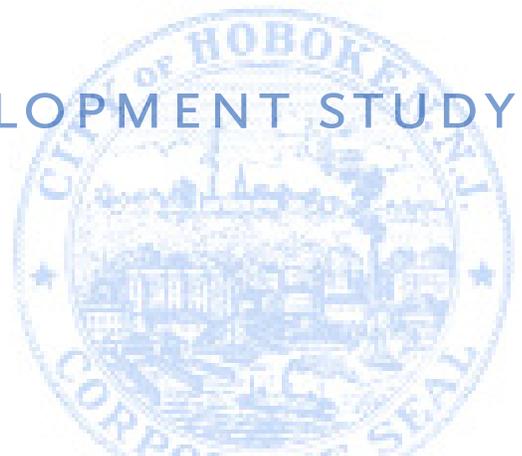


City of Hoboken:

SOUTHWEST AREA REDEVELOPMENT STUDY

By:

The City of Hoboken Planning Board



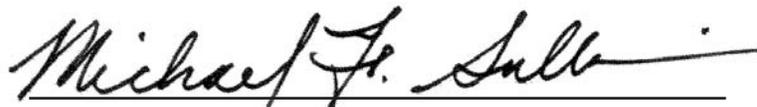
January 5, 2012



**Preliminary Investigation for a Determination of
Area in Need of Redevelopment and Area in Need
of Rehabilitation Designations for the
Southwest Area of the City of Hoboken**

In Accordance with the Local Redevelopment & Housing Law
(N.J.S.A. 40A:12A-1 et seq.)

Prepared for the Planning Board
of the City of Hoboken by

A handwritten signature in black ink, reading "Michael J. Sullivan", written over a horizontal line.

Michael Sullivan, AICP, ASLA
NJ PP # 5153

A handwritten signature in black ink, reading "Elizabeth McManus", written over a horizontal line.

Elizabeth McManus, AICP, LEED AP
NJ PP # 5915

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Documentation of the 1979 Rehabilitation Area Designation

Maser Consulting Memorandum, dated December 21, 2011

SECTION 1

Introduction and Purpose

On January 19, 2006 Hoboken City Council authorized the Planning Board (Resolution #06-264) to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not the area of the City known as the “Southwest Area” fulfilled the criteria for declaration as an “area in need of redevelopment” pursuant to the statutory requirements found in the New Jersey Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A.. 40A:12A-1 et seq.). The Planning Board conducted such an investigation and, on June 6, 2006, held a public hearing and determined that the Southwest Area that was studied did constitute an area in need of redevelopment. On June 21, 2006, the City Council designated the Study Area as an area in need of redevelopment.

Subsequent to the designation of the area in need of redevelopment, a complaint alleging procedural violations during the Planning Board hearing prevailed in Superior Court, and the City was required to hold new public hearings on the Study Area. In June of 2007, the 2006 study was updated, and the Planning Board began undertaking the process of public hearings. However, that process was halted and there has been no recommendation from the Planning Board to City Council designating the Southwest Study Area an “area in need of redevelopment”.

On October 21, 2009, City Council renewed its authorization of the Planning Board to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not the area of the City known as the “Southwest Area” fulfilled the criteria for declaration as an “area in need of redevelopment”. This resolution expanded the Study Area to include additional properties (tax block 11) which were not included in the 2006 authorization.

On October 20, 2010, City Council passed a resolution that modified the extent of the lands subject to the Planning Board’s evaluation. This modification removed tax blocks 7 and 8, which have both been redeveloped with high-rise residential condominiums, from the Study Area.

Clarke Caton Hintz has been retained by the Hoboken Planning Board to conduct this study in order to determine whether the properties within the Study Area meet the statutory requirements for designation as an “area in need of redevelopment” pursuant to the LRHL codified at N.J.S.A.. 40A:12A-1 et seq.). Additionally, the scope of the previous reports have been expanded to include a determination of whether the properties within the Study Area meet the statutory requirements for an “area in need of rehabilitation” pursuant to the LRHL codified at N.J.S.A.. 40A:12A-1 et seq.). This report provides an analysis of current conditions at each of the blocks and sites in the Study Area including a review of land use, zoning and master plan policies, building conditions, utilities, environmental conditions, and tax and building records. The statutory criteria for redevelopment and rehabilitation are then applied to these findings to determine whether they warrant a redevelopment designation. Lastly, next steps and overall conclusions regarding the Study Area’s potential redevelopment area and rehabilitation area status are presented. Maps indicating the boundaries and location of the Study Area are included.

SECTION 2

Statutory Authority and Process

Under New Jersey's LRHL, municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This process is summarized below :

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the redevelopment criteria set forth in section 5 of the LRHL and the rehabilitation criteria set forth in section 14 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the Study Area and the location of the various parcels therein. A statement setting forth the basis for the investigation shall be appended to the map.
3. The planning board must conduct a preliminary investigation. A duly noticed public hearing must be held by the planning board in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body.
4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment and/or an area in need of rehabilitation.
5. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan, after review by the planning board, is referred to the governing body.
7. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the LHRL. These powers include:

- Acquiring property (including by exercise of eminent domain, if necessary).
- Clearing an area, install, construct or reconstruct streets, facilities, utilities and site improvements.
- Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys; contracting with public agencies for relocation of residents, industry or commerce.
- Making plans for voluntary repair or rehabilitation of buildings.
- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

Note however, that designation of an area in need of rehabilitation does not allow a municipality to acquire property through eminent domain (N.J.S.A.. 40A:12A-15).

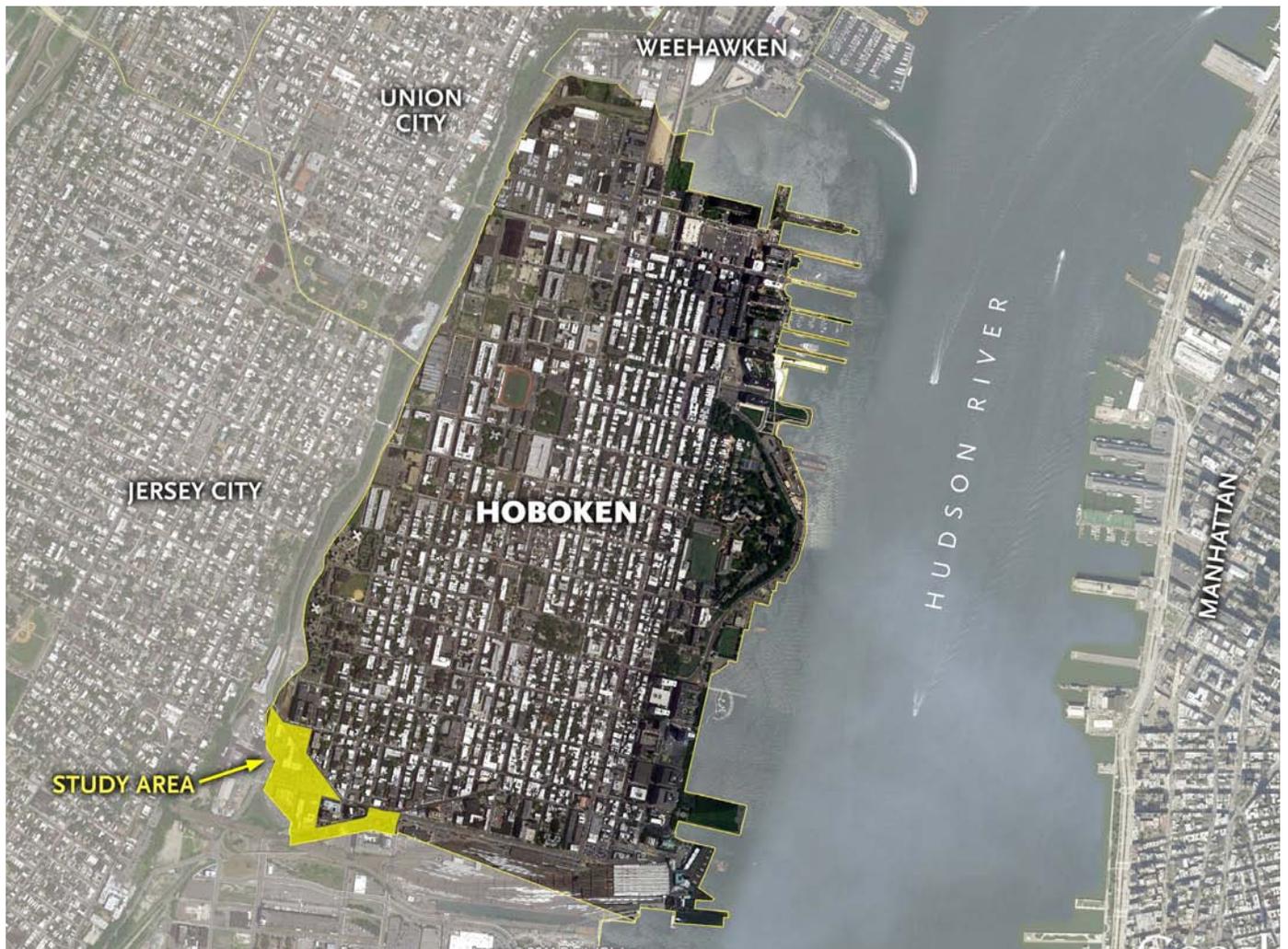
This report meets the requirement listed under step 3, above, for a preliminary investigation and provides the Planning Board and City Council with the necessary information to determine the appropriateness of a redevelopment designation for the properties within the Study Area.

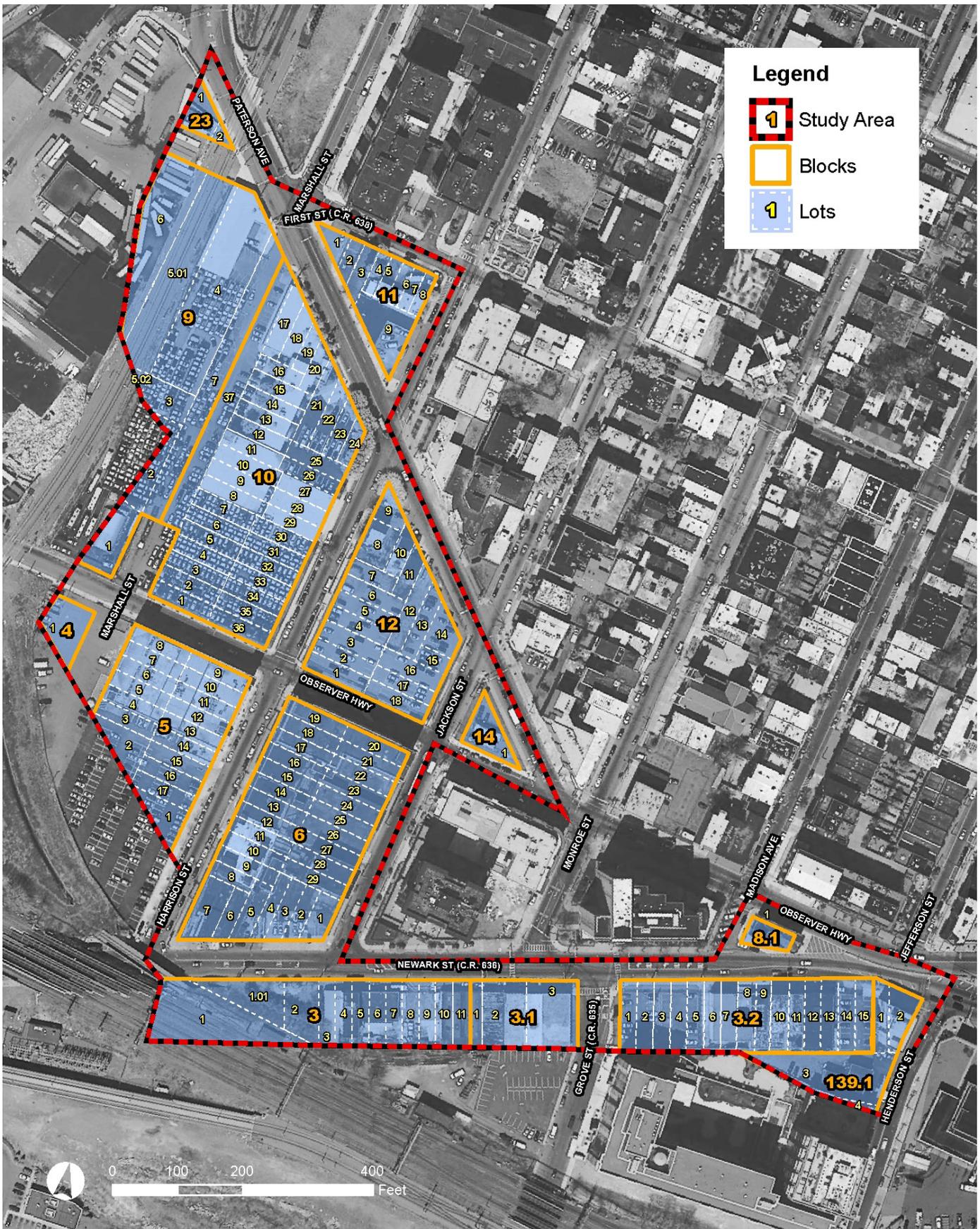
SECTION 3

Location and Context of the Study Area

The Southwest Area, which is the focus of this study, is located in the southwest corner of the City of Hoboken adjacent to Jersey City. It contains approximately 17.64 acres and is bounded, roughly, by Paterson Avenue and Observer Highway on the north and the Jersey City boundary on the west and south. Pursuant to the authorization of the City Council, the tax blocks included in the Study Area (the “Study Area”) are blocks:

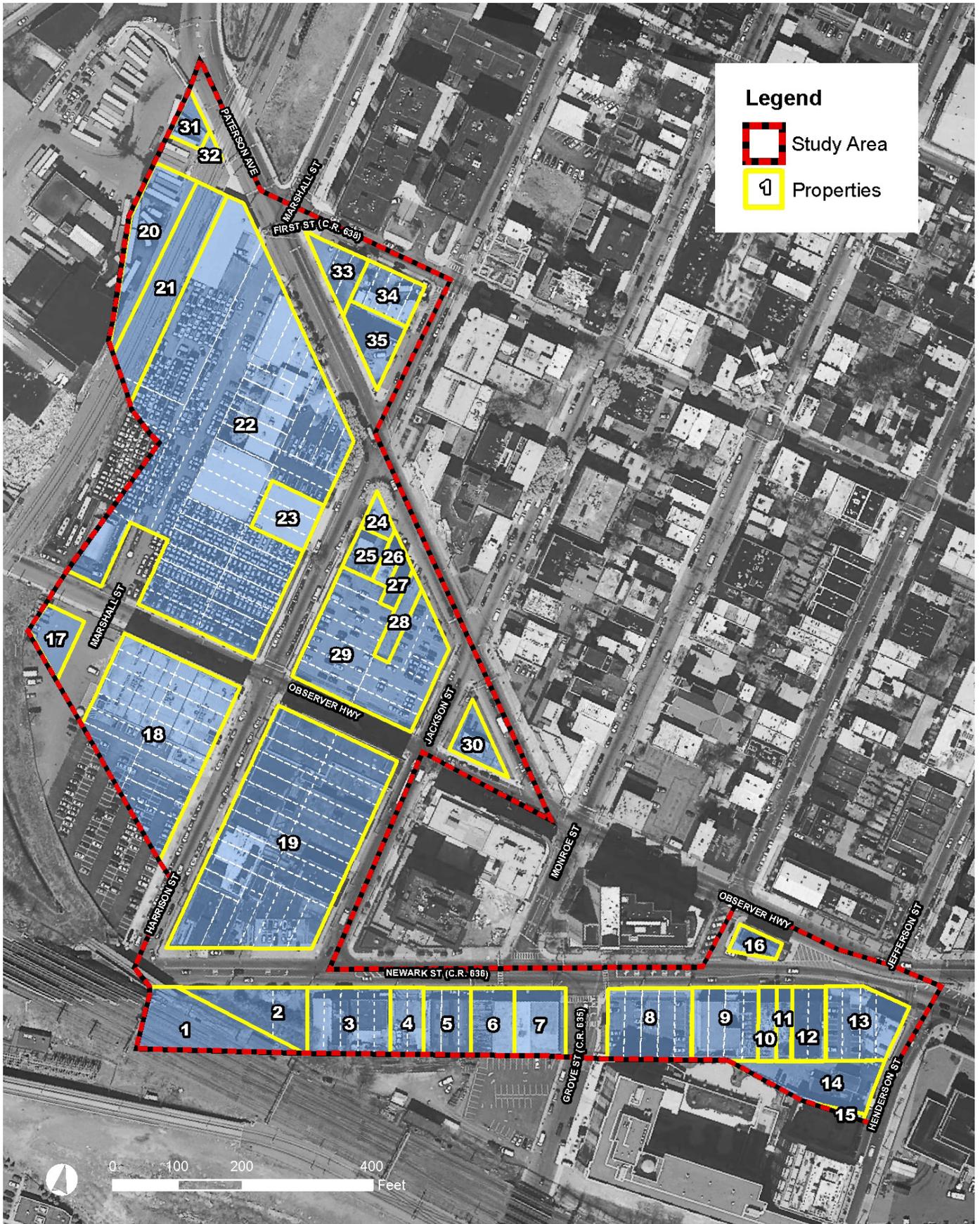
3, 3.1, 3.2, 139.1, 4, 5, 6, 8.1, 9, 10, 11, 12, 14, 23





HOBOKEN SOUTHWEST REDEVELOPMENT STUDY
Study Area Tax Blocks and Lots

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY

Properties

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008

SECTION 4

Existing Land Use and Zoning

Land Use

The Study Area is characterized by various uses representing different eras of development and redevelopment. These include offices, vehicle storage, auto services, industrial and residences. The conditions of the properties are equally varied, ranging from class “A” office space to dilapidated vacant industrial buildings. It is a popular gateway to Hoboken from Jersey City and serves as a conduit for vehicular traffic seeking to access the Holland Tunnel to New York City. Although there has been relatively recent redevelopment in the form of high-rise residential condominiums (i.e. Hoboken Grand, The Skyline), some downtrodden remnants of the City’s industrial past persist here.

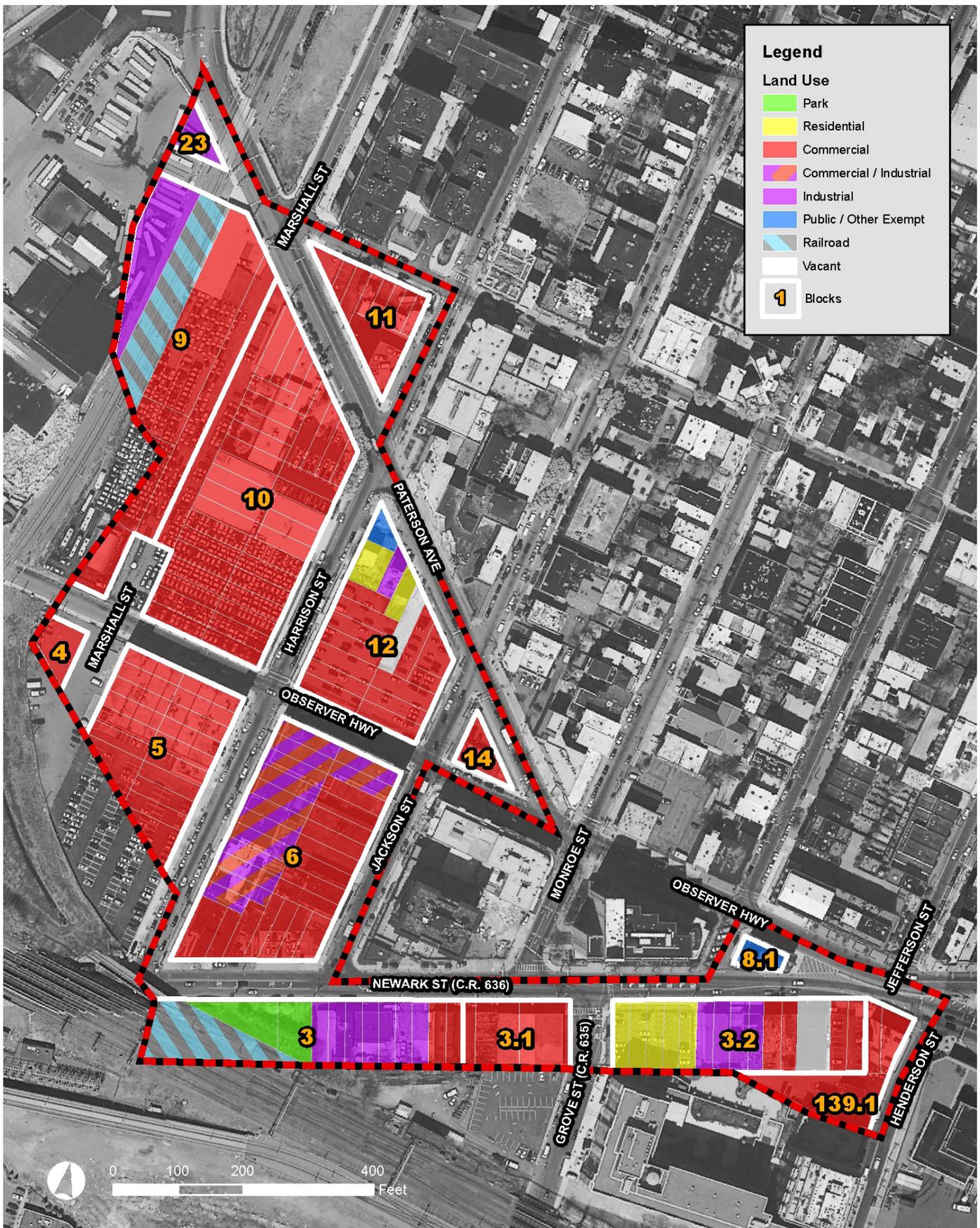
Master Plan

The last update of the Master Plan occurred in 2004. In the 2004 Master Plan, the Planning Board designated the Study Area, with the exception of tax block 11, as the IT Industrial Transition district in the land use plan. This designation recognized that redevelopment of this area was underway (albeit through the approval of “d” variances at the Board of Adjustment) and that a transition from industrial to residential and other uses should be facilitated. Sensitivity toward balancing residential redevelopment, increases in building heights and intensity of development with public amenities, parking and open space was articulated.

“This designation includes current and former industrial areas, some of which are in varying stages of redevelopment. Limited industrial uses will continue to be permitted in these areas, with public facilities and office development permitted as well. Residential uses should be permitted only as a conditional uses in accordance with specific requirements. These include being located adjacent to public parks, or by providing open space that is dedicated to the City. Increased building height and density should only be permitted if amenities such as public parking or cultural facilities are provided.” (p.158)

The Master Plan also recommended changes to the network of public thoroughfares in the Study Area:

“... Redesign the street system in the southwest corner of the City. This area is a bottleneck due to the confluence of five of the nine vehicular access points to Hoboken here. The objectives of any modifications to traffic patterns are to reduce conflicts and improve traffic flow, yet to discourage vehicles from entering Hoboken to cut through the City.” (p.152)



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY
Existing Land Use

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008
 Land Use Source: 2011 City of Hoboken Tax Records supplemented by means of field survey.

The 2010 Master Plan Reexamination Report (adopted March 16, 2011) undertook a review of master plan policies, the underlying assumptions and the extent to which such assumptions have changed. The reexamination report contains a series of recommendations for changes to the master plan and land development ordinances that depart from the 2004 Land Use Plan Element. The document addresses the Study Area in various ways:

“Eliminate the previously recommended Industrial Transition [IT] zone districts and maintain the existing Industrial [I-1, I-2] zone designations. Over the past six years there has been no action to change the zoning. The recommendations of the 2004 Master Plan to create transitional zones with high-rise residential and mixed-use has been called into question and is no longer recommended. However, changes to the industrial zoning definitions and ordinances are recommended to include uses such as industrial arts and artisans, many of whom are currently not recognized in the ordinance.” (P. 34)

The Report acknowledges this investigation and notes that the “City Council reaffirmed the validity of the existing I-2 zoning” and goes on to state that the City should “retain the I-2 zoning designation for the present time” (P. 50).

Additionally, the Reexamination recommends the creation of a large area of future public park along Paterson Avenue within the Study Area.

The land use policy direction in the Study Area has shifted from the facilitation of a transition to residential land use to maintenance of the industrial district with a large increase in public open space.

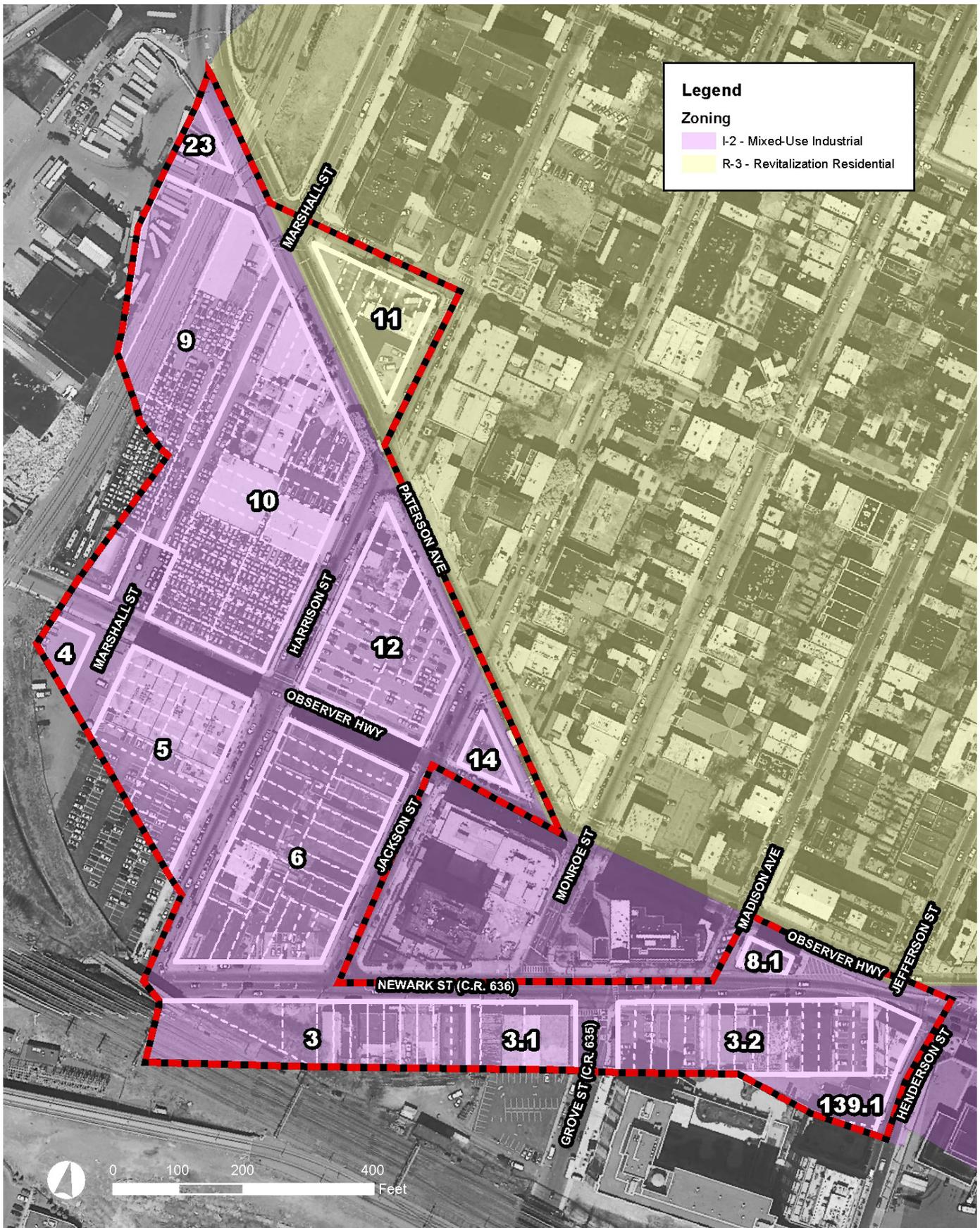
Zoning

The current zoning in the Study Area consists of two designations - the I-2 Mixed-Use Industrial District and the R-3 Revitalization Residential District. The boundaries of these districts are illustrated on the existing zoning exhibit.

I-2 Mixed-Use Industrial District

All of the tax blocks in the Study Area, except for block 11, are within the I-2 Mixed-Use Industrial District. It permits the following principal uses:

- (1) Food processing and related storage and distributive activities
- (2) Manufacturing, processing or fabricating operations which meet the performance standards set forth in Article XII, provided that all operations and activities are carried on within enclosed buildings and that there is no outside storage of materials
- (3) Retail business or service (the City code defines this use to include retail and personal service establishments, including business and professional offices)
- (4) Public buildings and uses
- (5) Wireless telecommunications towers



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY
Existing Zoning

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008

Conditional uses within the I-2 district include:

- (1) Automotive sales
- (2) Automobile service stations
- (3) Automobile laundries
- (4) Bars
- (5) Commercial garages
- (6) Public parking facilities (this use has been interpreted to include privately held parking facilities available to the public or patrons)
- (7) Railroad-related shipping terminals
- (8) Manufacturing and processing operations, wherein additional evidence is required to demonstrate ability to comply with minimum performance standards as set forth in Article XII

Among other regulations, the I-2 District provides for the following controls on bulk, location and intensity of development:

- 5,000 sf minimum lot area
- 60% maximum building coverage
- Maximum building height of 2 stories/40 feet
- Maximum floor area ratio of 1.25
- Minimum front yard of 5 feet

R-3 Revitalization Residential District

Tax block 11 is the only block within the Study Area that is within the R-3 zoning district. It permits the following principal uses:

- Residential buildings
- Places of worship and associated residences, meeting places and schools
- Public buildings and uses, such as schools, recreation centers, places of assembly, parks and playgrounds
- Retail businesses and services

The R-3 zoning district also permits the following conditional uses:

- Bars
- Clubs and community centers
- Essential utility or public services
- Clinics and nursing homes
- Loft building
- Planned unit residential developments
- Public parking facilities

- Restaurants
- Sidewalk cafes

Among other regulations, the R-3 District provides for:

- 2,500 SF minimum lot area
- 60% maximum building coverage
- 3-4 story buildings
- 660 SF of lot area for each dwelling
- 5-10 feet front yard setbacks

The nature of existing land uses, with respect to the spectrum of permitted uses and compatibility with same, plays a role in the evaluation of statutory criteria for the determination of an area in need of redevelopment.

