



Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) for the Ethicon Campus



DRAFT AUGUST 30, 2024

Bridgewater Township, Somerset County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



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Bridgewater Township, Somerset County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Non-Condensation Preliminary Investigation by the Planning Board on _____.

Endorsed by the Township Council on _____ 2024.

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A signed and sealed copy of this document is available at the municipal building.



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INTRODUCTION

The Township Council of Bridgewater directed the Planning Board, pursuant to Resolution #24-03-21-102 (adopted on March 21, 2024), to conduct a preliminary investigation to determine whether the former *Ethicon* research, office and manufacturing campus, consisting of two properties located at the intersection of US Highway Route 22 and Country Club Road, qualifies as an *area in need of redevelopment* (AINR). Such a determination may be made pursuant to the criteria established at N.J.S. 40A:12A-1 et seq., known as the “*Local Redevelopment and Housing Law*.”

This report, which constitutes a *Preliminary Investigation*, is the statutorily enabled vehicle by which the Planning Board may respond to the Township Council’s request to study the area in question. It provides an examination of the existing conditions of the study area, communicated through photography, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL. Based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

Statutory Authority and Process

Under New Jersey’s *Local Redevelopment and Housing Law* (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The Township of Bridgewater must follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is a new set of development regulations. Additionally, designation as a redevelopment area provides the Township with the ability to offer enhanced fiscal tools to overcome financial challenges faced by the private sector that would otherwise stifle redevelopment. Ultimately, it is a means to lay the groundwork for redevelopment that benefits both the public and private interests.

NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Governing body directs the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Planning board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- Based on the planning board’s recommendation, governing body may designate all or some of the study area as an “area in need of redevelopment”.
- The governing body prepares a redevelopment plan for the area, or directs the planning board to prepare the plan.
- The governing body adopts the redevelopment plan
- The governing body or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implement the plan.

STUDY AREA DESCRIPTION

The Ethicon Campus Study Area (*Study Area*) consists of approximately 84.27 acres west of the interchange of US Route-22 and US Route-202. The Study Area is composed of two properties at the intersection of US Route-22 and Country Club Road. These properties are identified on the Township tax maps as Block 411, Lot 39 and Block 408, Lot 67. Lot 39 contains the former campus of Ethicon, Inc., a multi-billion-dollar global subsidiary of Johnson & Johnson known for research, development, and manufacturing of surgical sutures and supplies for more than 130 years. Lot 67 is a smaller lot that contains undeveloped land across the street from the Ethicon campus. Portions of the Study Area are located within wetlands and flood hazard areas associated with Peters Brook.

Land uses surrounding the Study Area include single-family homes along Country Club Road to the west, Bridgewater-Raritan High School to the north, Somerset Corporate Center to the east, and Raritan Valley Country Club across US Route-22 to the south.

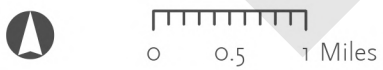
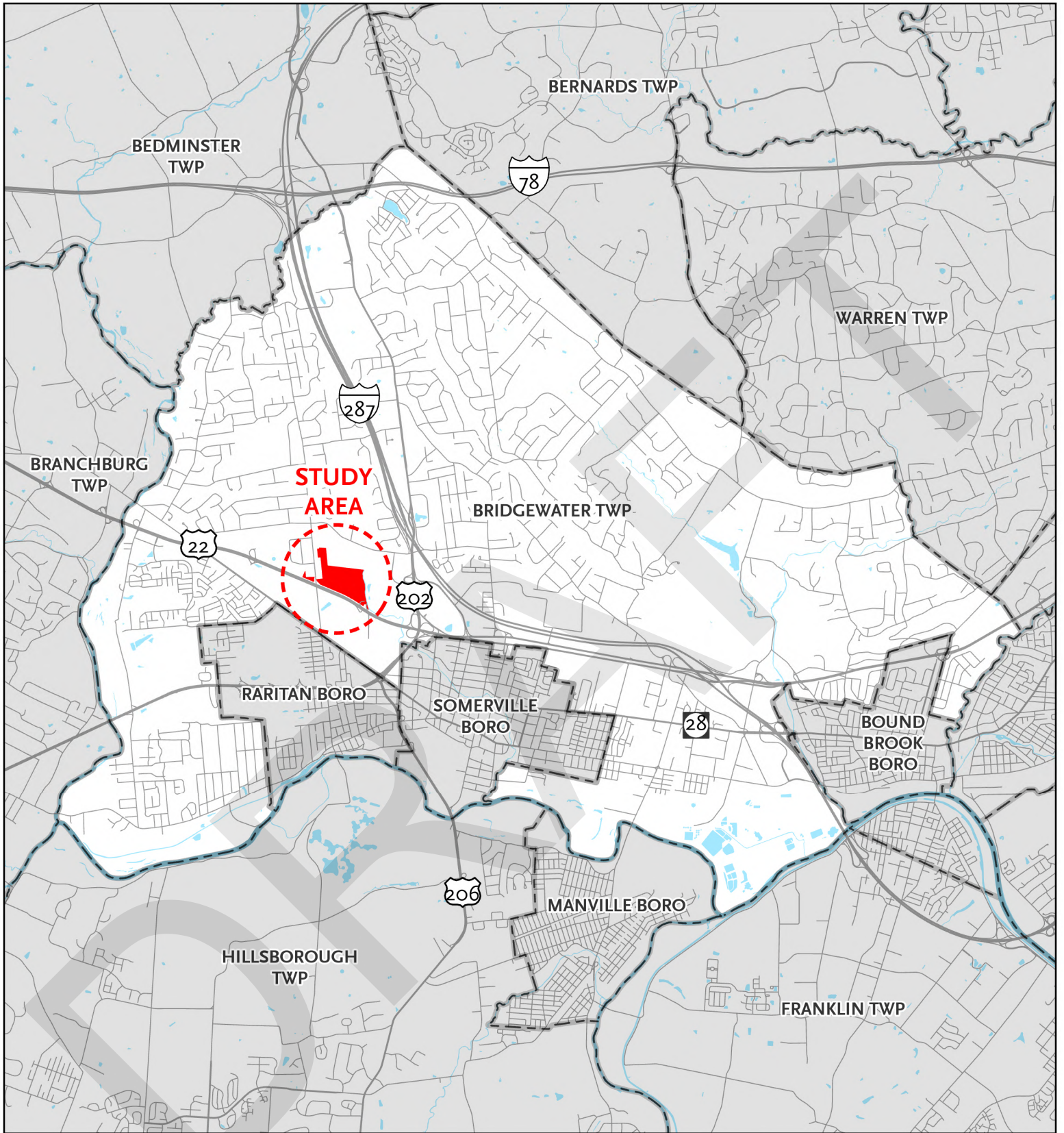
Former Ethicon Campus (Block 411, Lot 39)

The former Ethicon campus is located on Block 411, Lot 39, located at 555 US Route-22. The property consists of 81.89 acres. It contains 15 buildings and/or wings, totaling approximately 698,000 square feet of floor area previously used for offices, laboratories, manufacturing, and employee amenity spaces. These buildings were constructed and modified over more than 60 years since the first buildings were constructed in 1956. During this time, these buildings were designed and redesigned to facilitate Ethicon's specialized biomedical research and manufacturing operations. Other existing improvements include 1,342 paved off-street parking spaces, one mile of nature paths, lighting, sidewalks and circulation areas, electrical substations, above-ground fuel tanks, generators, monitoring and injection wells, a water tower, stormwater management facilities, and heavy-duty utilities and building systems.

The property is a known contaminated site that has documented groundwater contamination with ongoing remediation operations. In addition, it has been determined that buildings on the campus contain hazardous materials including lead, asbestos, and polychlorinated biphenyls (PCBs).

Vacant Lot (Block 408, Lot 67)

Block 408, Lot 67 is a 2.38-acre undeveloped corner lot located across Country Club Road from the former Ethicon campus. The property contains woodlands and wetlands. has approximately 587 feet of frontage on US Route-22 and approximately 194 feet of frontage on Country Club Road. Single-family residences abut the property to the north and west.

