



Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) for the Municipal Yard Waste Facility



DRAFT JULY 16, 2024

Bridgewater Township, Somerset County, New Jersey

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



Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) for the Municipal Yard Waste Facility

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.

Prepared for Bridgewater Township by:

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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 #24-04-04-114 (Appendix A), adopted on April 4, 2024, to conduct a preliminary investigation to determine whether one (1) municipally-owned property located at 136 Foothill Road qualified as an *area in need of redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the “*Local Redevelopment and Housing Law*” (a.k.a “LRHL”). Subsequent to the Township Council resolution, the Planning Board directed this office to undertake such a study.

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, depicted through photography, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL and, 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*, N.J.S.A. 40A:12A-1 et seq., (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 new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to prospective redevelopers. 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.

LOCATION AND EXISTING CONDITIONS

The Municipal Yard Waste Facility Study Area (*Study Area*) consists of one property located at 136 Foothill Road (Block 349, Lot 2). The Study Area is approximately 31.182 acres and located south of the Interstate Route-287 and NJ Route-28 interchange. The property has frontage on Foothill Road (CR 683) and Promenade Boulevard (CR 685).

The Township owns the property and has executed a 5-year agreement with Nature's Choice Corporation since September 2020 to operate a municipal yard waste recycling facility for the acceptance, recycling and sale of yard waste including wood, leaf, grass and similar organic material. The yard waste recycling facility is approximately 149,500 square feet (3.43 acres) and accessible from Foothill Road. The remaining 27.752 acres are primarily wooded wetlands. Existing structures within the yard waste facility include a chain-link fence near the front property line, concrete block walls, and an office trailer located in the rear of the facility.

The area surrounding the Study Area consists of commercial uses, including Costco and Trader Joe's to the south, a Hilton Garden Inn to the east, and Pep Boys, Gamestop, and McDonald's to the north. St. Joseph Cemetery and Northeast Fleet Services are located to the west, across Foothill Road. The southwest corner of the site is approximately 1,800 feet from Bridgewater Station.

No floodplains are located within or near the property according to FEMA flood maps, and the site is not on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site List.

EXISTING ZONING, STATE PLAN AND OTHER DATA

Planned Retail Commercial and Public Development Zone (PRCPD)

The Study Area is located within Bridgewater's Planned Retail Commercial and Public Development (PRCPD) zoning district. Permitted principal uses in the PRCPD district include:

- Planned retail commercial and public facilities development with common parking/service areas
- Manufacturing, fabricating, printing and publishing uses
- Research laboratories
- Radio and television stations
- Essential services
- Any form of agriculture or horticulture, including the storage, processing or sale of farm products where produced

