

energy systems and the like. Conditional uses permitted within the R district include institutional uses; home occupations; golf courses; age-restricted communities; PUD; commercial uses and commercial solar energy operations.

The subject area can generally be described as a rural with residential and agriculturally uses. This area is accessible by State Highway 55. Many of the properties were part of a prior subdivision approval that never came to fruition due to the economy. The commercial properties are vacant and underutilized. Some of these properties have become vacant and degraded over the years. Many of the existing structures are over 50 years old and do not have infrastructure. The properties are underutilized.

The infrastructure to the properties is approximately 50 years old. Water and sewer is not existing.

Site History

Until the Latham Park subdivision approval in 2003, the majority of the study area was agricultural. Orleans builders received approval from the Elk Township Land Use Board to build a major subdivision, known as Latham Park, consisting of 646 single family detached dwellings, which included affordable housing. The land had remained in Orleans' ownership through 2015, however was never built due to the project becoming bankrupt. Aura Investors, LLC purchased a portion the properties under approval from the company in 2015. It has since remained farmed and/or vacant. It was not developed as anticipated. There is currently no public infrastructure throughout these properties.

Within the Latham Park parcels, there are some individually owned parcels that are residential in nature. These homes are in good condition and not in need of redevelopment, however they create some gaps within the redevelopment study area. They were included in the study area for planning purposes. Block 29, lots 13.01, 13.02 and 14 are existing dwellings, in good condition. Block 29, Lots 25 and 26 are existing dwellings and although they stand out from the new neighborhood being built to the west of them, they are in good condition. Many of these residential lots are undersized, as the minimum lot size in both the RE and R zoning districts is 80,000 square feet.

There are two locations where active commercial businesses are located. Block 33, Lot 12.01 is a commercial use within the RE zone. This business has been operated as various uses and is located immediately west of the school. The owner is currently seeking a use variance for the operation of boat storage and repair facility. Multiple commercial uses are located within this property. The other property, located at Block 31, lot 2.01 is an automotive repair shop. It is adjacent to Block 31 Lot 1 which is zoned C-1, however the actual shop is zoned R. These are viable business and although they may be declared areas in need of redevelopment, still may remain and continue to operate. They are the only remaining businesses located on the subject area. This businesses are viable, although infrastructure is over 50 years old and the architecture is in fair condition but aesthetically plain, with pole barn and block building structures, obsolete layouts, expansive parking and little to no landscaping.

With the exception of Block 58, Lot 1, which is residential, the parcels that are located within the C1 zone are vacant and have been for several years. The properties are deteriorated and in need of repair, or likely demolition.

The parcels that are zoned residential and currently being utilized as such are all in adequate condition and in line with the intent of the zoning. The township of Elk owns Block 34 lots 4, 3 and 1.03. They contain municipal buildings, a cell tower and vacant land.

The economy, tax parcel make-up and zoning appears to be inhibiting productive use of the property and detracting from the development of potential new uses. In its current condition the property is not advancing the goals and objectives of the Elk Master Plan, nor is it properly serving the community.

It is recommended that Block 29, lot 24.01, 28 and 29; Block 31, lots 2.02, 5.01, 7, 1, 2.01, 3 and 22; Block 32, lots 1, 2, 3, 4, 5, 6, 8, 9, and 7; Block 33, Lot 12.01; Block 34, Lot 1.03, 3, 4, 6, 7, 8, and 9; Block 58 lots 1 and 2 be designated as an “Area in Need of Redevelopment”. The above referenced properties meet one or more of the “a, b, c, d, and e” criteria as follows. See the table in Appendix 2 for specific criteria for each individual parcel.

- 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- 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 property therein or other similar conditions which impede land assemblage or discourage the undertakings 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.

Further, the Local Redevelopment and Housing Law defines “redevelopment area” or “area in need of redevelopment” as follows (N.J.S.A. 40A:12A-3). This definition enables the inclusion of properties that are essential for the effective redevelopment of the area as a whole.

“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) or determined here to be a “blighted area” pursuant to P.L. 1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety, and 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.”

The redevelopment designation will enable the redeveloper to develop the land in addition to allowing the subdivision of the tax parcels that will create more viable properties, through the adoption of a Redevelopment Plan. The redevelopment plan may allow more uses that are permitted within the respective zoning districts as well as the underlying uses will remain, unless the plan determines they are better suited for another use than is currently permitted within their respective zoning district.