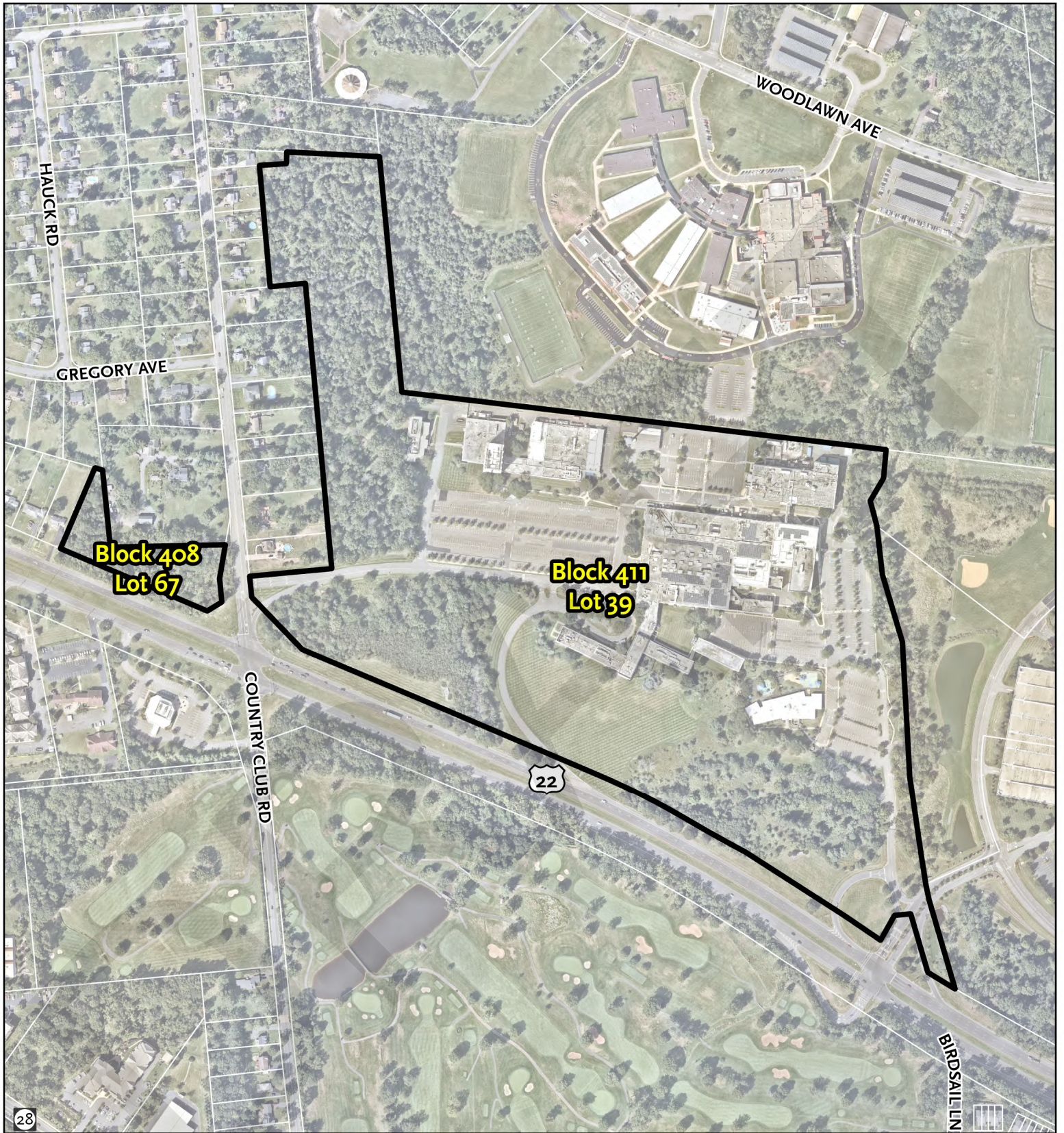


ETHICON, INC. CAMPUS
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Study Area Location

LOCATION:
 Bridgewater Township, Somerset County, NJ

- Clarke Caton Hintz** ● ● ■
- Architecture
 - Planning
 - Landscape Architecture



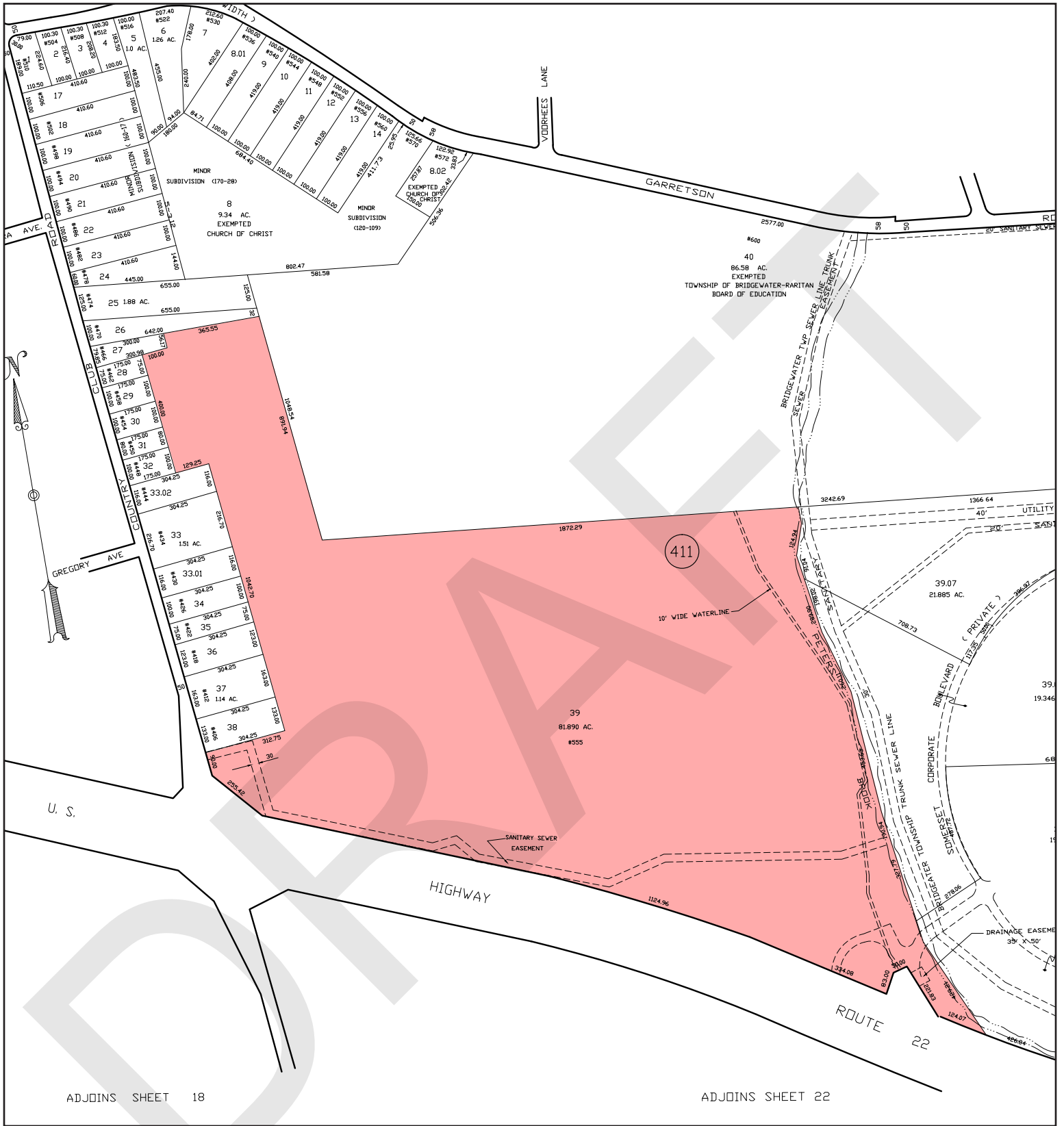
ETHICON, INC. CAMPUS
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Study Area Boundary

LOCATION:
 Bridgewater Township, Somerset County, NJ

SOURCES:
 Aerial Imagery
 Nearmap (September 14, 2023)

- Clarke Caton Hintz**
- Architecture
 - Planning
 - Landscape Architecture



ADJOINS SHEET 18

ADJOINS SHEET 22



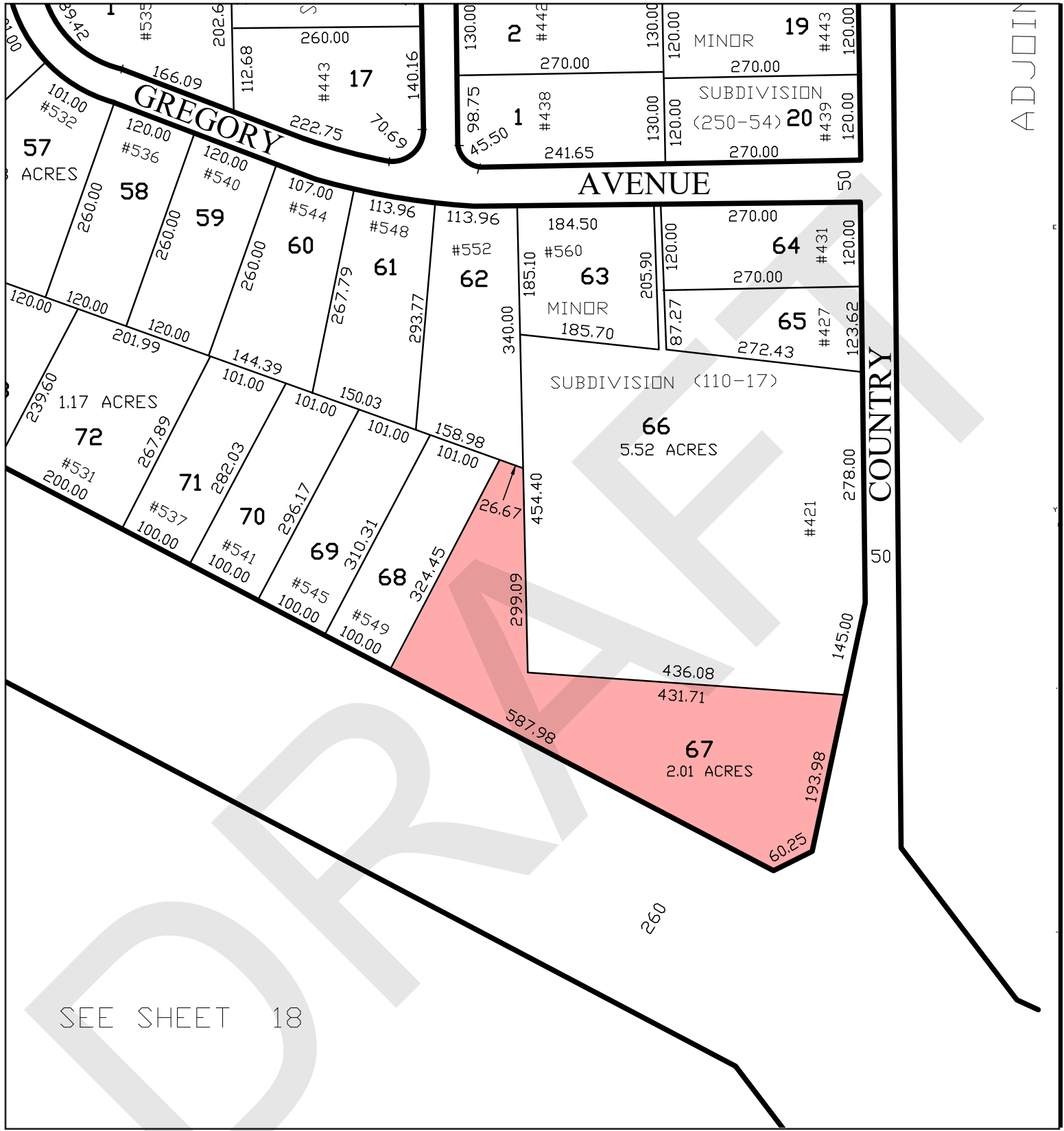
ETHICON, INC. CAMPUS
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