Smart Growth Area

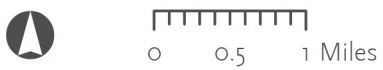
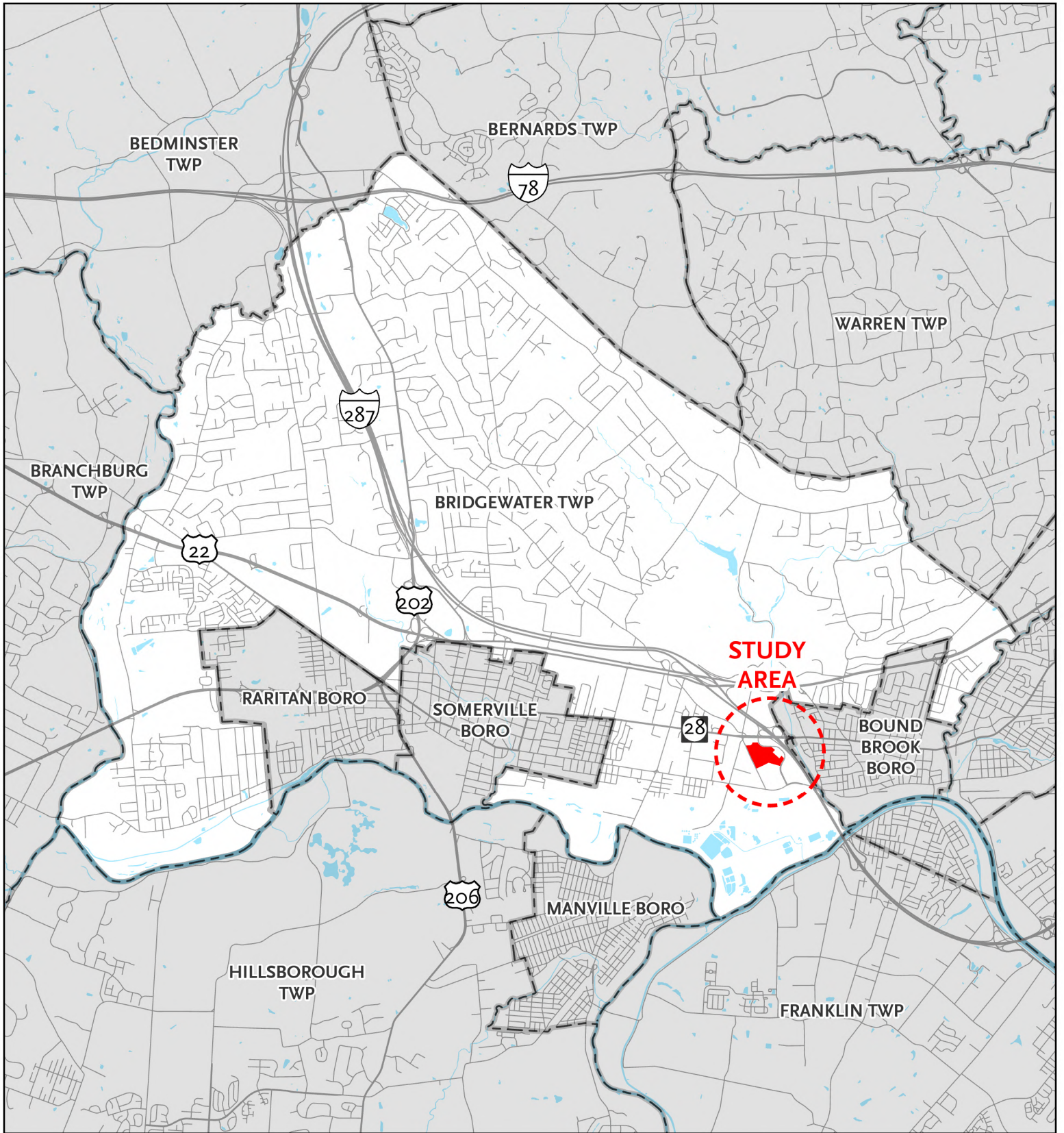
The entirety of the Study Area is within Planning Area 1: Metropolitan Planning Area. This planning area constitutes a “Smart Growth Area” as characterized by the New Jersey State Development and Redevelopment Plan (“State Plan”). The State Plan differentiates areas within the State to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The State Plan characterizes areas relative to the State’s preference for development and redevelopment and where coordination and resources should be focused as different “planning areas’. Furthermore, the Office of Planning Advocacy has aggregated the most preferential areas (planning areas) for growth and development within a map depicting Smart Growth Areas:

"Smart growth area" means an area designated pursuant to P.L. 1985, c. 398 (C. 52:18A-196 et seq.) as Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L. 1968, c. 404 (C. 13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L. 1979, c. 111 (C. 13:18A-8); an urban enterprise zone designated pursuant to P.L. 1983, c. 303 (C. 52:27H-60 et seq.) or P.L. 2001, c. 347 (C. 52:27H-66.2 et al.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.

The LRHL considers the location of a redevelopment study area relative to the NJ State Plan policies, as embodied in the State Plan’s planning areas, for the purposes of determining whether a study area should be designated as an Area in Need of Redevelopment. The entirety of the Study Area is within the Metropolitan Planning Area, Planning Area 1, which is considered a “Smart Growth Area” by the State Plan.



