

Elk Township Gloucester County, New Jersey

Preliminary Need Investigation Redevelopment Study

Block 30, Lot 21; Block 52, Lot 12.02; Block 53, Lot 1; Block 55, Lots 5, and 5.01 - 5.52; Block 55.01, Lots 1, and 2 - 7; Block 55.02, Lots 1, and 2 - 51; Block 55.03, Lots 1, and 2 - 18; Block 55.04, Lots 1, and 2 - 18; Block 55.05, Lots 1, and 2 - 17; Block 56, Lots 4, and 4, and 12; Block 62, Lots 3.01 and 3.02; Block 63, LOT 2.01 and 2.02; Block 65, Lots 4.02 and 5; Block 68, Lot 7.02; Block 170, Lots 14 and 18; Block 171, Lots 6 and 9; Block 174, Lot 1; and Block 213, Lot 3 and 3



MAY 2016

Recommended to Township by the Planning Board after a public hearing on _____.

Non-Condensation Redevelopment Area Designation by Township Committee in accordance with Resolution ____ on _____.

DRAFT

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The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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I. INTRODUCTION

The Township of Elk Committee and the Combined Land Use Board have been working towards addressing the Township's redevelopment and revitalization needs. By utilizing the redevelopment planning tools provided in N.J.S.A. 40A:12A-1 et seq., the Township aims to enhance opportunities for redevelopment that will serve the residents of Elk. Elk Township Committee has decided to investigate Block 30, Lot 21; Block 52, Lot 12.02 QFARM; Block 53, Lot 1; Block 55, Lots 5 QFARM, and 5.01 - 5.52; Block 55.01, Lots 1 QFARM, and 2 - 7; Block 55.02, Lots 1 QFARM, and 2 - 51; Block 55.03, Lots 1 QFARM, and 2 - 18; Block 55.04, Lots 1 QFARM, and 2 - 18; Block 55.05, Lots 1 QFARM, and 2 - 17; Block 56, Lots 4 QFARM, and 4, and 12; Block 62, Lots 3.01 QFARM and 3.02; Block 63, LOT 2.01 and 2.02 QFARM; Block 65, Lots 4.02 QFARM and 5 QFARM; Block 68, Lot 7.02 QFARM; Block 170, Lots 14 QFARM and 18 QFARM; Block 171, Lots 6 and 9; Block 174, Lot 1 QFARM; and Block 213, Lot 3 and 3 QFARM, in accordance with the Local Redevelopment and Housing Law (P.L. 1992, c.79 N.J.S.A. 40A:12A-1 et seq.), to determine whether the properties are "in need of redevelopment". The Preliminary Redevelopment Needs Investigation considers the physical, environmental, and social conditions in the study area. Information about current and past uses of a property, site and building conditions, site configuration, relationship to surrounding properties, code violations, existing zoning, previous attempts to develop, and environmental concerns are gathered in order to inform the analysis. The redevelopment study (preliminary investigation) reveals the strengths, weaknesses, opportunities and constraints presented within the study area so that the governing body may make an informed determination.

In accordance with Resolution No. 43-2016 (adopted on March 3, 2016) Elk Township Committee has authorized and directed the Planning Board to conduct a preliminary redevelopment investigation and to determine whether the study area properties qualify under the statutory criteria as a "non-condemnation area in need of redevelopment" and to hold a public hearing.

Parcels that meet the criteria set forth in the redevelopment statute (N.J.S.A. 40A:12A-5) may be determined to be "in need of redevelopment", which designation will afford the Township the opportunity to utilize additional tools to implement a coordinated and proactive land use plan for those areas, and will afford the property owners the ability to market or develop the properties in accordance with the redevelopment plan.

II. REDEVELOPMENT OVERVIEW

There are conditions exhibited by the subject properties that prompted Township Committee to initiate a redevelopment investigation. Township Committee identified this site because the area has been previously approved as part of the Silvergate Planned Unit Development (PUD), for which planning and site acquisition began in the mid-1980s around the same time as the construction of Route 55. The General Development Plan (GDP) for the overall Silvergate PUD was ultimately approved by the Elk Township Planning Board on April 18, 1996 and consisted of seven (7) phases. The project has been delayed in large part due to factors outside the applicant's control including the stagnant

economy, issues with the water and sewer allocations, outside agency approvals, and related litigation. The GDP expiration date is June 17, 2020 (Resolution 2016-10).

