



AREA IN NEED OF REDEVELOPMENT INVESTIGATION FOR BLOCK 198, LOTS 455, 459, 488, 460, 462, 463, 465, 465/T01 AND 468 NORTH BERGEN, NJ

PREPARED FOR NORTH BERGEN TOWNSHIP BY

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC | PLANNING & REAL ESTATE CONSULTANTS

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Area in Need of Redevelopment Investigation

Block 198, Lots 455, 459, 488, 460, 462, 463, 465, 465/T01 and 468

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Prepared for:
Township of North Bergen

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The original of this report was signed and
sealed in accordance with N.J.S.A. 13:41-1.2



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I. INTRODUCTION

The following study has been prepared for the Township of North Bergen Planning Board to determine whether the property identified on the Township's official tax maps as Block 198, Lots 455, 459, 488, 460, 462, 463, 465, 465/T01 and 468 (hereafter referred to as the "Study Area") qualifies as a "non-condemnation area in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL") at N.J.S.A. 40A:12A. The Township Board of Commissioners directed the Planning Board to undertake a preliminary investigation to determine whether the Study Area qualifies as a "non-condemnation area in need of redevelopment" as specified in the LRHL at N.J.S.A. 40A:12A-6. Phillips Preiss Grygiel Leheny Keller LLC ("Phillips Preiss") was retained to undertake the study on its behalf.

In preparation of the study, Phillips Preiss reviewed the following records and documents:

- 2022 Township of North Bergen Master Plan Reexamination Report
- 2009 Township of North Bergen Master Plan Reexamination Report
- Zoning map and ordinances of the Township of North Bergen
- Tax maps of the Township of North Bergen
- Tax records and ownership information for the subject property comprising the Study Area
- Aerial photos of the Study Area

In addition to the above, Phillips Preiss physically inspected the Study Area in August 2026 and conducted an analysis of the Study Area and surrounding land uses.

The remainder of this report is divided into four chapters. Chapter II provides a description of the Study Area and its locational context. Chapter III provides an analysis of the applicable zoning and master plan affecting the Study Area. Chapter IV discusses the qualifying criteria specified at N.J.S.A. 40A:12A-5 et seq. for "area in need of redevelopment" determination, and then applies those criteria to the Study Area to determine whether an area in need of redevelopment designation is warranted. Chapter V summarizes the overall conclusions of the report.

II. DESCRIPTION OF THE STUDY AREA AND LOCATIONAL CONTEXT

The area under consideration for redevelopment area designation consists of nine parcels, with a total area of approximately 1.39 acres. The parcels are designated on the Township of North Bergen's tax maps as Block 198, Lots 455, 459, 488, 460, 462, 463, 465, 465/T01 and 468. The Study Area is located in the central portion of the Township, along its eastern border with West New York. It is bounded by 61st Street to the north, John F. Kennedy Boulevard to the east, Lots 454 and 493 to the south, and Newkirk Avenue to the west. John F. Kennedy Boulevard is a four-lane road that serves as a major thoroughfare and commercial corridor for the surrounding area. Situated across the road are a Walgreens, a used-car dealership, a chiropractic office, and a home improvement store. A cluster of three-story apartment buildings is located across Newkirk Avenue. There is a bus stop located at the intersection of John F. Kennedy Boulevard and 61st Street.

The Study Area locational context and boundaries are shown in Figure 1. The tax lot boundaries of the Study Area and surrounding parcels are shown in Figure 2. The Study Area's aerial context is shown in Figure 3.

The street address and ownership information for the parcels which comprise the Study Area are shown in Table 1 below.