MUNICIPAL YARD WASTE FACILITY
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

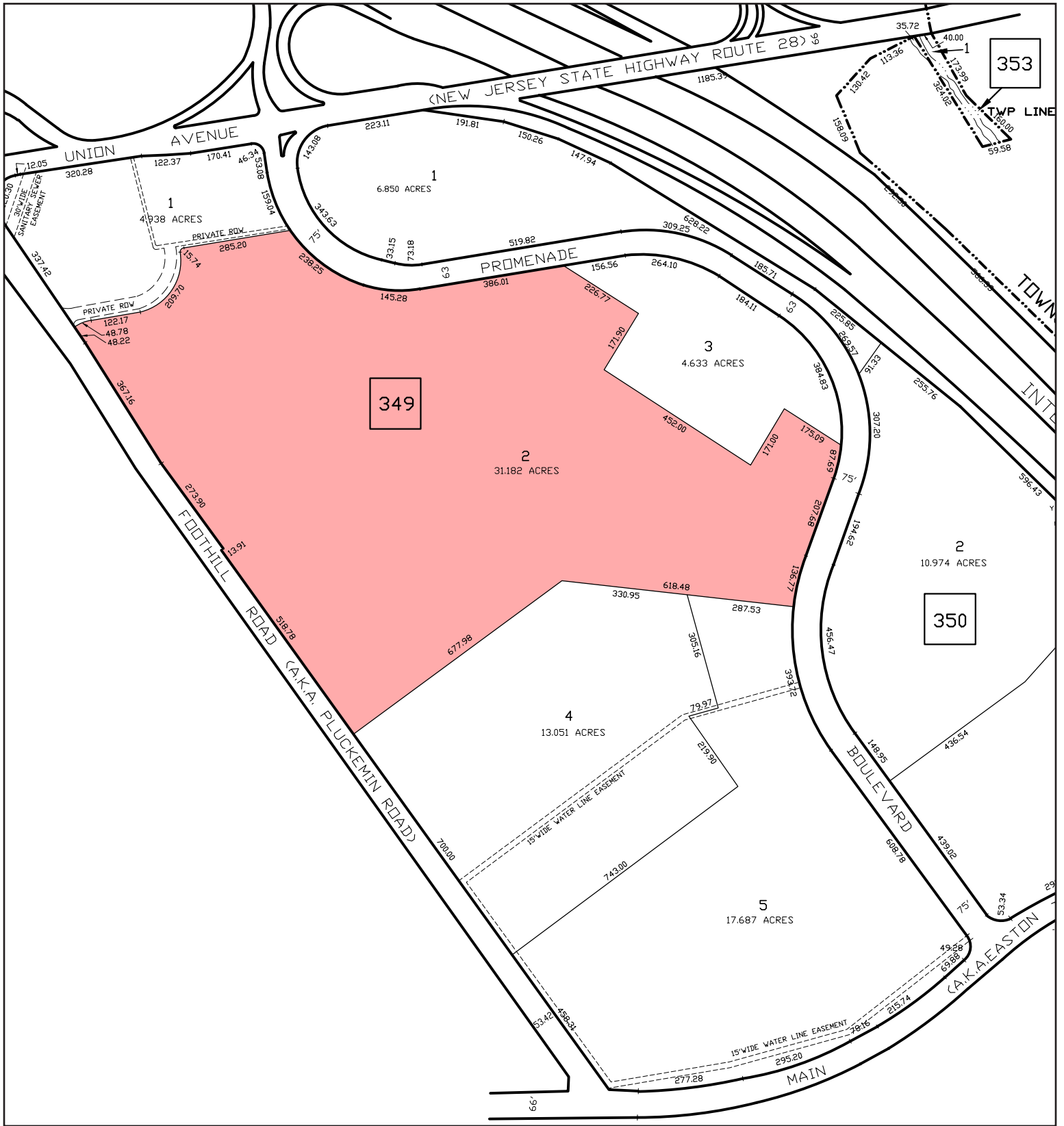
Study Area Location

Clarke Caton Hintz ● ● ■

Architecture
 Planning
 Landscape Architecture

LOCATION:
 Bridgewater Township, Somerset County, NJ

DATE:
 June 2024



MUNICIPAL YARD WASTE FACILITY
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