SECTION 5

State Planning Policies

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the “State Plan”). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: 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 Planning Act)

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-8 state park.

Hoboken is situated within Planning Area 1-Metropolitan Planning area in the Hudson County Urban Complex, which, in terms of the State Plan, places Hoboken within an Urban Center. The 1992 State Plan designated the Hudson County Urban Complex as a center. This center also includes Bayonne, East Newark, Guttenberg, Harrison, Jersey City, Kearny, North Bergen, Secaucus, Union, Weehawken and West New York. Urban Centers are described as:

Urban Centers are the largest of the State Plan’s five types of Centers. These Urban Centers offer the most diverse mix of industry, commerce, residences and cultural facilities of any central places in the state. While New Jersey’s Urban Centers have suffered from significant decline during the Post World War II period, they still contain many jobs and household residences. They are the repositories of large infrastructure systems – water, sewer, transportation – and a considerable number of manufacturing jobs, corporate headquarters, hospitals and medical centers, universities and research centers, government offices and cultural centers including performing arts centers, museums and sports arenas. (p.39)

State Plan polices relating to Centers include:

“... providing land for growth in Centers, balancing growth between the Centers within a region to accommodate projected growth, utilizing capacity information to designate Centers and designing Centers to make them attractive and more livable.” (p.41)

The State Plan is in the process of revision with the draft plan not yet scheduled for adoption or public hearing. All of the Study Area is contained within the Hudson County Urban Complex, in, both, the adopted 2001 State Plan and in the pending 2009 draft final plan.

The intent of the State Plan is to direct growth and development into areas served by public

infrastructure as a means of more efficiently using public resources. This over arching goal has been consistent since the first State Plan was adopted in 1987.

Revitalize the State's Cities and Towns (p.20)

Urban Revitalization : *Revitalize urban centers and first ring suburbs by devising a regional metropolitan area strategy that concentrates public resources to attract public and private investment to enhance economic development, employment opportunities, housing redevelopment and transportation options to produce neighborhoods of choice and middle class growth in those communities while slowing development on the metropolitan periphery, in ways that are consistent with the vision and goals of the State Plan. (p.23)*

Since the Study Area lies within an Urban Center, which represents the areas for growth in New Jersey, the location of the Study Area is consistent with “Smart Growth” planning principles. However, courts have ruled that reliance upon a property’s location within an area targeted for growth by the State Plan cannot be the sole basis for designating an area in need of redevelopment.

SECTION 6

Criteria for Designation of an Area in Need of Redevelopment

For an area to be found to be in need of redevelopment, existing conditions must meet any of the eight criteria that are specified under the LRHL (N.J.S.A. 40A:12A-5). These include:

- 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 so 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 title, diverse ownership of the real property caused therein or other conditions resulting in a 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 areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by 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.

In addition to the criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows:

“A redevelopment area may 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” (N.J.S.A. 40A:12-3).

Throughout this report, these analytical touchstones are referred to simply as “redevelopment criteria”.

SECTION 7

Application of Criteria to the Study Area

The Study Area consists of 35 properties with varied conditions that range from well-maintained and fully occupied buildings to properties containing vacant, dilapidated and obsolete structures. Some properties are simply portions of railroad rights-of-way. The following analysis details the existing conditions on each of the subject properties in the Study Area including site conditions, building conditions and other physical characteristics. All of the properties were visited in person and, where permitted by the owner, interior building conditions were evaluated. Data on incidents of crime were gathered from the police department and data on construction, health, zoning and fire code violations were gathered from the respective City offices. Each property was then assessed with respect to the eight redevelopment criteria to determine which, if any, are met.

Within each property description, there is a locator map, an enlarged aerial photograph of the site and, where relevant, ground-based photographs. For efficiency, the redevelopment criteria are not restated within each description; rather a lettered “key” (white letter in a blue square) is used to correlate the description with the relevant criteria.

In addition to the characteristics found on the individual properties, this report examines the general conditions of the Study Area in order to evaluate the overall character of the district with respect to the redevelopment criteria. According to the Flood Rate Insurance Map (FIRM) the entire City lies within the flood prone (AE) zone. There is documentation of a history of severe tidal flooding in portions of the Study Area. However, such events do not in and of themselves satisfy the redevelopment criteria.

This section contains the individual analyses to serve as a basis for a determination of the area in need of redevelopment.

Report Key



Redevelopment Criteria



Property meets redevelopment criteria and is recommended for inclusion in redevelopment area



Property does not meet redevelopment criteria but its inclusion may be necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

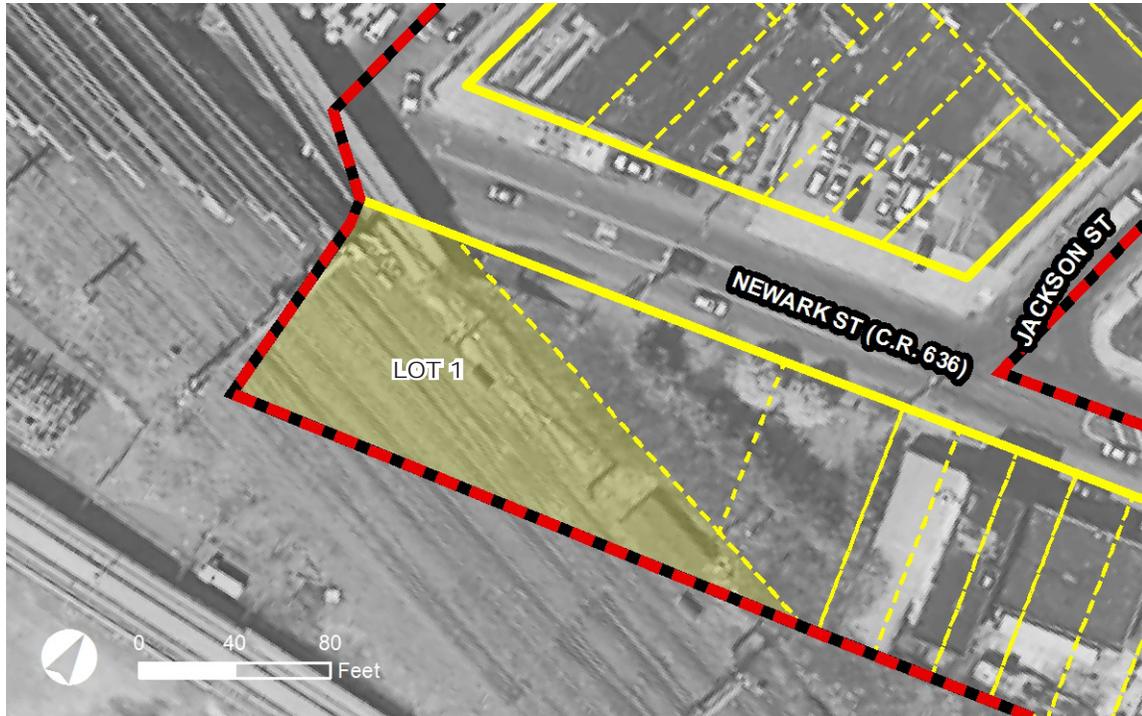


Property does not meet redevelopment criteria and is not recommended for inclusion in redevelopment area

PROPERTY 1

ADDRESS: 657 - 659 Newark Street
BLOCK: 3 **LOT:** 1

OWNER
 NJ Transit
 180 Boyden Ave
 Maplewood,
 NJ 07040



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

NJ Transit rail right-of-way, including portions of tracks and bridge, consisting of 0.32 acres. The property is within the I-2 district.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



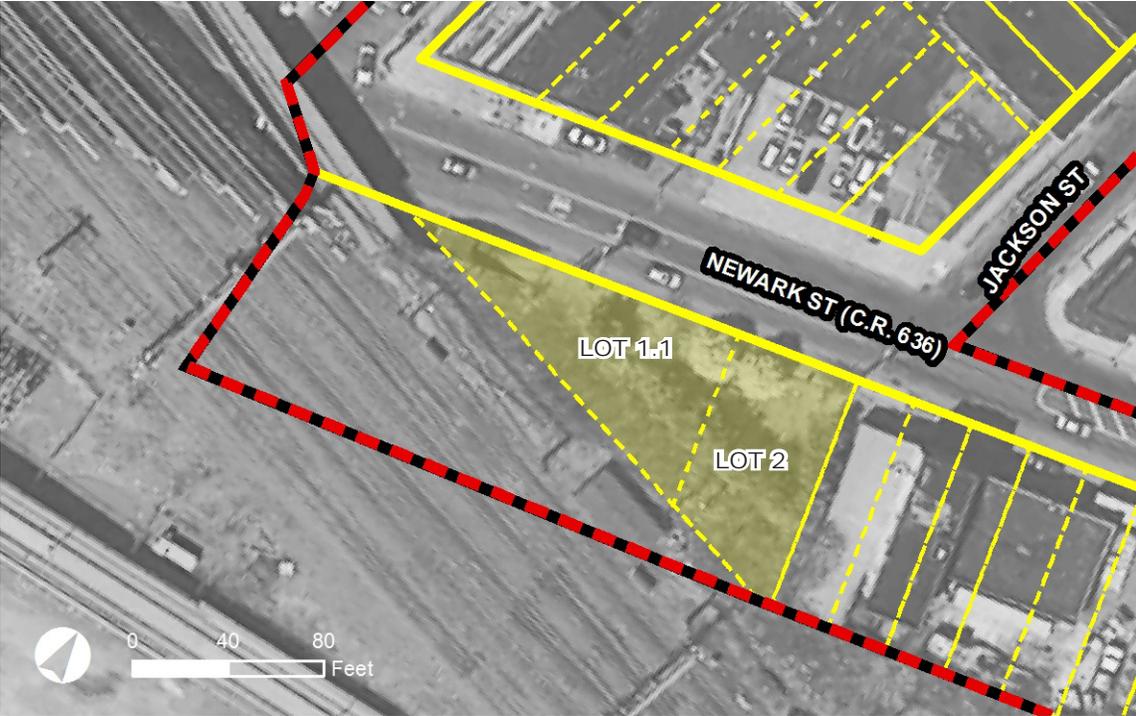
This property should not be included within an area in need of redevelopment.



PROPERTY LOCATION

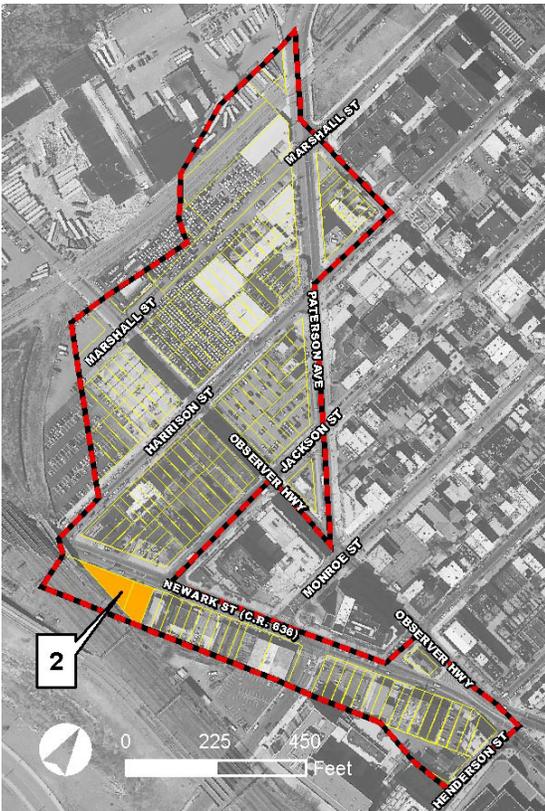
ADDRESS: 653 - 655 Newark Street
BLOCK: 3 **LOTS:** 1.1 and 2

PROPERTY 2



OWNER
 NJ Transit
 180 Boyden Ave
 Maplewood,
 NJ 07040

APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



PROPERTY LOCATION



DESCRIPTION

Small, 0.1 acre park called “Your Park.” The property is within the I-2 district.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

While this property does not meet the redevelopment criteria, as a property which will anchor the western end of the block and a property which will serve as a gateway to the City, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.



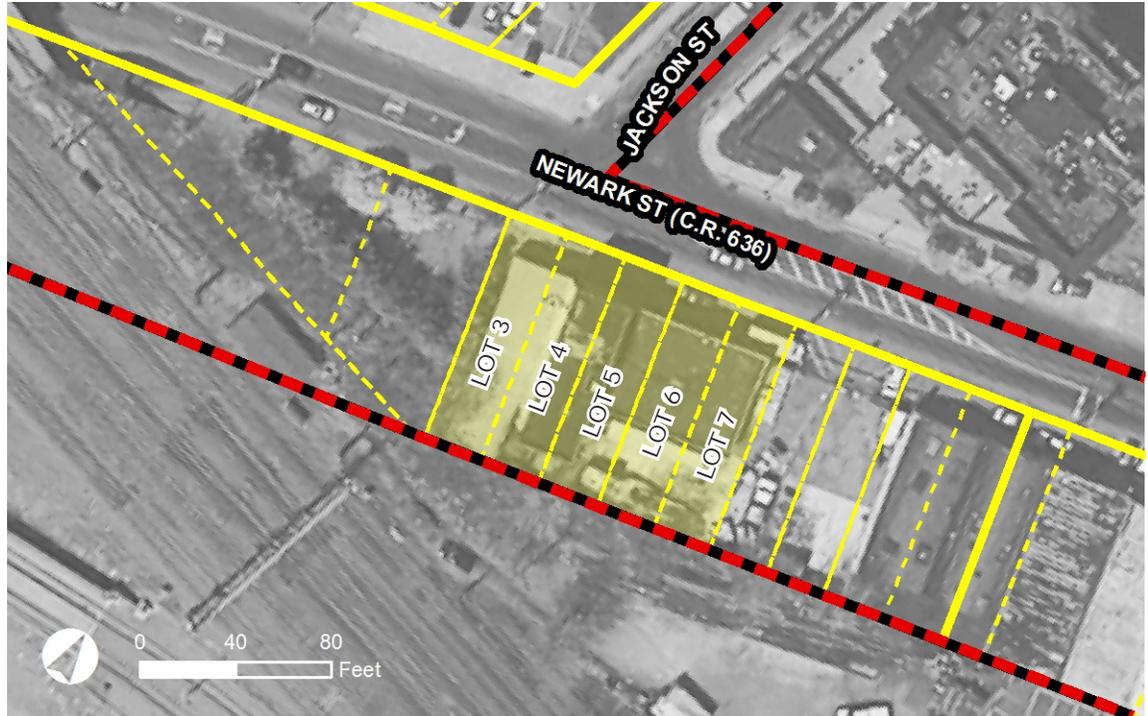
PROPERTY 3

ADDRESS: 611 - 619 Newark Street
BLOCK: 3 **LOTS:** 3 through 7

OWNER
 601-619 Newark Street Corp, LLC
 200 Washington St.,
 5th Floor
 Hoboken, NJ 07030

APPLICABLE REDEVELOPMENT CRITERIA:

- A**
- B**

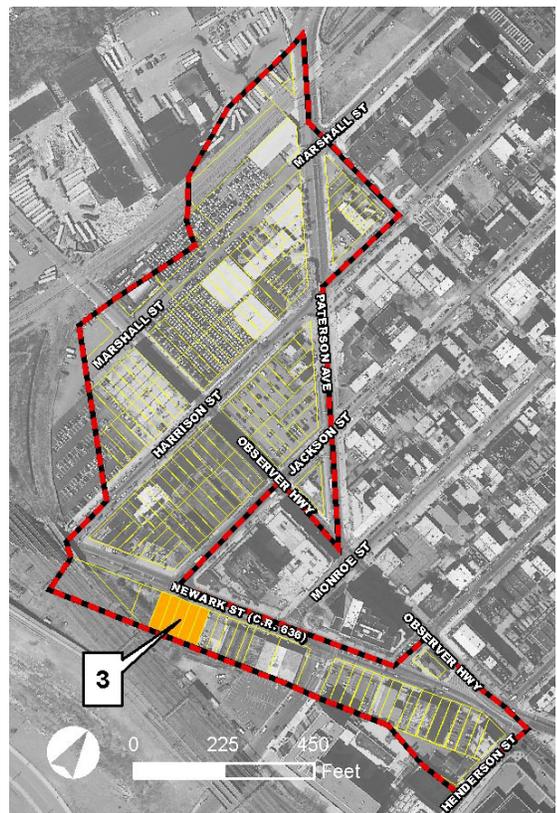


DESCRIPTION

This property, which is approximately 1/4 acre in size, contains a series of former industrial/commercial buildings spanning several lots. The property is within the I-2 district.

The building on lot 3 is a one-story addition with corrugated metal siding and a sloping roof. The building on lot 4 is a three-story brick building with wood interior structure. Portions of the interior have collapsed. Loading docks open directly on the front sidewalk. Several of the upper windows are missing. The building on lots 5, 6 and 7 is a one-story brick building, also with wood interior structure. The roof and roof structure are in extremely poor condition. Holes in the roof are large enough to see through the windows from the front sidewalk.

There are many problems with the conditions of the buildings. These include, but are not limited to, peeling paint, missing floor boards, and damaged plaster walls and ceilings. All three connected structures have been vacant since at least 2007 and are not safe for access.



PROPERTY LOCATION

ADDRESS: 611 - 619 Newark Street
BLOCK: 3 **LOTS:** 3 through 7

PROPERTY 3



A burglary occurred on the property in 2004. Vandalism is evident with graffiti and other damage to the property.

APPLICATION OF CRITERIA

- Building deterioration has occurred. The buildings are substandard, unsanitary, dilapidated and are conducive to unwholesome working conditions.
- None of the building systems, including safety systems, are operational.
- There are major structural issues, both on the interior and exterior, and several of the roofs are leaking.
- The buildings' roofs, gutters, parapets, exterior doors and windows are in disrepair and in need of replacement.
- There have been structural collapses on the interior, and daylight can be seen through the roof structure.
- Since the previous use of these buildings has been discontinued, the condition has fallen into such disrepair as to become untenable.

A

B

RECOMMENDATION

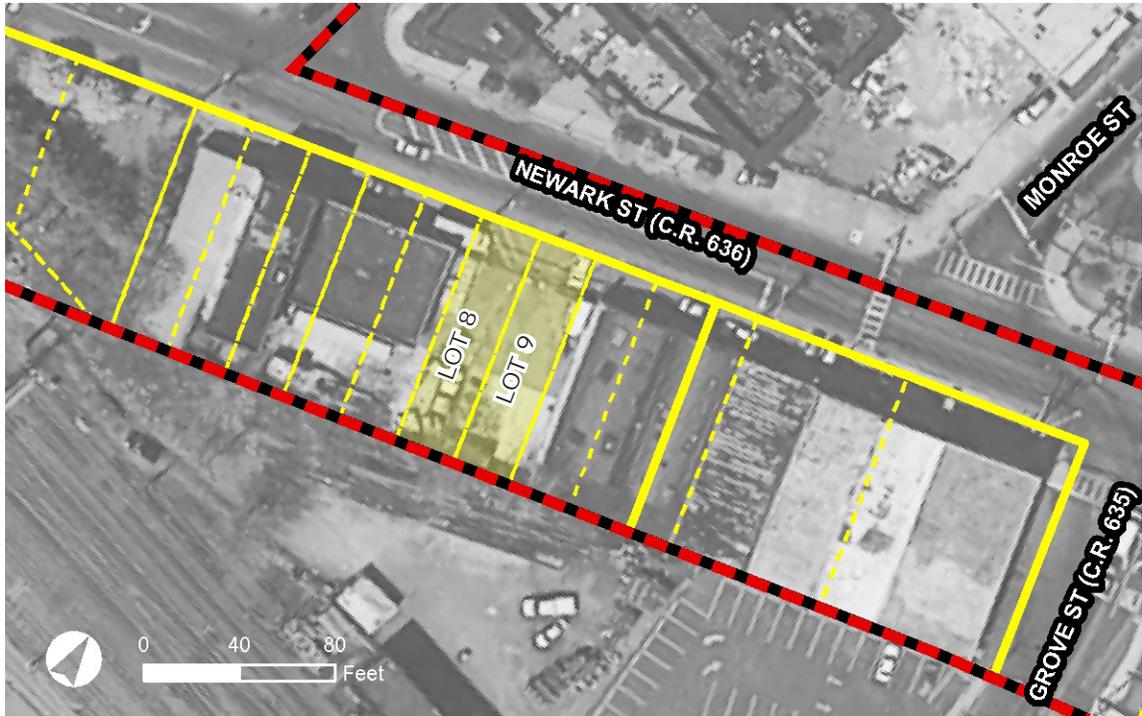
This property meets the criteria A and B and should be included as part of an area in need of redevelopment.

PROPERTY 4

ADDRESS: 601 - 603 Newark Street
BLOCK: 3 **LOTS:** 8 and 9

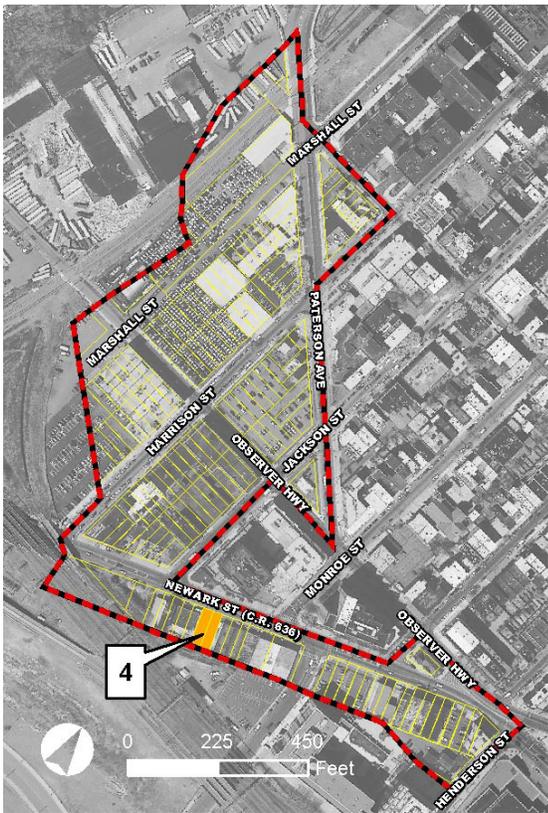
OWNER
 601-619 Newark Street Corp, LLC
 200 Washington St., 5th Floor
 Hoboken, NJ 07030

APPLICABLE REDEVELOPMENT CRITERIA:
D



DESCRIPTION

This property consists of a lot used by a construction company (AM Construction) for parking of vehicles and equipment. Bulk material, such as soil and other granular construction material is also stored here. The yard is bounded by a chain link fence and gate at the street. The use is prohibited in the I-2 district use and a zoning permit has not been issued for the use.



PROPERTY LOCATION

ADDRESS: 601 - 603 Newark Street
BLOCK: 3 **LOTS:** 8 and 9

PROPERTY 4



APPLICATION OF CRITERIA

- The storage of construction equipment and bulk materials is a deleterious land use that is detrimental to the health and welfare of the community.
- Bulk materials and mechanical lubricants stored outside have the potential to contaminate surface water.
- The storage of construction equipment and bulk materials creates an eyesore along Newark Avenue.

D

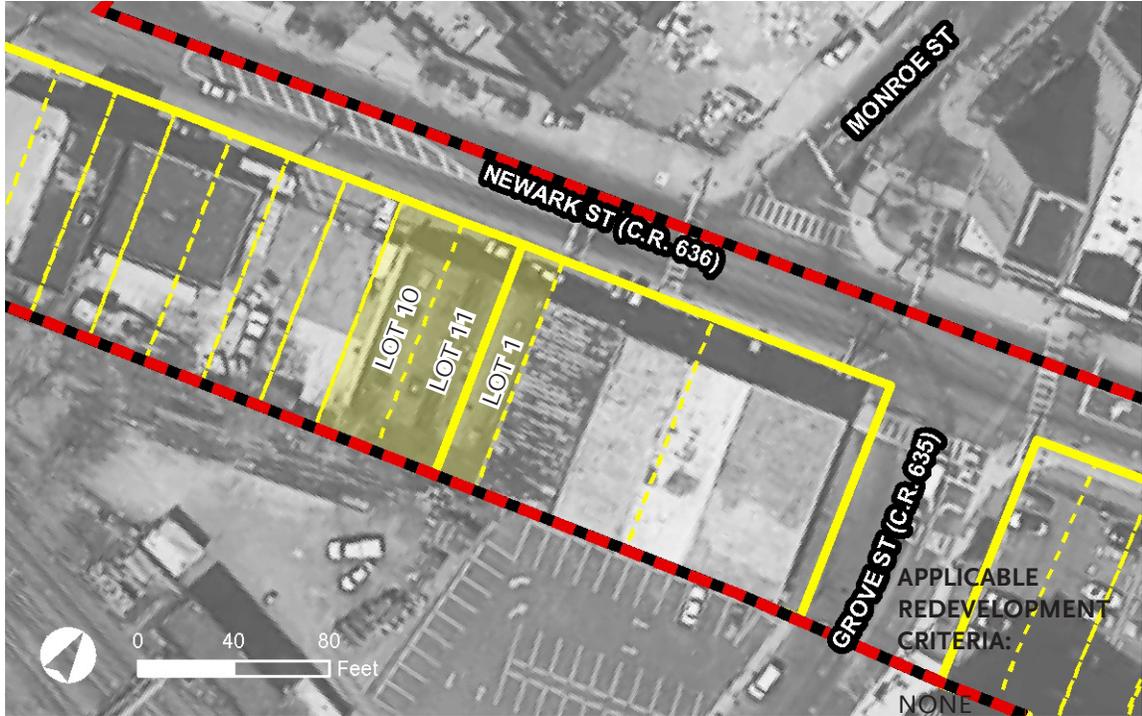
RECOMMENDATION

This property meets criteria D and should be included as part of an area in need of redevelopment.

PROPERTY 5

ADDRESS: 605 - 609 Newark Street
BLOCK: 3 **LOTS:** 10 and 11 and **BLOCK:** 3.1 **LOT:** 1

OWNER
 601-619 Newark Street Corp, LLC
 200 Washington St., 5th Floor
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



DESCRIPTION

The building is currently occupied by an antique/second-hand furniture store called the “Frayed Knot.” The retail use is permitted in the I-2 district.

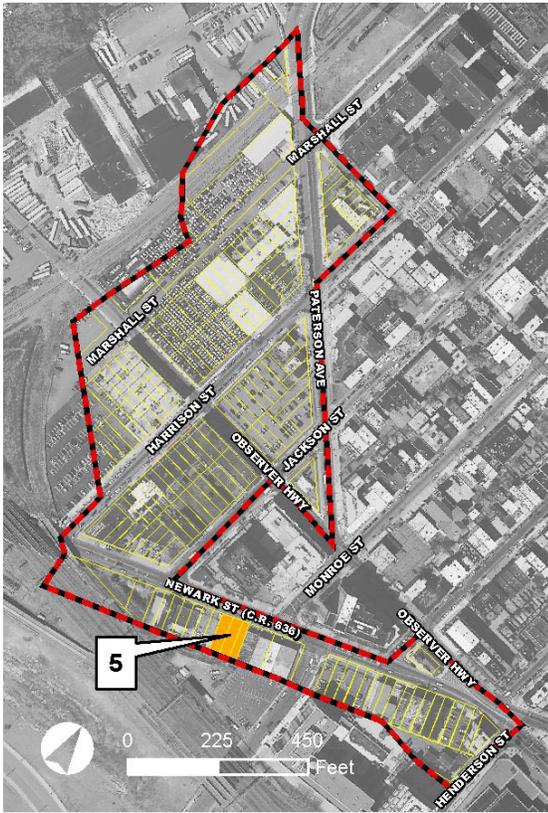
APPLICATION OF CRITERIA

- The site does not meet any of the criteria for redevelopment.

RECOMMENDATION



While this property does not meet the redevelopment criteria, it is surrounded by properties which do and as a result, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.