The developer has asked the Township to perform a redevelopment investigation to determine if it qualifies and if so, it will aid in the development of the site. Portions of the property are vacant and have been for several years. The majority is currently being farmed. The intent of the redevelopment investigation, potential redevelopment area designation, and subsequent redevelopment plan is to enable the use of additional tools to facilitate and encourage private investment in the area; and potentially more input into the future use and design of a site than would be available in the private market and with conventional zoning. Designation of a redevelopment area requires a public planning process that involves the planning board, the governing body, and the interested public. The specific steps in the redevelopment planning process are outlined in section IV below.

New Jersey's redevelopment law enables municipalities to address abandoned, stagnant, vacant or deteriorated areas by engaging with property owners or redevelopers to facilitate and initiate redevelopment that otherwise was not occurring within the normal private market. The redevelopment powers are intended to provide local governments with an avenue to assist in reversing a trend toward decline in an area, when conditions seem to have inhibited private investment. The New Jersey Constitution vests local governments with the power to undertake the redevelopment of blighted areas, and in doing so to acquire property by eminent domain, if necessary for a "public purpose" and "public use" (though use of this power is not always invoked and may only be employed in a redevelopment area, not in a rehabilitation area).

Redevelopment studies (preliminary investigation) and the associated planning analyses require a thorough and thoughtful process to ensure that the designations have a strong foundation in the redevelopment and/or rehabilitation criteria (N.J.S.A 40A:12A-5 and -14 both are listed below). It is important to note that redevelopment area designation does not mandate the use of eminent domain. If a redevelopment entity is considering invoking the eminent domain power for a particular property, it must be identified in the redevelopment plan. If use of condemnation it is not expected for a particular property, the plan can say so in order to ease the concerns of property owners. In this case, the Elk Township Committee has adopted the Resolution 43-2016 initiating this study and including a statement that eminent domain will not be utilized for this study area within this Resolution.

A redevelopment area designation provides the Township the opportunity to work cooperatively with redevelopers to meet the Township's vision for the area through flexible and creative design. The redevelopment designation and subsequent redevelopment plan create certainty about the Township's desire to have the area redeveloped, and also present a clear picture of what is expected from the development. In preparing a redevelopment plan the Township can consider the costs of development in order to ensure that the desired outcome is realistically achievable. The redeveloper may be the current property owner or another redeveloper. The governing body also has the option to enter into a PILOT (payment in lieu of taxes) agreement with the redeveloper and to negotiate contributions for public improvements (up to 30 years in a redevelopment area). The redevelopment designation may also enable a redeveloper to qualify for special financing or other incentives from public and private sources.

III. STUDY AREA

Township Committee has requested that the Planning Board consider Block 30, Lot 21; Block 52, Lot 12.02 QFARM; Block 53, Lot 1; Block 55, Lots 5 QFARM, and 5.01 - 5.52; Block 55.01, Lots 1 QFARM, and 2 - 7; Block 55.02, Lots 1 QFARM, and 2 - 51; Block 55.03, Lots 1 QFARM, and 2 - 18; Block 55.04, Lots 1 QFARM, and 2 - 18; Block 55.05, Lots 1 QFARM, and 2 - 17; Block 56, Lots 4 QFARM, and 4, and 12; Block 62, Lots 3.01 OFARM and 3.02; Block 63, LOT 2.01 and 2.02 QFARM; Block 65, Lots 4.02 QFARM and 5 QFARM; Block 68, Lot 7.02 QFARM; Block 170, Lots 14 QFARM and 18 QFARM; Block 171, Lots 6 and 9; Block 174, Lot 1 QFARM; and Block 213, Lot 3 and 3 QFARM, meet the statutory redevelopment criteria.

A recommendation by the Planning Board that the study area is in fact in “need of redevelopment” will provide the foundations for a redevelopment declaration by the governing body, which will in turn enable the coordinated application of various redevelopment tools to the benefit of the community overall and the designated properties in particular. If the area is determined to be an area in need of redevelopment, the governing body (as the redevelopment entity) will be empowered to adopt a redevelopment plan to proactively set forth a vision and standards for the area, utilize financial incentives to effectuate the plan and facilitate change by working with the redeveloper.

IV. REDEVELOPMENT PLANNING PROCESS

The Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-1 et seq. governs local redevelopment and rehabilitation activities in New Jersey. When adopted in 1992 the intent of the LRHL was to codify, simplify and concentrate prior enactments related to housing and redevelopment, to promote the advancement of community interest, and to promote physical development that will be conducive to social and economic improvement. The LRHL provides a legal mechanism that may be utilized by public bodies in their efforts to arrest and reverse negative, blighting influences that may be taking a toll on the community and to encourage revitalization. A redevelopment designation requires a showing that the area meets the criteria set forth in the statute and exhibits signs of blight.