SOURCE:
Bridgewater Township Tax Maps, Sheet 85

Tax Map: Block 349, Lot 2

Clarke Caton Hintz ● ● ●

Architecture
Planning
Landscape Architecture

LOCATION:
Bridgewater Township, Somerset County, NJ

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June 2024



MUNICIPAL YARD WASTE FACILITY
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

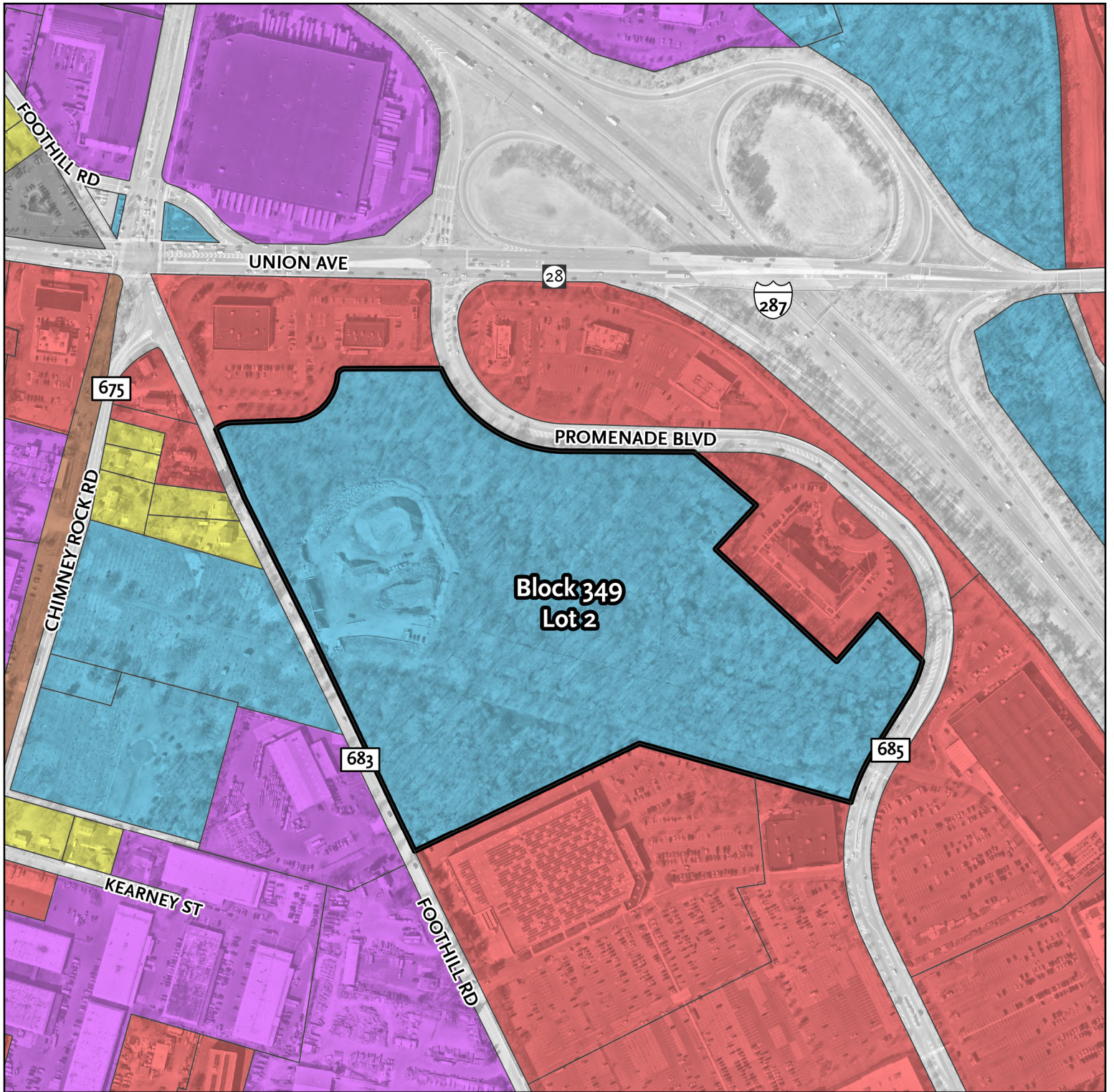
SOURCES:
 Aerial Imagery
 Nearmap (March 3, 2024)