PROPERTY LOCATION

ADDRESS: 571 - 573 Newark Street
BLOCK: 3.1 **LOT:** 2

PROPERTY 6

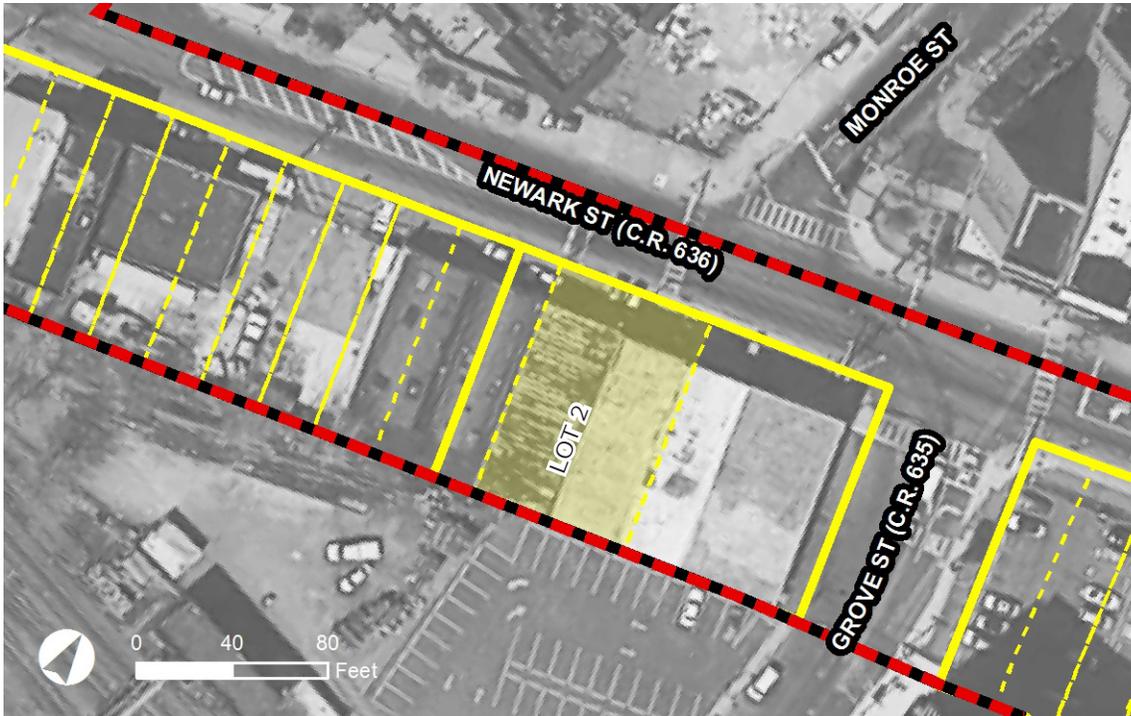
OWNER

Miguel & Irma Novo
 1503 46th St.
 North Bergen, NJ
 07047

APPLICABLE REDEVELOPMENT CRITERIA:

B

D



PROPERTY LOCATION

DESCRIPTION

This property, which is .12 acres, contains a building that appears to be two separate buildings, but it is a single one-story building with two halves. It was formerly used as an auto service. It is veneered with orange brick. The left portion of the building is taller and has a large garage door and a smaller entrance door. Similarly, the portion of the building to the right also has a garage door and a smaller entrance door. All of the doors are covered with metal, roll up doors. There are several faded business signs attached to the front of the building. The building occupies the entire property.

Cracking in the facade is indicative of instability that could result in damage to property or injury to persons. The property has a history of fire code violations, with seven violations between 2002 and 2009.

- 2002: Open wiring and exit signs out
- 2003: Blocked electrical panels Violation
- 2004: Open wiring



PROPERTY 6

ADDRESS: 571 - 573 Newark Street
BLOCK: 3.1 **LOT:** 2



- 2007: Open wiring and propane tanks
- 2008: Obstruction in two areas regarding access to electrical/gas meters
- 2008: Holes in ceiling
- 2009: Propane on site and removed

These fire code violations represent a pattern of neglect and a history of unsafe conditions.



APPLICATION OF CRITERIA

B

- The previous commercial use has been discontinued. This vacancy has created an attractive nuisance as evidenced by vandalism.

D

- The condition of the facade, which shows signs of instability, is a potential safety hazard.
- The building is dilapidated. A pattern of substandard conditions have been documented by fire code violations over 7 years. Additionally, structural cracking on the facade abutting the public street creates a potential hazard.

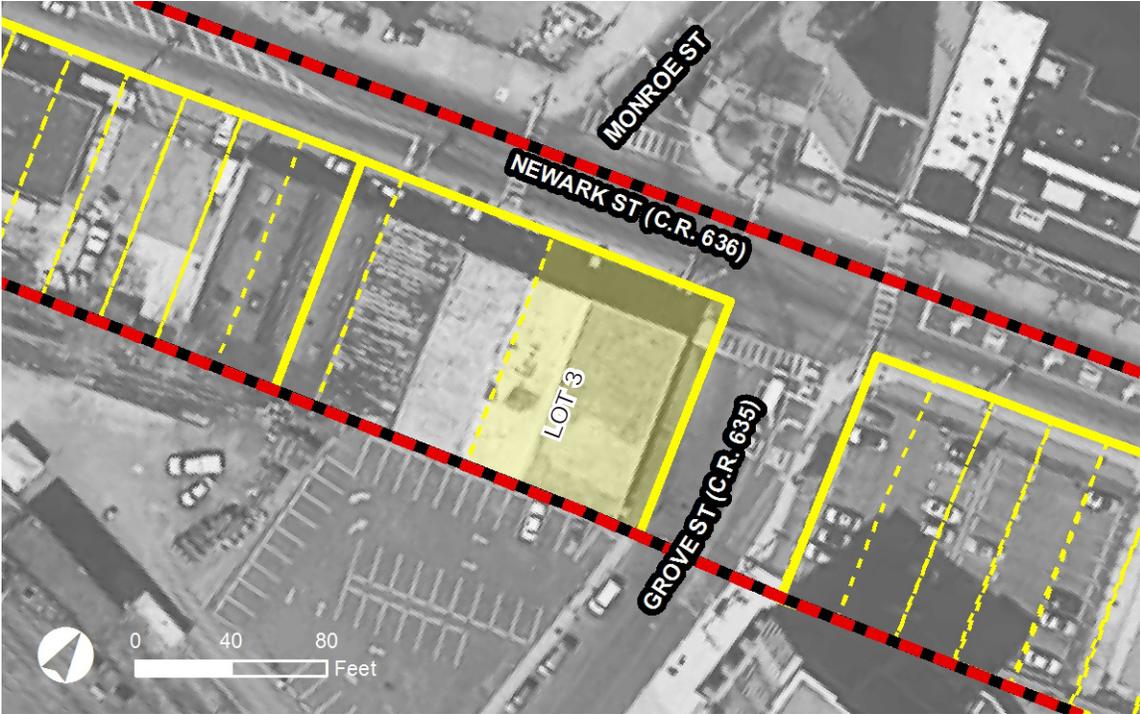
RECOMMENDATION

This property meets criteria B and D and should be included as part of an area in need of redevelopment.

ADDRESS: 565 - 569 Newark Street
BLOCK: 3.1 **LOT:** 3

PROPERTY 7

OWNER
 J. Mignoli Shelter
 Trst/Invest, LLC
 559 Newark St. Beer
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



PROPERTY LOCATION

DESCRIPTION

This property contains the “Hoboken Beer and Soda Outlet” and consists of .14 acres. The building is a one-story warehouse structure with exterior masonry walls covered with textured stucco on the front and side and corrugated metal on the rear. The structure appears to be in good condition. There is a parking lot at the rear of the building, which is located in Jersey City. The lot in Jersey City is within the “High Rise District” of the Jersey Avenue Light Rail Redevelopment Area. This area in Jersey City permits buildings at a height of 110 feet with a mix of uses, with active uses encouraged on the ground floor. Industrial buildings are also permitted; however, they are limited to 60 feet in height. Comprehensive redevelopment of this property is difficult due to its split between two municipalities and as a result this lot may become an orphaned industrial use.

There are two large garage doors facing Newark Street, along with a smaller entrance door. There

PROPERTY 7

ADDRESS: 565 - 569 Newark Street
BLOCK: 3.1 **LOT:** 3



are no exterior windows. There is an egress door at the rear of the building, opening directly onto the surface parking lot on the adjacent lot located in in Jersey City that is part of the business.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



While this property does not meet the redevelopment criteria, as a property which will anchor the eastern end of the block and a property which will be important for any changes to the Newark Street - Grove Street intersection, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

ADDRESS: 523 - 531 Newark Street
BLOCK: 3.2 **LOTS:** 1 through 5

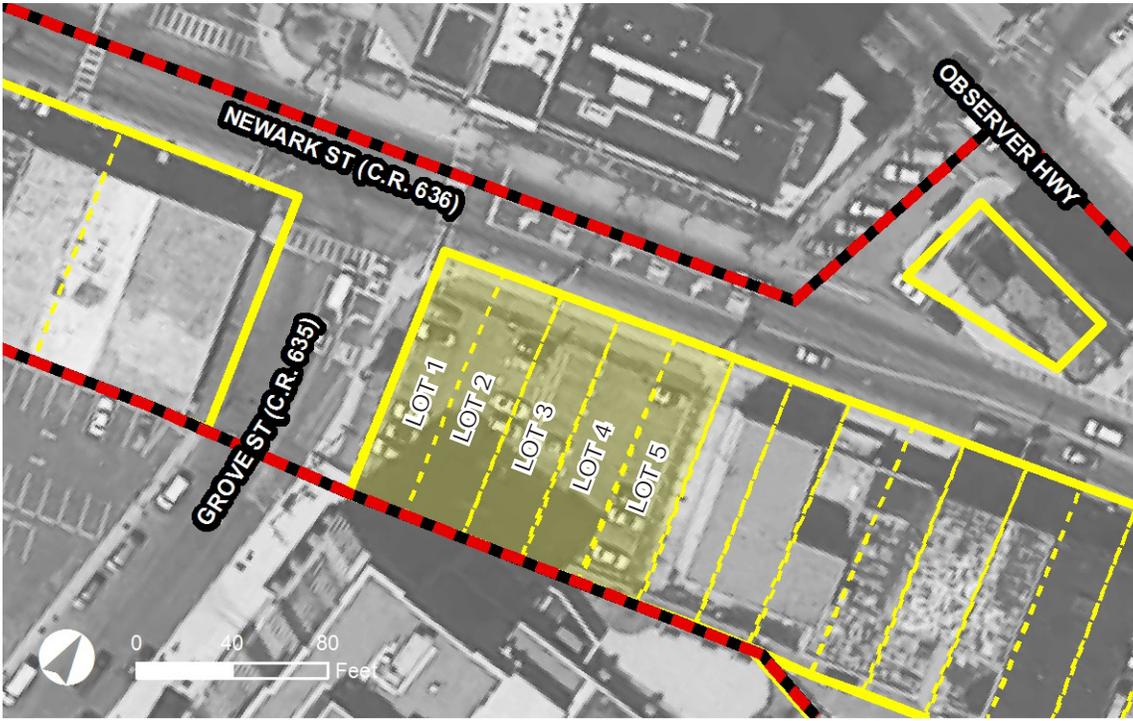
PROPERTY 8

OWNER

Skyline Condo
 Assoc. c/o Wntwt Gro
 551 Observer Hwy
 Hoboken, NJ 07030

APPLICABLE REDEVELOPMENT CRITERIA:

NONE



PROPERTY LOCATION



DESCRIPTION

This property consists of 0.25 acres at the corner of Newark and Grove Streets. The site is completely covered with asphalt and surrounded by a metal picket fence. It is a 36 space surface parking lot lawfully created by variance (residential) in association with the Skyline condominium building. It is used by Skyline valet to shuttle residents' cars. If this were a "stand-alone" lot, it would be a permitted use in the I-2 district.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

This property should not be included within an area in need of redevelopment.



PROPERTY 9

ADDRESS: 517 - 521 Newark Street and 515 Newark Street
BLOCK: 3.2 **LOTS:** 6 through 9

OWNER
 Rey, Joseph
 2180 N.W. 19th Ave
 Miami, FL 33142

APPLICABLE REDEVELOPMENT CRITERIA:

B

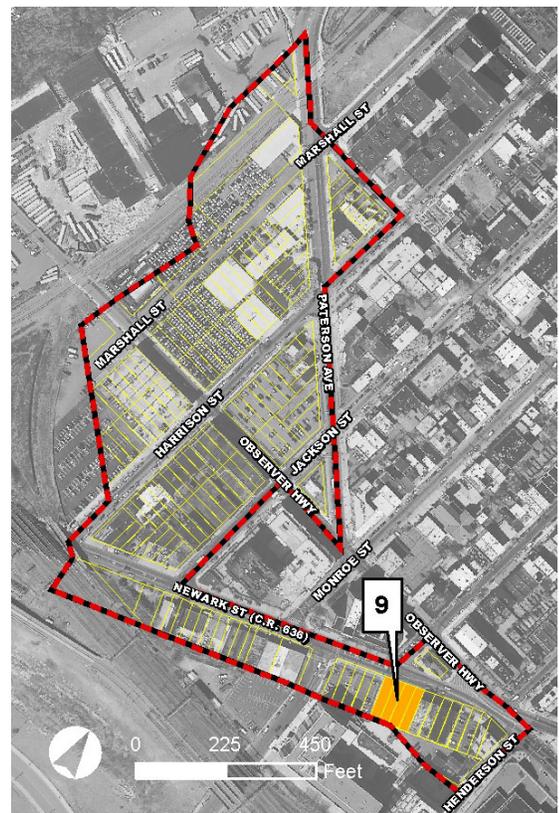
D



DESCRIPTION

This property consists of four lots consisting of .2 acres and contains the former Rey Foods building. Lots 6, 7 and 8 (.15 acres) consists of a tall one-story building faced with metal siding. This building was used as a warehouse for a wholesale food distribution business. There is a driveway along the right side of the taller part of the building. The left portion of the building is set back. A driveway leads to a two-bay loading dock. The loading bays are separated from the sidewalk by eight-foot high chain link gates. There are no windows apparent. The exterior condition of the building appears to be fair. The interior configuration and condition is unknown since this office was not granted access to the building interior by the property owner.

Lot 9 (0.05 acre) contains a two story brick building with a flat roof that was used by the former business, Rey Foods, Inc. for meat packing. The ground floor includes an entrance door (covered by a steel roll-up door), and two windows that have been “bricked” over. There are three windows on the second floor. The exterior of the building appears to be in good condition. The



PROPERTY LOCATION

ADDRESS: 517 - 521 Newark Street and 515 Newark Street
BLOCK: 3.2 **LOTS:** 6 through 9

PROPERTY 9



PROPERTY 9

ADDRESS: 517 - 521 Newark Street and 515 Newark Street
BLOCK: 3.2 **LOTS:** 6 through 9



ADDRESS: 517 - 521 Newark Street and 515 Newark Street
BLOCK: 3.2 **LOTS:** 6 through 9

PROPERTY 9

building completely fills the lot; windows are only present at the front of the building and only on the second floor. A loading door and vehicular access are located directly on Newark Street. A fire was started in the building on August 14, 2011 by a homeless man living in the building.

511-521 Newark: This property was included within a plan for a 12-story, 78 dwelling unit condominium building known as 511-521 Newark. The application (use variance and site plan) was approved by the Zoning Board of Adjustment in November of 2009. In March of 2010, the City Council overturned the decision of the ZBA. The City Council's action was upheld in court and the approval is void.

APPLICATION OF CRITERIA

- Since the site and building have not been maintained, and have been unoccupied, the building has deteriorated. Refuse and stagnant water has collected and the conditions provide safe harbor for carriers of disease and waste, such as rats, insects and other animals, which are detrimental to health, safety and welfare.
- The property is an attractive nuisance. Refuse is strewn on the site and evidence of vandalism, including reports of fires and gaps in the chain link fence where trespassers have gained entrance. These conditions are evidence of dilapidation and are detrimental to health, safety and welfare.

B

D

RECOMMENDATION

This property meets criteria B and D and should be included as part of an area in need of redevelopment.

PROPERTY 10

ADDRESS: 513 Newark Street
BLOCK: 3.2 **LOT:** 10

OWNER
 Rey, Joseph
 218o N.W. 19th Ave
 Miami, FL 33142

APPLICABLE REDEVELOPMENT CRITERIA:

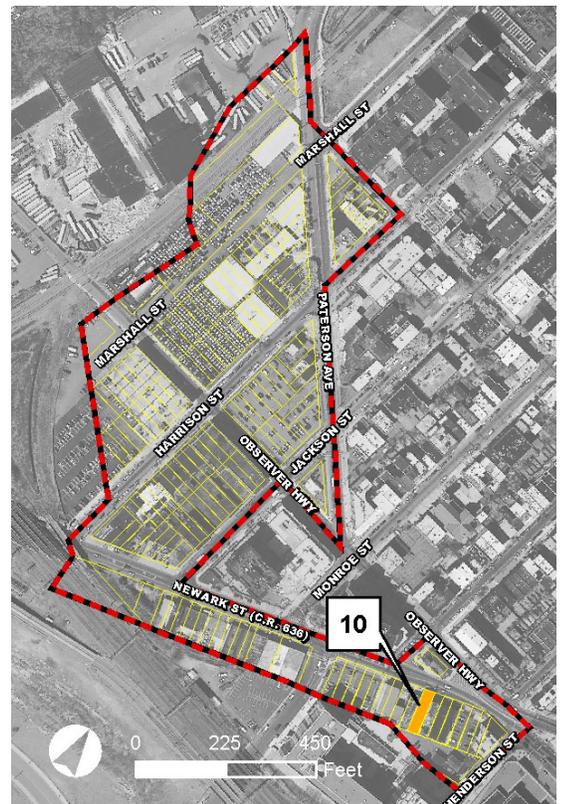
- A**
- B**



DESCRIPTION: LOT 10

513 Newark Street contains a four-story, four-bay late 19th century Italianate structure. Its entire first floor has been reconfigured with a roll up door to provide access. Most of the upper floor windows have been filled in with concrete block, allowing virtually no light or air to the interior. The building is vacant. The structure occupies the entire lot. There are no side or rear windows, and there is no on-site parking. This property contains 0.05 acres.

511-521 Newark: This property was included within a plan for a 12-story, 78 dwelling unit condominium building known as 511-521 Newark. The application (use variance and site plan) was approved by the Zoning Board of Adjustment in November of 2009. In March of 2010, the City Council overturned the decision of the ZBA. The City Council's action was upheld in court and the approval is void. There are no current applications for the permitted uses on the property.



PROPERTY LOCATION

ADDRESS: 513 Newark Street
BLOCK: 3.2 **LOT:** 10

PROPERTY 10



APPLICATION OF CRITERIA

- The former commercial use has been discontinued for several years. Vacancy attracts vandalism and the potential for greater damage to the property, which would be detrimental to the safety and welfare of the properties and adjacent public rights-of-way in the district.
- The blocking up of the windows has created a lack of light and air that is conducive to unwholesome living or working conditions.
- An exterior observation of the building shows evidence of vandalism (graffiti and damage), lack of tenancy (vacancy) of this building can be expected to continue an environment that is prone to criminal activity (i.e. vandalism) which is detrimental to the public welfare.

A

B

RECOMMENDATION

This property meets criteria A and B and should be included in an area in need of redevelopment.

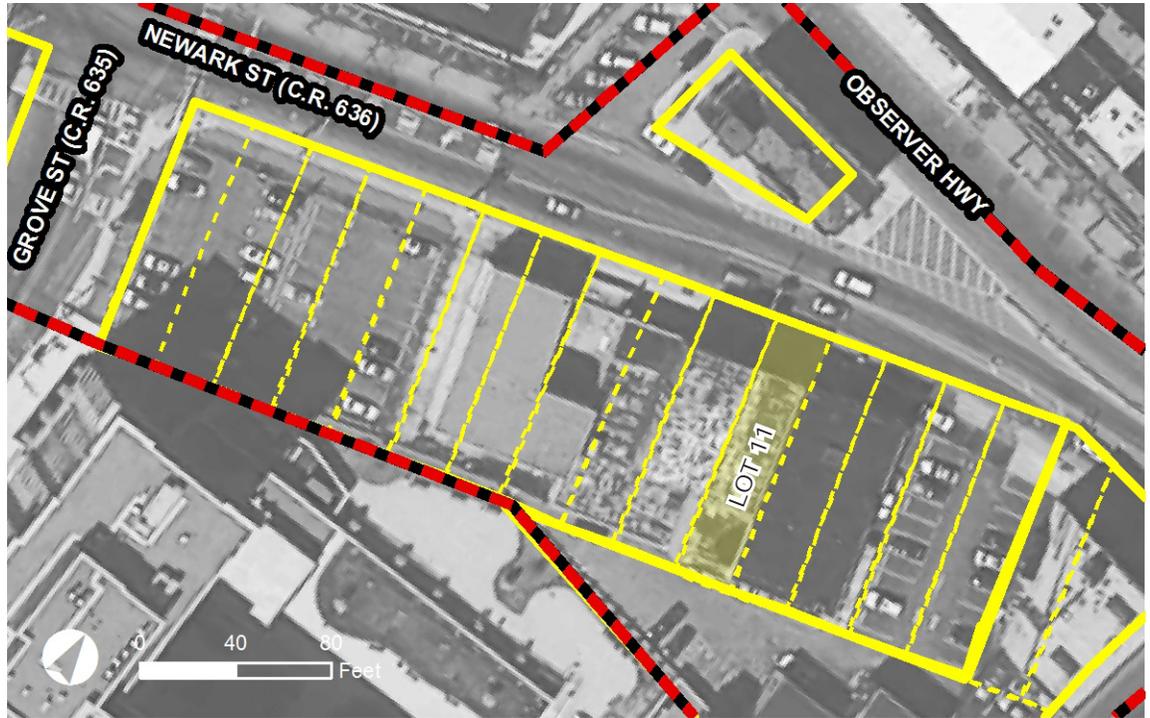
PROPERTY 11

ADDRESS: 511 Newark Street
BLOCK: 3.2 **LOT:** 11

OWNER
 Rey, Joseph
 2180 N.W. 19th Ave
 Miami, FL 33142

APPLICABLE REDEVELOPMENT CRITERIA:

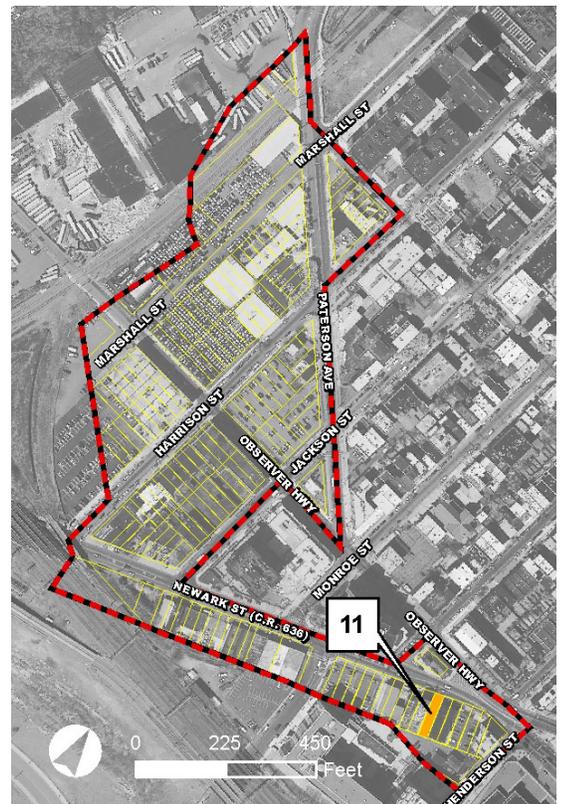
- A**
- B**



DESCRIPTION

511 Newark Avenue contains a three story, three bay late 19th century Italianate structure. There is a single steel door that provides access on the first floor. All of the other openings on that level have been bricked over. The third floor windows have been filled in with concrete block. The building is vacant. The structure occupies the entire lot. There are no side or rear windows, and there is no on-site parking. This property is 0.05 acres.

511-521 Newark: This property is included within a plan for a 12-story, 78 dwelling unit condominium building known as 511-521 Newark. The application (use variance and site plan) was approved by the Zoning Board of Adjustment in November of 2009. In March of 2010, the City Council overturned the decision of the ZBA. The City Council's action was upheld in court and the approval is void.



PROPERTY LOCATION

ADDRESS: 511 Newark Street
BLOCK: 3.2 **LOT:** 11

PROPERTY 11



APPLICATION OF CRITERIA

- The former commercial use has been discontinued for several years. Vacancy attracts vandalism and the potential for greater damage to the property, which would be detrimental to the safety and welfare of the properties and adjacent public rights-of-way in the district.
- The blocking up of the windows has created a lack of light and air that is conducive to unwholesome living or working conditions.
- An exterior observation of the building shows evidence of vandalism (graffiti and damage), lack of tenancy (vacancy) of this building can be expected to continue an environment that is prone to criminal activity (i.e. vandalism) which is detrimental to the public welfare.

A

B

RECOMMENDATION

This property meets criteria A and B and should be included in an area in need of redevelopment.

PROPERTY 12

ADDRESS: 507 - 509 Newark Street
BLOCK: 3.2 **LOTS:** 12 and 13

OWNER
 Caufield, James F &
 Kathryn A
 1 Henderson St.
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

507-509 Newark Street is a cleared site where a former commercial building was recently razed. This property contains 0.1 acres.

The property has been fenced off from the public sidewalk. The ground remains disturbed with demolition debris. There are no buildings or improvements on the property.



PROPERTY LOCATION

ADDRESS: 507 - 509 Newark Street
BLOCK: 3.2 **LOTS:** 12 and 13

PROPERTY 12



Former commercial building

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

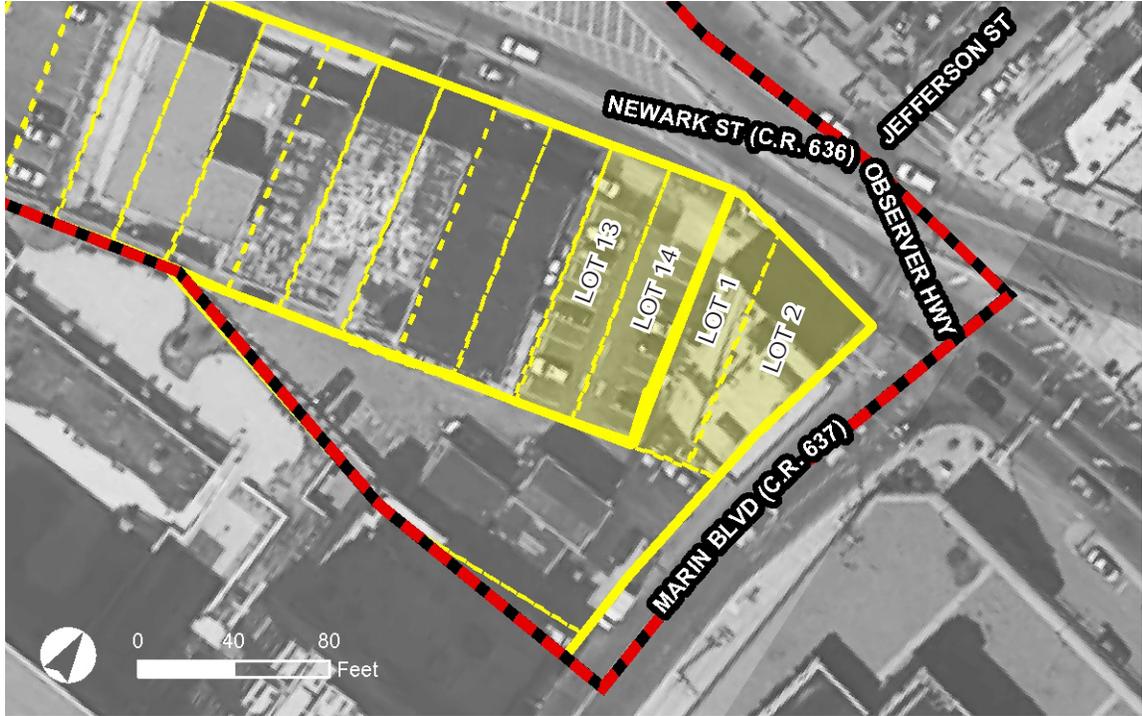
While this property does not meet the redevelopment criteria, it is surrounded by properties which do and as a result, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.



PROPERTY 13

ADDRESS: 497 - 499 Observer Highway, 501 - 505 Newark Street
BLOCK: 3.2 **LOTS:** 13 and 14 **BLOCK:** 139.1 **LOTS:** 1 and 2

OWNER
 RCD Enterprises, LLC
 1 Henderson St.
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

The site contains a four-story commercial building and surface parking lot at the intersection of Newark Street, Henderson Street and Observer Highway. It houses a real estate development and construction company (Fields), which is a permitted office use in the I-2 zone district. The building sits on an irregularly shaped lot, which it nearly occupies fully.

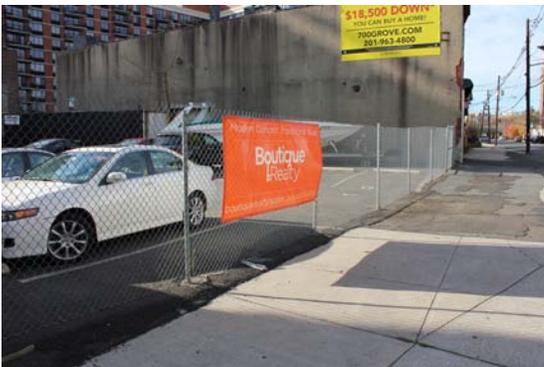
The building represents a thoughtful adaptive reuse of a former industrial building. The exterior walls are brick that have been partially painted and parged. The masonry is in fair condition. There is also a metal awning along Henderson Street. The interior of the building has been renovated and is in excellent condition.



PROPERTY LOCATION

ADDRESS: 497 - 499 Observer Highway, 501 - 505 Newark Street
BLOCK: 3.2 **LOTS:** 13 and 14 **BLOCK:** 139.1 **LOTS:** 1 and 2

PROPERTY 13



APPLICATION OF CRITERIA

- This site does not meet any of the criteria for redevelopment.