SOURCE:
Bridgewater Township Tax Maps, Sheet 23

Tax Map: Block 411, Lot 39

LOCATION:
Bridgewater Township, Somerset County, NJ

Clarke Caton Hintz ● ● ■
Architecture
Planning
Landscape Architecture



SEE SHEET 18



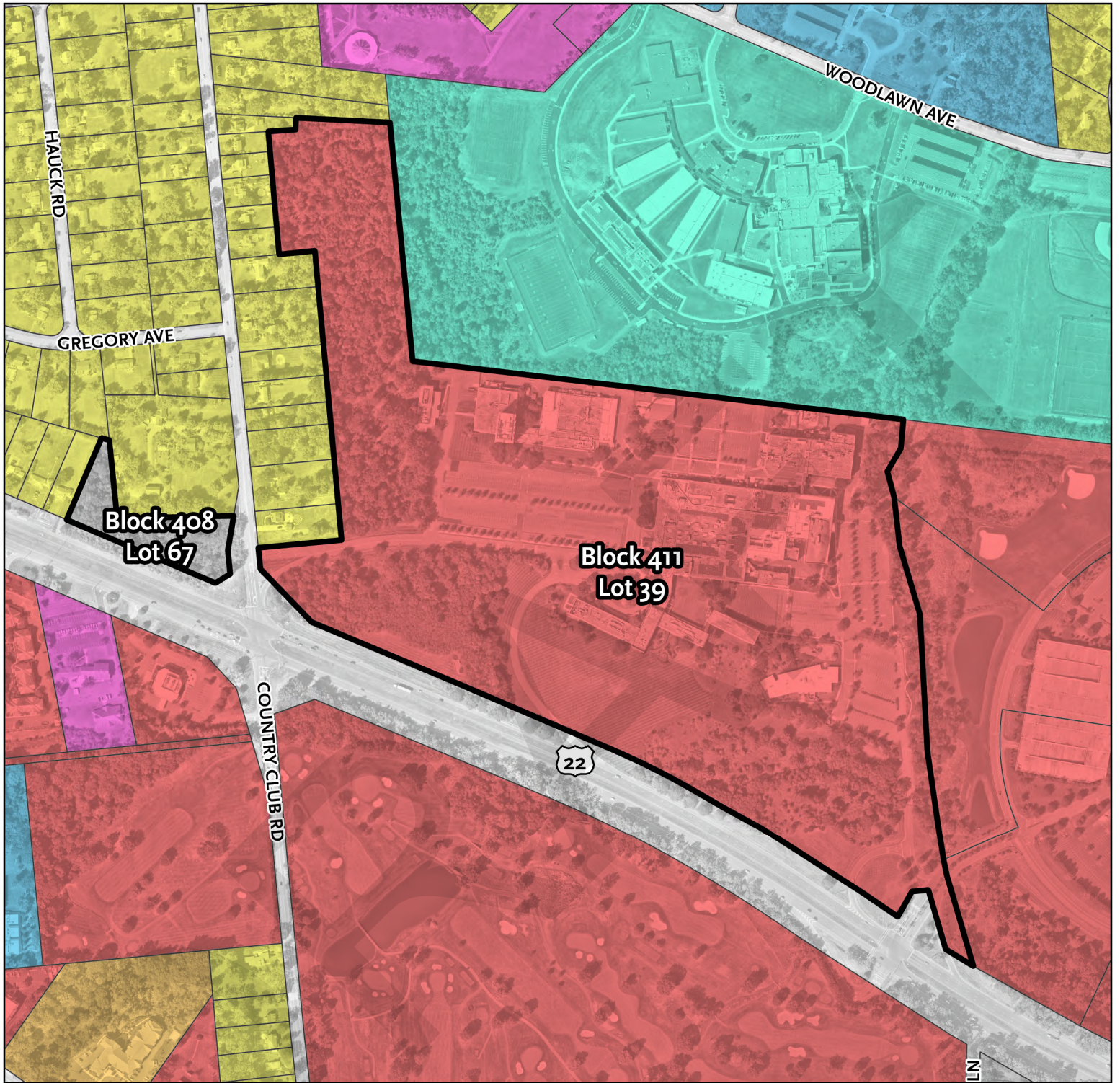
ETHICON, INC. CAMPUS
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

SOURCE:
Bridgewater Township Tax Maps, Sheet 19

Tax Map: Block 408, Lot 67

LOCATION:
Bridgewater Township, Somerset County, NJ

- Clarke Caton Hintz**
- Architecture
 - Planning
 - Landscape Architecture



- | | | |
|-----------------------------|------------------------|-------------------|
| Vacant | Commercial | Church/Charitable |
| Residential (Single-Family) | Public School Property | |
| Residential (Multi-Family) | Public/Quasi-Public | |



ETHICON, INC. CAMPUS
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Existing Land Use

LOCATION:
Bridgewater Township, Somerset County, NJ

SOURCES:

MOD-IV Parcels, NJOGIS (2023)
*Cross-referenced with aerial imagery by CCH
Aerial Imagery
Nearmap (September 14, 2023)

Clarke Caton Hintz ● ● ●
Architecture
Planning
Landscape Architecture

ETHICON CAMPUS: EXISTING FACILITIES

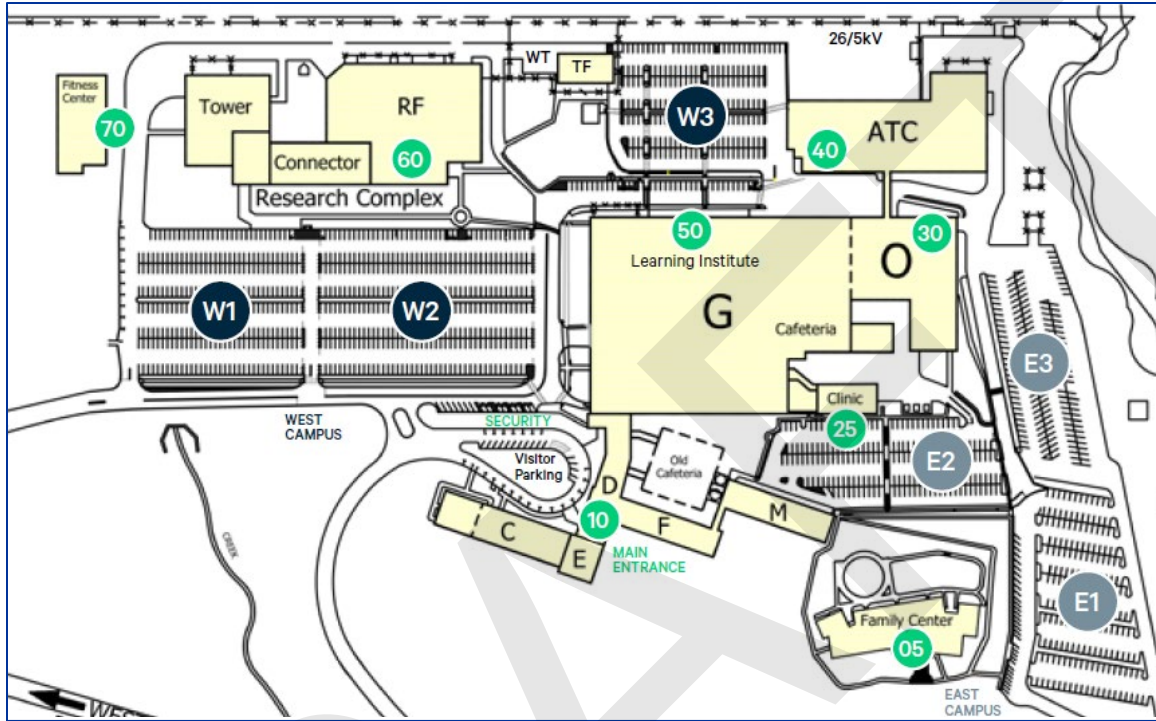
The former Ethicon campus consists of 15 buildings containing approximately 698,000 square feet of floor area with highly variable footprints, sizes, heights, construction types and configurations. These buildings were constructed, renovated and reconfigured over nearly sixty years. In 1956, Ethicon constructed the first group of attached buildings that are now referred to as Building 10 and Building 50 and Wings C, D, F, and G. Over the following decades, the company made several additions, expansions, and renovations to the original building and the site, including employee amenities and additional supportive uses. Existing buildings and facilities on the former campus are labeled in Fig. 1: Existing Ethicon Campus Map and listed in Table 1: Existing Ethicon Campus Map Key.

The design and configuration of each building and its relationship to other buildings in the complex reflect the individual and specialized uses that evolved over the duration of Ethicon's 65-year tenure at the site. These include research space, laboratories, offices, manufacturing, shipping, receiving, daycare, fitness, maintenance, etc. Most of the buildings that were formerly used as offices, laboratories, and manufacturing were constructed in a utilitarian style with concrete or painted concrete exteriors, few or no windows, or windows on portions of some facades. The research, manufacturing, and office buildings that do have windows, notably, have blue glass that is evocative of the cobalt blue in medicine bottles historically used to protect contents from ultraviolet light. On the interior of these buildings, many spaces consist of either open floor areas for modular offices or manufacturing, while others contain highly compartmentalized rooms for offices, laboratories, or other support supportive uses and utilities. In addition, some wings of the campus still contain built-in equipment such as freezers or generators, pressurized laboratory spaces, and specialized facilities that have complex mechanical systems for maintaining air pressure, temperature, and access to air, gas, steam, water, and loading, storage, or disposal of hazardous materials.