Table 1: Study Area Properties

Block	Lot	Owner	Street Address	Area (Acres)
198	455	Natone Re Corp % Vainieri	5923 Kennedy Boulevard	0.47
198	459	Alfran Development LLC % Vainieri	5929 Kennedy Boulevard	0.06
198	488	Alfran Development Co LLC % Vainieri	5916 Newkirk Avenue	0.06
198	460	Edgewater Scenic River Group	6003 Kennedy Boulevard	0.11
198	462	Edgewater Scenic River Corp	6007 Kennedy Boulevard	0.06
198	463	Edgewater Scenic River Corp	6011 Kennedy Boulevard	0.11
198	465	Edgewater Scenic River Corp	6021 Kennedy Boulevard	0.20
198	465/T01	Edgewater Scenic River Corp	6021 Kennedy Boulevard cell tower	N/A
198	468	Palisades Mgmt Enterprise Inc	6045 Kennedy Boulevard	0.32

Source: Township of North Bergen Tax Maps, New Jersey's County Tax Boards (https://taxrecords-nj.com/pub/cgi/prc6.cgi?district=0901&ms_user=ctb09)

The Study Area parcels generally form a row along the western side John F. Kennedy Boulevard—with the exception of Lot 488 on Newkirk Avenue—between 61st Street to the north and a residential property at Block 198, Lot 454 to the south, and eastward to a row of parcels

along Newkirk Avenue. The parcels are described below in geographic order from the south to the north. Photos of the Study Area are provided within Appendix II.

Block 198, Lot 455

This is a rectangular property with 100 feet of frontage along John F. Kennedy Boulevard (JFK Blvd), 100 feet of frontage along Newkirk Avenue, and 207.23 feet of depth. A two-story brick building known as Vainieri Funeral Home is located in the southeast corner while an adjoining parking lot encompasses the rest of the property. The entire lot is covered by impervious surfaces.

The funeral home, which was constructed in 1971 according to tax records, appears to be in good condition aside from some staining and discoloration across its façade. The building has minimal fenestration along its frontage with JFK Blvd, creating a long expanse of brick and concrete on the streetscape. Its rear is similarly designed, with only one window facing Newkirk Avenue. There are multiple wall-mounted lights present facing toward the parking lot. The parking lot has two access points for vehicles, one on JFK Blvd and one on Newkirk Avenue. Walls and fencing with gates at each entryway are located along each street frontage. The parking lot has minor cracks but appears overall to be in good condition. The property is located within an Urban Enterprise Zone.

Block 198, Lot 459

This is a rectangular property with 25 feet of frontage along JFK Blvd and 100 feet of depth. The lot is utilized as part of the parking lot for the funeral home on Lot 455. The entire lot is covered by impervious surfaces. The parking lot within Lot 459 is in good repair – having only minor cracks – and slopes down westward toward Newkirk Avenue. The same fence found on Lot 455 partially extends into Lot 459 and defines its frontage with JFK Blvd. The property is located within an Urban Enterprise Zone.

Block 198, Lot 488

This is a rectangular property with 25 feet of frontage along Newkirk Avenue and 100 feet of depth. The lot is utilized as part of the parking lot serving the funeral home on Lot 455. The entire lot is covered by impervious surfaces. The parking lot within Lot 488 is in good repair – having only minor cracks – and slopes down westward toward Newkirk Avenue. The same fence found on Lot 455 partially extends into Lot 488 but is incomplete, leaving a gap wide enough to allow pedestrian traffic but narrow enough to block vehicles. The property is located within an Urban Enterprise Zone.

Block 198, Lot 460

This is a rectangular property with 50 feet of frontage along JFK Blvd and 111.63 feet of depth. It is improved by a two-story frame building that, according to property tax records, was constructed in 1921. As of 2026 the property is classified as residential. The building's vinyl

siding is separating from the wall in areas, while other portions are stained or discolored. This property also contains a backyard and two narrow side yards. A chain-link fence covered in tarp is present along the property's frontage. The tarp is torn in some areas, revealing significantly overgrown vegetation in the side yards. Satellite imagery shows various unidentified items strewn throughout the property, appearing to completely fill much of the rear and side yards. A large metal tower is in the back yard. The property is located within an Urban Enterprise Zone.