RECOMMENDATION

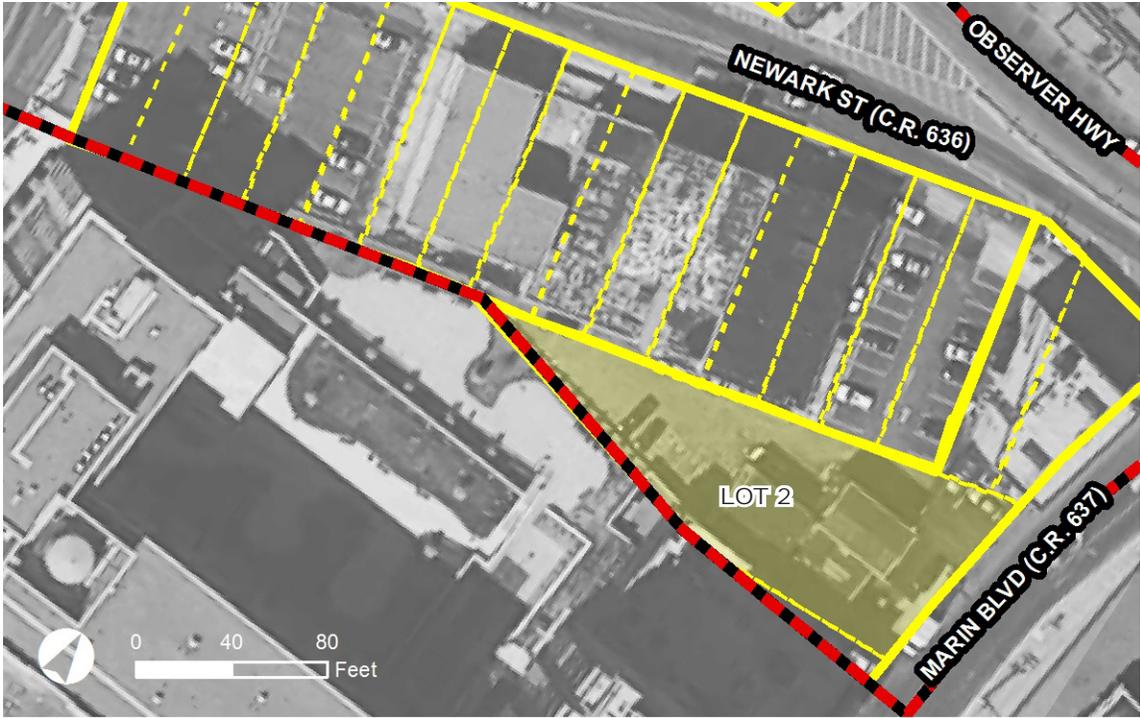
While this property does not meet the redevelopment criteria, as a property which will anchor the eastern end of the block and a property which will be important for any changes to the Newark Street - Henderson Street intersection, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.



PROPERTY 14

ADDRESS: 3 - 5 Henderson Street
BLOCK: 139.1 **LOT:** 3

OWNER
 RCD Enterprises, LLC
 1 Henderson St.
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

This irregularly shaped lot (approximately a triangle) fronts onto Henderson Street and provides access to several lots and parking lots that front onto Newark Street. It is .26 acres. The lot contains several structures, including a two story brick structure and a one story concrete block structure. The brick structure has most recently been used as an office, although vacant as of the writing of this report. The one story concrete block building is without windows and has a loading dock and a steel entry door facing Henderson Street. It is used as accessory storage. As an accessory storage building, the lack of windows do not negatively impact the working conditions created by the building. The building uses are permitted in the I-2 district.



PROPERTY LOCATION

ADDRESS: 3 - 5 Henderson Street
BLOCK: 139.1 **LOT:** 3

PROPERTY 14



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

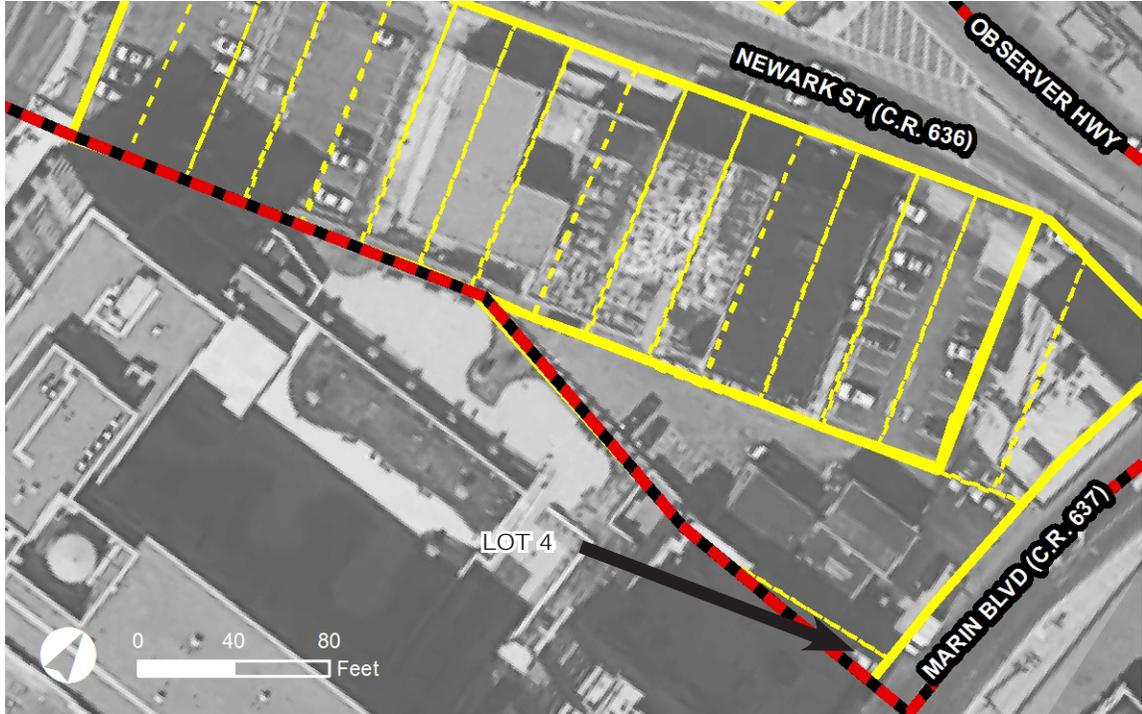
While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria. This triangular shaped property extends along the southern boundary of a concentration of properties which do meet the redevelopment criteria. Its inclusion in the redevelopment area will facilitate a comprehensive redevelopment of this block along Newark Street and Henderson Street



PROPERTY 15

ADDRESS: 693 Henderson Street
BLOCK: 139.1 **LOT:** 4

OWNER
 693 Henderson St, LLC
 693 Henderson Street
 Jersey City, NJ 07306



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

This small, approximately 60 square foot (four-foot wide) triangular lot is vacant. It stands as a small wedge of land on the boundary between Hoboken and Jersey City. It is a component of the adjacent property in Jersey City.

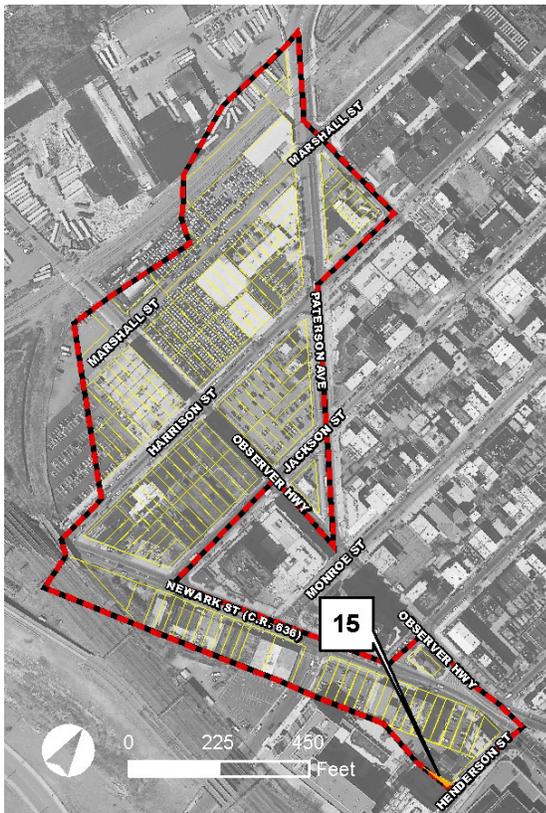
APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



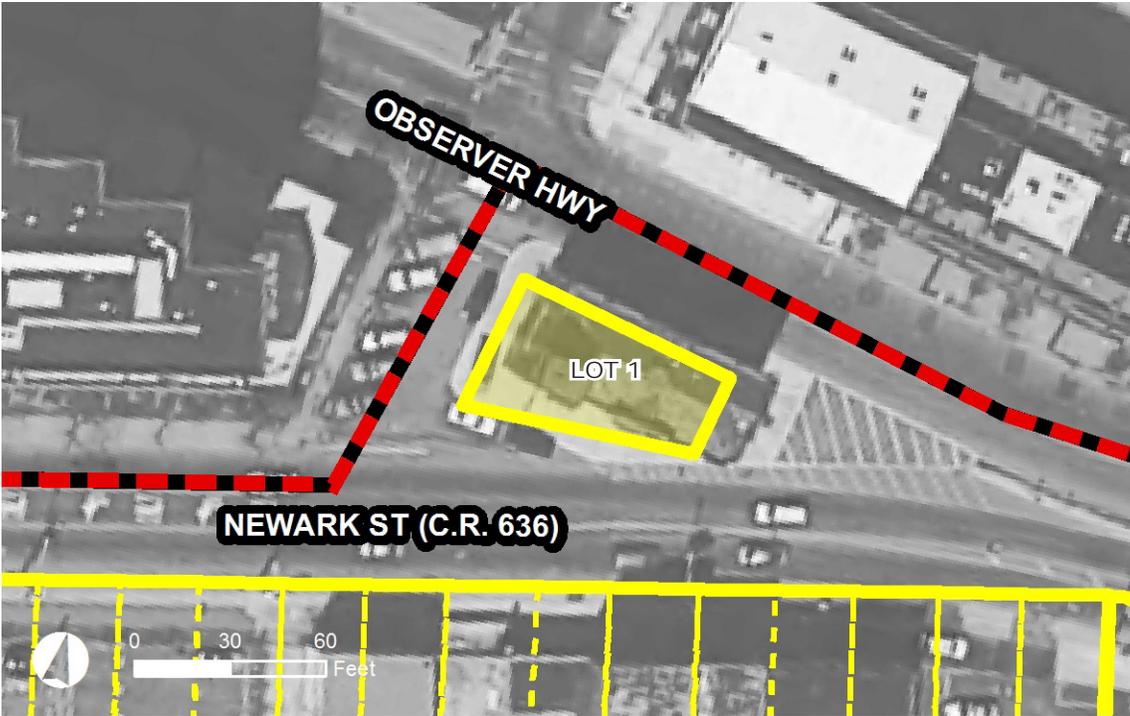
This property should not be included within an area in need of redevelopment.



PROPERTY LOCATION

ADDRESS: 55 Madison Street
BLOCK: 8.1 **LOT:** 1

PROPERTY 16

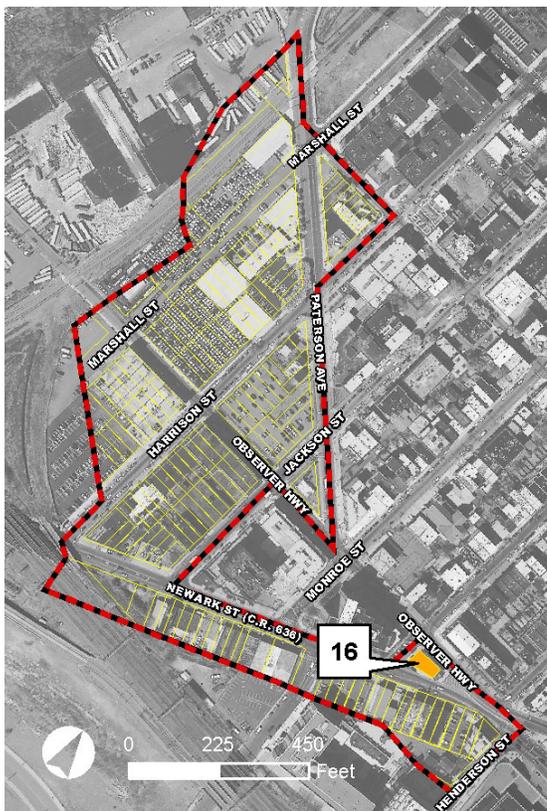


OWNER

Mayor & Council
 City of Hoboken
 94 Washington St.
 Hoboken, NJ
 07030

APPLICABLE REDEVELOPMENT CRITERIA:

NONE



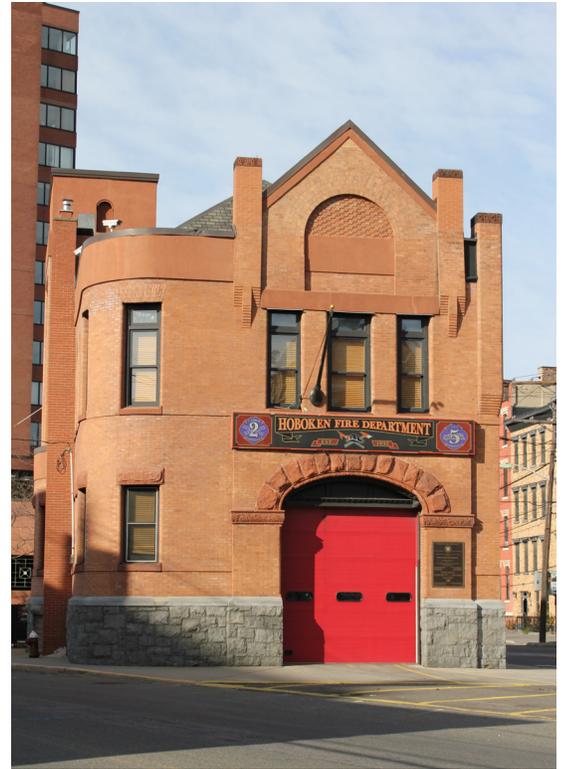
DESCRIPTION

The site contains an attractive two-story, 19th century brick firehouse owned and operated by the City of Hoboken. The site is constrained on all sides by public streets. The building occupies the entire lot, which does not provide for on-site parking. The adjacent right-of-way of Madison Avenue, to the west, has been corralled with a steel guiderail to prohibit access between Madison and Newark Street. This public roadway is used for parking of vehicles for the fire house.

PROPERTY LOCATION

PROPERTY 16

ADDRESS: 55 Madison Street
BLOCK: 8.1 **LOT:** 1



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria. Its inclusion in a redevelopment area which includes properties to the south along Newark Street will facilitate a redevelopment plan that addresses the circulation and parking issues facing the property, including parking within the Madison Street right-of-way and the intersection of Observer Highway, Newark Street and Henderson Street. Its inclusion will also better facilitate a comprehensive approach to the flooding which occurs in this portion of the Study Area.

ADDRESS: 54 Marshall Street
BLOCK: 4 **LOT:** 1

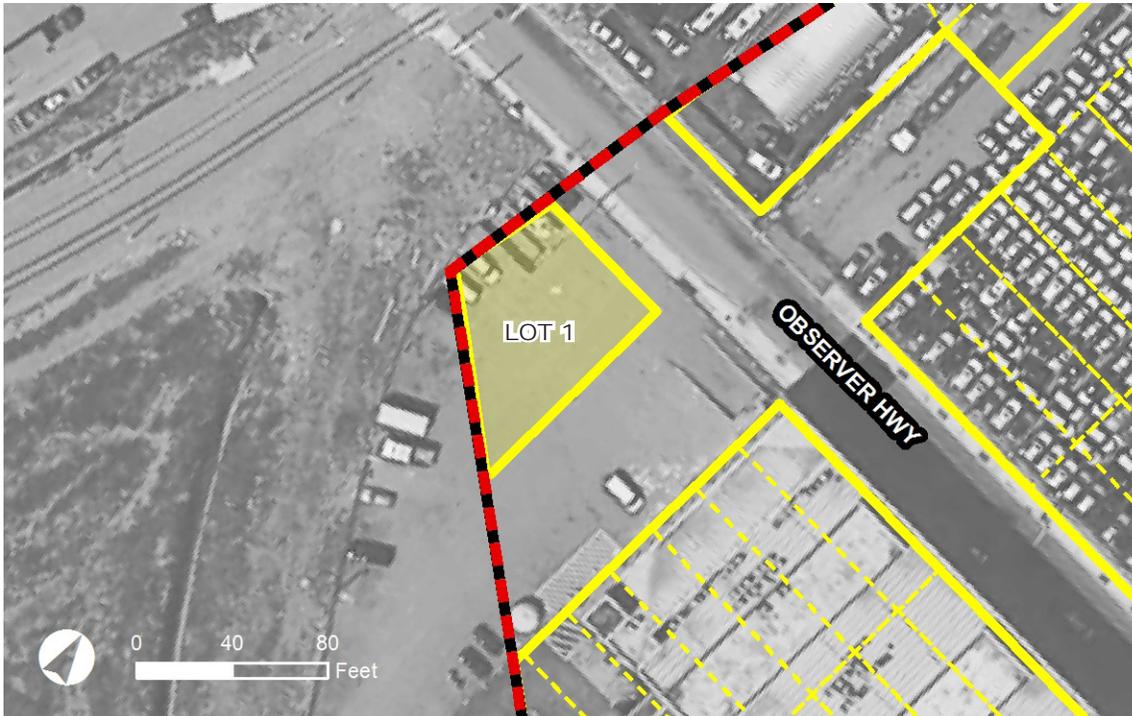
PROPERTY 17

OWNER

Dell'Aquila, Joseph
 PO Box 938
 Alpine, NJ 07620

APPLICABLE REDEVELOPMENT CRITERIA:

NONE



PROPERTY LOCATION

DESCRIPTION

This .17 acre property is located at the corner of Marshall Street and Observer Highway. The property has no improvements, other than asphalt pavement and chain-link fencing and gates. Off-street parking and temporary offices (trailers) were observed. The use (parking) is a permitted conditional use in the I-2 zone district.

This property, although separated from Hoboken Business Center by the Marshall Street right-of-way, functions as part of the Hoboken Business Center (parking). Hoboken Business Center has installed fencing and gates spanning Marshall Street to segregate its parking from Observer Highway. (A loading ramp for the Hoboken Business Center extends nearly completely across the Marshall Street right-of-way.)

PROPERTY 17

ADDRESS: 54 Marshall Street
BLOCK: 4 **LOT:** 1

APPLICATION OF CRITERIA

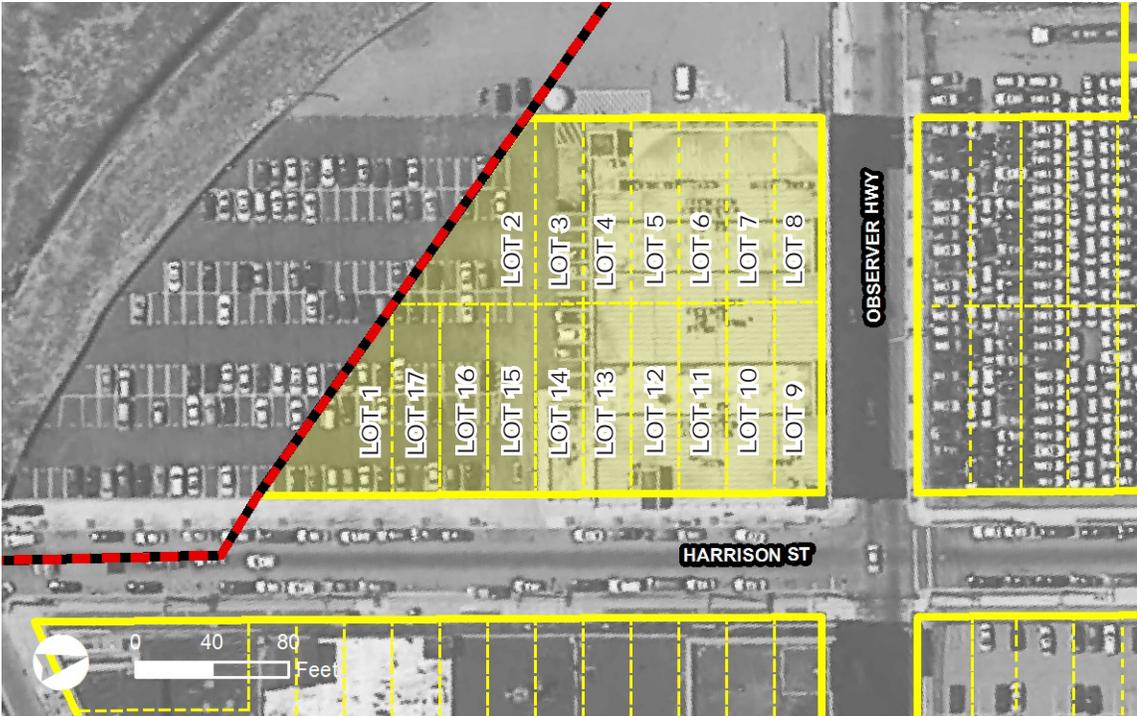
- The property does not meet the redevelopment criteria.
-

RECOMMENDATION

 This property should not be included as part of an area in need of redevelopment. The City should consider vacation of the Marshall Street right-of-way to formalize its current use by Hoboken Business Park and should consider consolidating properties under common ownership.

ADDRESS: 40 - 56 Harrison Street
BLOCK: 5 **LOTS:** 1 through 17

PROPERTY 18



OWNER
 Dell'Aquila,
 Joseph & Maureen
 50 Harrison St.,
 Suite 101
 Hoboken, NJ
 07030

APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



PROPERTY LOCATION

DESCRIPTION

The “Hoboken Business Center” is a four-story commercial office building with a stucco façade. A former industrial building that has been renovated within the last ten years, it is occupied by a range of small-to medium-sized businesses. Parking is provided adjacent to the building, on property owned by the same company that manages the center, on Lot 1, Block 4 and in the Marshall Street right-of-way.

The building, which occupies lots 4-13, is in good condition. The building itself does not satisfy the criteria for a determination that it is an area in need of redevelopment. The parking lot, which is located partially in Hoboken and partially in Jersey City, occupies lots 1-3 and 14-17. The streetscapes of Observer Highway and Harrison Street are attractive and well maintained.

The property has a history of crime reports with 17 crimes ranging from vandalism to aggravated assault occurring from May 2004 through February 2011. These reports do not appear to be related to the condition of the property. Instead, these crimes

PROPERTY 18

ADDRESS: 40 - 56 Harrison Street
BLOCK: 5 **LOTS:** 1 through 17



appear related to the condition of the study area as a whole. As a property with parked vehicles on-site and along the street, a nicely appointed building and activity, it offers more opportunity for theft and vandalism than other properties without these features.

RECOMMENDATION

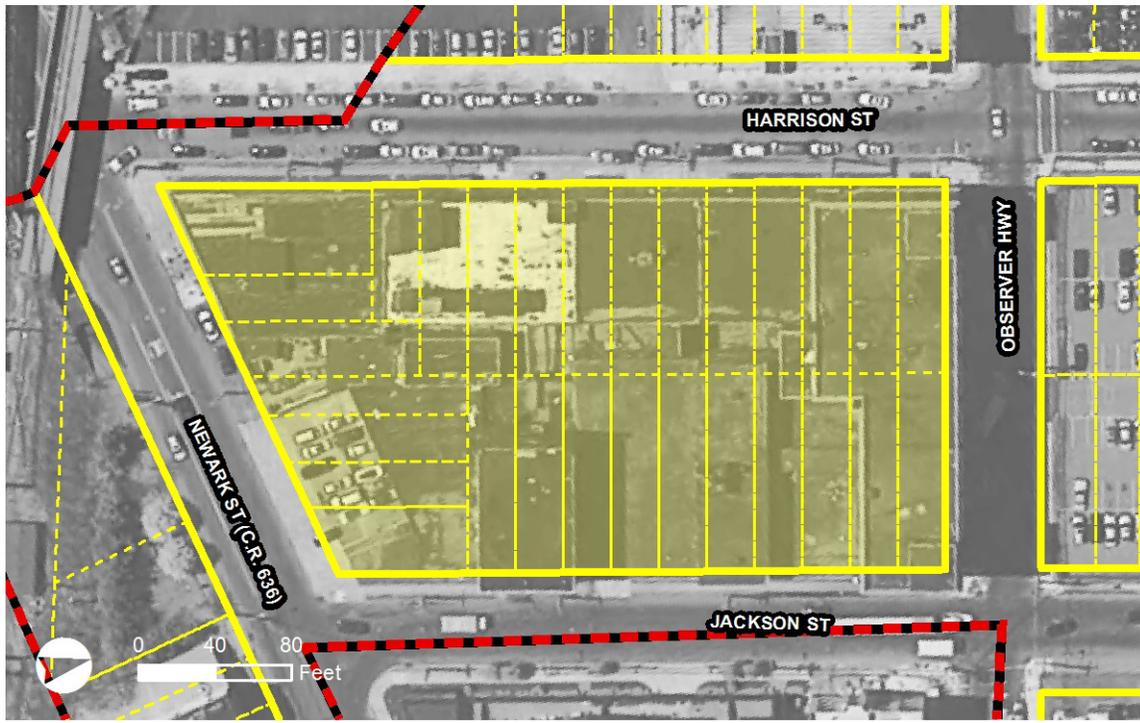


This property should not be included within an area in need of redevelopment.

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19

OWNER
 International Realty, LLC
 614 Newark St
 Hoboken, NJ 0703



PROPERTY LOCATION

DESCRIPTION

Block 6 contains 1.7 acres and 5 buildings. For the purposes of this analysis, each building and underlying property has been examined individually.

The property has a history of fire code violations; however, the violations were minor in nature and all were abated as required.

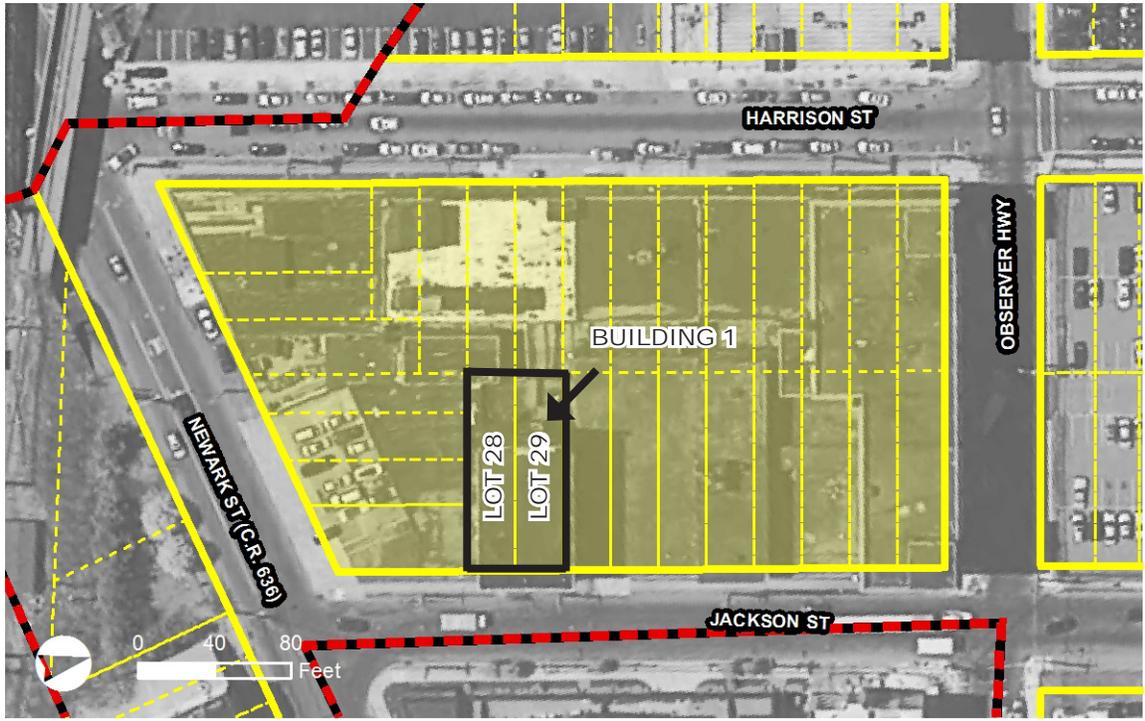
- 1 violation was issued in 2002
- 1 violation was issued in 2004
- 5 violations were issued in 2005.
- 1 violation was issued in 2006.
- 6 violations were issued in 2007.
- 1 violation was issued in 2008.
- 26 violations were issued in 2009
- No violations were issued in 2010.

Contamination has been documented on property. Investigation initiated by the closure of an underground storage tank system and was later incorporated into a site wide investigation under the Industrial Site Recovery Act. There was some localized impact to the soils by hydrocarbons (fuels) from the underground storage tanks, however no target compounds are above NJDEP Soil

PROPERTY 19

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

OWNER
 International Realty, LLC
 614 Newark St
 Hoboken, NJ 0703



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

Remediation Standards in the area of the former UST. There have been some documented historic fill compounds identified in the shallows of the site. The investigation later focused on identifying a potential off-site source of chlorinated solvent compounds detected in the groundwater in the well at the northeast corner of the facility. A Remedial Investigation Workplan was submitted to NJDEP in January of 2007.

Five crimes were reported on the property between March 2004 and July 2008.