Many of the existing buildings associated with Ethicon's research and office uses are also structurally connected in some form. These connections include shared floor plates and walls, enclosed second-story pedestrian bridges, or underground basement hallways or stairwells. Due to these structural connections, Buildings 10, 25, 30, 40, and 50, and the Old Cafeteria are connected in addition to the Research Complex, which consists of three attached buildings on the western half of the site.

An assessment of each existing building and wing is provided in this report. The following building descriptions include information from a real estate memorandum prepared by CBRE, Inc. that has been cross-referenced with information provided by operations personnel at Ethicon and in-person walkthrough of building interiors and exteriors by this office. Site photos were taken by this office on April 17, 2024.

Fig. 1: Existing Ethicon Campus Map



Source: CBRE, Inc. Real Estate Report, "555 Route 22"

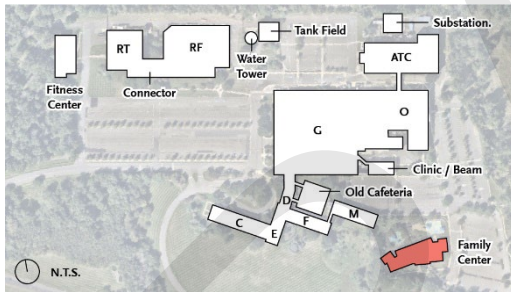
Table 1: Existing Ethicon Campus Map Key

Building No.	Building Name
05	Family Center / Child Development Center (CDC)
10	Wing C Wing D Wing E Wing F Wing M Old Cafeteria / Bomb Shelter
25	Clinic / Beam Building
30	Wing O
40	Advanced Technology Center (ATC)
50	Learning Institute / Wing G
60	Research Complex (Tower, Connector & Foundation) - Tower - Connector - Research Foundation (ERF)
70	Fitness Center
WT	Water Tower
TF	Tank Field
26/5kV	Electrical Substation

Building 05: Family Center / Child Development Center (CDC)

The Family Center (also referred to as Child Development Center, or CDC) was built in 1997 for use as an employee childcare facility. The building is one-story with 21,783 square feet of floor area. It contains classrooms, play areas, restrooms, a kitchen, administrative offices, mechanical and storage rooms, and other spaces relevant to the operation of a day care center.

The building is in relatively good condition. The building footprint is a double loaded corridor that has rooms on both sides with window access to light and air. The configuration and layout are specific to a daycare center that serves an age range from very young to Pre-Kindergarten. Each classroom has very particular configurations based on the age group being served. For example, the rooms for the very youngest children have diaper changing areas, while the rooms serving slightly older children (e.g. toddlers) have bathrooms with fixture heights, sizes and locations appropriate for that age group. All of the daycare rooms have extensive plumbing (bathrooms, sinks, etc.) and separate quiet rooms for nap areas.



Building Location (red)



Family Center classroom with toddler-height fixtures



Entrance to Family Center



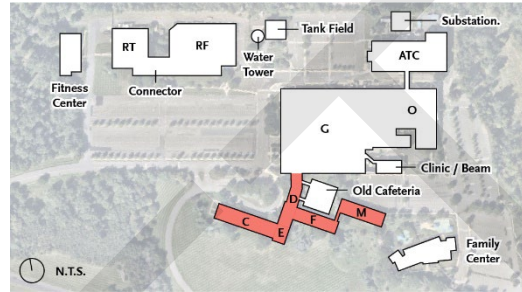
Family Center hallway

Building 10: Wings C, D, E, F, and M

Building 10 consists of five (5) interconnected wings (Wings C, D, E, F, and M). These wings were constructed in 1956 as part of the original Ethicon campus and used for its original purpose until the company vacated the site in 2022.

Each wing of the building was designed for various uses including: specialized laboratory and research space in Wing C; specialized office space in Wing D; executive offices in Wings E and F; and administrative offices in Wing M. Each wing consists of two floors, with the exception of Wing E, which is located on the third floor above the intersection of Wings C and D.

The footprint of each wing consists of a relatively narrow (50- to 60-foot-wide) double-loaded corridor with rooms on each side that have exterior windows.



Building Location (red)

Wing C is 36,023 square feet and contains microbiology and multipurpose labs on the first floor, offices on the second floor, and lab space in the basement. An addition was added to the west end of the wing in 1993, and the interior was renovated in 2003, 2005, and 2007.

Wing D contains 47,157 square feet consisting of primarily offices in addition to conference rooms, storage, utility spaces, and three laboratories in the basement. All floors of Wing D are connected to Wings C and F. The first floor of Wing D is connected to Wing G (Building 50), while the first floor and basement are connected to the Old Cafeteria. Wing D was renovated in 2001, 2003, 2005, and 2007.

Wing E contains 8,326 square feet of floor area on the third floor above the intersection of Wings C and D. The building contains a boardroom, a conference room, and executive offices. Wing E was renovated in 2001, 2003, 2005, and 2007.

Wing F contains 20,035 square feet of office space that is attached to Wing D at the west and to Wing M by an enclosed two-story hallway at the northeast corner that was added during construction of Wing M. Wing F was renovated in 2007.

Wing M was built in 1964. It contains 30,320 square feet of floor area consisting of office space on floors one and two and industrial space, a vault, utilities, and mechanicals in the basement. Wing M was renovated in 2006 and 2008.



Hallway of Wing C



Hallway of Wing D



Executive office in Wing F



Built-in equipment in Wing C



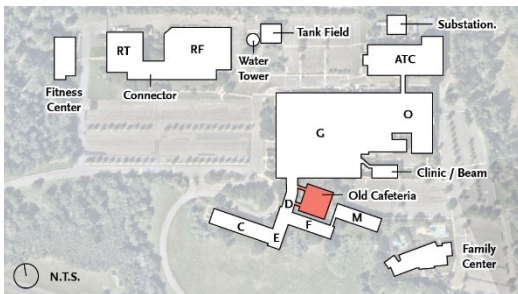
Wing E (highlighted yellow) on third floor of Building 10 as viewed from US Route-22



Lab space in Wing C

Building 10: Old Cafeteria

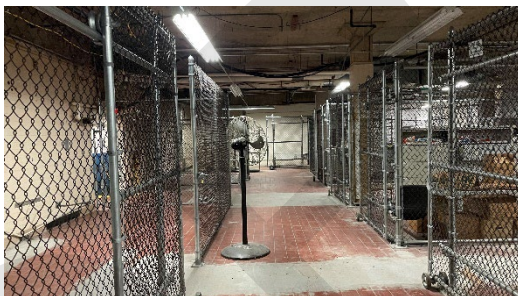
The Old Cafeteria was originally built as a bomb shelter in 1964 and renovated for use as a cafeteria in 1992 and then offices in 2005. The building is located one story underground between Wings D, F, M, and G. A raised lawn area is located atop the building at ground level. The Old Cafeteria is accessed from the first-floor stairwell and basement of Wing D. The building is 14,929 square feet and constructed of reinforced concrete. The building now houses multi-purpose “overflow” space with areas for modular workstations, meeting rooms, storage, and mechanical rooms.



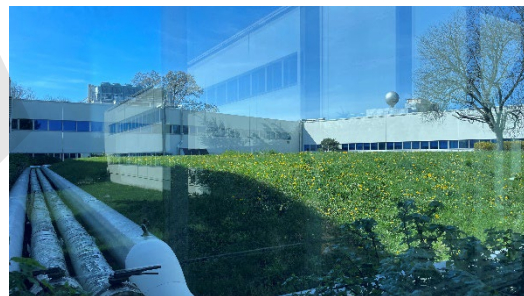
Building Location (red)



Overflow office space and storage in the Old Cafeteria



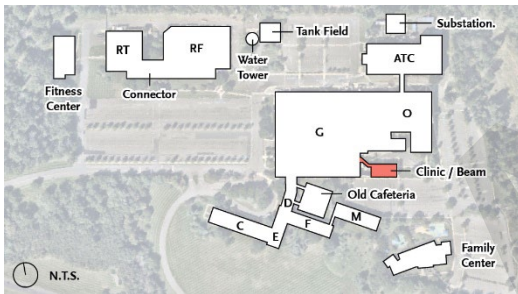
Storage space in the Old Cafeteria



Above-ground view of Old Cafeteria from Wing F hallway

Building 25: Clinic / Beam Building

The Clinic (also referred to as Beam Building) was built in 1961. The two-story building consists of 8,542 square feet of floor area. It contains a medical clinic with doctor's offices and exam rooms on the first floor, while the basement houses storage and mechanical equipment. The east end of the upper floor was converted to an employee health clinic in 2011. The west end of the lower level is below ground because of elevation changes. The facility can be accessed by means of a second-story enclosed pedestrian bridge from Wing G or from an exterior stair at the north side. In addition to the pedestrian bridge, the building shares its south wall with Wing G. The building is mostly windowless except for its north façade.



Building Location (red)



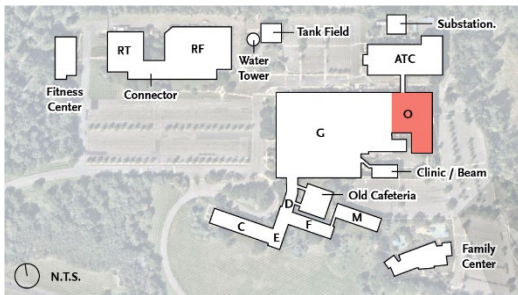
Below-grade access and structural connection between Clinic (left) and Wing G (right)



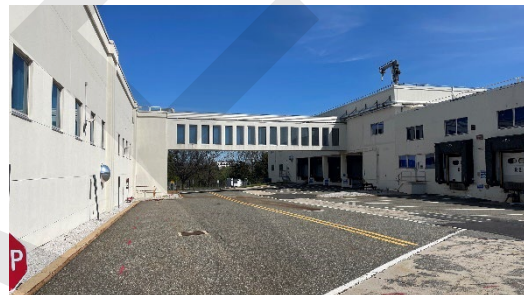
Clinic / Beam Building façade (north)

Building 30: Wing O

Wing O was built in 1969 and renovated in 1999, 2001, 2002, 2005, and 2008. The three-story building consists of 98,701 square feet of floor area. It consists of, primarily, office space and approximately 30% of the basement houses workshops and storage. The building is connected to Wing G at the west and to the ATC building at the north by a connecting bridge at the third floor.