Block 198, Lot 462

This is a rectangular property with 25 feet of frontage along JFK Blvd and 113.09 feet of depth. The property is used as part of a parking lot serving the adjacent business on Lot 463. The entire lot is almost entirely covered by impervious surfaces. The lot's frontage is defined by a rusted chain-link fence topped with barbed wire. Multiple fence posts are loose and leaning at severe angles. Overgrown vegetation has engulfed much of the fence and extends onto the sidewalk. The portion of the parking lot's pavement that was visible during a site visit is in fair condition. The property is located within an Urban Enterprise Zone.

Block 198, Lot 463

This is a rectangular property with 50 feet of frontage along JFK Blvd and 116.02 feet of depth. The property is occupied by a parking lot in its front and middle sections, along with a one-story masonry building set back toward the rear. The entire lot is covered by impervious surfaces. The building, which dates back to 1925 according to tax records, appears to function as a garage and bears a sign identifying the business as M & G Auto Parts. There are cracks visible on the building's façade, as well as staining and discoloration. The building completely lacks fenestration aside from a rusted garage door. The parking lot is heavily deteriorated, with cracking in multiple areas and vegetation extending across the side property lines and from the front property line onto the sidewalk. The parking lot has a vehicle entrance from JFK Blvd. As with Lot 462, the lot's frontage is defined by a rusted and warped chain-link fence. The property is located within an Urban Enterprise Zone.

Block 198, Lots 465 and 465 T/01

This is a rectangular property with 75 feet of frontage along JFK Blvd and 120.4 feet of depth. The entire lot is occupied by a two-story brick and concrete building, featuring ground-floor retail space and two apartments on the second floor. The entire lot is covered by impervious surfaces. According to tax records, the structure was constructed in 1925. There are three storefronts, the largest of which was formerly occupied by M & G Auto Parts but is now vacant, as evidenced by its papered windows and signage in one of the windows stating the business was moving. The remaining two storefronts are occupied by a beauty salon and a taxi service, although these storefronts occupy less than half of the structure's total footprint and it is not clear whether these businesses are operating. In addition to appearing mostly vacant, the

building displays multiple signs of deterioration. Paint is chipping off the ceiling overhanging the vacant storefront doorway, and black mold is present. Metal paneling around the overhang's edge appears uneven and is separating from the building. The cement windowsills on the first floor are chipped or otherwise show minor signs of wear and tear. Notably, the doorway of the vacant storefront was littered with empty beverage containers. The building does feature decent fenestration throughout its façade; however, most of the windows on the ground floor are plastered with outdated signs and yellowing paper. Multiple ceiling tiles appeared to be water damaged or are missing entirely. In addition to the three separate storefront entrances, there are two unmarked doorways present along the front of the building. One of these doorways is missing its mail slot cover, leaving an exposed hole. Two arrays of cellular telecommunications antennas partially screened by faux brick panels are located on the roof near the building's front façade. The property is located within an Urban Enterprise Zone.

Block 198, Lot 468

This is an irregularly shaped parcel with 150 feet of frontage on JFK Blvd, 92.93 feet of frontage on 61st Street, and 120.40 feet of depth. The southern portion of the property is occupied by a parking lot, while the northern contains a one-story concrete building that houses medical service providers. The entire lot is covered by impervious surfaces. According to tax records, the building was constructed in 1915. It almost entirely lacks fenestration, with only a single entrance visible from its side facing the parking lot. There are few windows or doorways breaking up the building's concrete façades along JFK Blvd and 61st Street. Although the building is not significantly deteriorated, it shows some signs of aging, including worn signage along the roofline and chipped stucco at the base. A trapdoor built into the sidewalk along JFK Blvd. for what appears to be a basement entrance is significantly corroded, with noticeable holes where portions of the door have rusted away, which presents a potential hazard to pedestrians. There is a bus stop adjacent to this lot which features a protected shelter, trash can, and bench. The property's parking lot has several potholes that allow water to collect following rainfall. A chain-link fence that is in decent repair is located along the front property line. The property is located within an Urban Enterprise Zone.