BUILDING 1: LOTS 28 AND 29

This building, likely dating from the 1930's, faces Jackson Street. It is five stories with a tan brick exterior. The interior is accessed by an enclosed stair and non-working elevator. The building is partially occupied with small commercial tenants occupying each floor or a portion of a floor. The existing retail goods and service uses are permitted in the zone district. The overall structure appears to be in fair to good condition, although the interior is in poor shape with peeling paint, and ad hoc space configuration, etc. The building occupies the entire



PROPERTY LOCATION

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19



lot. There is no on-site parking to serve the building. Loading and parking occur within the public right-of-way. It is partially occupied by permitted retail businesses.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

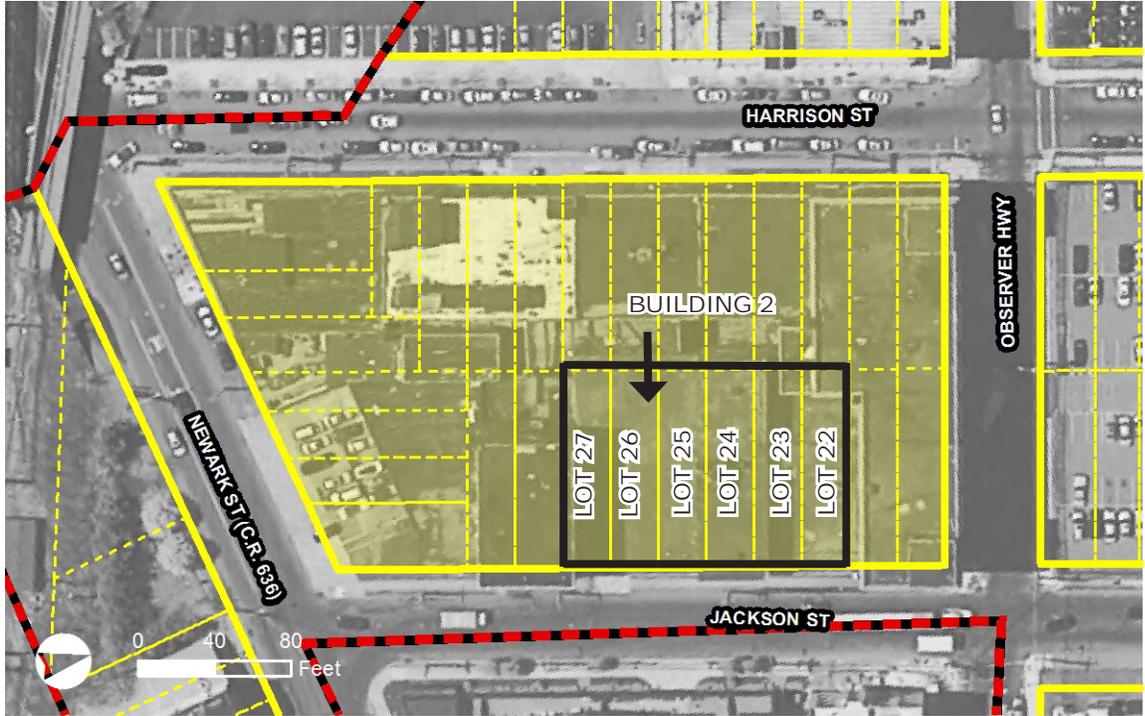
RECOMMENDATION

This property should not be included within an area in need of redevelopment.



PROPERTY 19

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

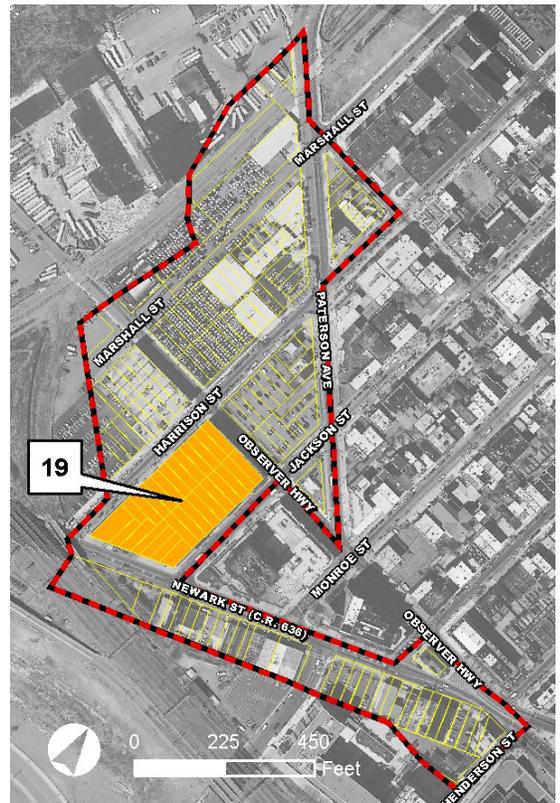


APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

BUILDING 2: LOTS 22 THROUGH 27

This structure, likely dating from the 1930's, fronts onto Jackson Street. It is primarily two stories with a tan brick exterior; there is a portion that is four stories and clad with metal siding. There are long rows of steel windows. The ground floor is accessed both by entry doors and loading docks with garage doors. There is no on-site parking to serve the building. Loading docks, that are not barrier-free or accessible, provide access for both pedestrians and loading. Parking and loading occurs on public sidewalks.

The interior has a steel frame structure with concrete floors. There are several permitted uses in the building, including "Carpet Smart" and a gym. Portions of the structure are vacant, particularly on the upper floors.



PROPERTY LOCATION

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

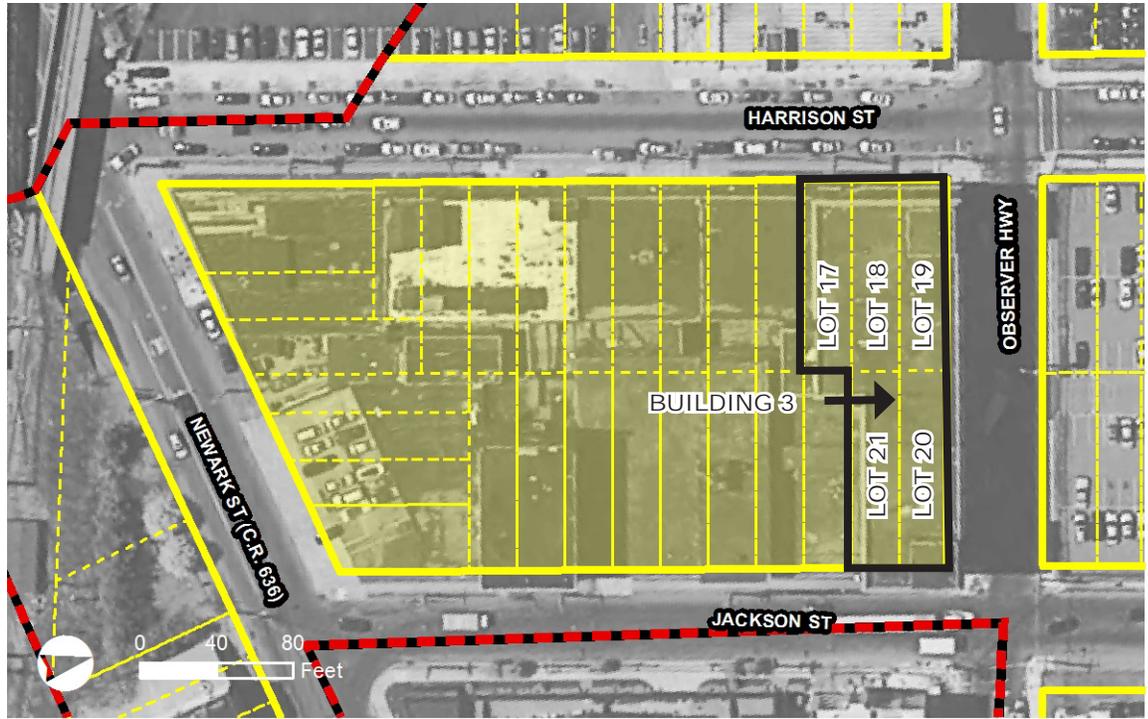
RECOMMENDATION

This property should not be included within an area in need of redevelopment.



PROPERTY 19

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

BUILDING 3: LOTS 17 THROUGH 21

This portion of Block 6 contains a five-story building that fronts largely on Observer Highway. From the exterior, the ground floor is primarily a series of loading docks protected by a steel awning. The upper floors have large, steel awning windows. The exterior of the building is brick and concrete. The interior has large open spaces with reinforced concrete columns and floor structure.

The exterior of the building is in fair to poor condition. There is spalling of the concrete at most of the windows. The windows themselves are in poor condition; most are not operable and are leaky.

Loading door and vehicular access is located directly on Observer Highway.

The building is occupied by permitted uses, with the artist uses. Most of the building is occupied by “Chambord” and “Studio Printworks,” manufacturers of designer wall paper and graphics. The top floor has been nominally divided into studio spaces that house a variety of artists and other small design-oriented businesses.



PROPERTY LOCATION

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

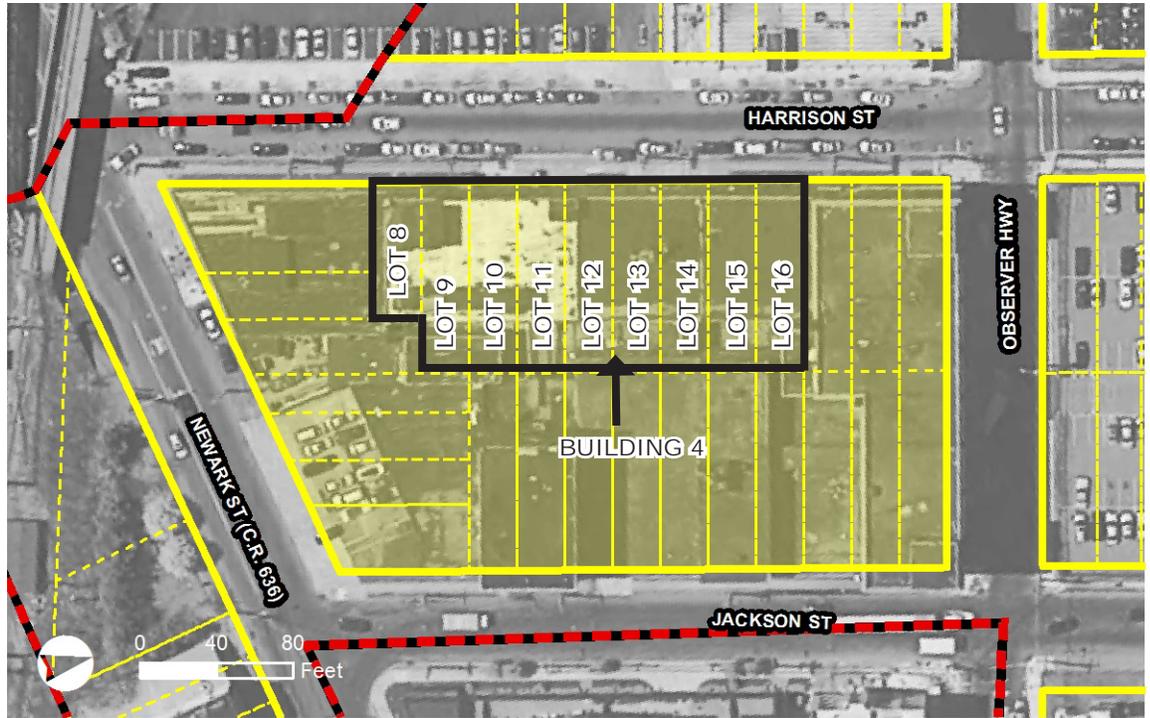
RECOMMENDATION

This property should not be included within an area in need of redevelopment.



PROPERTY 19

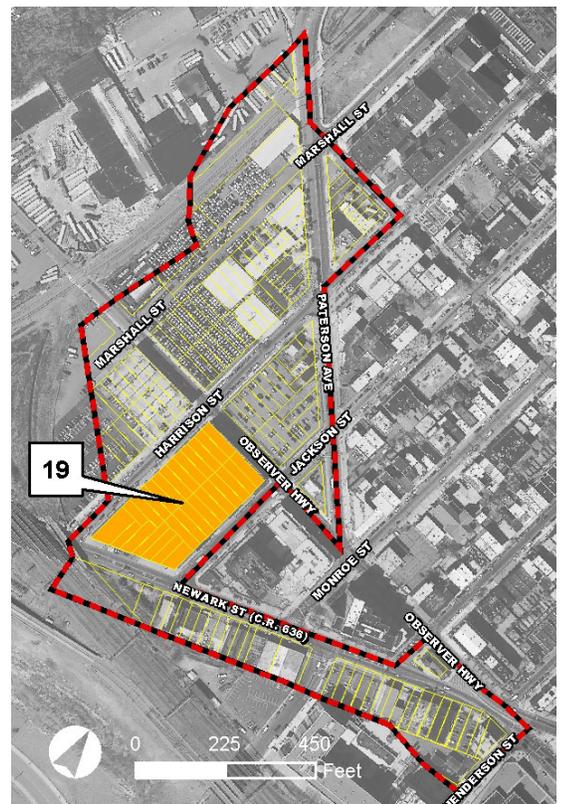
ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

BUILDING 4: LOTS 8 THROUGH 16

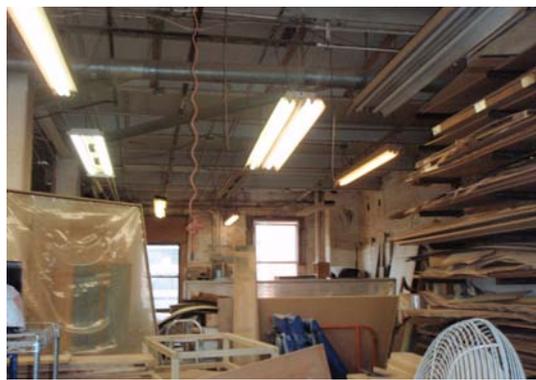
Lots 8 to 16 contain a three story brick structure known as “Chambord Center” that has a basement that is partially above grade. The building has large double hung windows and appears to have been built in the late 19th century. The interior structure consists of heavy timber columns and joists with steel reinforcing. Adjacent to and connected with some of the other buildings on the site, this structure contains a number of retail, artisan, artist and light industrial uses. The retail and industrial uses are permitted in the I-2 district; the artist uses are not. The exterior brickwork shows some damage and the need for re-pointing. The exterior wood windows are in poor condition. There is no on-site parking to serve the building. Loading docks, that are not barrier-free or accessible, provide access for both pedestrians and loading. Various extensions of the loading/access extend into the public right-of-way. Loading occurs on public sidewalks.



PROPERTY LOCATION

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

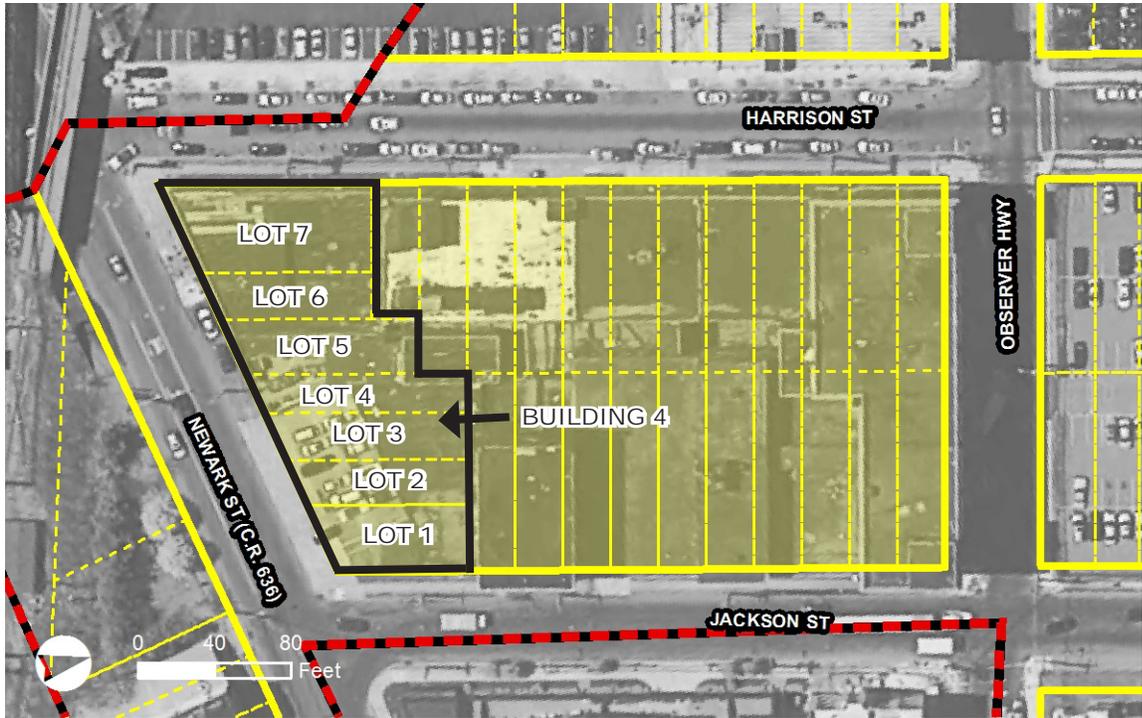
RECOMMENDATION

This property should not be included within an area in need of redevelopment.



PROPERTY 19

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29



APPLICABLE REDEVELOPMENT CRITERIA:

D

BUILDINGS 5 THROUGH 7: LOTS 1 THROUGH 7

Fronting on Newark Street at the southwestern gateway from Jersey City, this is a series of one-story buildings that are physically connected to the other buildings on the block and owned by the same entity (the building on Lot 5 extends into Lots 9 and 10). The structures are occupied by auto repair contracting, building contractor management and metal working businesses, which are permitted in the I-2 district. Although unattractive, the structures are in fair to good condition, structurally. These are active businesses with parking, loading and access directly from Newark Street. The building configurations and locations appear to be consistent with many of the industrial buildings in the district.



PROPERTY LOCATION

ADDRESS: Jackson Street
BLOCK: 6 **LOTS:** 1 through 29

PROPERTY 19



APPLICATION OF CRITERIA

- The Property has an obsolete and faulty design and arrangement that is potentially detrimental to the health, safety and welfare of the community. The conditions (as manifested in parked cars, equipment, fencing and buildings) are overcrowded. The building's relationship to Newark Street creates a chaotic space where vehicles and pedestrians must jockey with each other. There is no formal parking arrangement. Parking of vehicles encroaches into the right-of-way of Newark Street. Maneuvering of vehicles within Newark Avenue, including backing into the road, is necessary. Access to the garage bays are blocked by vehicles. There is no clear delineation of a public sidewalk at the edge of Paterson Avenue, just a full width, undifferentiated apron. There is no delineated sidewalk on the lot to convey pedestrians safely to the building entrance. These conditions create the potential for conflicts between vehicles and vehicles, both on-site and between the site and Newark Avenue. It also creates potential hazards for pedestrians. These conditions are exacerbated by the traffic volume of over 1,810 vehicles traveling past the property along Newark Street during the AM peak hour and over 1,940 vehicles during the PM peak hour; these figures can be compared to the over 620 vehicles traveling along Jackson between Newark Street and Observer Highway during the AM peak hour and over 980 vehicles during the PM peak hour (*Jersey City / Hoboken Connectivity Study, June 2011*). Additionally, the need to address the vehicle congestion and pedestrian safety in this area is evidenced by proposal to realign the vehicle lanes of this section of Newark Street and the addition of traffic signals at Newark Street's intersections with Jackson Street and Harrison Street.

D

RECOMMENDATION

This property meets criterion D and should be included in an area in need of redevelopment.

PROPERTY 20

ADDRESS: Division Street
BLOCK: 9 **LOT:** 6

OWNER
 Ponte Equities Inc
 268 West Street
 New York, NY
 10013



APPLICABLE REDEVELOPMENT CRITERIA:
D

DESCRIPTION

This 0.42 acre property is part of an industrial enterprise, with the bulk of it in Jersey City. Although the storage on the property is accessory to a permitted principal use in the I-2 zone, the principal use is in Jersey City(R-3 Multi-family Mid-rise), making the storage use a principal use. Therefore, the trailer storage and truck access on this lot are not permitted uses in the I-2 district. The First Street right-of-way, which separates this property from property 31, is occupied by trailer storage associated with the use. Redevelopment of the enterprise would be difficult since the property is not only split between two municipalities but also the First Street right-of-way.

APPLICATION OF CRITERIA

- Access issues in combination with the uniquely long and narrow shape of the property result in a faulty arrangement and design. The property is physically isolated from the City of Hoboken by the light rail right-of-way to the east. The First Street right-of-way is occupied by trailer storage and therefore does not provide vehicle access to the site.

RECOMMENDATION

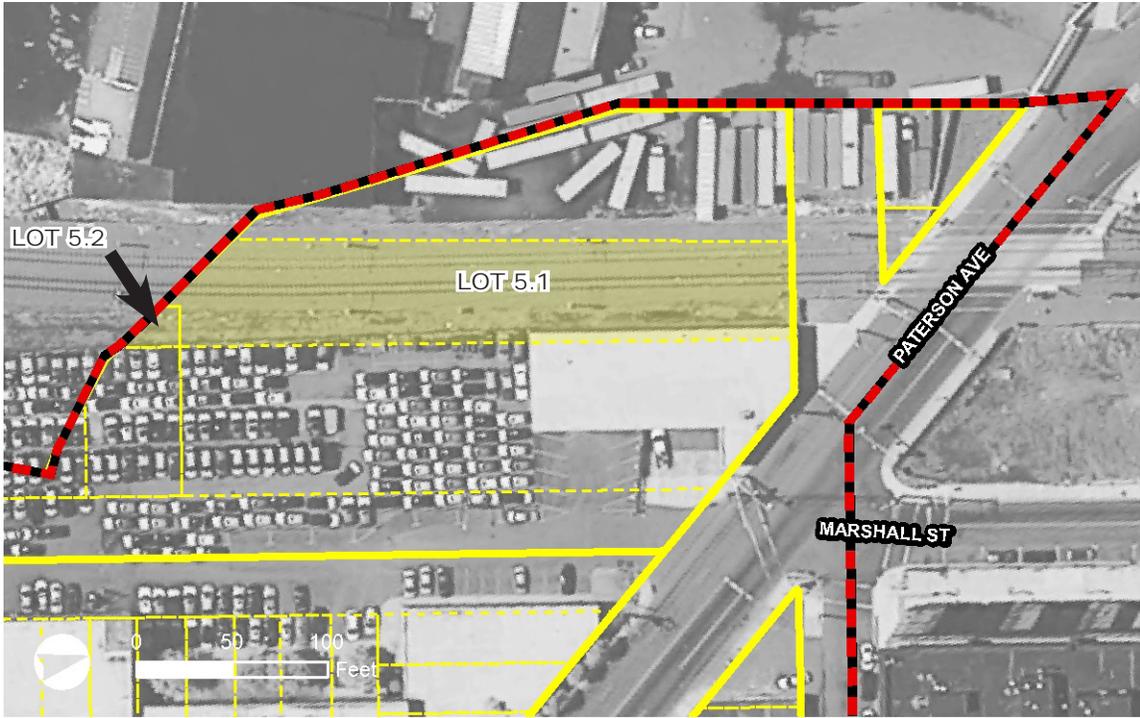
This property meets criterion D and should be included in an area in need of redevelopment.



PROPERTY LOCATION

ADDRESS: 757 First Street
BLOCK: 9 **LOTS:** 5.1 and 5.2

PROPERTY 21



OWNER

Lot 5.1
 N.J. Junction RR Co.
 466 Lexington Ave.
 New York, NY 10017

Lot 5.2
 New Jersey Transit Corp.
 1 Penn Plaza East
 Newark, NJ 07105

APPLICABLE REDEVELOPMENT CRITERIA:

NONE



PROPERTY LOCATION

DESCRIPTION

This property is part of the NJ Transit Hudson Bergen Light Rail right-of-way.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

This property should not be included within an area in need of redevelopment.

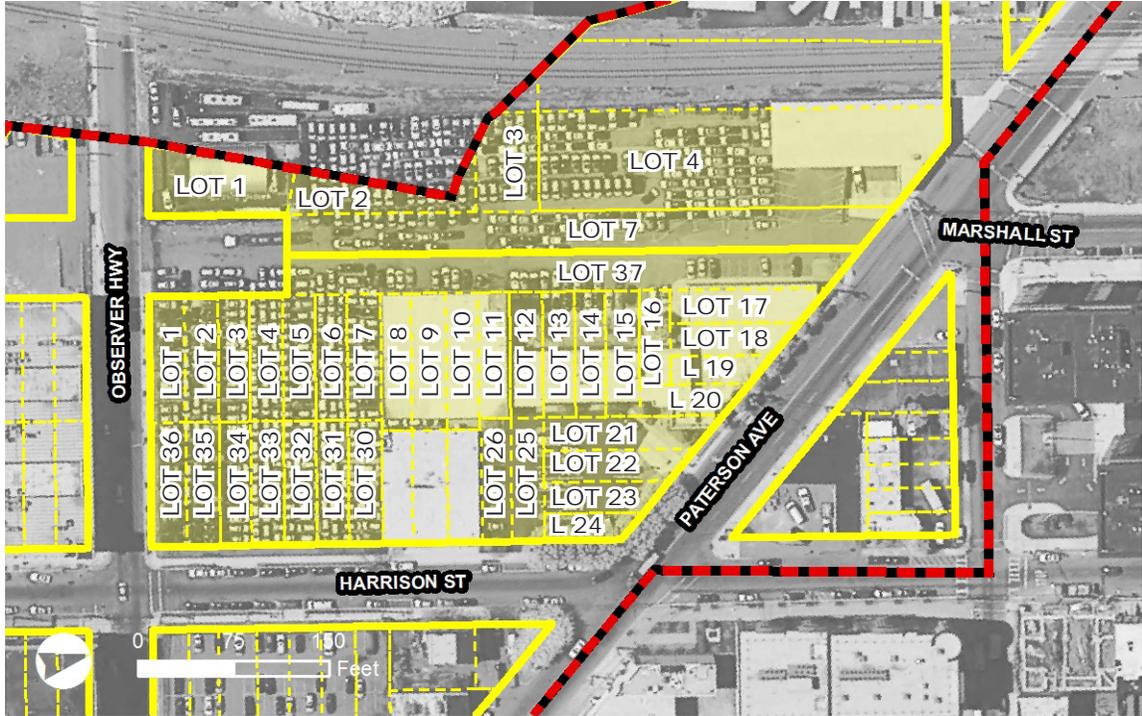


PROPERTY 22

ADDRESS: 101 - 105 Paterson Street
BLOCK: 9 **LOTS:** 1 - 4 & 7 & **BLOCK:** 10 **LOTS:** 1 - 26 & 30 - 37

OWNER
 On Time Elite Inc
 50-58 Marshall St.
 Hoboken, NJ
 07030

 Jefferson St
 Partners LP
 1515 Jefferson St.
 Hoboken, NJ
 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

This property consists of 3.54 acres. The site abuts the NJ Transit rail right-of-way and comprises a complex upon which Academy Bus (On-time Elite) conducts business including, offices, vehicle storage, and vehicle maintenance. The buildings are in good condition and include a one-story masonry building containing office and warehouse space. Exterior facilities include paved surface parking, exterior vehicle storage and maintenance areas. The parking areas are visually screened by fencing and /or a hedge. The storage of vehicles is not a permitted use in the I-2 district. However, business offices are permitted.

Despite its location, which makes it prone to tidal flooding, it is fully utilized and maintained in good condition.



PROPERTY LOCATION

ADDRESS: 101 - 105 Paterson Street
BLOCK: 9 **LOTS:** 1 - 4 & 7 & **BLOCK:** 10 **LOTS:** 1 - 26 & 30 - 37

PROPERTY 22



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

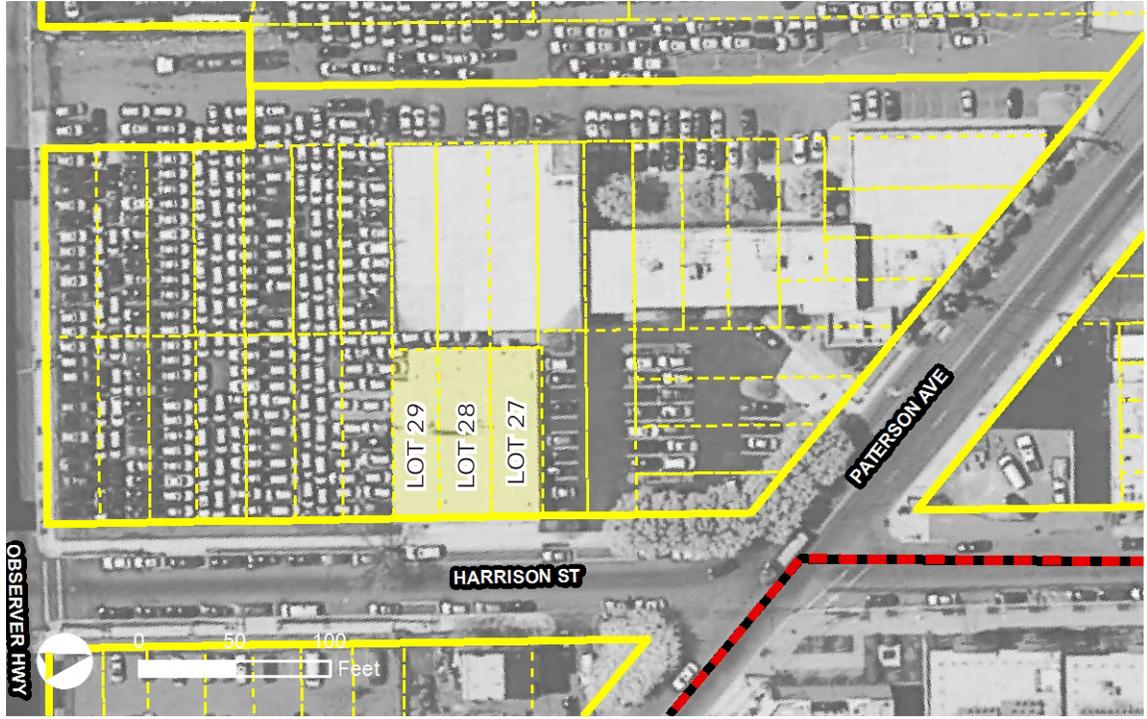
This property should not be included as part of an area in need of redevelopment.