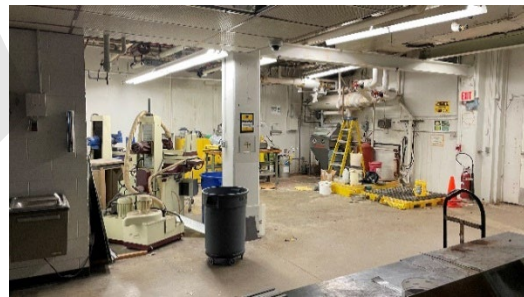
Building Location (red)



Structural connection between ATC and Wing O (right)



East façade of Building 30 (Wing O)

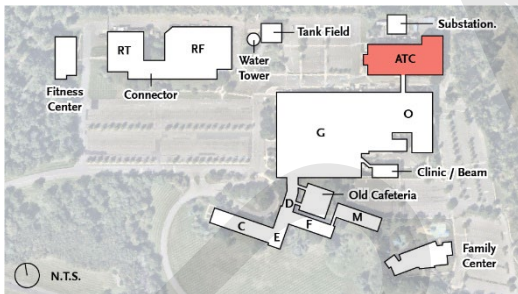


Workshop and manufacturing space in Wing O

Building 40: Advanced Technology Center (ATC)

The Advanced Technology Center (ATC) was built in 1961 with additions in 1964, 1979 and 1982 and partial renovations in 1999 and 2005. The building is a two-story, 90,026 square feet multipurpose building that houses offices and lab space on the top floor, and manufacturing with lab space on the first floor. The building is located to the north of Wing O and Wing G and connected to Wing O to the south by an enclosed pedestrian bridge on the second floor. Most of the building is filled with laboratory equipment and building support systems that were necessary for the building's prior use.

Both the interior and the exterior of the building are utilitarian in construction and appearance. Many of the interior walls and partitions are constructed of painted concrete masonry units (CMU), appropriate for heavy-duty laboratory and manufacturing spaces but not typically for other uses. The first floor is quite tall. The equipment, layouts and finishes are dated and very particular to the former uses of the building, which included stability chambers and areas to store very expensive samples.



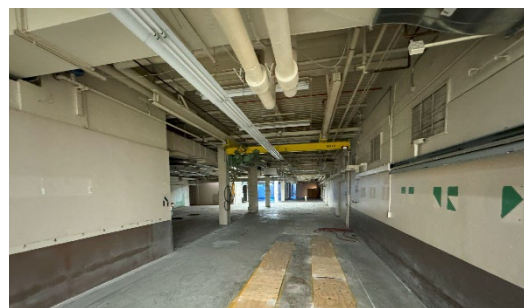
Building Location (red)



Lab space in ATC



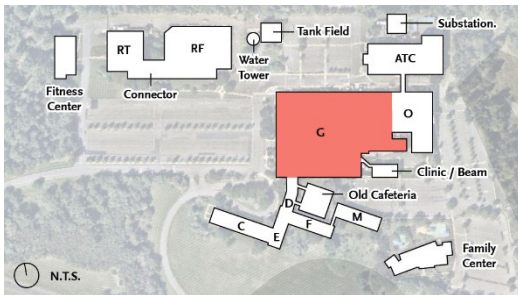
ATC entrance at southwest corner of Building 40



Former wire mill manufacturing space in ATC

Building 50: Learning Institute / Wing G

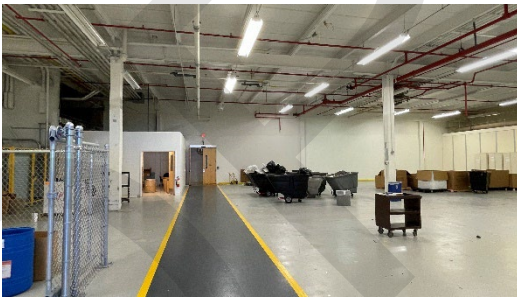
The Learning Institute is a one-story, multipurpose building constructed as part of the original Ethicon campus in 1956. The building consists of 184,331 square feet of floor area and contains offices and amenities along with manufacturing, labs and warehouse spaces, and facilities that support the entire campus. It was originally constructed as a manufacturing facility with later additions in 1958, 1960 and 1962. The building underwent partial renovations in 1992, 1998, 2002, 2003, 2005, 2006 and 2008 to accommodate the variety of other uses and amenities such as a cafeteria, credit union offices, a warehouse, and training and conference spaces. The building is connected to Wing O to the east, Wing D at the southwest corner and the Clinic to the southeast by an enclosed pedestrian bridge. The building is accessible from its own entrance on the north façade as well as entry from attached buildings.



Building Location (red)



Cafeteria in southeast of Wing G



Warehouse in north of Wing G

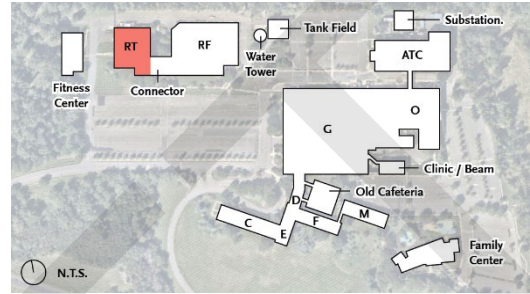


North Façade and Main Entrance of Wing G

Building 6o: Research Tower

The Research Tower was built in 1976 and renovated in 2007 and 2011. The building contains 69,074 square feet and consists of a seven-story tower and one-story base. The footprint of the tower is approximately 7,000 square feet per floor.

The building contains offices and conference areas on the first floor, primarily laboratory space with offices on Floors 2 through 6, executive suites on the seventh floor, a mechanical penthouse, and utilities in the basement. The building still contains an extensive amount of research equipment, cabinetry, utilities, and specialized ventilation. The north façade does not have windows, while the south façade has a single window in the middle of the façade.



Building Location (red)



Research Tower (west façade)



Research Tower (northwest façade)



Lab space in Research Tower

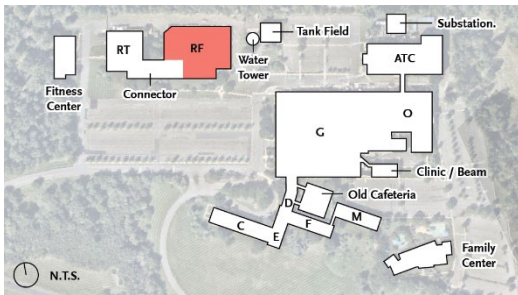


Utility systems in Research Tower basement

Building 6o: Research Foundation (RF)

The Research Foundation (RF) was built in 1961 and renovated in 1965, 1974, 1985, 2000, 2006, and 2007. The one-story, 48,880 square-foot building is primarily a research facility and contains highly specialized laboratory spaces, a surgical center, conference rooms and other support spaces associated with the laboratory facilities.

The interior and exterior of the building is utilitarian in construction and appearance to accommodate the specialized interior uses. The façade has few windows, while interior walls and partitions are primarily constructed of painted concrete masonry units (CMU) with painted concrete floors.



Building Location (red)



Lab space in the Research Foundation



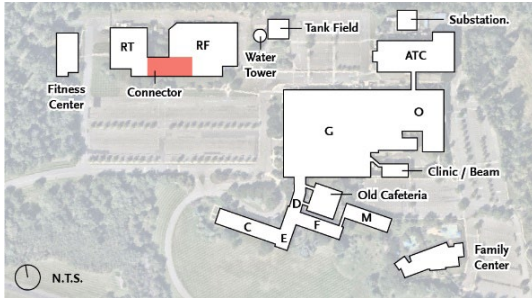
Windowless façade of Research Foundation (east)



Built-in freezer space in the Research Foundation

Building 6o: Research Complex Connector

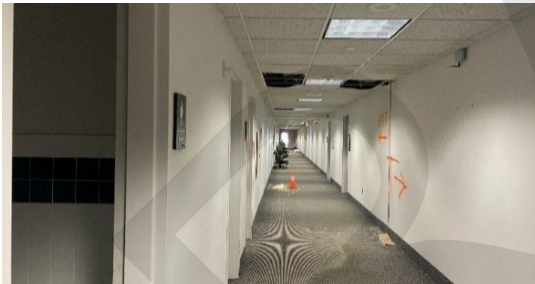
The Connector was built in 1976 and renovated in 1997. The one-story, 9,367 square-foot building connects the Research Tower to the Research Foundation building (RF) via a double-loaded hallway with offices on each side.



Building Location (red)



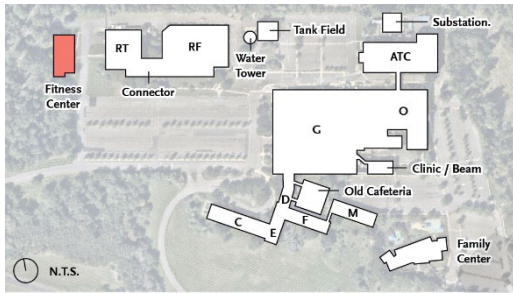
Connector façade (left) and Research Tower (right) from courtyard



Western end of Research Complex Connector hallway, as viewed from Research Tower toward Research Foundation

Building 70: Fitness Center

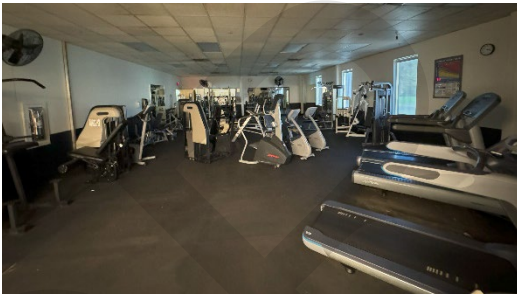
The Fitness Center, built in 1983, is a one-story, stand-alone building consisting of 10,583 square feet of floor area. It contains a gymnasium, exercise spaces, offices, mechanical and storage rooms, restrooms and locker rooms with showers. The architectural design of the building is utilitarian with few windows or embellishments. Approximately one mile of wooded nature paths are accessed from the rear of the building.



