.

- Protect the quality of the environment, such as the Delaware and Pequest Rivers, groundwater resources, wetlands, and riparian buffers.

Economy

Promote a balanced diverse and strong economic tax base.

- Promote the diversification and expansion of the local economy through appropriate development and redevelopment techniques.
- Promote a diverse and balanced community with a mix of commercial service and residential dwellings.
- Promote design controls to support high quality commercial development.
- Work with the business community to support and sustain the year-round economy through appropriate marketing efforts.

State Planning Areas

The 2001 State Development and Redevelopment Plan (SDRP) includes eight statewide goals:

1. Revitalize the state's cities and towns;
2. Conserve the state's natural resources and systems;
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey;
4. Protect the environment, prevent and clean up pollution;
5. Provide adequate public facilities and services at a reasonable cost;
6. Provide adequate housing at a reasonable cost;
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value; and,
8. Ensure sound and integrated planning and implementation statewide.

These goals are intended to fulfill the vision of the State Planning Act, in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. The study area is located entirely within the PA4 Rural Planning Area, as shown on the 2001 adopted State Plan Policy Map.

Despite a statutory obligation to update the State Plan every 6 years, it has not been updated since 2001. The 2012 Draft State Strategic Plan was never adopted and currently there is no active State Planning Commission nor Director of the NJ Office of Planning Advocacy. The future direction of a State Plan is uncertain at this time. The more important regional planning designation at this time is the Highlands Regional Master Plan, which designates Belvidere primarily as an Existing Community Zone within the Planning Area. This is the least restrictive designation category on the Highlands Land Capability Zone Map. However, Belvidere is completely within the Planning Area of the Highlands Region where municipal conformance with the Highlands Regional Master Plan is optional.

Area Evaluation for Conformity with Redevelopment Criteria

As described in the previous sections, an area may be determined to be in need of redevelopment, if after notice and hearing, the governing body of the municipality concludes by resolution that the area is found to meet any one of the criteria described in Section 5 of the LRHL.

The following redevelopment criteria apply to the Study Area and are explained below:

Criterion “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.*

- **Block 38, Lot 18** – The printing service building on Lot 18 has been abandoned for approximately five years according to tax records. The existing structure has quickly fallen into a state of disrepair as the roof is caving in and there are multiple safety hazards. The previous business equipment and items are occupying almost every square foot of the structure. The safety hazard of the building and the vast number of items left within the building make this structure untenable in its current state. The commercial use of the property is pre-existing nonconforming for the R-75 Zone as commercial uses are not permitted. This property qualifies under Criterion “b” as an area in need of redevelopment.

Criterion “c”: *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or 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 or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

- **Block 46, Lot 3** – Lot 3 in Block 46 is a 0.3-acre parcel located along the south side of Seventh Street. The property is vacant and owned by the Town of Belvidere. Based on aerial photography, it appears that the parking area and outdoor storage of materials and equipment

from the bus storage use on Lot 2 is encroaching onto Lot 3. Given the property's size and location between the existing bus garage on Lot 2 and the existing industrial use on Lot 4 as well as its location along the Pophandusing Brook, it is unlikely to be developed through private capital.

- **Block 46, Lot 5** – Lot 5 in Block 46 is a 0.69-acre flag-lot parcel located along the west side of Independence Street. The property is a vacant wooded parcel owned by Samia Holdings, LLC (formerly owned by Graham Packaging Plastic Products). Given the property's irregular shape and location in the southerly section of Town, it is unlikely to be developed through private capital.

Criterion "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 38, Lot 18** – The structure on Lot 18 proves a safety hazard as the attached garage roof has caved in and the overfilling of equipment and items from the previous business remain on site. The state of the interior can breed multiple health hazards and the soundness of the structure is questionable. The boarded-up windows give the property an appearance of blight and disinvestment. The building layout is confusing as the main entrance and garage appears to be on Greenwich Street with another entrance on 4th Street. The remnants of a previously demolished portion of the building still stand, representing a potential hazard as these tall block walls have no horizontal support and are at risk for collapse. Due to the dilapidated building and obsolete layout, the property present a detrimental impact to the welfare of the community.
- **Block 42, Lots 2 & 3** – Lots 2 and 3 are under common ownership and appear to be sharing a compound area in the rear used for outdoor storage. There is a lack of a formal parking area for the existing uses. The buildings are over 65 years old and still consist of the original building materials. The boarded-up windows give the property an appearance of blight and disinvestment. Together the parcels contain approximately 85 percent lot coverage, whereas a maximum of 35 percent lot coverage is permitted in the LM District. There are existing nonconforming apartment uses on the properties as well. Due to the dilapidated building, obsolete layout and excessive land coverage, the properties present a detrimental impact to the welfare of the community.
- **Block 45, Lot 5** – Lot 5 contains an industrial building over 65 years old and still consisting of the original building materials. There is no formal off-street parking area on site and there are no walkways leading to the entrances. There are also electrical wires hanging loose above the side entrance. The property contains over 80 percent lot coverage. Due to the obsolete layout and excessive land coverage, the properties present a detrimental impact to the welfare of the community. This is further evidenced by the zoning violations pending for the outdoor storage and the visibility of the outdoor storage area from adjacent residential properties.
- **Block 46, Lot 2** – Lot 2 contains an industrial building over 50 years old currently being used as a bus garage. There is no formal off-street parking area on site and there is