Study Area Boundary

LOCATION:
 Bridgewater Township, Somerset County, NJ

DATE:
 June 2024

Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture



**Block 349
Lot 2**

- Vacant
- Commercial
- Public/Quasi-Public
- Residential (Single-Family)
- Industrial
- Railroad



MUNICIPAL YARD WASTE FACILITY
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Existing Land Use by Property Class

LOCATION:
Bridgewater Township, Somerset County, NJ

DATE:
June 2024

SOURCES:
MOD-IV Parcels, NJOGIS (2023)
*Cross-referenced with aerial imagery by CCH

Aerial Imagery
Nearmap (March 3, 2024)

Clarke Caton Hintz ● ● ■
Architecture
Planning
Landscape Architecture

SITE PHOTOS



Frontage on Foothill Road (CR 683)



Municipal Yard Waste Facility Entrance from Foothill Road



Municipal Yard Waste Recycling and Storage



Truck Parking and Office Trailer for Municipal Yard Waste Facility



Frontage on Promenade Boulevard (CR 685)



Wooded Wetlands (from Promenade Boulevard)

APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provide the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an 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. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

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."

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.

Criterion “c”

The Study Area 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 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: Although the municipal yard waste facility is located on the property, more than 27 acres, or 89% of the Study Area, is vacant and undeveloped. Aerial imagery provided by the New Jersey Geographic Information Network (NJGIN) and captured in 2012 indicates that no significant improvements or changes to the site have occurred within ten years prior to the preparation of this report. In fact, all structures within the yard waste recycling area are temporary and do not constitute permanent site improvements. This is verified by tax assessment records, which indicate an assessed improvement value of \$0 since 2005 (Appendix B).

Topography, Wetlands and Soil: Freshwater wetlands have been identified on 19.9 acres, or approximately 64% of the Study Area, according to a wetlands survey titled “Wetlands Map,” prepared in 2023 (Appendix C). The delineated wetlands are non-contiguous and extend throughout the site, including nearly all land area surrounding the municipal yard waste facility.

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 real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- 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.