Building Location (red)



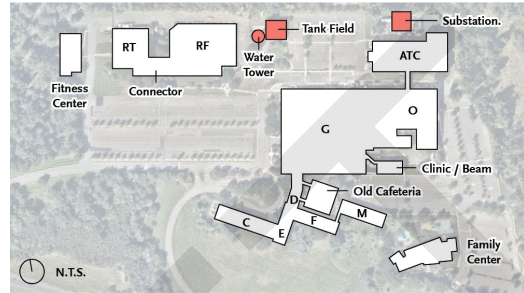
Fitness Center entrance



Fitness Center cardio room

Water Tower

The water tower is located between the Research Foundation building and Tank Farm. Constructed in 1955, the tower is approximately 130-foot tall with an estimated maximum tank capacity of 100,000 gallons. Normal level is approximately 75,000 gallons.



Building Locations (red)

Tank Farm

The Tank Farm is a one-story, 6,536-sf. building that houses three 25,000 gallon fuel oil tanks and two 20,000 gallon fuel oil tanks. The facility was built in 1990 and consists of two wings, the larger one being the storage facility and the smaller being a covered truck unloading area.



Water Tower viewed from Research Foundation driveway

Electrical Substation

The substation was built in 1956. It has a footprint of 4,760 square feet and enclosed on all sides by chain link fencing and curbed concrete slab. At the northwest corner of the substation there is a small masonry utility building.



Tank Farm storage building viewed from west campus parking lot (W3).

Off-Street Parking

Approximately 1,342 parking spaces are located on the campus within six main parking areas serving the east campus (E1, E2, E3) and west campus (W1, W2, W3) as identified on the Existing Campus Map. An additional parking area for visitors is located near the entrance to Building 10.



Electrical substation in rear of ATC

ETHICON CAMPUS: FLOOR AREA SUMMARY

Estimations of building floor area and distribution of former uses are provided in Table 2, below, based on floor plan measurements provided by Ethicon (Johnson & Johnson) operations personnel and cross-referenced by this office with floor plans provided by Ethicon. The entirety of the Ethicon campus (Block 411, Lot 39) was used previously for office, research, manufacturing, and industrial purposes. Approximately 60% of the total floor area consisted of offices and uses that were ancillary to the offices, including: the clinic, Old Cafeteria, Child Development Center (CDC), and Fitness Center. The remaining 40% of the site's total floor area was used for industrial research, development and manufacturing of medical products.

Building / Wing	Total Floor Area		Floor Area by Use			
			Office		Manufacturing/Industrial	
	sf.	%	sf.	%	sf.	%
C Wing	36,023	100%	16,927	47%	19,096	53%
D Wing	47,157	100%	32,024	68%	15,133	32%
E Wing	8,326	100%	8,326	100%	0	0%
F Wing	47,157	100%	20,035	100%	0	0%
G Wing	158,615	100%	146,066	79%	38,265	21%
M Wing	19,715	100%	21,946	72%	8,374	28%
O Wing	8,326	100%	84,778	86%	13,923	14%
ATC	20,035	100%	7,680	9%	82,346	91%
Research Foundation	48,880	100%	0	0%	48,880	100%
Research Connector	184,331	100%	9,367	100%	0	0%
Research Tower	63,694	100%	33,801	49%	35,273	51%
Beam Building/ Clinic	30,320	100%	3,249	38%	5,293	62%
Old Cafeteria	14,929	100%	0	0%	14,929	100%
Child Development Center / Family Center	21,783	100%	21,783	100%	0	100%
Fitness Center	98,701	100%	10,583	100%	0	100%
TOTAL	698,077	100%	416,565	60%	281,512	40%

ETHICON CAMPUS: ENVIRONMENTAL CONTAMINATION

Several of the former Ethicon campus buildings contain contaminants related to the age of their construction, including asbestos, lead and PCBs. Additionally, the former manufacturing operations have resulted in extensive environmental contamination on the property. Specifically, the manufacturing of healthcare products has been identified as a source of tetrachlorethylene (PCE) contamination in groundwater and resulted in environmental investigations beginning in 1983 and ongoing groundwater remediation since 1987.¹ The following summary of the hazardous conditions on the former Ethicon campus details groundwater contamination, restrictions on the property related to remediation requirements, and the results of analyses of existing buildings.

Groundwater Contamination

A Remedial Action Permit (RAP) is in effect for the Study Area and includes a Classification Exception Area (CEA) and Well Restriction Area (WRA) that encompasses the eastern portion of the former Ethicon campus. The current CEA was approved by NJDEP in October 2014, and the site has dozens of active monitoring wells and injection wells installed around the property. These wells must remain in place until the contaminated groundwater is remediated to the required environmental standards per the RAP. A diagram exported from NJ-GeoWeb depicting the CEA is included as Appendix B of this report.

According to the CEA fact sheet, the following contaminants exceed Groundwater Quality Standards (GWQS):

- 1,1-Dichloroethene
- trans-1,2-Dichloroethene
- cis-1,2-Dichloroethene
- Tetrachloroethene
- Trichloroethene
- Vinyl Chloride
- 1,2-Dichloroethane
- Iron
- Sulfate

¹ USEPA. Documentation of Environmental Indicator Determination.
www.epa.gov/hwcorrectiveactioncleanups/documents-ethicon-incorporated-bridgewater-township-new-jersey

On behalf of Ethicon, Arcadis submitted an application to NJDEP in August 2023 to reduce the extent of the approved CEA based on test sampling conducted in February and March 2023. The estimated remediation costs according to the Arcadis revised CEA application package is \$1,598,247.

Lead

Lead coated components were identified in several buildings during inspections by Accredited Environmental Technologies, Inc. (AET). Site locations where lead sampling has yielded positive lead findings include:

- Building 05: Family Center / Child Development Center (CDC)
- Building 10: Wing C
- Building 10: Wing D
- Building 10: Wing E
- Building 10: Wing F
- Building 10: Wing M
- Building 10: Old Cafeteria
- Building 25: Clinic / Beam Building
- Building 30: Wing O
- Building 40: Advanced Technology Center (ATC)
- Building 50: Leaning Institute / Wing G
- Building 60: Research Tower
- Building 60: Research Foundation (RF)
- Building 70: Fitness Center

Human exposure to lead can cause birth defects, mental and physical disabilities in children, and long-term effects to the cardiovascular, reproductive, and renal systems of adults.²

² USEPA. Learn about Lead. www.epa.gov/lead/learn-about-lead#:~:text=Adults%20exposed%20to%20lead%20can,in%20both%20men%20and%20women). Accessed April 10, 2024.

Asbestos

Asbestos is a group of naturally occurring fibrous minerals that have been used extensively in building materials throughout the United States since the 1940s. When disturbed, asbestos fibers can be inhaled and entrapped in the lungs, where it can accumulate and cause scarring, inflammation, and severe health complications. Asbestos has been classified as a known human carcinogen by the US Department of Health and Human Services (HHS), the US Environmental Protection Agency (EPA) and the International Agency for Research on Cancer (IARC) and is linked to other life-threatening conditions including mesothelioma and asbestosis.³

Asbestos Containing Materials (ACM) have been identified in several buildings on the Ethicon campus through bulk sampling and pre-demolition sampling conducted by AET, including:

- Building 10: Wing C
- Building 10: Wing D
- Building 10: Wing E
- Building 10: Wing F
- Building 10: Wing M
- Building 30: Wing O
- Building 50: Leaning Institute / Wing G
- Building 60: Research Tower
- Building 60: Research Foundation (RF)

Prior to disturbance and demolition, asbestos must be removed by professionals who are licensed and trained in utilizing work practices that comply with EPA and OSHA regulations. AET estimates the cost of removal and disposal of asbestos containing material from the site to be \$2,863,200.

³ National Cancer Institute. Asbestos Exposure and Cancer Risk. www.cancer.gov/about-cancer/causes-prevention/risk/substances/asbestos/asbestos-fact-sheet. Accessed April 10, 2024.

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a group of artificial organic chemicals that have been used in manufacturing until they were banned by the Toxic Substances Control Act (TSCA) in 1979. While human health effects of PCB exposure are not entirely known, PCBs have been shown to cause cancer in animals in addition to serious effects on immune systems, reproductive systems, nervous systems, and endocrine systems.⁴

PCBs were identified in caulk on components throughout the facility by AET. Per EPA rules and regulations, caulk exceeding the 50-ppm threshold for PCBs is not authorized for use and must be removed and properly disposed per Toxic Substance Control Act (TSCA) requirements. Additionally, building materials adjacent to caulk containing PCBs must be removed and/or cleaned to a concentration of 1.0 ppm.

The PCB analysis indicates that 8 of 29 analyzed samples exceed the EPA threshold requiring cleanup and disposal. The other 21 samples submitted to EMSL Analytical, Inc. for analysis were found to be below the EPA threshold. AET's report recommends additional sampling to be conducted on attached substrates to properly identify any PCB contamination on block, brick and other porous surfaces adjacent to the tested materials.

⁴ USEPA. Learn about Polychlorinated Biphenyls. www.epa.gov/pcbs/learn-about-polychlorinated-biphenyls. Accessed April 10, 2024.

EXISTING ZONING

Light Manufacturing Zone (M-1)

The majority of the Study Area, including the former Ethicon campus, is located within the Limited Manufacturing (M-1) zoning district. Permitted principal uses in this zone include:

- Business, professional and service offices and establishments, such as banking and bank-related functions; credit services; security and commodity brokers; insurance carriers; real estate services; advertising services; employment agencies; consumer and mercantile credit and collection services; consulting services; data processing; engineering and architectural services; and accounting services.
- Manufacturing, laboratory, printing and publishing uses
- Nursing homes and assisted-living facilities
- Medical offices and dental offices
- Research laboratories
- Essential services
- Agriculture
- Golf courses
- Regional retail shopping complexes
- Multimedia production
- High-technology business incubation
- Adult medical day care.