unenclosed/unscreened outdoor storage of various machines and materials around the perimeter of the paved areas, along the edge of the brook and encroaching onto the Town-owned parcel. The property contains over 60 percent lot coverage. Due to the obsolete layout and excessive land coverage, the properties present a detrimental impact to the welfare of the community.

- **Block 46, Lot 4 & Block 45 Lots 7 & 8** - Lot 4 contains an industrial building over 50 years old. While there is a paved area for parking, it is not stripped and lacks any formal circulation. There is unenclosed/unscreened outdoor storage of various vehicles, equipment and materials around the perimeter of the paved areas, along the edge of the brook and encroaching onto the Town-owned parcel. Lots 7 and 8 in Block 45 are included as part of the development tract as they provide access to Lot 4 from Hardwick Street to Independence Street. The tract contains over 60 percent lot coverage. Due to the obsolete layout and excessive land coverage, the properties present a detrimental impact to the welfare of the community.
- **Block 47, Lot 10 & Block 48, Lot 7** - The property contains the former Graham Packaging industrial building. Although the building is currently occupied, the property still has several areas of concern that need to be addressed. Most significantly, the property has an insufficient and nonfunctioning stormwater drainage system, which is causing flooding issues within the building during rain events. Inside the building, the roof drain system is failing and in need of replacement, the epoxy flooring is in poor condition and needs to be replaced, half of the loading dock levels are inoperable and need to be replaced, and the electrical system needs to be upgraded, among other items. By reason of dilapidation, obsolescence, faulty arrangement or design, and obsolete layout, the property presents a detrimental impact to the welfare of the community.

The former operations at the site also caused groundwater contamination, which have a potential to impact the health and safety of nearby residents. Without continued remediation of the property, the site poses a deleterious land use to the welfare of the adjacent residential and non-residential neighbors.

- **Block 48, Lot 8** - This residential property is being used for excessive outdoor storage of various farm and nonfarm vehicles, equipment and debris. Some of the accessory structures are in dilapidated condition. The overall appearance of the property contributes to dilapidation and blight. The property presents a detrimental impact to the welfare of the community.

Section 3: In addition to the above criteria, Section 3 of the LRHL, which defines a redevelopment area, 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.”

- **Portions of the Sixth Street, Seventh Street, Hardwick Street, Knowlton Street, and Independence Street Rights-of-Way** - The roadways within the study area are generally maintained in good condition. All of these roads are under local jurisdiction and are maintained

by the Town of Belvidere. However, it is recommended that the rights-of-way be included in the redevelopment designation to allow for improvements to be made within the rights-of-way where necessary.

- **Block 38, Lot 17-** While not a detriment to public health, the vacant land can be better utilized. Especially due to its location adjacent to the abandoned commercial building. Both of which are owned by the Town of Belvidere.

Study Conclusion and Recommendations

The first two findings/declarations of the Local Redevelopment and Housing Law (NJSA 40A:12A-2(a), (b)) apply to the situation facing Belvidere Town in making a Non-Condemnation Area in Need of Redevelopment determination:

"a. 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 concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.

b. From time to time the Legislature has, by various enactments, empowered and assisted local governments in their efforts to arrest and reverse these conditions and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential, and civic facilities."

As set forth in detail above, this report finds that the Study Area qualifies as "in need of redevelopment" based on Criteria "a", "b", and "d" of the Local Redevelopment and Housing Law of N.J.S.A. 40A:12A-05.

The table below summarizes the redevelopment criterion that each parcel qualifies under:

	Criterion B	Criterion C	Criterion D	Section 3
Block 38, Lot 17				Yes
Block 38, Lot 18	Yes		Yes	
Block 42, Lot 2			Yes	
Block 38, Lot 18	Yes		Yes	
Block 42, Lot 3			Yes	
Block 45, Lot 5			Yes	
Block 45, Lot 8			Yes	
Block 46, Lot 2			Yes	
Block 46, Lot 3		Yes		
Block 46, Lot 4			Yes	
Block 46, Lot 5		Yes		
Block 47, Lot 10			Yes	
Block 48, Lot 7			Yes	
Block 48, Lot 8			Yes	
Rights-of-Way				Yes

It is therefore recommended that the governing body designate the entire study area as a “Non-Condemnation Area in Need of Redevelopment” and proceed with the development and adoption of a redevelopment plan to expedite the economic recovery for the benefit of the public welfare.

Appendix



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