There are a series of specific steps that must be followed in accordance with the Local Redevelopment and Housing Law (LRHL – N.J.S.A. 40A:12A-1 et. seq.) to determine whether an area is in need of redevelopment and designate a redevelopment area. An overview of these steps is as follows:

1. The Township Committee directs the Planning Board to undertake a preliminary investigation to determine whether or not the identified area is in need of redevelopment. This is done by a resolution that identifies the area by block and lot and describes the general location of the area. *Resolution 43-2016, adopted March 3, 2016.*
2. The Planning Board is charged with conducting a preliminary investigation and holding a public hearing, and then making a recommendation as to whether or

not the study area is in need of redevelopment The Planning Board and designated staff (planner, solicitor, community development staff) will:

- Prepare a map showing the boundaries of the redevelopment study area.
 - Prepare a report explaining the basis for the investigation and analyzing the conditions in the study area. This includes photographs, descriptions of historic and current uses, site conditions, code violations, other problems, existing zoning, previous attempts to develop, etc.
 - Prior to the Planning Board's public hearing to consider the report, provide notice to the Township's official newspaper for two consecutive weeks and provide notice by mail to all persons owning property within the study area.
 - Conduct a public hearing to present the findings and to hear testimony from all persons who are interested in or who may be affected by a determination that the area is a redevelopment area. All objections shall be made part of the public record and considered. *The public hearing will be held on May 18, 2016.*
 - After completing the hearing, the planning board will recommend that the delineated area, or any part thereof, be determined or not determined by the governing body to be an area in need of redevelopment.
3. Based on the Planning Board's recommendation, the governing body may adopt a resolution determining that the delineated study area, or any part thereof is an "area in need of redevelopment". Upon adoption, the clerk will send a certified copy of the resolution along with the preliminary investigation to the Commissioner of the Department of Community Affairs for review as required by the statute.
4. The Township Committee may prepare, or direct the Planning Board to prepare, a Redevelopment Plan for the Redevelopment Area. The Redevelopment Plan must contain an "outline for the planning, development, redevelopment or rehabilitation of the project area" sufficient to cover the items set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). The requirements include:
- a. Relationship to local objectives
 - b. Proposed land uses and building requirements
 - c. Identification of any land to be acquired
 - d. Relationship to Master Plans of adjacent towns, County, and State Plan
 - e. Housing Provisions (if applicable)
 - f. Relationship to municipal Master Plan
 - g. Relationship to Township's land development regulations (supersede existing or optional overlay)

5. The Township Committee adopts the Redevelopment Plan by ordinance in accordance with the requirements of the law. The redevelopment plan is referred to the Planning Board for review and recommendation by resolution (in accordance with N.J.S.A. 40A:12A-7(e)). The redevelopment plan may include permitted uses, area and dimensional requirements, recommendations for site design and standards, and an illustrative plan.
6. The Township Committee, as the redevelopment entity, oversees implementation of the redevelopment plan. Redevelopment projects must be carried out in accordance with the Redevelopment Plan.
7. The Township Committee, as the redevelopment entity, selects redevelopers to undertake the redevelopment project(s) to implement the plan and may enter into redevelopment agreements to spell out responsibilities and expectations.
8. Site Plans for properties in the redevelopment area are reviewed by the Planning Board as they normally are.

V. REDEVELOPMENT AREA CRITERIA

In order to designate an “Area in Need of Redevelopment”, a land use analysis of the study area must be conducted to determine whether the study area meets the statutory criteria. The delineated area may be determined to be “in need of redevelopment” if, after investigation, notice and hearing, the governing body by resolution concludes that within the delineated area, any of the following conditions is found (in accordance with 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 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.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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.”

VII. TOWNSHIP MASTER PLAN CONSISTENCY

The 2009 Township of Elk Master Plan Reexamination addresses the recommendations of the land use board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law into the Land Use Plan element of the municipal Master Plan. The Master Plan goals include the pursuit of investigations of the properties that would meet the statutory definition of properties in need of redevelopment and development plans that will bring those properties up to more productive status.