Conditional uses in the M-1 district include accessory retail services within and child-care centers as part of professional business and research offices.

Single-Family Residential Zone (R-40)

Portions of the Study Area are located in the Single-Family Residential Zone (R-40), including all of Block 408, Lot 67 and approximately 7.94 acres of undeveloped land in the northwest portion of Block 411, Lot 39 (the Ethicon Facility). Permitted principal uses in this zone include:

- Single-family detached dwellings
- Country clubs
- Outdoor recreation facilities
- Agriculture
- Municipal buildings and facilities.

Conditional uses in the R-40 district include essential services, schools, cluster developments, and houses of worship.

APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provides the basis for the determination of an area in need of redevelopment (AINR). Although several LRHL criteria could be met within a study area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. Generally, these relate to characteristics likely to produce negative impacts on public health, safety and welfare, including negative impacts on the collection of property taxes and property values.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas, that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a “redevelopment area” or “area in need of redevelopment” to include:

“...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Criterion B

The Ethicon campus (Block 4II, Lot 39) meets criterion B pursuant to the NJ Local Redevelopment and Housing Law, which states:

b. The discontinuance of the use of a building or buildings previously used for commercial, retail,

Redevelopment Criteria “a” through “d” (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 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 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 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.

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.

Discontinuance of Manufacturing, Office and Industrial Facilities: The Ethicon campus was originally constructed in 1956 as an office park and surgical product manufacturing facility that has expanded over several decades through multiple building additions and renovations. The site continued to be used for its original purpose for more than 60 years, in addition to an accumulation of supporting uses such as an employee daycare, fitness center, and health clinic, and on-site research facilities.

In September 2015, Ethicon ceased its on-site manufacturing operations, which occupied approximately 281,512 square feet of floor area dedicated to manufacturing and laboratory space throughout the campus, or approximately 40% of the total floor area.

The remaining 60% of the campus continued to be used as offices and ancillary uses until August 2022, when Ethicon relocated its employees to a new facility on US Route-202 in Raritan Borough. This decision relocated approximately 1,200 employees to the new facility, while approximately 50 employees remained at the Bridgewater campus to continue core maintenance and security operations. The former Ethicon campus was temporarily re-occupied between September 2022 and April 2023, when approximately 1,300 employees from the Raritan site were employed at Bridgewater campus until construction of the new facilities in Raritan was complete. However, since the completion of the Raritan facility, the Study Area remains unoccupied but for the essential maintenance and security personnel.

In February 2024, Johnson & Johnson sold the Bridgewater campus, which remains unoccupied except for essential security and facility maintenance personnel.

Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 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.) (*subject to limited redevelopment powers*)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The former Ethicon campus consists of a constellation of specialized, interconnected buildings and facilities. These buildings are analogous to components of an extraordinarily large machine custom-built to undertake all the various functions involved with Ethicon's research and manufacturing medical device business. The departure of Ethicon has rendered this specialized complex of office, research and manufacturing buildings obsolescent. Its specialized design and configuration, along with its sheer size and age, means that it is not feasible for another business(es) to fully re-occupy the campus.

The legislature, in commentary accompanying the 2019 amendment to the Local Redevelopment and Housing Law stated its rationale to include office buildings within criterion b:

In many cases throughout New Jersey, these once prestigious land use types, now vacant or significantly underutilized, are imposing such a significant strain on their surrounding communities, that it is appropriate and necessary to allow municipalities to use the powers authorized under Article VIII, Section III, paragraph 1 of the State Constitution for the redevelopment of blighted areas.

The post-World War II development of New Jersey suburban landscape was heavily influenced by automobile-dependent types of land uses. Prominent among these land use prototypes was the development of regional and local shopping malls and suburban office campuses. For decades, many municipalities, particularly suburban municipalities, relied on the existence of large office campuses and shopping malls to supply jobs and contribute revenue through the payment of property taxes.

Throughout New Jersey, these once vibrant, envied land use types have fallen into disuse. Corporations across New Jersey have seekers prefer to work near where they live, or where they can commute by mass transit. Similarly, recognizing that community shopping centers have been underperforming for decades, retail merchants have vacated space in shopping malls in favor of making a more aggressive presence in vibrant downtown neighborhoods and on the web.

Because large corporate office parks and large shopping malls have become obsolete, vacant, and difficult to market, today they are characterized in development circles as "stranded assets". In order to encourage private entities to work together with municipal governments to redevelop stranded assets, it may be necessary to resort to more potent development tools than traditional land use planning and zoning. By specifying that a vacant shopping mall or office park is an area in need of redevelopment, a municipality can offer potential private sector partners redevelopment tools such as tax exemptions and abatements to encourage them to repurpose stranded assets.

The former Ethicon campus is a "stranded asset" in a suburban location for which the legislature amended the LRHL to address. Its obsolescence as a custom-built facility for specialized use that no longer exists is compounded by extensive environmental

contamination, both within the buildings and the site. Its specialized design, coupled with the sheer size of the campus' nearly 700,000 square feet of floor area, makes it a prime candidate for utilizing the planning, regulatory and fiscal tools afforded by the LRHL.

Criterion C

The 2.38-acre undeveloped lot (Block 408, Lot 67) meets criterion C pursuant to the NJ Local Redevelopment and Housing Law, which states:

*c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or **unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to 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.***

Unimproved Vacant Land: Lot 67 is undeveloped and under the same ownership as the former Ethicon campus property (Block 411, Lot 39). Aerial imagery from 2012 and 2023 indicates that Lot 67 has remained vacant and unimproved for a period longer than 10 years prior to this study. While a 30-foot-wide sanitary sewer service easement running east-west through the property is shown on a topographic survey dated January 17, 2023 (Appendix C), no existing underground utility lines are indicated within the parcel boundary.



NJOGIS, 2012 Natural Color Imagery

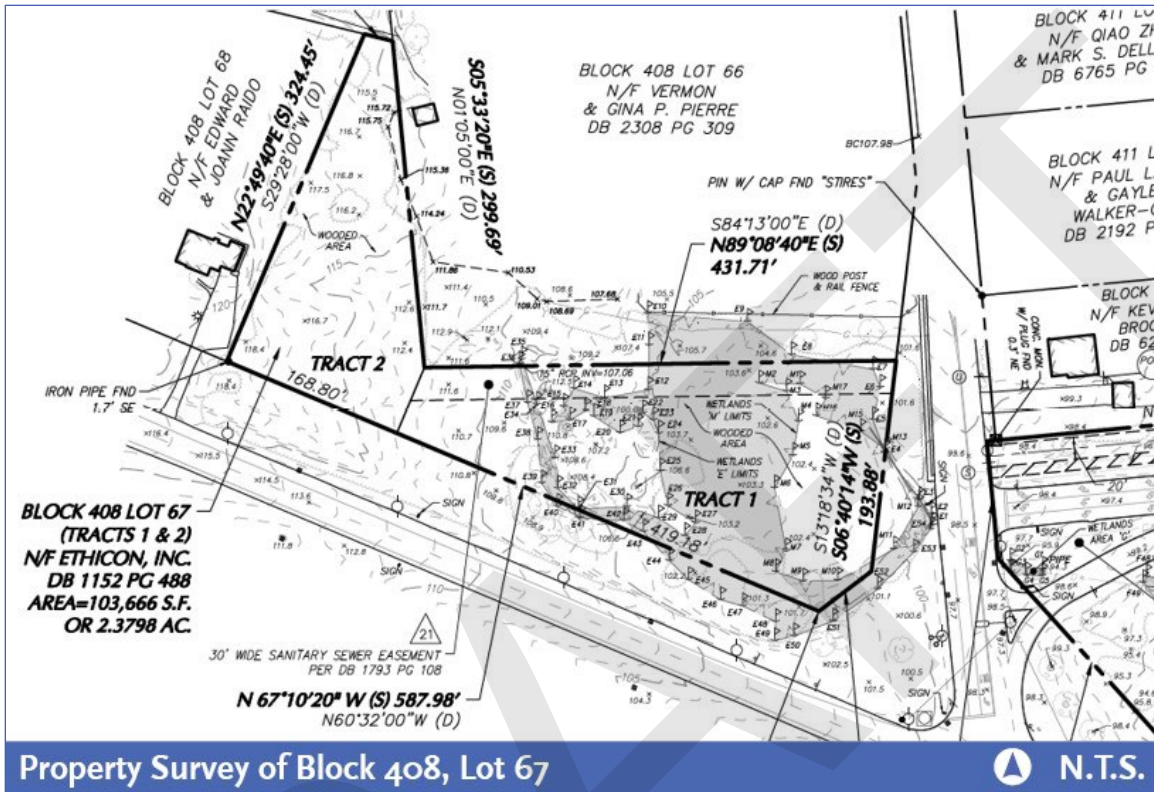


Nearmap imagery captured September 14, 2023

Topography and Soil: A delineation of wetlands and field locations was performed on June 15, 2022, and indicated on the property survey dated January 17, 2024 (Appendix C). According to the survey, wetlands have been identified throughout the eastern half of Lot 67. As measured on the survey by this office, approximately 30% of the lot (31,169 of 103,666 square feet) is encumbered by wetlands, exclusive of any transition areas (regulatory buffers) that would be required of any proposed development.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), wetlands delineation utilizes the three-parameter approach outlined in the 1989 Federal Manual: hydrology (the presence of water), hydric soils (water saturated soils), and hydrophytic vegetation (plants adapted to water saturated conditions). The presence of wetlands therefore indicates topographic conditions and natural soil characteristics which contribute to development constraints on the property.

Access: The site's topography, in tandem with the irregular lot shape and proximity to intersection of US Route-22, limit possible development configurations that could provide access to and use of the property.