FIGURE 1: Study Area Location

Area in Need of Redevelopment Investigation
Block 198, Lots 455, 459, 488, 460, 462,
463, 465, 465/T01, and 468 | North Bergen, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026



FIGURE 2: Tax Map

Area in Need of Redevelopment Investigation
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PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026



FIGURE 3: Study Area Aerial Context

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III. EXISTING ZONING AND MASTER PLAN DESIGNATIONS FOR THE STUDY AREA

A. Zoning

Under the current North Bergen zoning ordinance, the Study Area is located in the C1-A Limited Mixed Use District, which largely encompasses properties bordering John F. Kennedy Boulevard between 58th Street and 91st Street. The stated purpose of the C-1 District is:

> "To maintain the existing pattern of commercial development along the major north-south arteries (Broadway, Bergenline Avenue and Kennedy Boulevard); to allow a limited amount of residential use in the commercial zones with the proviso that development on Bergenline Ave. must have ground-floor commercial use and that, in any mixed use building, all nonresidential uses must be below residential floors."

The C-1 District permits the following principal uses:

- Retail Sales, but not including the sale of used cars, video parlors, tattoo parlors, motels, hotels, gas stations or other motor vehicle repair shops; and no live animal uses (such as vets or pet stores) below residential units.
- Restaurants.
- Eating and drinking places.
- Commercial services and offices.
- Governmental buildings.
- Houses of worship and associated parish houses, youth centers, convents, monasteries and similar related uses
- Child care centers.

Permitted accessory uses in the C-1 District include:

- Off-street parking spaces or garages and loading.
- Signs, but not including billboards.
- Home professions and occupations.

Permitted conditional uses include the following:

- Residential uses: See Articles VI, Sec. 6.3.b
    - Up to two (2) dwelling units may be created for every 25 feet of lot frontage occupied by the subject building; such lot may also have ground-floor commercial use.

The C-1 District bulk regulations for commercial buildings with or without dwelling units are as follows:

- Maximum building coverage of 75%
- Maximum lot coverage of 90%
- Minimum lot width of 25'
- Minimum lot depth of 100'

- Minimum lot area of 2,500 square feet
- Maximum height of 4 stories or 45', whichever is less
- Minimum yards for principal building
    - Front: 7'
    - Side: 3'
    - Rear: 20'

The C-1 District bulk regulation for two-family detached dwellings are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 65%
- Minimum lot width of 30'
- Minimum lot depth of 100'
- Minimum lot area of 3,000 square feet
- Maximum height of 30'
- Minimum yards for principal building
    - Front: 10'
    - Side: 4'
    - Rear: 30'

The C-1 District bulk regulations for townhouses are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 90%
- Minimum lot building frontage of 20'
- Minimum tract depth of 100'
- Minimum tract area of 10,000 square feet
- Maximum height of 30'
- Minimum yards for principal building
    - Front: 10'
    - Side: 10'
    - Rear: 50'

The C-1 District bulk regulations for houses of worship are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 65%
- Minimum lot width of 100'
- Minimum lot depth of 100'
- Minimum lot area of 10,000 square feet
- Maximum height of 30'
- Minimum yards for principal building
    - Front: 10'
    - Side: 15'
    - Rear: 30'