PROPERTY 23

ADDRESS: 64 - 68 Harrison Street
BLOCK: 10 **LOTS:** 27 through 29

OWNER
 Jefferson St
 Partners LP
 1515 Jefferson St.
 Hoboken, NJ
 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



DESCRIPTION

This 0.16 acre property contains a one-story masonry building that is in fair to good shape. A single tenant business office was observed, but the remaining building may be vacant. It appears to have been used as a church and for retail in the past. The uses, with the exception of the church, are permitted in the I-2 zone district.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



This property should not be included within an area in need of redevelopment.

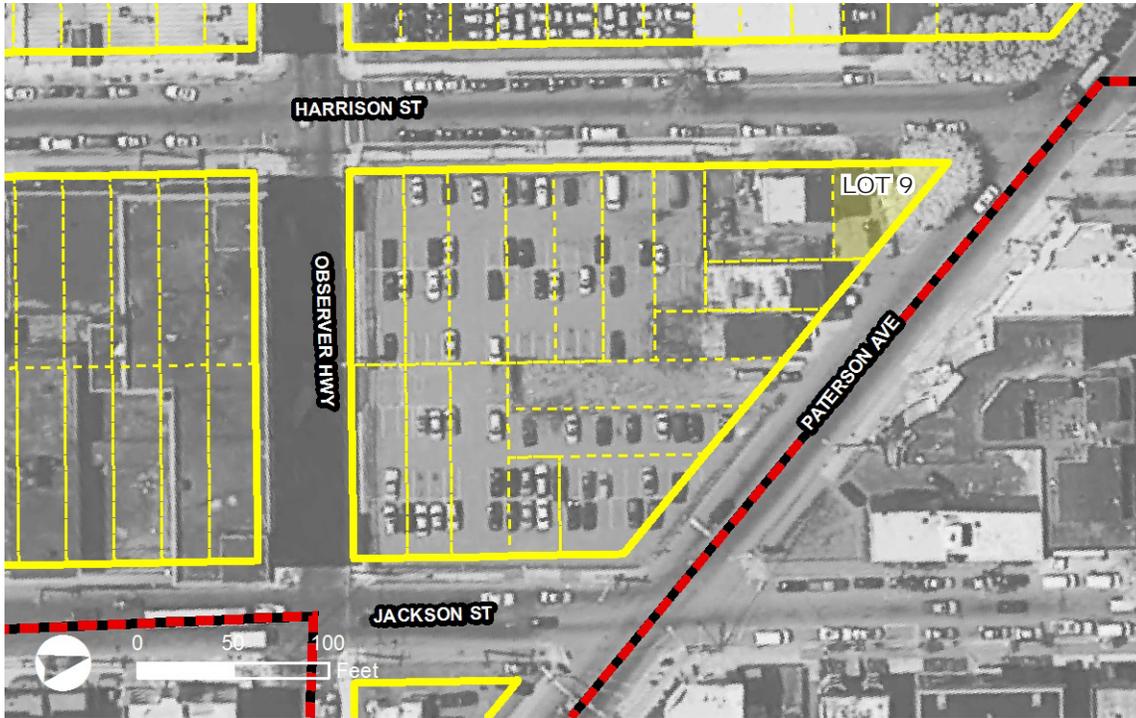


PROPERTY LOCATION

ADDRESS: 67 - 69 Paterson Avenue
BLOCK: 12 **LOT:** 9

PROPERTY 24

OWNER
 Mayor & Council
 94 Washington Street
 City of Hoboken
 Hoboken, NJ
 07030



APPLICABLE REDEVELOPMENT CRITERIA:

NONE



PROPERTY LOCATION

DESCRIPTION

This 0.05 acre property is a small publicly-owned lot at the intersection of Paterson Avenue and Harrison Street. This lot contains a triangular area of trees and grass as well as a curbed, paved with granite cobbles that connects Harrison Street and Paterson Avenue. It is not formally designated for parking, nor is it configured to provide for parking. However, this public roadway is being used for parking of cars, which are stacked up to five deep.

PROPERTY 24

ADDRESS: 67 - 69 Paterson Avenue
BLOCK: 12 **LOT:** 9



APPLICATION OF CRITERIA

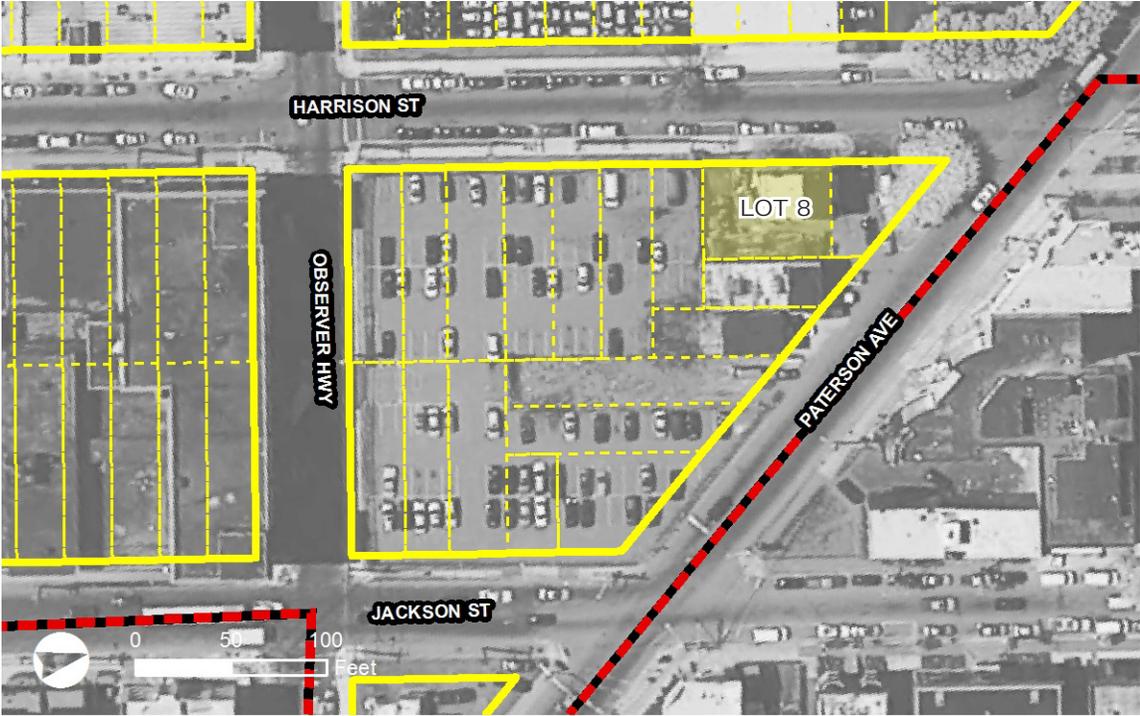
- The property does not meet the redevelopment criteria.

RECOMMENDATION

While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

ADDRESS: 63 - 65 Paterson Avenue
BLOCK: 12 **LOT:** 8

PROPERTY 25



OWNER
 Ratto, Antonio & Mario
 63-65 Paterson Ave
 Hoboken, NJ
 07030

APPLICABLE REDEVELOPMENT CRITERIA:
D



PROPERTY LOCATION

DESCRIPTION

This .07 acre property is occupied by a 2 ½ story, wood-frame, two-family residential dwelling at the intersection of Paterson Avenue and Harrison Street. This lot does not actually have frontage on Paterson Street, but is instead oriented toward a City-owned lot that contains a triangular area of trees and grass as well as a curbed, paved roadway that connects Harrison Street and Paterson Avenue (Property 24 in this Report). Although it is not formally designated for parking, nor is it configured to provide for parking, this public roadway is being used for parking of cars, which are stacked up to five deep. The building is one of the smaller residential structures in the area. It appears to be occupied and in fair condition. The residential use is not permitted in the I-2 district.

One crime was reported on the property in 2009.

PROPERTY 25

ADDRESS: 63 - 65 Paterson Avenue
BLOCK: 12 **LOT:** 8



APPLICATION OF CRITERIA

D

- The property is an isolated, small-scale residential use among industrial and commercial enterprises. This is an obsolete relationship in an industrial zone district. Immediately to the east is an iron fabricating business and to the south is a vast commercial surface parking enterprise. The proximity of the adjacent industrial use creates an inhospitable living environment. Additionally, parking for this use occurs within a public roadway that is neither designed nor designated for such use. The stacking and maneuvering of vehicles within this area and the potential for pedestrian conflicts presents a potential threat to public health, safety and welfare.

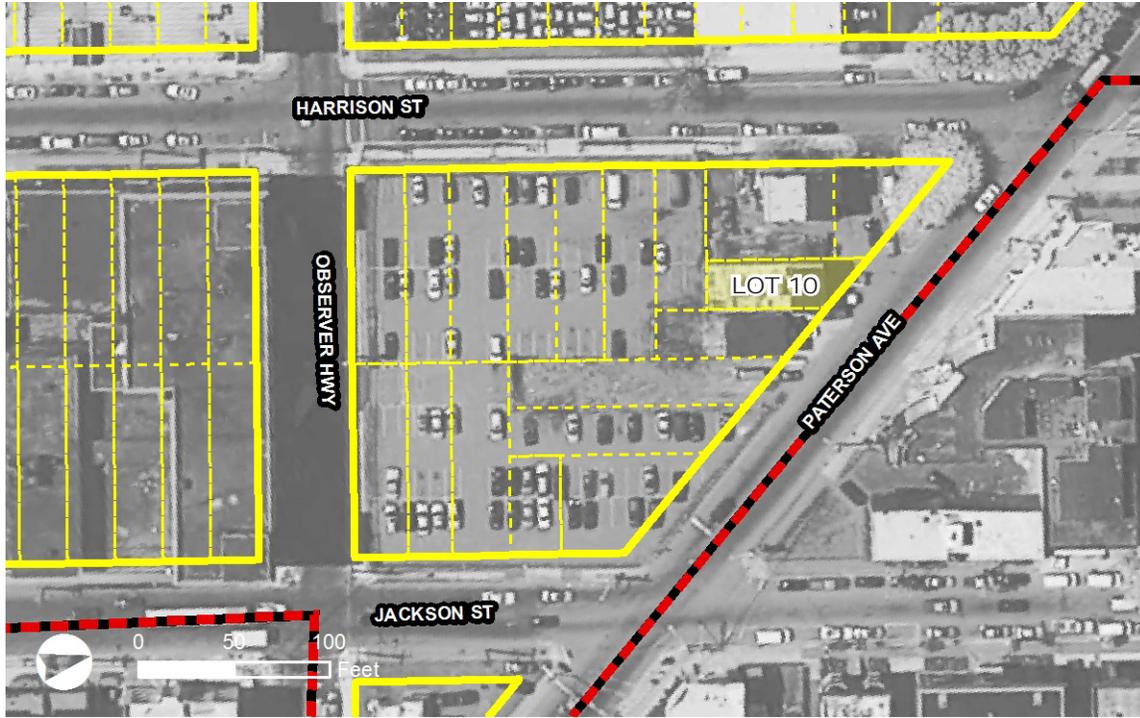
RECOMMENDATION

This property meets criteria D and should be included as part of an area in need of redevelopment.

ADDRESS: 61 Paterson Avenue
BLOCK: 12 **LOT:** 10

PROPERTY 26

OWNER
 Ratto, A Etals T/A
 Triple A Re Co
 61 Paterson St
 Hoboken, NJ
 07030



APPLICABLE REDEVELOPMENT CRITERIA:
D



PROPERTY LOCATION

DESCRIPTION

This 0.03 acre property contains a two-story masonry building used for a small metal fabrication company, Mola Iron Works. The use is permitted in the I-2 district. Originally, this building was one-story, but a second story was added at a later date. The ground floor is primarily a large garage door that provides access truck access to the workshop. This opens directly onto the street. Numerous cars and trucks are parked in front of the property.

The property had one fire code violation in 2008.

PROPERTY 26

ADDRESS: 61 Paterson Avenue
BLOCK: 12 **LOT:** 10



APPLICATION OF CRITERIA

D

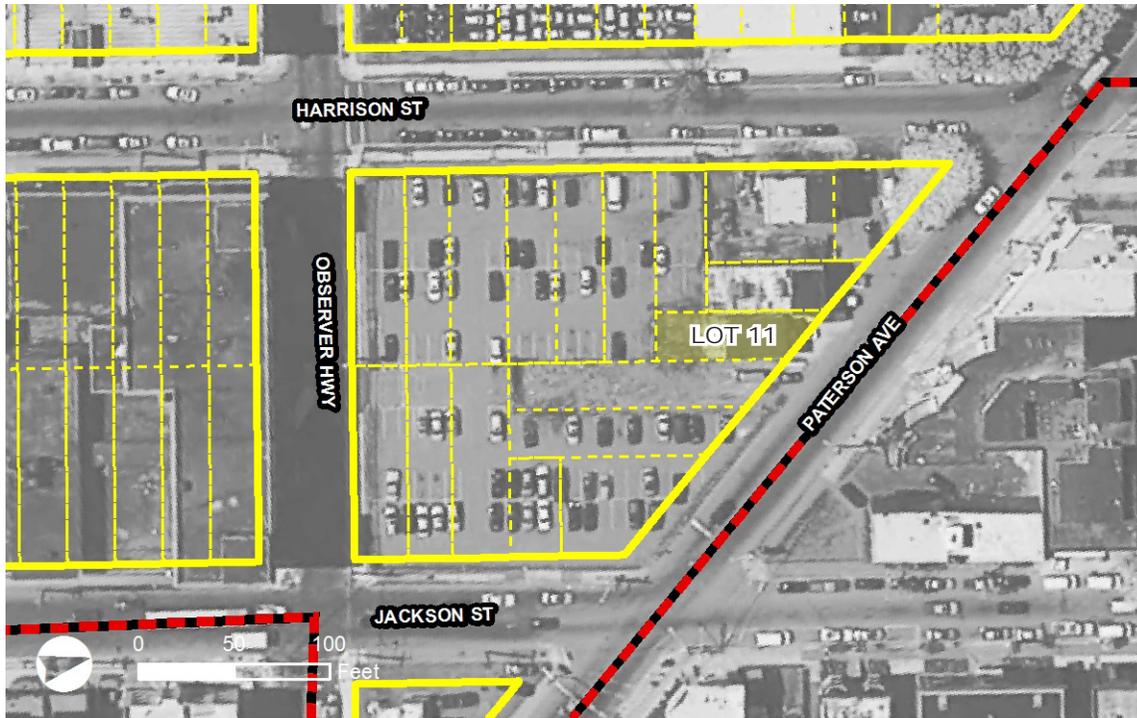
- The Property has an obsolete and faulty design and arrangement that is potentially detrimental to the health, safety and welfare of the community. The conditions (as manifested in parked cars and equipment) are overcrowded. The building's relationship to Paterson Avenue creates a chaotic space where vehicles and pedestrians must jockey with each other. There is no formal parking arrangement. Parking of vehicles encroaches into the right-of-way of Paterson Avenue. Maneuvering of vehicles within Paterson Avenue, including backing into the road, is necessary. Access to the garage bay is blocked by equipment and vehicles. There is no clear delineation of a public sidewalk at the edge of Paterson Avenue, just a full width, undifferentiated apron. There is no delineated sidewalk on the lot to convey pedestrians safely to the building entrance. These conditions create the potential for conflicts between vehicles and vehicles, both on-site and between the site and Paterson Avenue. It also creates potential hazards for pedestrians. These conditions are exacerbated by the traffic volume along Paterson Avenue which is nearly 650 vehicles in the AM peak hour and nearly 800 vehicles in the PM peak hour (*Jersey City / Hoboken Connectivity Study, June 2011*). The need to address traffic congestion and pedestrian safety concerns is evidenced by the proposal to convert this section of Paterson Avenue to one-way (*Jersey City / Hoboken Connectivity Study, June 2011*).

RECOMMENDATION

This property meets criteria D and should be included as part of an area in need of redevelopment.

ADDRESS: 59 Paterson Avenue
BLOCK: 12 **LOT:** 11

PROPERTY 27



OWNER
 Patel, Mita & Tanvi
 165 Runyon Avenue
 Somerset, NJ 08873

APPLICABLE REDEVELOPMENT CRITERIA:

D



PROPERTY LOCATION

DESCRIPTION

This 0.04 acre property contains is a two- story, wood-frame, two-family residential dwelling. It has been covered in vinyl siding and is in fair condition. Residences are not a permitted use in the I-2 district.

There were four crimes reported for this property between August 2004 and December 2010. Three, including two larceny/theft and one vandalism, were reported between August 2008 and December 2010.

PROPERTY 27

ADDRESS: 59 Paterson Avenue
BLOCK: 12 **LOT:** 11



APPLICATION OF CRITERIA

D

- It is an isolated, small-scale residential use among industrial and commercial enterprises, an obsolete relationship in an industrial district. Immediately to the east is an iron fabricating business and to the south is a vast commercial surface parking enterprise. The proximity of the surrounding industrial and commercial uses create an inhospitable living environment, particularly as there is virtually no separation between the residence and the adjacent industrial use. Additionally, parking for this use occurs within a public roadway that is neither designed nor designated for such use. The stacking of vehicles within this area thus presents a potentially hazardous condition.
- The site is overcrowded, as evidenced by parking and vehicle circulation patterns.
- Recent criminal activity suggests that the property is a target for criminal activity and therefore the property is detrimental to public welfare and safety.

RECOMMENDATION

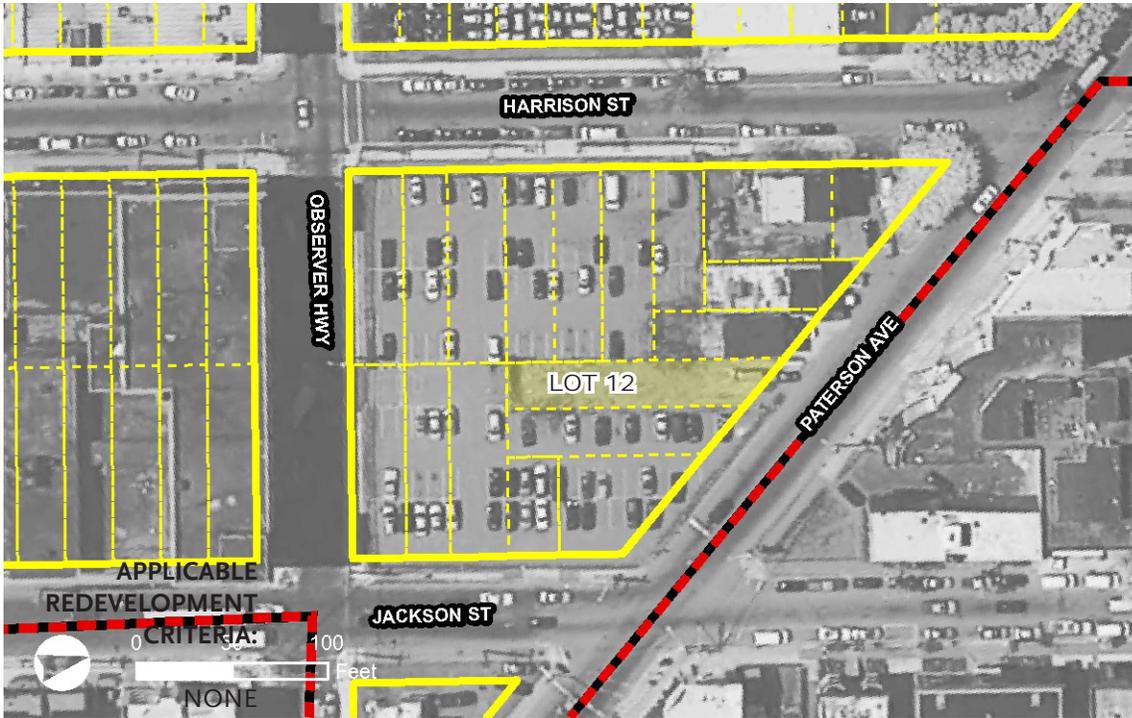
This property meets criteria D and should be included as part of an area in need of redevelopment.

ADDRESS: 57 Paterson Ave.
BLOCK: 12 **LOT:** 12

PROPERTY 28

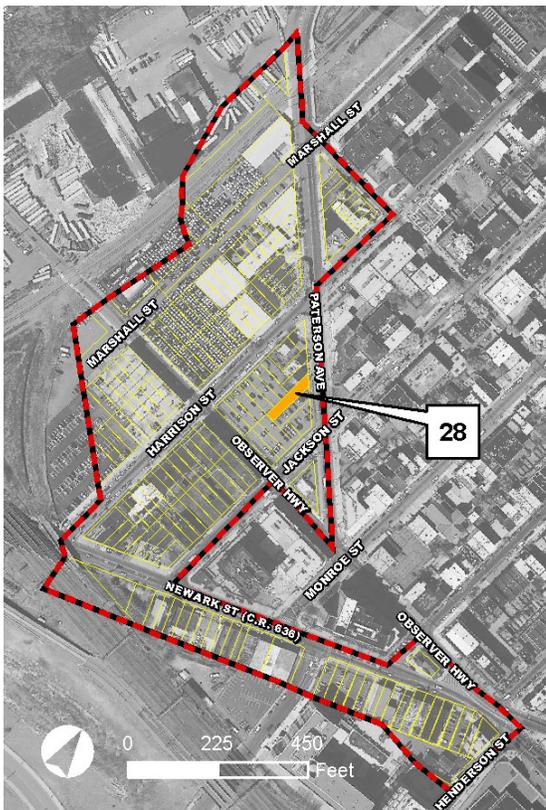
OWNER

Ponte Equities Inc.
 268 West Street
 New York, NY 10013



APPLICABLE REDEVELOPMENT CRITERIA:

NONE



PROPERTY LOCATION



DESCRIPTION

This 0.08 acre property is vacant with no improvements. It has frontage on Paterson Avenue. It is owned by the same entity as the adjacent parking lot but has not been incorporated, presumably, since it would require a revised parking layout.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.



PROPERTY 29

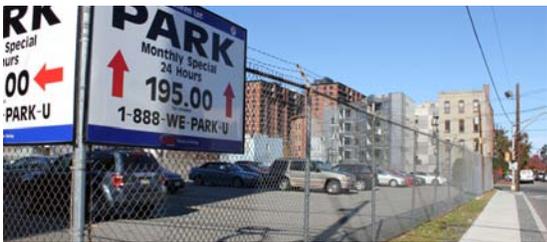
ADDRESS: 57 - 69 Harrison St., 51 - 57 Paterson Ave., 64, 58 - 52 Jackson St.
BLOCK: 12 **LOTS:** 1 through 7 and 12 through 18

OWNER
 Ponte Equities Inc
 268 West Street
 New York, NY 10013

LOT 15
 Unity Envmtl &
 Educational
 Systems
 268 West Street
 New York, NY 10013



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE



DESCRIPTION

This 0.76 acre property has been developed as a 138 space stand alone commercial self-parking facility. The site is paved with asphalt and is surrounded by a metal picket fence. The use is conditionally permitted in the I-2 district.

APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



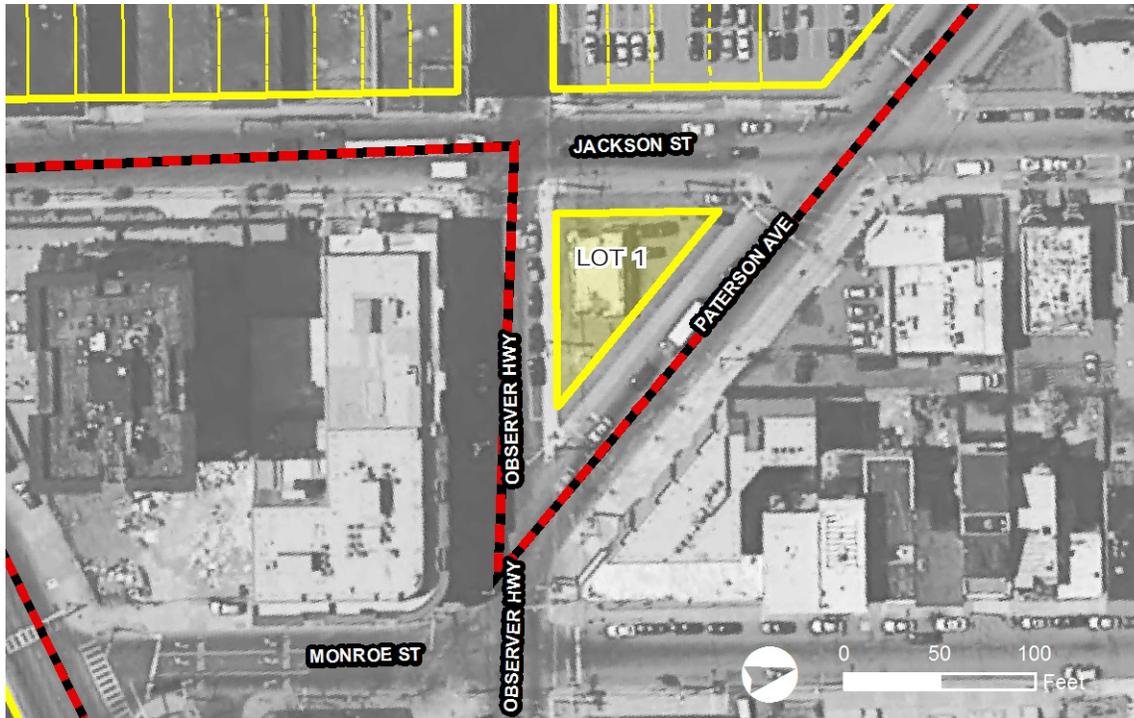
While this property does not meet the redevelopment criteria, due to the irregular shape of the adjacent properties meeting the criteria, its inclusion is necessary for the effective redevelopment of those adjacent properties. Its inclusion will also better facilitate a comprehensive approach to the flooding which occurs.



PROPERTY LOCATION

ADDRESS: 61 Jackson Street
BLOCK: 14 **LOT:** 1

PROPERTY 30



OWNER

118 Clinton Associates, LLC
 309 Columbia Blvd.
 Wood Ridge, NJ 07075

APPLICABLE REDEVELOPMENT CRITERIA:

NONE



DESCRIPTION

This 0.08 acre property is an awkward, triangular lot at the intersection of three major streets. The Downtown Pub, a refurbished restaurant/bar sits on the site. Although it may represent an under-utilization of urban space and its layout is somewhat unthoughtful, the property does not satisfy the criteria for a determination that it is an area in need of redevelopment.

The restaurant is a conditionally permitted use in the I-2 district. The property owner is currently in litigation with the City for an expansion of the use without first obtaining the proper approvals.

PROPERTY LOCATION

PROPERTY 30

ADDRESS: 61 Jackson Street
BLOCK: 14 **LOT:** 1



APPLICATION OF CRITERIA

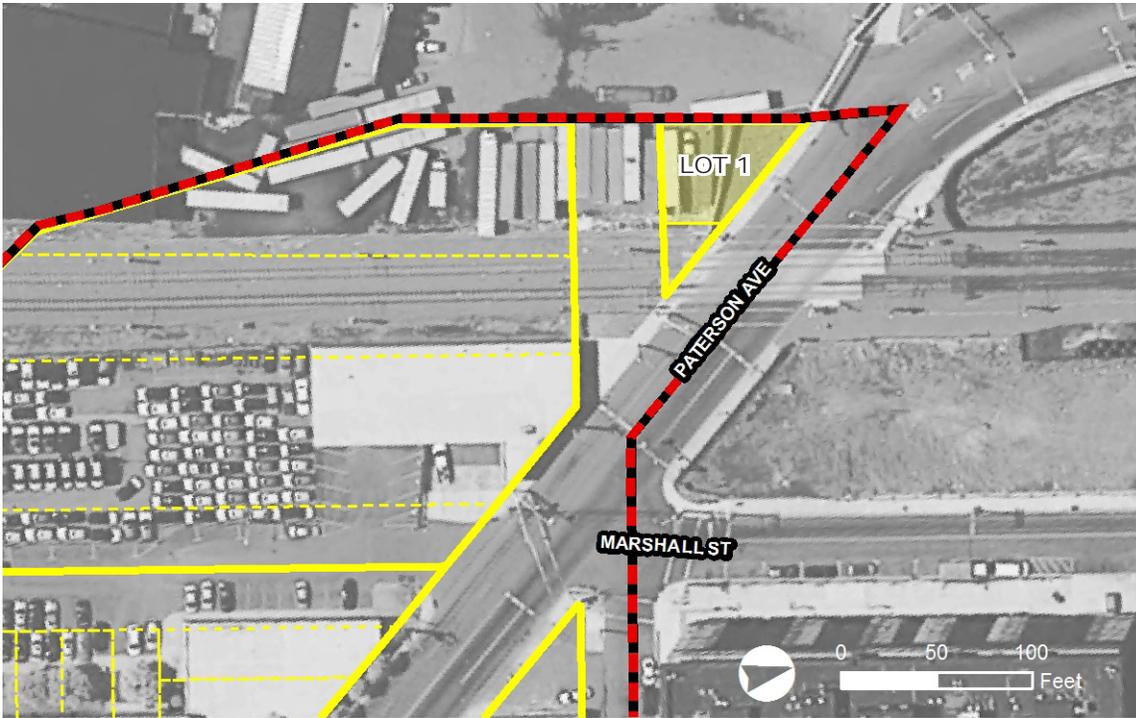
- The property does not meet the redevelopment criteria.

RECOMMENDATION

While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria. Its inclusion in a redevelopment area which includes properties to the west will facilitate a redevelopment plan that addresses the circulation issues facing Jackson Street, Observer Highway and Paterson Avenue. Its inclusion will also better facilitate a comprehensive approach to the flooding which occurs in this portion of the Study Area.