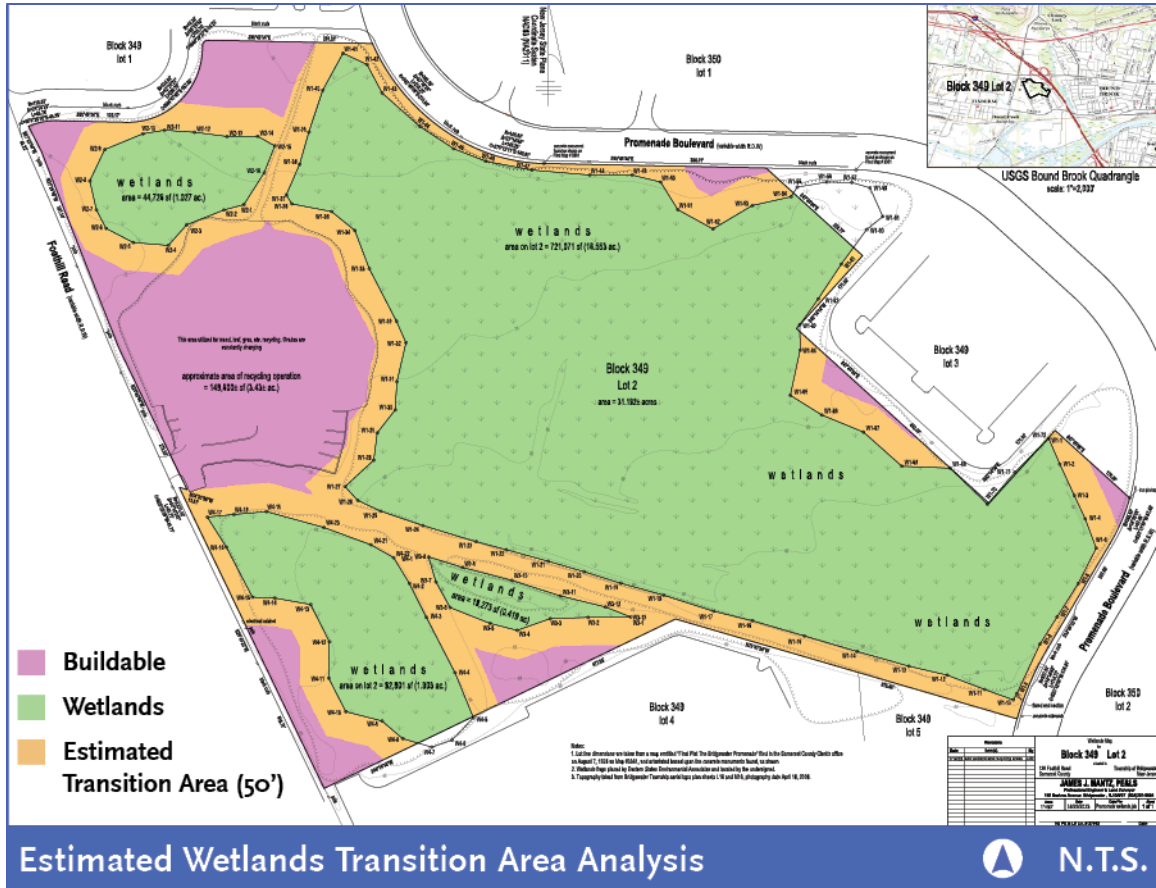
Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), wetlands delineation utilizes the three-parameter approach outlined in the 1989 Federal Manual: hydrology (the presence of water), hydric soils (soils formed under water saturated conditions), and hydrophytic vegetation (plants adapted to water saturated conditions). The presence of hydric soils and wetlands constitute topography and soil characteristics that present significant environmental constraints to development of the Study Area.



In addition to wetlands, the Study Area may be subject to wetlands transition areas, also referred to as wetlands buffers. The Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) define transition areas as uplands adjacent to freshwater wetlands that minimize adverse impacts on wetlands or serve as an integral component of the wetlands ecosystem. Regulated activities within transition areas, including soil disturbance or construction, are not permitted without substantial review and approval of a transition area waiver from NJDEP.

This office has prepared an estimate of the limits of assumed wetlands transition areas within the Study Area. For the purposes of this analysis, estimated wetlands transition areas assume all wetlands delineated in the wetlands survey to be “intermediate wetlands,” which require a 50-foot transition area per N.J.A.C. 7:7A (although actual transition areas may vary pending a letter of interpretation by NJDEP).

Based on this analysis, more than 6.8 acres of uplands would be located within the estimated transition areas throughout the Study Area and may not be disturbed without the requisite waiver from NJDEP. After subtracting wetlands and wetlands transition areas from the total acreage of the Study Area, up to 5.1 acres, or 16% of the property, are buildable. However, other than the existing upland area occupied by the yard waste operation, the remaining uplands consist of several isolated areas within the Study Area.



Criterion “h”

The Study Area meets criterion “h” pursuant to the NJ Local Redevelopment and Housing Law, which states:

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

Smart Growth Area: Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports

transit, reduces the number of vehicular trips, limits sprawl, protects the environment and reduces energy consumption. The NJ State Plan identifies “planning areas” and “centers” throughout the State that are used to identify areas by the degree to which growth should be supported and where State and other resources should be focused to support growth.

In order to clarify locations where smart growth policies should be advanced, the New Jersey Office for Planning Advocacy (NJOPA) has developed a smart growth area map. This map distills those areas, from the other areas identified in the State Plan, that are considered to be locations where the State policies advocate for “smart growth.” The map includes Metropolitan (PA1) and Suburban Planning (PA2) planning areas, designated centers, Meadowlands Smart Growth Areas, and Pinelands Growth Areas, Villages and Towns.