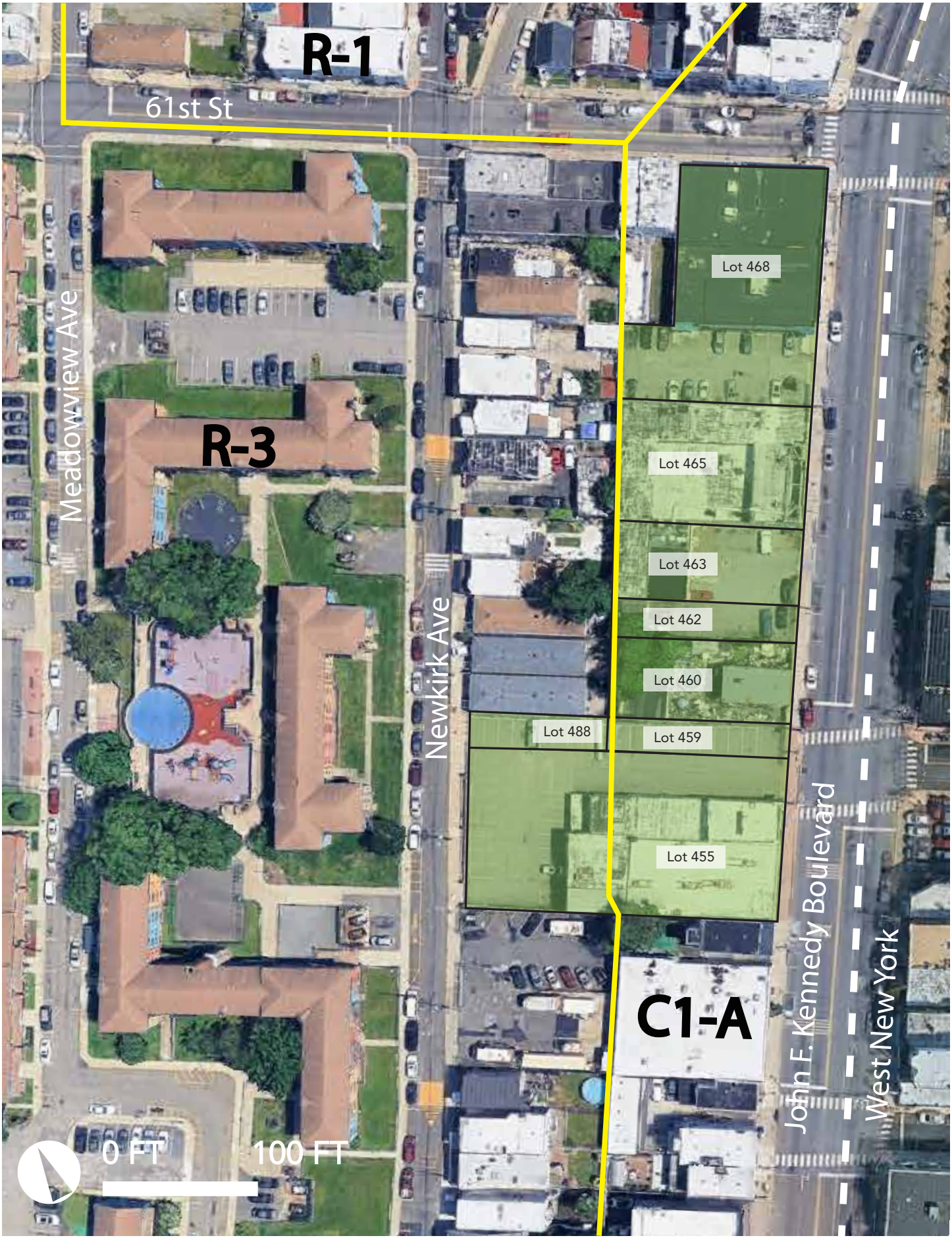


FIGURE 4: Existing Zoning

Area in Need of Redevelopment Investigation
Block 198, Lots 455, 459, 488, 460, 462,
463, 465, 465/T01, and 468 | North Bergen, NJ
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B. Master Plan

The most recent Master Plan for the Township of North Bergen was adopted in 1994. This document has been supplemented by periodic re-examination reports as mandated by the Municipal Land Use Law. Reexamination reports were adopted in 2003, 2009 and 2022.