ADDRESS: Paterson Avenue
BLOCK: 23 **LOT:** 1

PROPERTY 31



OWNER
 Debrosses Garage Corp C/O Ponte
 268 West Street
 New York, NY 10013

APPLICABLE REDEVELOPMENT CRITERIA:
D

DESCRIPTION

This 0.08 acre property is part of an industrial enterprise, with the bulk of it in Jersey City. Although the storage on the property is accessory to a permitted principal use in the I-2 zone, the principal use is in Jersey City(R-3 Multi-family Mid-rise), making the storage use a principal use. Therefore, the trailer storage and truck access on this lot are not permitted uses in the I-2 district. The First Street right-of-way, which separates this property from property 20, is occupied by trailer storage associated with the use. Redevelopment of the enterprise would be difficult since the property is not only split between two municipalities but also the First Street right-of-way.

APPLICATION OF CRITERIA

D

- The isolated and undersized nature of this property results in a faulty arrangement and design. It is physically isolated from the land in the City that may facilitate redevelopment it. The light rail right-of-way is located to the east and the First Street right-of-way is occupied by trailer storage.

RECOMMENDATION

Green square icon

This property meets criteria D and should be included as part of an area in need of redevelopment.

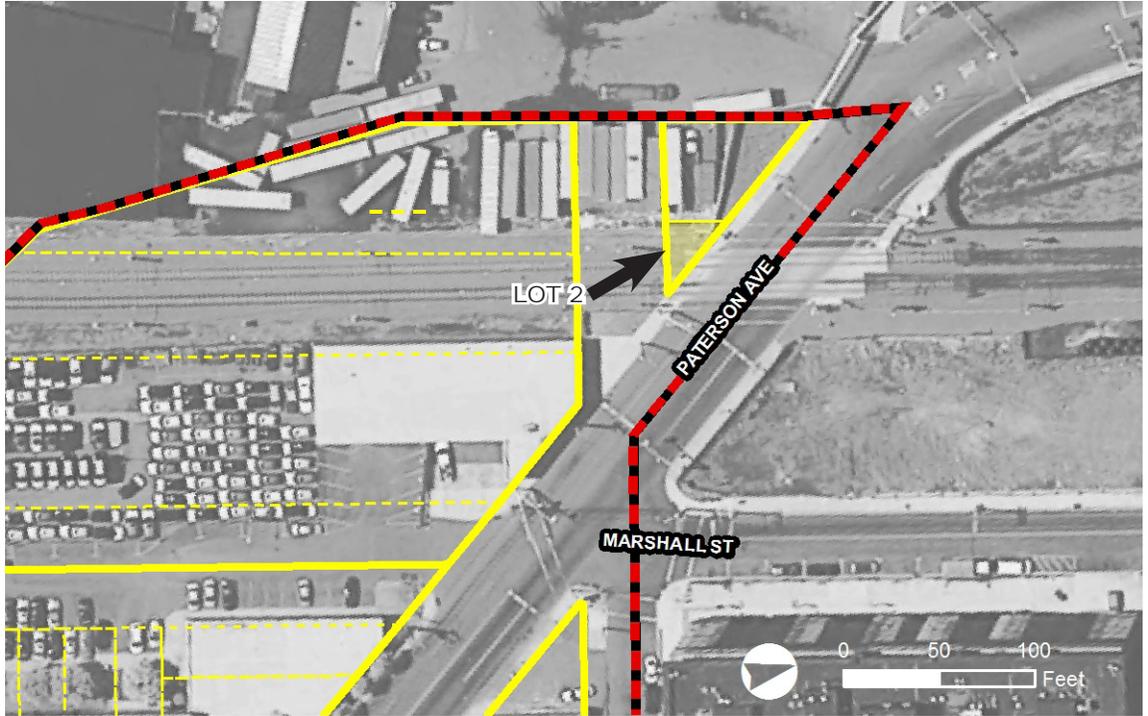


PROPERTY LOCATION

PROPERTY 32

ADDRESS: Paterson Avenue
BLOCK: 23 **LOT:** 2

OWNER
 N.J. Junction RR Co.
 466 Lexington Ave.
 New York, NY 10017



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

This 734 square foot property is part of a NJ Transit Hudson Bergen Light Rail right-of-way. It does not meet the criteria for designation as an area in need of redevelopment.

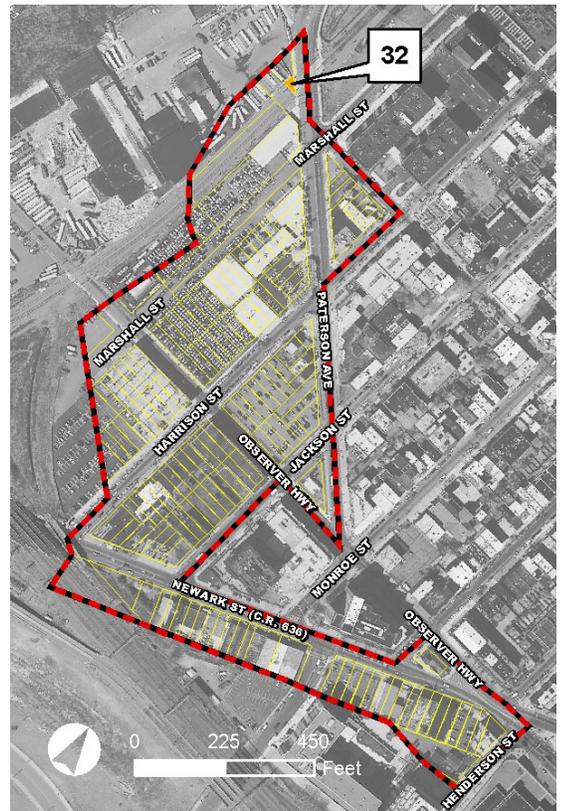
APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION



This property should not be included within an area in need of redevelopment.



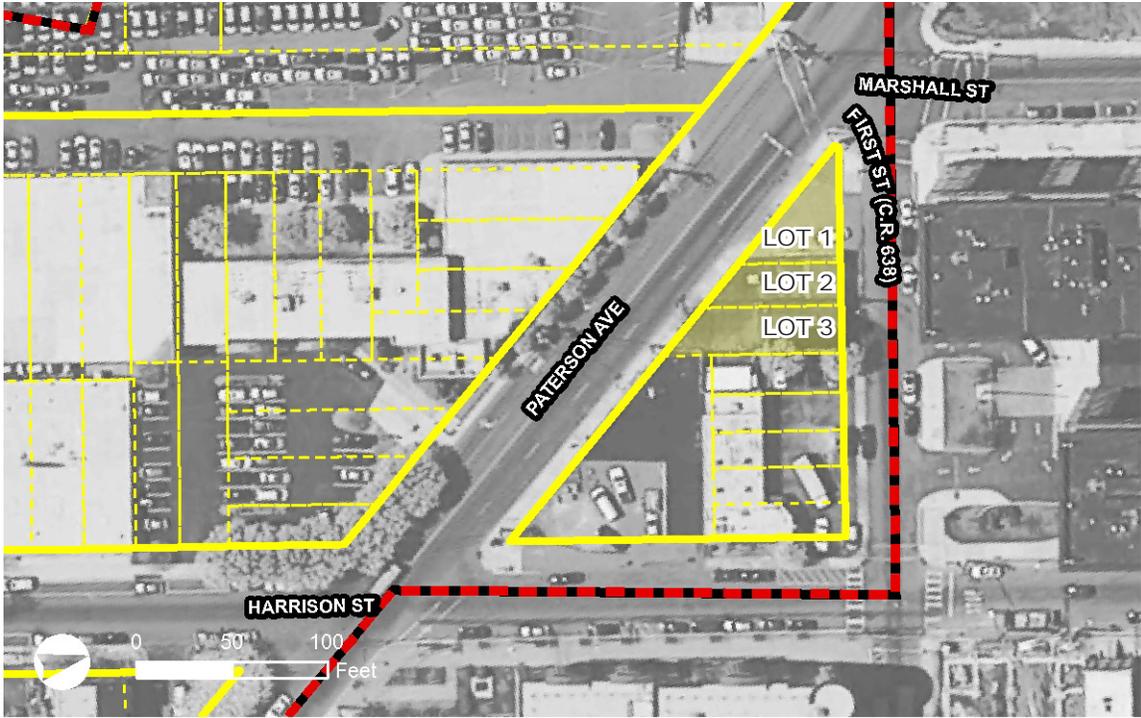
PROPERTY LOCATION

ADDRESS: 713-715 First Street
BLOCK: 11 **LOTS:** 1, 2 and 3 (also 2, B01 and B02 billboards)

PROPERTY 33

OWNER
 Peragine, Joseph
 John
 3 Union Hill Lane
 Hazlet, NJ 07730

APPLICABLE REDEVELOPMENT CRITERIA:
D



PROPERTY LOCATION

DESCRIPTION

This property is at the intersection of Paterson Street and Marshall Street. Because of the street configuration, it has an irregular, triangular shape. Lot 1 (1,500 square feet) is used for parking where Marshall Street, Paterson Street and First Street meet. Lots 2 and 3 are 0.08 acres and contains a car wash business that has access from Paterson Street and to First Street.

The building has masonry exterior walls and is one story with a flat roof. Vehicular and pedestrian access to the building is through portals that have steel roll-up doors. There are two billboards on the western exterior wall. The car wash is a prohibited use in the R-3 district in which the property is located.

PROPERTY 33

ADDRESS: 713-715 First Street
BLOCK: 11 **LOTS:** 1, 2 and 3 (also 2, B01 and B02 billboards)



ADDRESS: 715 First Street
BLOCK: 11 **LOT:** 1

PROPERTY 33

APPLICATION OF CRITERIA

- Access to the car wash is direct from a major street (Paterson) across a pedestrian walkway. Cars entering the wash bay must stack up within the vehicular travel way and sidewalk of Paterson Street, therefore blocking vehicular and pedestrian travel. The lack of stacking area for the car wash, a use which customarily requires stacking as vehicles await entrance, as well as the poor site design constitutes a faulty arrangement and obsolete layout. This is exacerbated by the fact that the building has been specifically designed for a use which relies upon vehicle stacking. Vehicle stacking can create unsafe conditions as motorists and pedestrians maneuver around stacking vehicles via other travel lanes. The circulation issues with this property are exacerbated by the significant traffic along this section of Paterson Avenue which consists of over 940 vehicles in the AM peak hour and over 1,100 vehicles in the PM peak hour. These traffic volumes can be compared to those on First Street along the site which carries over 260 vehicles in the AM peak hour and over 190 vehicles in the PM peak hour (*Jersey City / Hoboken Connectivity Study, June 2011*).
- The building is dilapidated. The exterior walls are in poor condition, displaying cracking and bowing which is indicative of structural movement. The buildings are in poor condition, with graffiti on the exterior and rust evident on the exterior doors. Since the building has not been maintained, it has the potential to jeopardize public health and safety. The building is located along a busy street that is a main access to Hoboken. The dilapidation of this prominent building will continue to have a negative effect on the well being of the community.

D

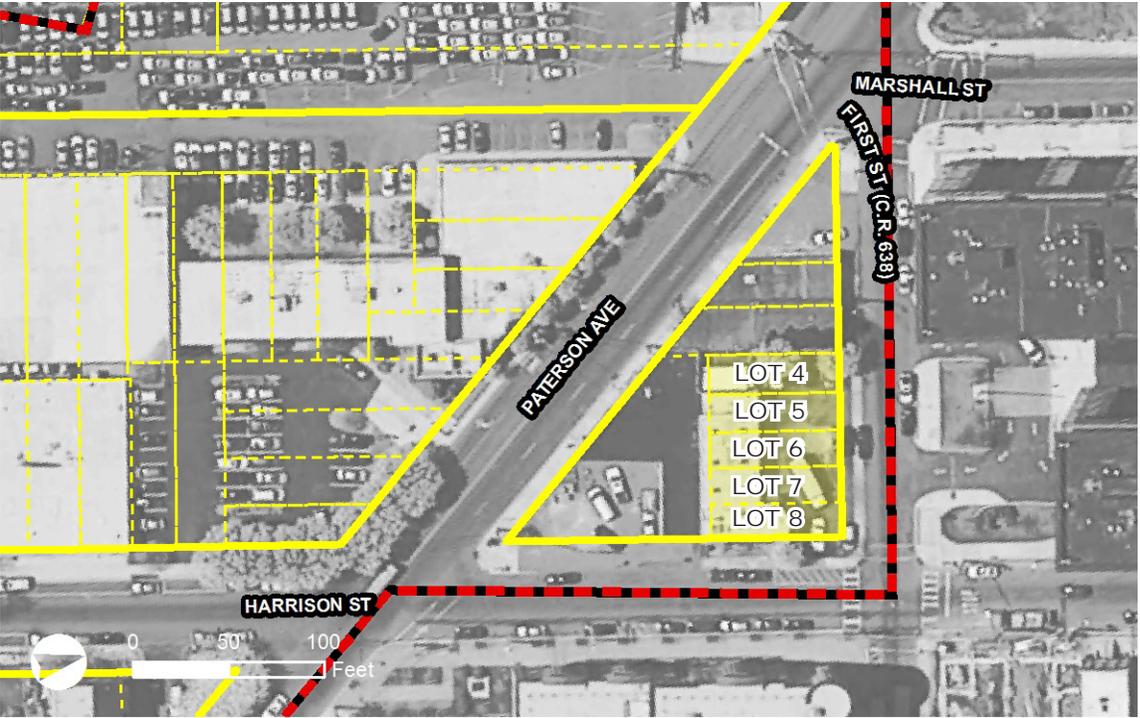
RECOMMENDATION

This property meets criterion D and should be included as part of an area in need of redevelopment.

PROPERTY 34

ADDRESS: 701 - 709 First Street
BLOCK: 11 **LOTS:** 4 through 8

OWNER
 Mojica, Manual & Saturnina
 701 First St
 Hoboken, NJ
 07030



APPLICABLE REDEVELOPMENT CRITERIA:
 NONE

DESCRIPTION

This .017 acre site is located at the northwest corner of First Street and Harrison Street. An automobile service business, which is a preexisting nonconforming use in the R-3 district, is located on the site. The building is one-story and constructed of brown brick. The building is in good condition. The entire site is covered with building and pavement. The property has been the subject of a number of minor fire code violations with five being issued from 2002 through 2010.

Its location relative to adjacent properties that do meet the redevelopment area criteria, mean that it has the potential to play a role in solving larger issues of revitalization, blight removal, improved land utilization, within a comprehensive redevelopment strategy on this particular block.



PROPERTY LOCATION

ADDRESS: 701 - 709 First Street
BLOCK: 11 **LOTS:** 4 through 8

PROPERTY 34



APPLICATION OF CRITERIA

- The property does not meet the redevelopment criteria.

RECOMMENDATION

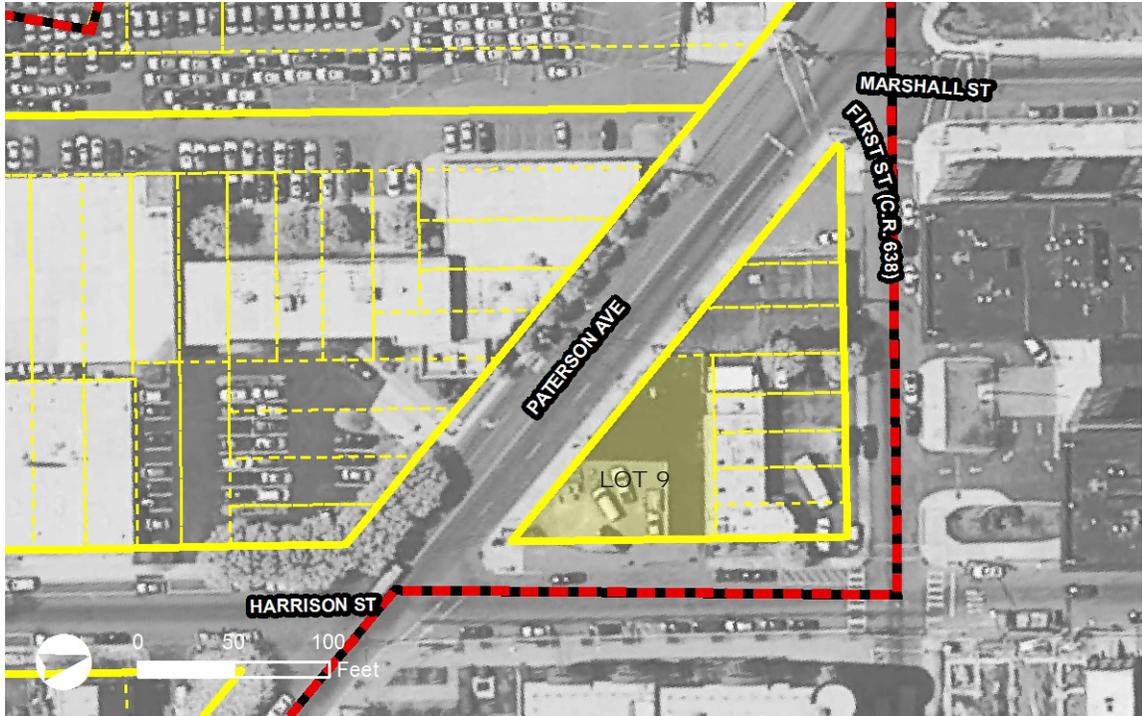
While this property does not meet the redevelopment criteria, its inclusion is necessary for the effective redevelopment of those properties in Block 11 which do meet the criteria.



PROPERTY 35

ADDRESS: 100 -108 Paterson Avenue
BLOCK: 11 **LOT:** 9

OWNER
 100 Paterson Realty, LLC
 720 Monroe St #E509A
 Hoboken, NJ 07030



APPLICABLE REDEVELOPMENT CRITERIA:



DESCRIPTION

This property is 0.14 acres and sits at the north-west corner of the intersection of Harrison Street and Paterson Avenue. The site is an irregular, triangular shape. The lot contains a group of one story masonry buildings that are used by an HVAC contractor. The condition of the structures range from poor to fair. The building is dilapidated with the exterior walls displaying cracking and bowing which is indicative of structural movement. Graffiti is on the exterior of the building and rust is evident on the exterior doors. Some on-site surface parking is located on this property also. The site is bounded by a combination of permanent metal picket fencing and temporary chain link fencing. Some granular surface is used for pavement rather than asphalt. It is, visually, extremely unkempt. The use is prohibited in the R-3 zone district. Three crimes consisting of larceny/theft, burglary and aggravated assault were reported on this property between January 2006 and May 2008.



PROPERTY LOCATION

ADDRESS: 100 -108 Paterson Avenue
BLOCK: 11 **LOT:** 9

PROPERTY 35



APPLICATION OF CRITERIA

- This property is in close proximity to the recent residential buildings and is within the R-3 district. It exhibits dilapidation which creates a negative influence over the public health, safety and welfare of the community, particularly given the property's residential zoning and adjacency to residential development. The building is dilapidated with the exterior walls displaying cracking and bowing which is indicative of structural movement. Graffiti is on the exterior of the building and rust is evident on the exterior doors. Criminal reports for this property reinforce the negative influence that this building and site conditions have manifested. The disrepair of the building and unkempt nature of the lot invite criminal activity, such as but not limited to graffiti. The disrepair of this prominent building will continue to have a negative influence on the residential community adjacent to the property.

D

RECOMMENDATION

This property should be included as part of an area in need of redevelopment.

Flooding

Flooding relates to the criteria for designation of both an area in need of redevelopment and an area in need of rehabilitation. Criteria F for an area in need of redevelopment applies to “*areas, in excess of five contiguous areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by 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.*”. This criteria applies to areas greater than five acres whose value and/or continued viability has been significantly impacted by one or more flood events, such continued operation of the use in a manner which is not detrimental to health, safety, or welfare is jeopardized. Criteria 2 for an area in need of rehabilitation applies to the age and condition of water and sewer infrastructure. As discussed below and in Section 9 of this report, the flooding and the ability of the water and sewer infrastructure within the Study Area to handle flood events affects the health, safety and welfare of the community.

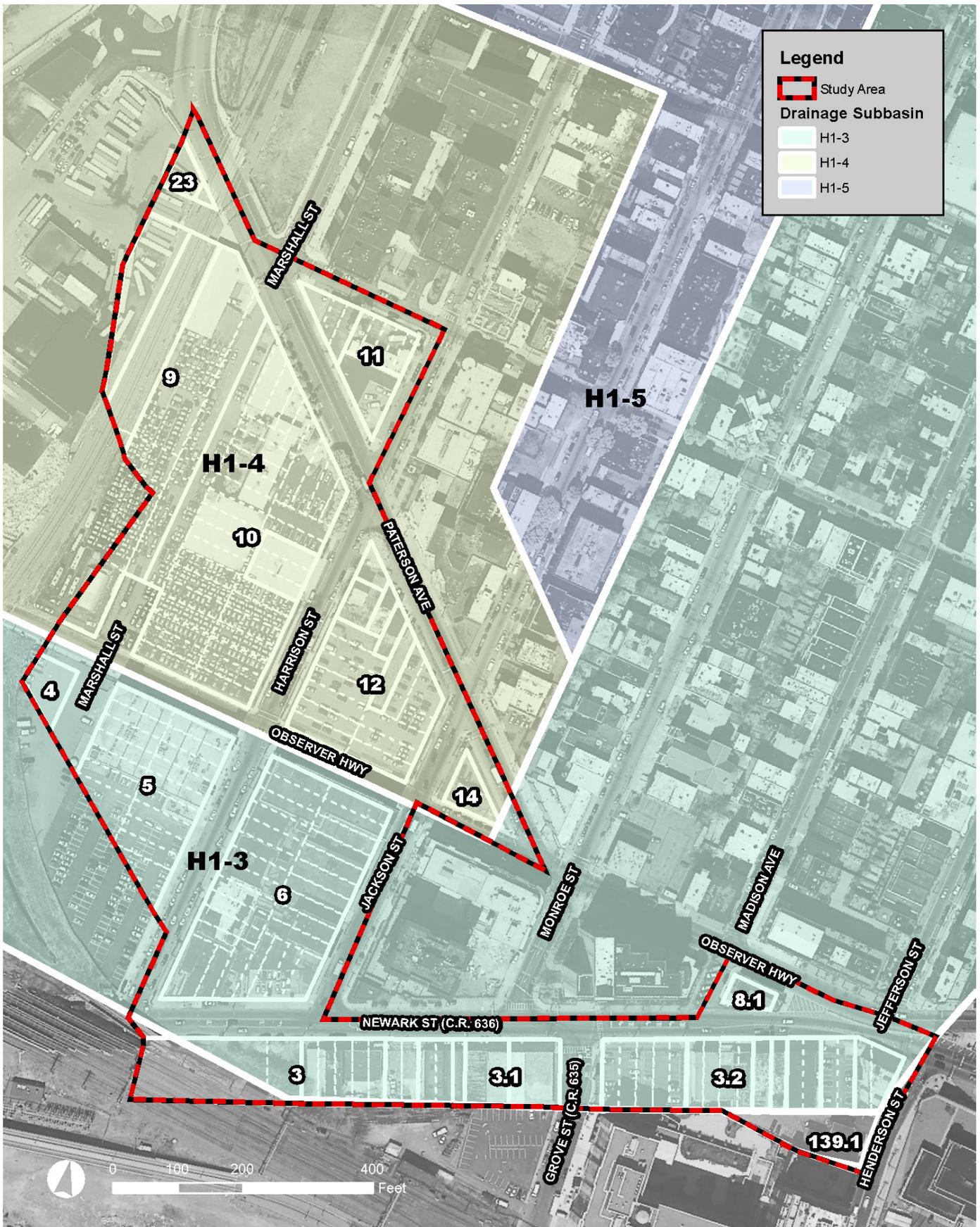
The Study Area is located within an area that has a history of flooding during rainfall events which are exacerbated when the storm peak coincides with high tide. A report prepared by CH2M Hill in 2002 entitled, “Southwest Hoboken Flooding Analysis” (Report), provides a description of the City of Hoboken Combined Sewer System as well as an analysis of the existing system. This analysis, based upon a model created using EPA Stormwater Management Software (SWMM), identifies areas within Hoboken that are prone to flooding during frequent storm events and also provides recommended modifications to the existing conveyance system. The report considers the stormwater peak flow to coincide with the high tide which can be considered a “worst case” condition.

The Study Area is located within the H1 Service Area and within the H1-3 and H1-4 drainage sub-basins (as described in the Report). The report states on page 2 that the model predicts flooding in the H1-4 sub-basin drainage area for the 3-month, 1-year, 2-year and 5-year storms and for the H1-3 subbasin area during 5 year storms. It further states that: “*the H1-4 drainage area experiences the worst flooding, largely because surface elevations there are the lowest (as low as 2.0 ft MSL along Marshall and Harrison Streets, between 1st and 2nd Streets).*”

Page 3 of the Report includes conclusions regarding the potential health and safety threats due to flooding and the nature of site development that would be required to alleviate flooding in the Study Area:

“During the 3-month storm, the area between Marshall Street and Jackson Street and Newark Street and 2nd Street, which corresponds to the lowest lying area in the H1 drainage basin, experiences significant flooding with flooding depths in some locations reaching 1.5 feet. The flooding can pose a serious health risk to residents in this area since the flooding conditions would make it difficult for emergency vehicle to gain access to the residents when a storm event is coincident with high tide conditions. It is estimated that these conditions occur more than once per year.

The flooding in this area occurs because the roadway centerline elevations are below the hydraulic grade lines in the sewer during a 3-year (month) storm event that is coincident with the high tide. For example, the centerline elevations along Marshall Street and Harrison Street between 1st Street and 2nd Street range from 2.0 to 3.4 feet. The model results



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY

Flood Areas

Data Sources: New Jersey 2007 - 2008 High Resolution Orthophotography; NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008
 Drainage Subbasins: CH2M Hill Figure 2 Southwest Hoboken Flooding Study, Drainage Subbasins and Sewer Flow Directions, H1 Drainage Basin

show that hydraulic grade lines during a 3-month storm are around 3.5 feet in this area. In order to raise elevations above this flooding level, the roadway in this area would have to be raised to a mean surface level of 4 feet which corresponds to a nearly 2 foot rise in some locations. Road elevations would have to be raised even higher to address flooding issues at the 1 year storm frequency.”

In order to reduce flooding in this area of the City, the North Hudson Sewerage Authority (the “Authority”) will improve the collection system. The project is described on page 10 of the October 2008 Collection System Improvements NJDEP SRP Loan Planning Document prepared by CH2M Hill as the following:

“H1 Solids / Floatables Screening and Wet Weather Pump Station – Localized street flooding occurs during wet weather events in the southern part of Hoboken coincident with high tides. Construction of the weather pump station for separately conveying solids-floatables facility overflows from [combined sewer overflow] regulator H1 will increase conveyance through the solids / floatables facility and alleviate street flooding in the southern portion of Hoboken.” (Emphasis added)

The H1 Wet Weather Pump Station is not intended to eliminate flooding; instead it will “alleviate” or reduce flooding in the Southwest Redevelopment Area. The installation of this pump station has been completed. Flooding could be further reduced by limiting or reducing the amount of impervious surfaces permitted on sites or providing stormwater storage for runoff generated through the redevelopment area. The Report also discusses the potential for raising roadway centerlines to an elevation above the calculated hydraulic grade line. Although this may improve localized flooding in low lying areas, additional analysis should be completed to ensure that flooding conditions are not created in other areas within the City.

The 2004 Master Plan provides support for the need for new development to address the flooding that occurs in the City. Utilities recommendation 5 in the Community Facilities Element states the following:

“Address drainage problems in the City’s flood zones. The city should rigorously enforce requirements that new development in areas prone to flooding mitigate flooding problems and improve drainage. In areas where systems are failing, innovative solutions such as tax increment financing for sewer and drainage improvements should be considered.”

The history of repeated flooding within the Study Area, which will not be entirely addressed through the H1 Wet Weather Pump Station, contributes to conditions within the Study Area that are detrimental to the public health, safety and welfare. Streets within the Study Area are frequently flooded during storm events. These conditions, since the entire Study Area is in the 5-year flood event and a large portion of the area is in the 3-month storm event, will require a flood solution which is comprehensive in scale and scope. However, the analysis conducted in the preparation of this report have found no unique characteristics of the properties within the Study Area that suggests a causal relationship to flooding that would warrant application of redevelopment criteria. There is no indication that these flooding conditions impact the Study Area on a day-to-day basis in a manner which is significantly different from the remaining portions of the City as flooding does not appear to have a negative influence on the continued viability of the uses in the Study Area.

SECTION 8

Consideration of the Redevelopment Area

Twenty-six (26) of 35 (74%) of the properties identified in the Study Area satisfy the criteria for a determination of an area in need of redevelopment, based on an examination of the site and building conditions, or are recommended to be included in one or more redevelopment areas to ensure the effective redevelopment of the properties which do meet the criteria.

These properties consist of 4.7 acres, which represents 26.7% of the property acreage within the Study Area. This comprises groupings of lands that would form a cohesive redevelopment area. Of the 26 properties recommended for inclusion in one or more redevelopment areas, 12 properties, consisting of 1.48 acres, satisfy the redevelopment criteria. The criteria found to be applicable to the Study Area include criteria A, B, and D. The majority of properties found to meet the criteria meet criteria B and/or D.