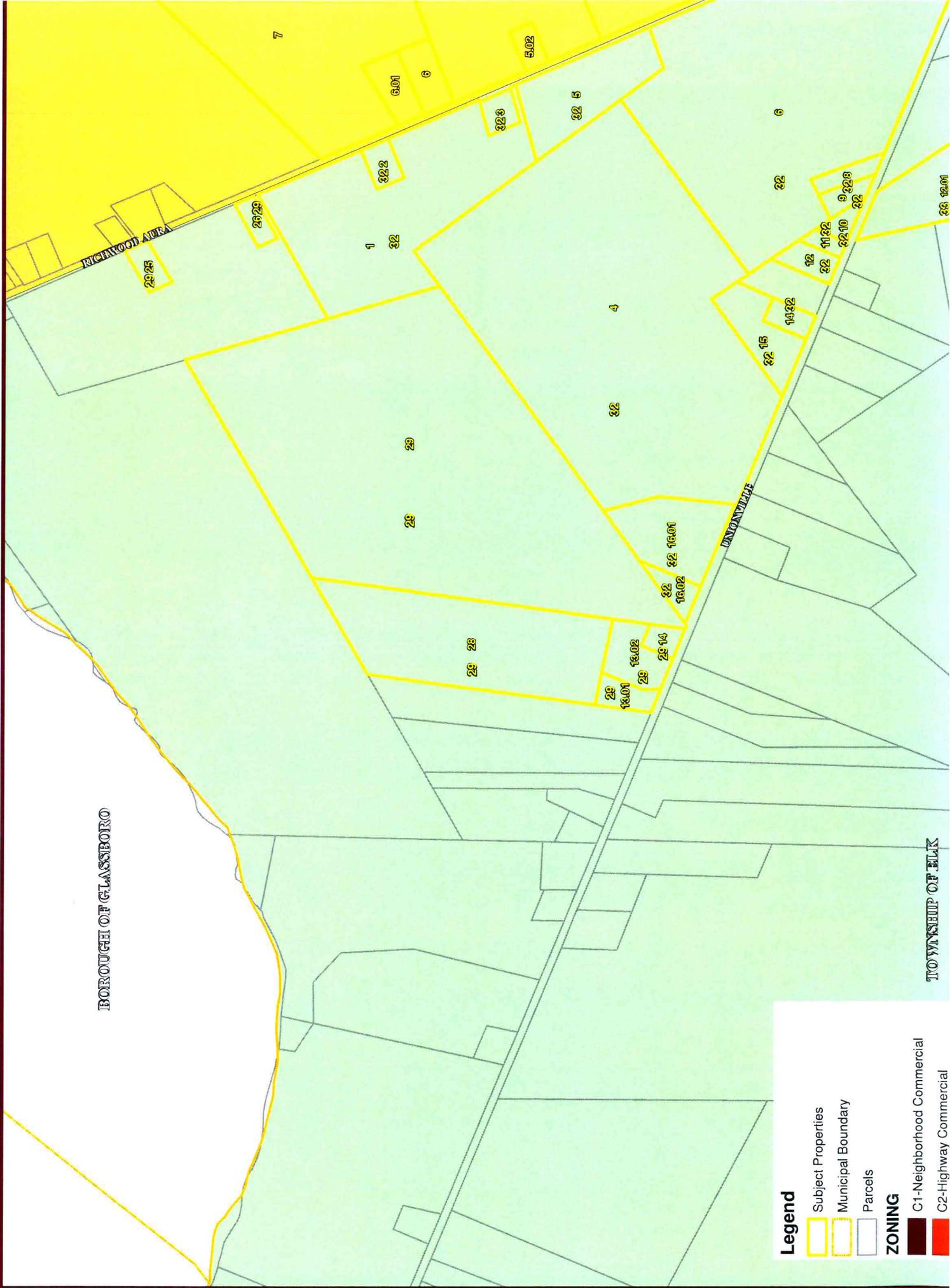
The Township’s intent in designating the site as a Redevelopment Area is to facilitate positive change – to give this site a productive use that is will assist not only in economic development and overall improvement of this area, but produce viable uses that can be developed in accordance with the existing zoning designation or a specific use that is deemed to be an acceptable use and a positive addition to the surrounding neighborhood. The location of this redevelopment study area being close to both 55 and the central area for public and neighborhood commercial has the potential to offer unique and exciting business opportunities to the right developer. In addition, if Township Committee opts to offer them, temporary tax incentives may assist in attracting re-investment in the site.

IX. CONCLUSION

Redevelopment and revitalization of the properties designated as in need of redevelopment will have social and economic benefits for Elk Township. The designation is the first step toward facilitating implementation of the Township’s vision for properties that may not be effectively revitalized without such attention. Revitalization of these properties will result in improved quality of life for residents by removing conditions that have a blighting influence on surrounding properties, enhancing aesthetics and sense of place, and stabilizing (and potentially increasing) property values. Redevelopment and revitalization will also improve the business climate and support environmentally friendly practices by ensuring that there are opportunities for current and future residents and employees in the Township to live within the Township. Following the redevelopment area designation, a redevelopment plan will be prepared to guide redevelopment of the properties.