Following are some of the general goals and objectives of the 2009 Reexamination that are restated in the 2022 report, relevant to the Study Area:

- Goal #1 of the 2009 Reexamination is stated to be "To maintain and enhance existing areas of stability in the community and encourage a proper and compatible distribution of land uses and limit intensities of use to the level, and locations, prescribed in the Land Use Plan."
    - The related "policy statement" for this goal is as follows: "The Township of North Bergen recognizes one of its most significant attributes is its distinct neighborhoods with residential, nonresidential, and mixed uses. The Master Plan seeks to reinforce the existing areas of stability and encourage the further redevelopment of underutilized and outdated areas, eliminating areas of instability. The township seeks to protect the existing low density neighborhoods, and encourage higher density development where it is permitted or complimentary to existing development patterns. North Bergen specifically seeks to direct mixed use development to the downtown areas where zoning permits this type of use."
- Goal #2 of the 2009 Reexamination is as follows: "To promote maintenance and rehabilitation of residential and nonresidential neighborhoods."
    - The related "policy statement" for this goal is as follows: "North Bergen is a largely developed community containing many aging structures and neighborhoods. The Master Plan seeks to encourage reinvestment and rehabilitation to maintain the appearance and vitality of these structures and their associated neighborhoods including façade and streetscape improvements."

Other more general goals and recommendations relevant to this study include the following:

- Goal #11 of the 2009 Reexamination: "To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule."

IV. CONSIDERATION OF THE STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AS SPECIFICALLY APPLIED TO THE STUDY AREA

A. Introduction

Under the regulations of the LRHL at N.J.S.A. 40A:12A-5, a delineated area may be determined to be "in need of redevelopment" if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (N.J.S.A. 40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

a. The generality of buildings is 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 untenantable.

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.

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 areas has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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

In a Study Area with multiple parcels, individual properties or blocks that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the Study Area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth within the definition of a "redevelopment area" in N.J.S.A. 40A:12A-3, which states in part:

> "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to 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."

B. Overall Study Area Evaluation

The Study Area consists of eight parcels totaling approximately 1.39 acres in the central portion of the Township, along its eastern border with West New York. Despite being situated in an area which has experienced extensive redevelopment in recent years, the Study Area remains underutilized and has not experienced the improvements envisioned in North Bergen's Master Plan Reexamination reports or other planning documents. The Study Area is in an active and dynamic neighborhood, featuring a commercial corridor with numerous retail options, a range of housing types, and several NJ TRANSIT bus stops.

All of the parcels in the Study Area meet the following two criteria for designation as an "area in need of redevelopment" for the reasons discussed below:

Criteria "g": The Study Area falls within the Urban Enterprise Zone for the Township of North Bergen, which was originally designated on May 17, 1996. As per N.J.S.A. 40A:12A-5g, the execution of an Urban Enterprise Zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A :12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.).

Criteria "h": The designation of the Study Area as an "area in need of redevelopment" would be consistent with smart growth planning principles. The Study Area is located in an already developed area of North Bergen Township served by transportation utilities and other infrastructure, in walking distance of stores, services and multiple bus stops. The Study Area is located within Metropolitan Planning Area 1 ("PA 1") on the State Plan Policy Map of the State Development and Redevelopment Plan ("SDRP"). The goal of PA 1 is to "provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities." Redevelopment of the Study Area would help to revitalize developed lands along a County Road in an area already served by infrastructure. As such, the designation of the delineated area is consistent with smart growth planning principles set forth in the SDRP, as well as the master plans of Hudson County and North Bergen.

C. Application of the Statutory Criteria to the Study Area Properties

The following evaluates the properties within the Study Area and considers whether they meet any of the statutory criteria for a non-condemnation "area in need of redevelopment"

designation consistent with the Local Redevelopment and Housing Law, in addition to Criteria "g" and "h" discussed above. The evaluation is based on surveys of land usage, property conditions, occupancy and ownership status, Master Plan designation, municipal records, and review of other relevant data. Application of the area in need of redevelopment criteria is shown in Figure 5.

Block 198, Lots 455, 459 and 488 (0.59 acres)
The property meets the following criteria: g, h
These lots are evaluated together due to their common ownership and use of these adjacent parcels. This property is occupied by an active use (funeral home) and ancillary parking areas. The site and building are generally in good condition. The lots are entirely covered by buildings and paved areas resulting in impervious coverage of 100 percent, exceeding the maximum impervious coverage in the C-1 District for commercial buildings with or without dwelling units of 90 percent. However, there are multiple stormwater inlets on the property and the parking lot slopes downward to Newkirk Avenue on the west, where runoff that leaves the site would enter the municipal drainage system, not drain on an adjacent property.