VIII. APPLICABILITY OF CRITERIA TO STUDY AREA

A. Overall

The criteria outlined in the Local Redevelopment Housing Law and enumerated above have been considered as they relate to the properties within the study area. The study area consists of parcels predominantly located east of route 55 along Buck Road and Aura Road in the Township. An investigation is required to make a sound determination. The analysis of the parcels within the study area have been compiled into a matrix in appendix B, with site photos of specific parcels located in appendix A. for evaluation. Specific parcels are discussed below. See Map 1, an aerial map with delineated tax parcels to and Map 2 zoning map with the parcels to provide visual information. See Map 3 to see a visual determination of the recommendations for redevelopment area designation.

B. Parcel Analysis and Description of Study Area Properties

Current Site Description

The redevelopment study area is located within the R, MD, M-1 and C-2 zoning districts. The majority of the site is within the MD district. The surrounding neighborhood can generally be described as rural, with some pockets of commercial. The properties are underutilized because of their location, issues in obtaining sewer and water capacity and from years of vacancy.

MD Moderate Density Residential. Permitted uses in the MD District include agricultural uses and buildings; single-family detached dwellings; public parks and playgrounds, woodlands, conservation areas and similar public uses. Accessory uses customarily incidental and subordinate to the above such as sheds, garages, pools, small wind energy systems, solar energy systems and the like. Conditional uses include planned unit development; age-restricted communities; institutional uses such as schools, religious uses, libraries and the like; home occupations; golf courses; commercial uses in certain locations.

C-2 Highway Commercial. Permitted uses in the C-2 District. Retail business or service activities of and similar to the following types: public and commercial garages, filling stations, auto repair shops and used car lots. Terminal warehousing, wholesale storage

and truck depots, but not including the open storage of junk, such as scrap metal or other scrap materials or automobiles or other vehicles or machinery intended for dismantling or demolition. Golf courses.

M-1 Light Manufacturing. Permitted uses in the M-1 District. Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products not involving a retail activity on the lot, except those excluded by this article. Contractor's establishment not engaging in any retail activities on the site. Laboratories: research, experimental or testing. Public utility installations. Agricultural uses. Golf courses.

R Rural Residential. Permitted uses in the R District include, agricultural uses and buildings; single-family detached dwellings; public parks and playgrounds, woodlands, conservation areas and similar public uses; Accessory uses customarily incidental and subordinate to the above such as sheds, garages, pools, small wind energy systems, solar 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.

Site History

It is our understanding that planning and site acquisition for the Silvergate Planned Unit Development (PUD) began in the mid-1980s around the same time as the construction of Route 55. The General Development Plan (GDP) for the overall Silvergate PUD was ultimately approved by the Elk Township Planning Board on April 18, 1996 and consisted of seven (7) phases. The project has been delayed in large part due to factors outside the applicant's control including the stagnant economy, issues with the water and sewer allocations, outside agency approvals, and related litigation. The GDP expiration date is June 17, 2020 (Resolution 2016-10).

The economy and lack of sewer and water services 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 30, Lot 21; Block 52, Lot 12.02 QFARM; Block 53, Lot 1; Block 55, Lots 5 QFARM, and 5.01 - 5.52; Block 55.01, Lots 1 QFARM, and 2 - 7; Block 55.02, Lots 1 QFARM, and 2 - 51; Block 55.03, Lots 1 QFARM, and 2 - 18; Block 55.04, Lots 1 QFARM, and 2 - 18; Block 55.05, Lots 1 QFARM, and 2 - 17; Block 56, Lots 4 QFARM, and 4, and 12; Block 62, Lots 3.01 QFARM and 3.02; Block 63, LOT 2.01 and 2.02 QFARM; Block 65, Lots 4.02 QFARM and 5 QFARM; Block 68, Lot 7.02 QFARM; Block 170, Lots 14 QFARM and 18 QFARM; Block 171, Lots 6 and 9; Block 174, Lot 1 QFARM; and Block 213, Lot 3 and 3 QFARM be designated as an "Area in Need of Redevelopment". The above referenced properties meet one or more of the "c" and "e" criteria as follows. See the table in Appendix 2 for specific criteria for each individual parcel.

- 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.
- 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 the existing approved PUD to be constructed or new uses along the parcels that are within this area as well as will remain their respective zones, unless the plan determines they are better suited for another use than is currently permitted within their respective zoning district.