"ALTA/NSPS Land Title Survey" prepared by Langan Engineering and Environment Services, Inc., dated January 17, 2024. (Appendix C)

RECOMMENDATION

This report constitutes a preliminary investigation for determining an Area in Need of Redevelopment as directed by the Township Council of Bridgewater. **It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment.**

The Study Area meets Criteria B and C.

SUBSEQUENT PROCEDURAL STEPS

Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be mailed to the last owner of record of each property within the Study Area. The newspaper notice should be published in the official paper.

Planning Board Recommendation to Township Council

Once the hearing has been completed, the Planning Board makes a recommendation to the Township Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. The Township Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

Redevelopment Plan

If so designated by the Township, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the Township Council before any project is initiated. Depending on the nature of the Redevelopment

Redevelopment Plan: *Required Elements* (N.J.S.A. 40A:12A-7.a)

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and 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.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.

Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding circulation, open space, housing urban design and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effect the master plan.

DRAFT

APPENDIX A

Township Resolution # 24-03-21-102



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807

908/725-6300 / FAX 908/707-1235

TDD 908/725-6300 / 908/722-4111

March 22, 2024

TO: Thomas Genova, Director of Municipal Services
Nancy Probst, Land Use Administrator

FROM: Grace Njuguna, Township Clerk

RE: RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER TO UNDERTAKE A PRELIMINARY INVESTIGATION OF BLOCK 411, LOT 39 AND BLOCK 408, LOT 67 PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.) FOR CLASSIFICATION AS AN "AREA IN NEED OF REDEVELOPMENT" AND DIRECTING THE TOWNSHIP'S REDEVELOPMENT PLANNER TO PREPARE A STUDY INVESTIGATING WHETHER BLOCK 411, LOT 39 ALSO KNOWN AS 555 ROUTE 22 AND BLOCK 408, LOT 67 LOCATED ON THE NORTHWEST CORNER OF ROUTE 22 AND COUNTRY CLUB ROAD CONSTITUTE AN "AREA IN NEED OF REDEVELOPMENT"

Attached is a certified copy of the above referenced resolution adopted by Council on March 21, 2024, authorizing the Bridgewater Township Planning Board to undertake preliminary investigation for redevelopment of a site known as

Please present this to the Planning Board for a recommendation.

GN

Attachment(s)

cc: M. Kirsh - mkirsh@bridgewaternj.gov
M. Pappas - mpappas@bridgewaternj.gov
W. Winegar - wwinegar@bridgewaternj.gov
W. Savo - savo@centraljerseylaw.com
K. Sarmad - katherineo@hcicg.net
M. Sullivan - msullivan@shnlegal.com

RESOLUTION

AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER TO UNDERTAKE A PRELIMINARY INVESTIGATION OF BLOCK 411, LOT 39 AND BLOCK 408, LOT 67 PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.) FOR CLASSIFICATION AS AN "AREA IN NEED OF REDEVELOPMENT" AND DIRECTING THE TOWNSHIP'S REDEVELOPMENT PLANNER TO PREPARE A STUDY INVESTIGATING WHETHER BLOCK 411, LOT 39 ALSO KNOWN AS 555 ROUTE 22 AND BLOCK 408, LOT 67 LOCATED ON THE NORTHWEST CORNER OF ROUTE 22 AND COUNTRY CLUB ROAD CONSTITUTE AN "AREA IN NEED OF REDEVELOPMENT"

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), the Township Council ("Township Council") of the Township of Bridgewater ("Township") may direct the Planning Board of the Township ("Planning Board") to conduct a preliminary investigation and public hearing to determine whether certain areas of the Township constitute areas in need of redevelopment; and

WHEREAS, the Township Council seeks to have the Planning Board undertake a preliminary investigation of Block 411, Lot 39 and Block 408, Lot 67 (the "Study Area"); and

WHEREAS, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6, the Township Council shall state whether the redevelopment area shall be a "non-condemnation redevelopment area," which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law or whether the redevelopment area shall be a "condemnation redevelopment area," which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

WHEREAS, The Township Council is designating the proposed redevelopment area to be a "non-condemnation redevelopment area;" and

WHEREAS, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Township Council as to its investigation of the Study Area, all in accordance with N.J.S.A. 40A:12A-6;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey:

1. The Planning Board is hereby authorized and directed to conduct a preliminary investigation pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-6, and should be designated as an area in need of redevelopment.
2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation redevelopment area" pursuant to N.J.S.A. 40A:12A-6.
3. The Redevelopment Planner is hereby authorized and directed to assist the Planning Board in its preliminary investigation of the Study Area and to prepare a study investigating whether the Study Area constitutes a "non-condemnation area in need of redevelopment" under the Redevelopment Law.
4. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.

5. The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of N.J.S.A. 40A:12A-6.
6. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.
7. After conducting its investigation, preparing a map of the Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Council as to whether the Township Council should designate all or a portion of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.
8. The Township Administrator, Clerk, Redevelopment Planner, and Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the Study Area, and are hereby authorized and directed to take such actions including, but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
9. This Resolution takes effect immediately upon adoption.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
	✓	Kirsh	✓			
		Kurdyla				✓
✓		Norgalis	✓			
		Pedroso	✓			
		Ring	✓			

Adopted: March 21, 2024

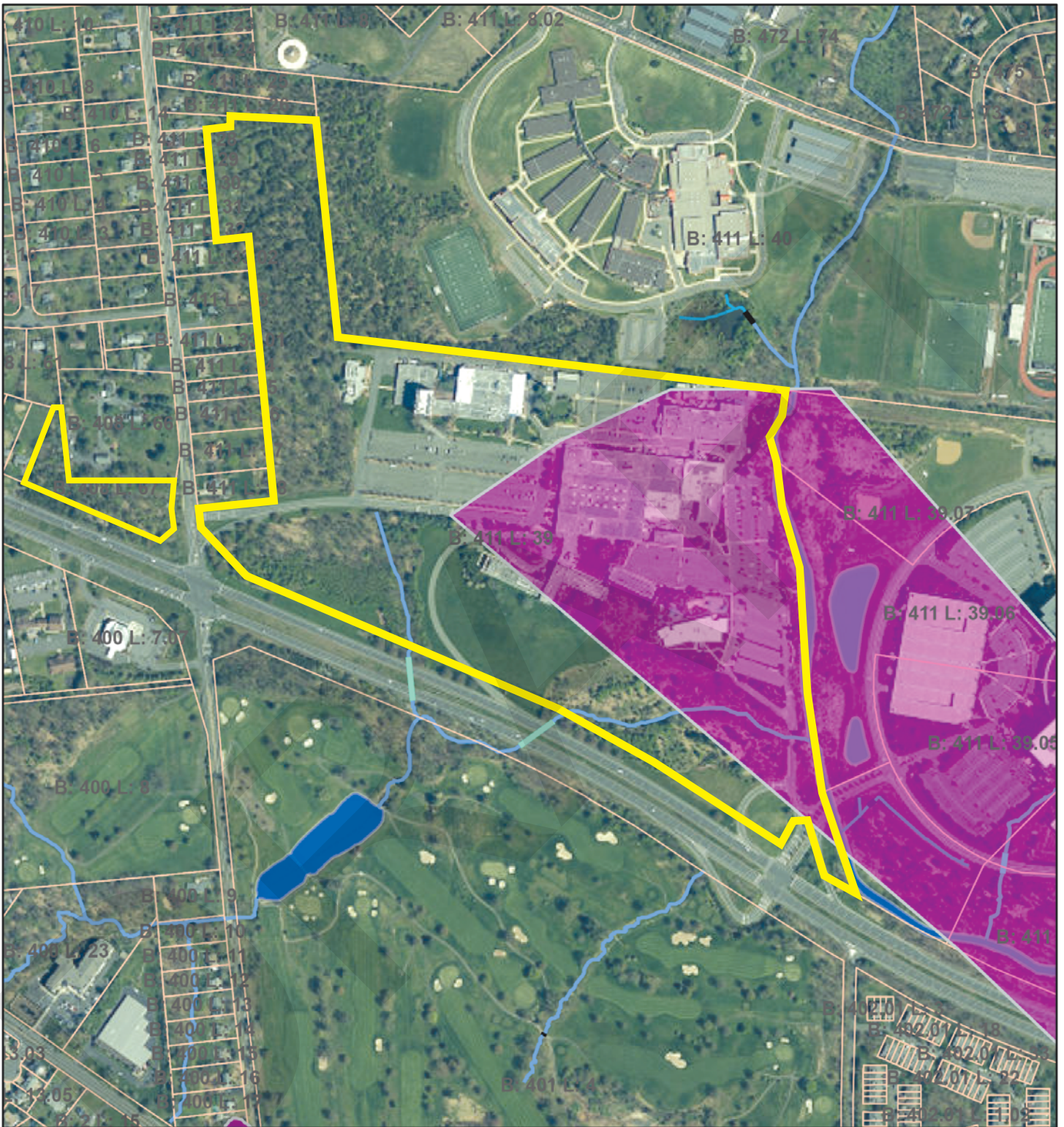
I hereby certify this is a true and exact copy of a resolution adopted by the Bridgewater Township Council on March 21, 2024

Grace W. Njuguna

Grace Njuguna, RMC, Township Clerk

APPENDIX B
NJ-GeoWeb Map Depicting CEA

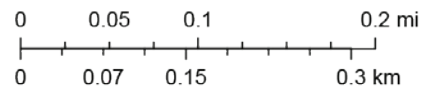
NJ-GeoWeb Map Depicting CEA



5/1/2024, 11:54:03 AM

1:9,028

- Water Bodies
- County Boundaries
- Groundwater Contamination Areas (CEA)
- Parcels Data (Block and Lot)
- Streams**
- Stream/River
- Artificial Path
- Connector
- Canal/Ditch
- Pipeline
- Study Area Boundary



DRAFT

APPENDIX C
ALTA/NSPS Land Title Survey