Block 198, Lot 460 (0.11 acres)
The property meets the following criteria: d, g, h
The existing 105-year old building on this property shows signs of disrepair, as do other site improvements such as fencing. The exterior areas of the property contain overgrown vegetation, along with various items covering much of the rear and side yards. The debris in the property's yards and the condition of the building and exterior areas of the lot present potential health and safety concerns, including potential for rodent infestation. The condition of the site is detrimental to the safety, health, morals, and welfare of the community.

Block 198, Lots 462, 463, 465 and 465/T01 (0.37 acres)
The property meets the following criteria: d, g, h
These lots are evaluated together due to their common ownership and use of these adjacent parcels. The parcels -are entirely covered by buildings and paved areas resulting in impervious coverage of 100 percent, exceeding the maximum impervious coverage in the C-1 District for commercial buildings with or without dwelling units of 90 percent. The largest of the three storefronts of this property, formerly occupied by M&G Auto Parts, is currently vacant and has deteriorated significantly. Black mold is visible on multiple areas of the over hanging above the entrance, along with peeling paint and water stains. The brick and masonry trims along the façade are chipped in several areas, and metal framing is loose and detaching from portions of the wall. There are signs of interior deterioration including water damage and missing ceiling tiles, however these conditions were only observed from the outside. Litter including empty beer bottles provide evidence of drinking and/or littering on the property. Lastly, the existing commercial building covers the entirety of the lot despite its location within the C1-A

District (i.e., 100 percent coverage), in which bulk regulations only allow for a maximum building coverage of 75 percent and a maximum lot coverage of 90 percent. In its current condition, the property is dilapidated and has excessive land coverage.

Driveways, access aisles and parking and loading areas on the property are not marked. In addition, as the building was constructed in 1925, it is unlikely that there is modern stormwater infrastructure on the site. This, combined with the excessive lot coverage and sizable amount of paved areas, may result in stormwater runoff impacts on adjacent properties. Therefore, the excessive lot coverage is detrimental to the health, safety, and welfare of the community.

Block 198, Lot 468 (0.32 acres)
The property meets the following criterion: d, g, h
This irregularly shaped parcel with is occupied by a one-story concrete building and a parking lot, which cover the entire lot. The parking lot has several potholes that allow water to collect following rainfall, as shown in photographs in Appendix I. The lot is entirely covered by buildings and paved areas resulting in impervious coverage of 100 percent, exceeding the maximum impervious coverage in the C-1 District for commercial buildings with or without dwelling units of 90 percent.

The building was constructed in 1915, meaning it is unlikely that there is modern stormwater infrastructure on the site. This, combined with the excessive lot coverage and sizable amount of paved areas, may result in stormwater runoff impacts on adjacent properties. Therefore, the excessive lot coverage is detrimental to the health, safety, and welfare of the community.



FIGURE 5: Redevelopment Criteria

Area in Need of Redevelopment Investigation
Block 198, Lots 455, 459, 488, 460, 462,
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V. CONCLUSION

The foregoing study was prepared at the direction and on behalf of the Township of North Bergen Planning Board in order to determine whether the area known herein as Block 198, Lots 455, 459, 488, 460, 462, 463, 465, 465/T01 and 468 qualify as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law.

Based on the foregoing analysis, Block 198, Lots 460, 462, 463, 465, 465/T01 and 468 meet the criterion set forth at N.J.S.A. 40A:12A-5d, and all Study Area properties meet the criteria set forth at N.J.S.A. 40A:12A-5g and h. The Study Area can therefore be designated as a non-condemnation area in need of redevelopment.

APPENDICES

I: Photographs of Study Area

II: Municipal Records (Building, Tax, Health, Police)