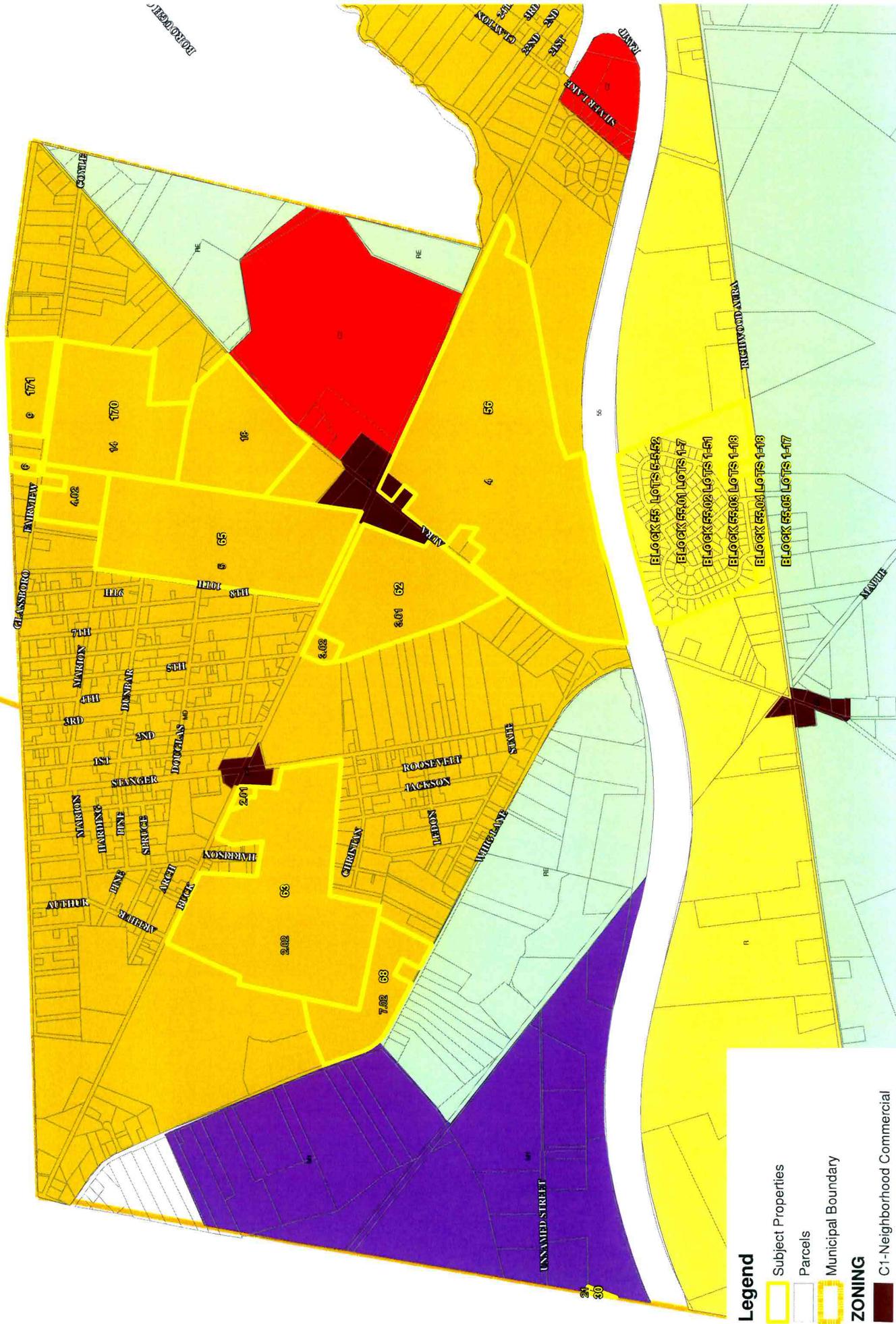
The Township’s intent in designating the site as a Redevelopment Area is to facilitate positive change – to give this site a productive use that is will assist not only in economic development and overall improvement of this area, but produce viable uses that can be developed in accordance with the existing PUD, zoning designation or a specific use that is deemed to be an acceptable use and a positive addition to the surrounding neighborhood. 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



JESSE/03/02

CLASSICO EMERVIEW 6 171 170 16 65 56 4 56 55 54 53 52 51 50

MARION 7TH 4TH 3RD 2ND 1ST

DUNBAR 5TH 4TH 3RD 2ND 1ST

SEANGER DOUGLAS RD

HARRISON CHRISTIAN

JACKSON ROOSEVELT

LEMON WILHELMINE STATE

UNNAMED STREET

RICHWOOD AVENUE

BLOCK 55 LOTS 5-52
 BLOCK 55.01 LOTS 1-7
 BLOCK 55.02 LOTS 1-61
 BLOCK 55.03 LOTS 1-13
 BLOCK 55.04 LOTS 1-13
 BLOCK 55.05 LOTS 1-17