MAP 1: Aerial

MAP 2: Zoning



7

5.02

6.01

6

32.3

32.5

6

RICHWOOD AVE

29.25

29.29

1

32

4

32

12

11.32

9.32.8

32

32.12.01

29

29

32

32.15

14.32

UNIONVILLE

32

16.01

32

16.02

29 28

29

13.01

29

13.02

29 14

BOROUGH OF GLASSBORO

TOWNSHIP OF ELK

Legend

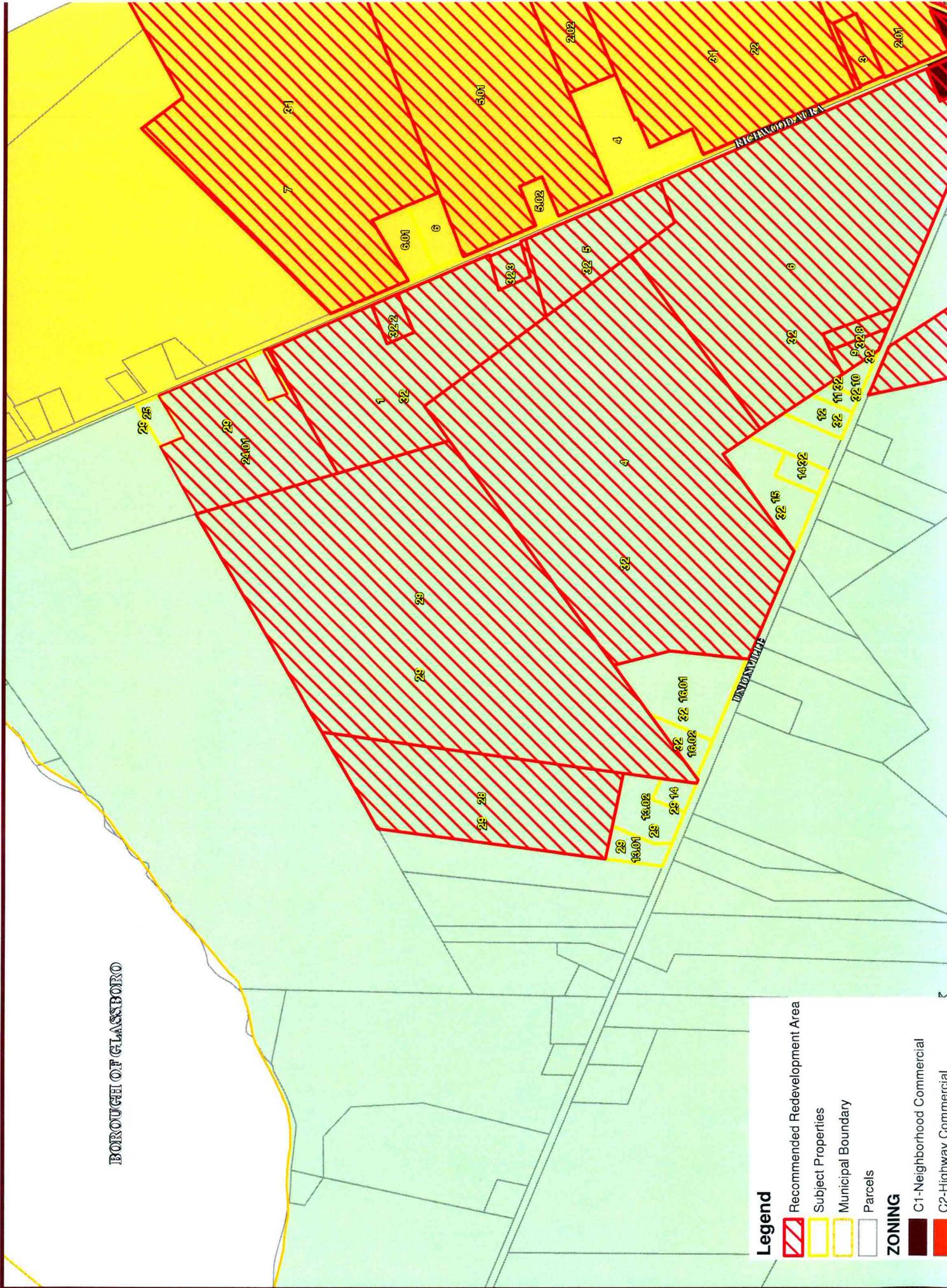
- Subject Properties
- Municipal Boundary
- Parcels

ZONING

- C1-Neighborhood Commercial
- C2-Highway Commercial

MAP 3: Redevelopment Area Recommendation

BOROUGH OF GLASSBORO



Legend

- Recommended Redevelopment Area
- Subject Properties
- Municipal Boundary
- Parcels

ZONING

- C1-Neighborhood Commercial
- C2-Highway Commercial

APPENDIX 1

Site Photographs

Block 34, Lots 6, 7