The entirety of the Study Area is within the Metropolitan Planning Area (PA1), which is mapped by the NJOPA as a “smart growth area” and, therefore, could be determined to satisfy criterion “h” of the LRHL. However, absent any other criteria, criterion “h” is not usually sufficient evidence for a determination that a property should be designated as an area in need of redevelopment.

Existing Yard Waste Facility

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL 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. This is found in the definition of a “redevelopment area” at N.J.S.A. 40A:12A-3

While the upland area within the municipal yard waste facility does not exhibit characteristics that would satisfy the “a-g” criteria for an Area in Need of Redevelopment, its inclusion is necessary for the effective redevelopment of the Study Area. The yard waste facility contains the largest contiguous and buildable upland area. It also has a frontage on Foothill Road, which would obviate the need to create a new access point to serve the redevelopment area of the site through freshwater wetlands/transition areas. Furthermore, the addition/connection of the yard waste site to other existing upland areas, or wetland areas that may be permitted to be filled, creates a potentially larger upland area for redevelopment.

RECOMMENDATIONS

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. Specifically, these criteria are found at:

N.J.S.A. 40A:12A-5.c
N.J.S.A. 40A:12A-5.h

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: *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.

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 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.

APPENDIX A

Township Resolution #24-04-04-114

RESOLUTION

AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER TO UNDERTAKE A PRELIMINARY INVESTIGATION OF BLOCK 349, LOT 2 (A PORTION OF WHICH CONTAINS MUNICIPAL YARD WASTE COLLECTION SITE) 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 349, LOT 2 ALSO KNOWN 136 FOOTHILL ROAD CONSTITUTES 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 349, Lot 2 (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, and 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: April 4, 2024

APPENDIX B

Tax Assessment Records

Block: 349 **Land Desc:** 31.182 AC **Owners Name:** BRIDGEWATER, TOWNSHIP OF **Land:** 7,016,000 **Exemption Code:** 0 **Net Taxable Value:** 7,016,000 **Deductions Cd:** No-Ow
Lot: 2 **Bldg Desc:** 100 COMMONS WAY **Street Address:** 100 COMMONS WAY **Bank:** 08807 2449 **Impri:** 7,016,000 **Total:** 7,016,000 **Map:** 85.0 **BRIDGEWATER**
Qual: BRIDGEWATER, NJ **Zip:** 08807 2449 **Zone:** 85.0
Card: M (#1 of 1) **Acreege:** 31.182 **Class:** 15C **Property Loc:** 136 FOOTHILL ROAD

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Year	Land	Impri	Total	Date	Work Description	Amount	Compl.
	06/04/99	2239 / 237	100 15	2005	9354600	0	9354600				
				2015	7016000	0	7016000				
				2016	7016000	0	7016000				
				2017	7016000	0	7016000				

LAND CALCULATIONS				SITE INFORMATION					
Frnt	Rr	Sb	T	Rate	Site	Cond	Value	Road	Utilities:
									Sewer:
									Water:
									Gas:
									Topo:
									Neigh:
									VCS:

BUILDING INFORMATION			
Type and Use:	Class/Quality:	Condition:	Year Built/EffA:
Basement			0000 / 50 (Y)
Main Bldg			
Heat/AC			
Plumbing			
Fireplace			
Attic			
Deck/Patio/Garage/Misc			

ROOM COUNT					
	B	I	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B:					
Old L:					

Net Adj: 50.00 **SF:** 1,358,287 **Auto:** Y **Land Value:** 7,015,950
Base Cost: 0 **CCF:** 211 **CLA:** 0 **Cost New:** 0
Phys Depr: 45.50 (Y) **Func Depr:** 0 **Net Depr:** 54.50
Loc Depr: 0 **Mkt+:** 0 **Bldg Value:** 0
Detached Items:

Land: 7,016,000 **Impri:** 7,016,000 **Total:** 7,016,000
Map: 85.0 **BRIDGEWATER**
Zone: 85.0
06/05/24
 M:
 N:
 O:
 P:
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APPENDIX C

Wetlands Map