Private interests have proceeded with redevelopment proposals in the Study Area, related to individual properties, in an ad hoc manner, through the Zoning Board of Adjustment. However, these are piecemeal and unreliable in their outcome, lacking in any comprehensive planning that could balance the need to address the deleterious conditions with private property rights and overall civic interests. With the tools afforded to Hoboken through the Local Redevelopment and Housing Law, such a comprehensive approach can be undertaken. Therefore, it is recommended that the Study Area, as modified within this preliminary report, be designated an “Area in Need of Redevelopment” pursuant to the NJ Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

The properties recommended for inclusion in the redevelopment area include the following:

- Property 2: Block 3, Lots 1.1 and 2 through 7
- Property 3: Block 3, Lots 3 through 6
- Property 4: Block 3, Lots 8 and 9
- Property 5: Block 3, Lots 10 and 11; Block 3.1, Lot 1
- Property 6: Block 3.1, Lot 2
- Property 7: Block 3.1, Lot 3
- Property 9: Block 3.2, Lots 6 through 9
- Property 10: Block 3.2, Lot 10
- Property 11: Block 3.2, Lot 11
- Property 12: Block 3.2, Lots 12 and 13
- Property 13: Block 3.2, Lots 13 and 14; Block 139.1, Lots 1 and 2
- Property 14: Block 139.1, Lot 3
- Property 16: Block 8.1, Lot 1
- Property 19 (Building 4): Block 6, Lots 1
- Property 20: Block 9, Lot 6
- Property 24: Block 12, Lot 9
- Property 25: Block 12, Lot 8
- Property 26: Block 12, Lot 10
- Property 27: Block 12, Lot 11
- Property 28: Block 12, Lot 12
- Property 29: Block 12, Lots 1 through 7 and 12 through 18
- Property 30: Block 14, Lot 1
- Property 31: Block 23, Lot 1
- Property 33: Block 11, Lots 1, 2 and 3 (including Lot 2 B01 and B02 billboards)
- Property 34: Block 11, Lots 4 through 8
- Property 35: Block 11, Lot 9



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY

Recommended Redevelopment Area

Hoboken City, Hudson County, NJ | October 2011

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008

SECTION 9

Consideration of the Rehabilitation Area

The LHRL (N.J.S.A. 40A:12A-1 et seq.), permits an area to be designated in need of rehabilitation if the area meets one or more of the following criteria:

- 1) A significant portion of structures in the area are deteriorated or substandard; there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area; and a “persistent arrearage” of property tax payments; or
- 2) More than half the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years older and is in need of repair or substantial maintenance.

In approximately 1979 the City, as a whole, was designated an area in need of rehabilitation. As permitted by the LHRL (N.J.S.A. 40A:12A-14b), this designation remains in effect (the associated ordinance and resolution are located in the Appendix to this report). The City recognizes this designation; however, the applicability of the criteria to the Study Area has been reassessed for the purpose of transparency in the public process.

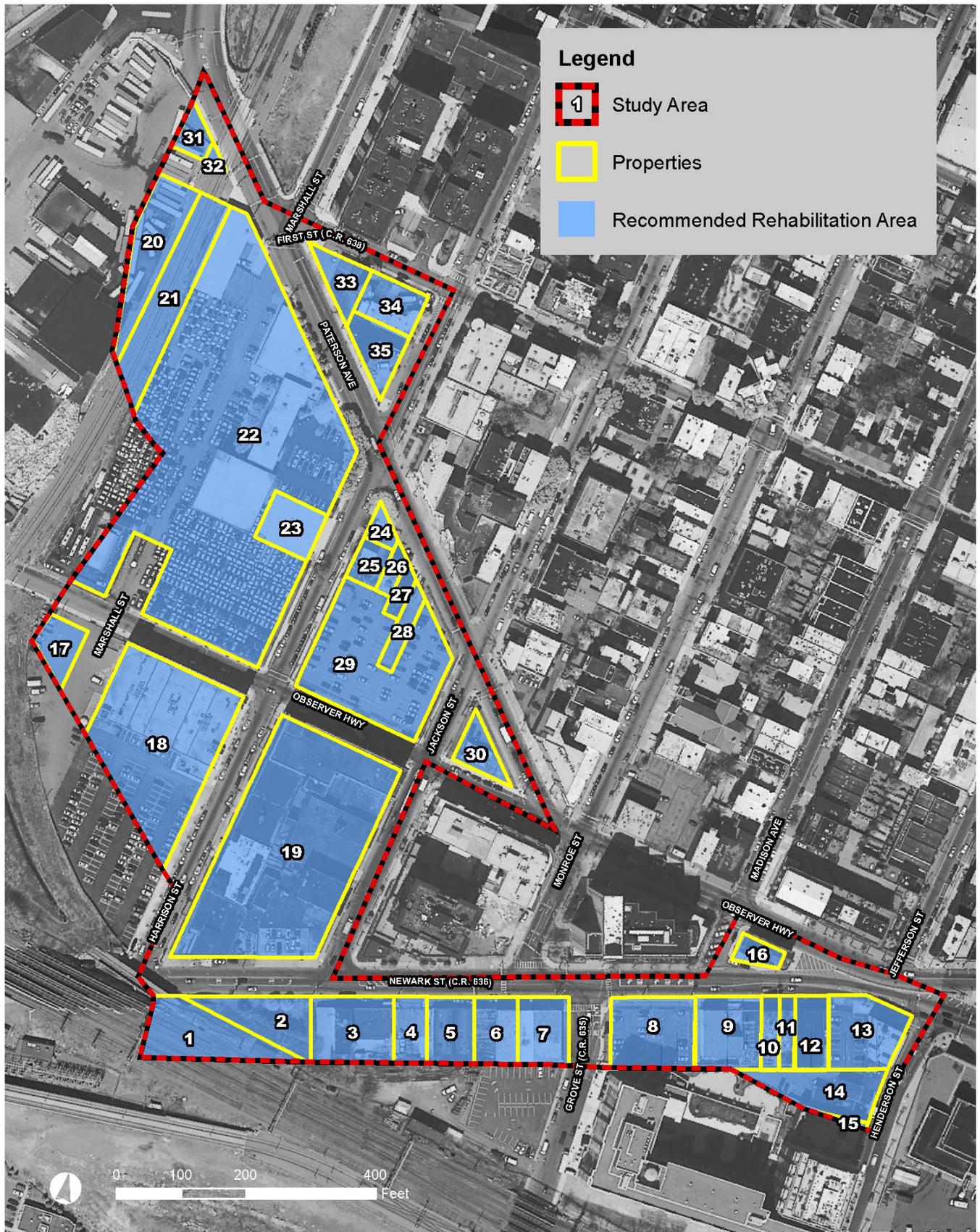
An analysis of this the Study Area, including application of the criteria for a rehabilitation area as described above, was completed by Andrew R. Hipolit, PE, PP, CME of Maser Consulting. The analysis and findings are contained in a memorandum dated December 31, 2011 and is included as an Appendix to this Study. This section, Consideration of the Rehabilitation Area, relies upon the analysis and findings of the Maser Consulting Memorandum, December 21, 2011.

The combined sanitary/storm sewer system in Hoboken is owned and operated by the North Hudson Sewage Authority (NHSA). The system was constructed in three phases, with the portion within the Study Area likely being constructed in the second phase, between 1901 and 1919. As evidenced by the City’s frequent flooding, the combined sanitary/storm sewer system is unable to handle rain events. The inability leads to the underground system overflowing with a mixture of stormwater and sanitary sewage during rainfall events, which negatively impacts the health, safety and welfare of the City. Rehabilitation of the combined sanitary/storm sewer may alleviate or reduce flooding with the Study Area due to the undersized system and therefore reduce damage to City infrastructure and negative impacts on the health, safety and welfare of the City.

The water system in Hoboken is owned by United Water. The exact age of the system is unknown; however, it appears that repairs were made to the system in the years 1857, 1867 and 1869. Rehabilitating the water system would prevent further deterioration of it and would reduce water service interruption for City residents due to water main failures. Additionally, it may allow for system upgrades and improved water services, such as greater fire flows.

Accordingly, this report finds that the Study Area meets the criteria for an area in need of rehabilitation based on three findings:

- 1) The water and sewer infrastructure in the study area is more than 50 years old and in need of repair and/or substantial maintenance.
- 2) Due to water main breaks that interrupt City water service and repeated flooding because of the underized sanitary / storm sewer system, it is clear that a rehabilitation program would be benefit the water system and sanitary / storm sewer system.
- 3) A program of rehabilitation may be expected to prevent further deterioration, promote the overall development of the community and promote the health, safety and welfare of the community.
- 4) The City and thus the resulting study area was previously determined to be an area in need of rehabilitation (P.L. 1977, c 12 (C.54:4-3.95 et seq) and the City retains all of the rights associated with said legislation including tax abatements as well as the ability to prepare a redevelopment plan.



HOBOKEN SOUTHWEST REDEVELOPMENT STUDY

Recommended Rehabilitation Area

Hoboken City, Hudson County, NJ | October 2011

Aerial Source: New Jersey 2007 - 2008 High Resolution Orthophotography - NJ Office of Information Technology (NJ OIT), Office of Geographic Information Systems (OGIS) 2008

SECTION 10

Subsequent Procedural Steps

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 consecutive weeks and a copy of the notice mailed to the last owner of record of each property within the proposed Redevelopment Area.

Once the hearing has been completed, the Planning Board may make a recommendation to the City Council that the delineated area, or any part, should or should not be determined to be a Redevelopment Area. The governing body may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such a determination is then sent to each objector, if any, who has sent in a written protest. The next part of the process is the creation of a Redevelopment Plan to guide development within the delineated area.

As previously stated, the creation of a Redevelopment Plan is the second planning document in the redevelopment process. The Redevelopment Plan is required to be adopted by an ordinance of the City Council before any project is initiated. Under N.J.S.A. 40A-7.a, the Redevelopment Plan is required to address the following:

1. The plan's relationship to 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.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for temporary and permanent relocation, as necessary, of residents in the project area.
4. Identification of any property within the Redevelopment Area which is proposed to be acquired.
5. 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.
6. Pursuant to N.J.S. 40A:12A-7c, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations.

APPENDIX

Documentation of the 1979 Rehabilitation Area Designation



AN ORDINANCE TO PROVIDE FOR
PROPERTY TAX EXEMPTIONS AND
ABATEMENTS ON COMMERCIAL AND
INDUSTRIAL STRUCTURES WITHIN
THE CITY OF HOBOKEN, N.J.

AUG 15 1979

Introduced passed first reading
as read and laid on the table
for public inspection to be
further considered for final
passage by the City Council
at its meeting of Sept. 5, 1979.

Anthony J. Amoroso
City Clerk.

SEP 5 1979

Public hearing held passed
second, third and final
reading.

Anthony J. Amoroso
City Clerk

AN ORDINANCE TO PROVIDE FOR
PROPERTY TAX EXEMPTIONS AND
ABATEMENTS ON COMMERCIAL AND
INDUSTRIAL STRUCTURES WITHIN
THE CITY OF HOBOKEN, NEW JERSEY

WHEREAS, P.L. 1977, c.12, supplementing Chapter 4 of Title 54 of the revised statutes (C 54:4-3.95 et seq.), enables "qualified municipalities" to exempt from local property taxes certain industrial and commercial improvements and projects; and

WHEREAS, the City of Hoboken in its entirety has been determined by the Department of Community Affairs to be an area in need of rehabilitation in that it is endangered by blight and in need of rehabilitation as measured by physical deterioration of building maintenance, the age of building stock and other structures, and arrearage in real property taxes due on buildings, structures or lands; and

WHEREAS, the Mayor and Council of the City of Hoboken has determined that the greater interest of the City of Hoboken is served by encouraging the renovation and rehabilitation of existing commercial, industrial and residential structures; now, therefore --

BE IT ORDAINED, by the Mayor and Council of the City of Hoboken that the Mayor and Council of the City of Hoboken may enter into agreements with developers for tax abatement on commercial, industrial or residential improvements or projects, pursuant to the provisions of P.L. 1977, c. 12, providing for the exemption from real property taxation of improvements or projects for a period of five years; and

BE IT FURTHER ORDAINED, that the following procedures shall govern agreements for tax abatement entered into by the Mayor and Council and developers;

A. Improvements

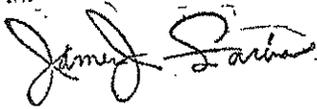
1. All improvements, as defined in C. 54:4-3.96, shall be exempt from local real property taxes, if approved by the Tax Assessor after proper application has been made. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.

12939³³⁰

AN ORDINANCE TO AMEND AND SUPPLEMENT
AN ORDINANCE ENTITLED, "AN ORDINANCE TO
PROVIDE FOR PROPERTY TAX EXEMPTIONS &
ABATEMENTS ON COMMERCIAL AND INDUSTRIAL
STRUCTURES WITHIN THE CITY OF HOBOKEN,
NEW JERSEY", adopted Sept. 5, 1979.

DEC 19 1984

Introduced, passed first reading as
read and laid on the table for public
inspection to be further considered for
final passage at a meeting of the Coun-
cil to be held on January 2, 1985
at 7 P.M.



City Clerk

JAN 2 1985

Hearing held, passed second, third
and final reading as read.



City Clerk

2. Applicants shall be encouraged to apply for tax exemption on improvements prior to the commencement of construction of the improvement, provided that the applicant must file a proper application with the Tax Assessor within sixty (60) days of the completion of the improvement, in order to be eligible for tax exemption thereon.

3. Every properly completed application for exemption of one or more improvements which is filed within sixty (60) days of the completion of the improvement shall be approved and allowed by the Assessor not later than within sixty (60) days of its filing.

B. Projects

1. Applicants for tax abatement on projects shall provide the Mayor and Council with an application setting forth:

A. A general description of the project for which abatement is sought;

B. A legal description of all real estate necessary for the project;

C. Plans, drawings and other documents as may be required by the Mayor and Council to demonstrate the structure and design of the project;

D. A description of the number, classes and types of employees to be employed at the project site within two (2) years of completion of the project;

E. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant if tax abatement is granted;

F. Estimates of the cost of completing such project;

G. A statement showing (1) the real property taxes currently being assessed at the project site; (2) estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; (3) estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax abatement agreement;

H. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business; and

I. Such other pertinent information as the Mayor and Council may require.

2. Upon approval of an ordinance authorizing an agreement for tax abatement for a particular project, the Mayor and Council of the City of Hoboken shall enter into a written agreement with the applicant for the abatement of local real property taxes. The agreement shall provide for the applicant to pay to the City of Hoboken in lieu of full property tax payments an amount annually to be computed by using either, but not a combination of, the formulae set out in C. 54:4-3.102. Such agreements may also provide for tax phase-in pursuant to subsection c. of C. 54:4-3.102. All tax abatement agreements hereunder shall be in effect for a period of not more than five (5) years starting with the date of completion of the project.

All ordinances or parts of ordinances heretofore enacted which are inconsistent with any provision of this ordinance are hereby repealed but only to the extent of such inconsistency.

This ordinance shall take effect as provided by law.

PASSED: SEP 5 1979

1979

Julia Shumer
City Council President

APPROVED: SEPTEMBER 6, 1979.

[Signature]
Mayor

Anthony J. Amoruso
City Clerk

Wilson

APPROVED FOR THE
CITY OF HOBOKEN
Sponsored by E. Norman Wilson
Seconded by Mr. Vincent

AN ORDINANCE TO AMEND AND SUPPLEMENT AN ORDINANCE ENTITLED "AN ORDINANCE TO PROVIDE FOR PROPERTY TAX EXEMPTIONS AND ABATEMENTS ON COMMERCIAL AND INDUSTRIAL STRUCTURES WITHIN THE CITY OF HOBOKEN, NEW JERSEY" adopted September 5, 1979.

THE COUNCIL OF THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The following sections are hereby amended to read as follows:

A. IMPROVEMENTS.

1. All improvements, as defined in C.54:4-3.96 shall be exempt from local real property taxes only upon review, evaluation and approval by resolution of the Governing Body on each individual application. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.

2. Applicants shall apply for tax exemption on improvements prior to the commencement of construction of the improvement, provided that the applicant must file a proper application with the Tax Assessor within sixty (60) days of the completion of the improvement, in order to be eligible for tax exemption thereon.

3. Every properly completed application for exemption of one or more improvements which is filed within sixty (60) days of the completion of the improvement shall be reviewed and decided by the Governing Body not later than within sixty (60) days of its filing.

Section 2. All ordinances or parts of ordinances heretofore enacted which are inconsistent with any provision of this

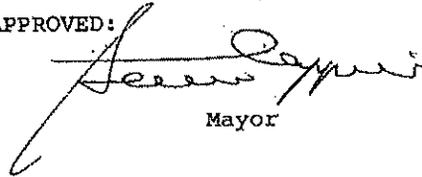
ordinance are hereby repealed but only to the extent of such inconsistency.

Section 3. This ordinance shall take effect as provided by law.

PASSED:

President of the Council

APPROVED:

A handwritten signature in cursive script, appearing to read "James J. ...", is written over the printed name "Mayor".

Mayor

City Clerk

QUALIFIED MUNICIPALITIES — P.L. 1975, C.104

(as of August, 1988)

ATLANTIC COUNTY

Atlantic City, Buena, Pleasantville, Weymouth

BERGEN COUNTY

Bogota, Carlstadt, East Rutherford, Edgewater, Englewood, Fairview, Leonia, Palisades Park, Ridgefield Park, Rutherford, Wallington

BURLINGTON COUNTY

Beverly, Burlington City, Delran, Edgewater Park, Florence, Lumbarton, Moorestown, New Hanover, Riverside, Willingboro

CAMDEN COUNTY

Audubon, Barrington, Berlin Borough, Berlin Township, Brooklawn, Camden, Cherry Hill, Chesilhurst, Clementon, Collingswood, Gibbsboro, Gloucester City, Gloucester Township, Haddon Heights, Hi-Nella, Laurel Springs, Lawnside, Lindenwold, Merchantville, Mount Ephraim, Oaklyn, Pennsauken, Somerdale, Voorhees, Waterford, Winslow, Woodlynne

CAPE MAY COUNTY

Cape May, Middletown, Wildwood

CUMBERLAND COUNTY

Bridgeton, Commercial, Vineland

ESSEX COUNTY

East Orange, Irvington, Montclair, Newark, Orange, West Orange

GLOUCESTER COUNTY

Glassboro, Mantua, National Park, Pitman, Swedesboro, West Deptford, Woodbury

HUDSON COUNTY

Guttenberg, Hoboken, Jersey City, Secaucus, Union City, Weehawken, West New York

HUNTERDON COUNTY

Glen Gardner, Hampton, Kingwood

MERCER COUNTY

East Windsor, Ewing, Hightstown, Trenton

MIDDLESEX COUNTY

Carteret, East Brunswick, Edison, Highland Park, Middlesex, Metuchen, New Brunswick, Perth Amboy, Sayreville

QUALIFIED MUNICIPALITIES - BILL 1975 - COUNTY - ESTABLISHED

MONMOUTH COUNTY

Allentown, Asbury Park, Atlantic Highlands, Freehold Borough, Highlands, Howell, Kea-
burg, Keyport, Long Branch, Matawan, Middletown, Monmouth Beach, Red Bank

MORRIS COUNTY

Butler, Dover

OCEAN COUNTY

None

PASSAIC COUNTY

Bloomingtondale, Passaic, Paterson, Pompton Lakes, Prospect Park

SALEM COUNTY

Penns Grove

SOMERSET COUNTY

Franklin, Raritan, Somerville, South Bound Brook

SUSSEX COUNTY

Sussex

UNION COUNTY

Cranford, Plainfield

WARREN COUNTY

Oxford, Phillipsburg

APPENDIX

Maser Consulting Memorandum, dated December 21, 2011



Consulting, Municipal & Environmental Engineers
Planners * Surveyors * Landscape Architects

200 Valley Road, Suite 400
Mt. Arlington, NJ 07856
Tel: 973.398.3110 * Fax: 973.398.3199

MEMORANDUM

To: Michael Sullivan

From: Andrew R. Hipolit, P.E., P.P., C.M.E., Planning Board Engineer

Date: December 21, 2011

Re: Hoboken Southwest Redevelopment Study
Existing Water and Combined Sanitary/Storm Sewer Study
City of Hoboken, Hudson County, New Jersey
MC Project No. HOP-125

INTRODUCTION

The Hoboken Southwest Redevelopment Study Area (the "Study Area") is located in the southwestern section of the City and includes areas surrounded by and portions of the following roadways:

- Observer Highway;
- Newark Street;
- Paterson Avenue;
- Marshall Street;
- Harrison Street;
- Jackson Street;
- Madison Avenue;
- Jefferson Street;
- Grove Street;
- Henderson Street; and,
- First Street.

The Hoboken City Council is seeking a recommendation from the Planning Board on whether or not the above referenced Study Area can be deemed as an "Area in Need of Rehabilitation."



In order to deem an area as an “Area in Need of Rehabilitation” the Applicant must show that “a majority of the water and sewer infrastructure in the delineated area is at least fifty (50) years old and is in need of repair or substantial maintenance; and a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.”

To that end, Maser Consulting P.A. (Maser Consulting) has conducted a study of the existing water and sanitary sewer utilities within the Study Area. The work for the study included two (2) site visits, the preparation of a description of visible elements of the existing water and sanitary sewer utilities found within the Study Area, discussions with utility company representatives about the existing utility systems, and the preparation of a report detailing the findings of the study.

INFORMATION SOURCES

The information presented in this report is based upon the following:

- a. A discussion with Philip Reeve of the North Hudson Sewerage Authority (NHSA) conducted on December 15, 2011;
- b. A discussion with Joseph Sensale of United Water conducted on December 15, 2011;
- c. Review of Sanitary Sewer Utility Mapping provided by North Hudson Sewerage Authority;
- d. A site visit conducted on December 6, 2011 and December 15, 2011 of the area referenced above; and,
- e. Review of Tax Map information.

STUDY AREA DEFINITION

The area of study includes the following Blocks in the southwest section of the City:

- Portion of Block 3;
- Portion of Block 3.1;
- Portion of Block 3.2;
- Portion of Block 4;



- Portion of Block 5;
- Block 6;
- Block 8.1;
- Portion of Block 9;
- Block 10;
- Block 11;
- Block 12;
- Block 14;
- Portion of Block 23; and,
- Portion of Block 139.1.

The Study Area also includes the following Hoboken City ROWs:

- Grove Street, from Newark Street to a point approximately 100 feet south of Newark Street;
- Henderson Street, from Newark Street to a point approximately 200 feet south of Newark Street;
- Newark Street, from Harrison Street to Henderson Street;
- Madison Street, from Observer Highway to Newark Street;
- Jackson Street, from Paterson Avenue to Newark Street;
- Harrison Street, from 1st Street to Newark Street;
- Marshall Street, at the intersection of Marshall Street, Paterson Avenue, and 1st Street;
- Marshall Street, from a point approximately 100 feet north of Newark Street to a point approximately 100 feet south of Newark Street.
- 1st Street from a point approximately 100 feet west of Paterson Avenue to Harrison Street;
- Observer Highway, from a point 50 feet west of Marshall Street to Monroe Street;
- Observer Highway, Madison Avenue to Newark Street; and,
- Paterson Avenue, from a point approximately 250 feet west of Marshall Street to Monroe Street.



STUDY AREA CHARACTERISTICS

Maser Consulting has reviewed existing mapping of the area and performed two (2) site visits. After review of all available information, this office offers the following description of the site characteristics of the Study Area:

- The Study Area, as previously defined, is an urban area that has been developed with improvements typically associated with an urban environment including, but not limited to, the following:
 - a. Paved roadways;
 - b. Concrete sidewalks;
 - c. Concrete driveway aprons;
 - d. Paved parking areas;
 - e. Underground and aerial utilities;
 - f. Street trees; and
 - g. Some small grassed areas.

It appears that the existing lots within the site were developed in a typical urban manner with buildings in close proximity to each other and located very close to, if not right on, the Right-of-Way (ROW) line.

- The area is serviced by above-ground utilities most likely including electric, cable, and telephone.
- The area is serviced by underground utilities including gas, combined sanitary/storm sewer, and water.



DESCRIPTION OF EXISTING COMBINED SANITARY/STORM SEWER UTILITY

Maser Consulting has reviewed the information available as of December 20, 2011 for the existing combined sanitary/storm sewer system. The following is presented regarding the existing combined sanitary/storm sewer utility located within the Study Area:

- The combined sanitary/storm sewer system in Hoboken is owned and operated by the North Hudson Sewerage Authority (NHSA).
- The combined sanitary/storm sewer is located in the following roadways within the Study Area:
 - a. Newark Street from City Line to Henderson Street;
 - b. Observer Highway from the vicinity of Marshall Street to Monroe Street;
 - c. Observer Highway from Madison Avenue to Newark Street;
 - d. Harrison Street, between 1st Street and a point south of Observer Highway;
 - e. Jackson Street, from Paterson Avenue to Newark Street;
 - f. Marshall Street, from 1st Avenue to a point south of Paterson Avenue;
 - g. Paterson Avenue, from City Line to Marshall Street;
 - h. Paterson Avenue, from a point southeast of the Marshall Street Paterson Avenue intersection to Harrison Street;
 - i. Paterson Avenue, from a point southeast of Harrison Street to Jackson Street; and,
 - j. Paterson Avenue, from a point northwest of Observer Highway to Observer highway;
- Manholes, labeled with "SANITARY," as well as storm sewer collection grates were found in the Study Area. The manholes labeled "SANITARY" are indicative of the existence of a sanitary sewer system in the roadways. In addition, the storm sewer grates that are directly in line with the sanitary sewer manholes, and that appear to be located on top of the mapped sewer pipes, verifies the existence of the combined sanitary/storm sewer system.



- According to the maps provided by the NHSA, the following combined sanitary/storm sewer lines exist within the Study Area:
 - a. Newark Street from City Line to Henderson Street: thirty (30) inch vitrified clay pipe (VCP);
 - b. Observer Highway from the vicinity of Marshall Street to Monroe Street: twelve (12) inch vitrified clay pipe (VCP) and brick pipe;
 - c. Observer Highway from Madison Avenue to Newark Street: five (5) foot by six (6) foot wood pipe;
 - d. Harrison Street, between 1st Street to Observer Highway: twelve (12) inch vitrified clay pipe (VCP);
 - e. Harrison Street, between Observer Highway and a point just south of Observer Highway: two (2) foot six (6) inch by three (3) foot six (6) inch wood pipe;
 - f. Jackson Street, from Paterson Avenue to Observer Highway: two (2) foot six (6) inch by three (3) foot nine (9) inch concrete pipe;
 - g. Jackson Street, from Observer Highway to Newark Street: three (3) foot by three (3) foot six (6) inch wood pipe;
 - h. Marshall Street, from 1st Street to a point south of Paterson Avenue: brick pipe;
 - i. 1st Street from Marshall Street to Harrison Street: brick pipe;
 - j. Paterson Avenue, from City Line to Marshall Street: twelve (12) inch vitrified clay pipe (VCP);
 - k. Paterson Avenue, from a point southeast of the Marshall Street-Paterson Avenue intersection to Harrison Street: twelve (12) inch vitrified clay pipe (VCP);
 - l. Paterson Avenue, from a point southeast of Harrison Street to Jackson Street: twelve (12) inch vitrified clay pipe (VCP); and,
 - m. Paterson Avenue, from a point northwest of Observer Highway to Observer highway: twelve (12) inch vitrified clay pipe (VCP).

- During our discussion, Mr. Reeve of NHSA indicated that the combined sanitary/storm sewer system within Hoboken was constructed in three (3) phases. The first phase was constructed pre-1900, the second phase was constructed pre-1919, and the third phase was constructed pre-1939. Mr. Reeve indicated that the sanitary sewer located in the Study Area was constructed in the pre-1919 phase.



DESCRIPTION OF EXISTING WATER UTILITY

Maser Consulting has reviewed the information available as of December 20, 2011 for the existing water utility. The following is presented regarding the existing water utility located within the Study Area:

- The Water System in Hoboken is owned and operated by United Water.
- Water valves were found in the Study Area, and are indicative of the existence of a water system in the roadways.
- Pursuant to the discussions with Mr. Sensale of United Water, all of the water mains located in Hoboken are cast iron non-cement lined water mains.
- Mr. Sensale indicated that the exact age of the system is unknown. However, when repairs were made, the years 1857, 1867, and 1869 were stamped on the existing pipes removed from the ground.

BASIS FOR "AREA IN NEED OF REHABILITATION" CLASSIFICATION

Proof for deeming an "Area in Need of Rehabilitation" involves showing that the age of the water and sewer systems are at least fifty (50) years old. The following information is provided as it relates to the age of the combined sanitary/storm sewer system and the water system:

- a. The sanitary sewer system was constructed of vitrified clay pipe, brick pipe, and concrete pipe within the Study Area.
- b. The sanitary sewer system was most likely constructed pre-1919, but could have been constructed as far back as 1900. This would make the sanitary sewer system at least 92 years old. However, the sanitary sewer system could be as old as 111 years.
- c. The existing water system was constructed of cast iron non-cement lined pipe.



- d. The exact age of the system is not known. However, stampings on existing pipes excavated for repairs indicate the years 1857, 1867, and 1869. This would make the water system at least 142 years old. However, the water system could be as old as 154 years.

Water System in Need of Rehabilitation

Being constructed in the late 1800s, it is evident that the water system is over fifty (50) years old. In addition, the need to repair water main breaks, specifically in the Study Area, verifies the need for the existing water system to be rehabilitated.

It is expected that the rehabilitation of the existing water system will prevent further deterioration by limiting the number of water main failures that cause water interruptions for City residents. Further, a rehabilitation program may also allow for the upgrade of the system to better serve the residents with improved water services such as greater fire flows.

Combined Sanitary/Storm Sewer System in Need of Rehabilitation

Since the system was constructed in the pre-1919 construction phase, it has been determined that the combined sanitary/storm sewer system is over fifty (50) years old. In addition, it is clear that the combined sanitary/storm sewer system is undersized for its intended purpose. This is evident from the amount of flooding that is experienced within the Study Area during rainfall events.

The intended purpose of the combined sanitary storm sewer system is to facilitate movement of sanitary sewer flows as well as storm flows to sewage treatment facilities. Since the undersized system cannot accommodate sanitary sewer and storm sewer flows during rainfall events, the system overflows into the streets of the City. This is clear from the flooding that is experienced in the Study Area.

When the Study Area floods due to the inability of the existing sanitary/storm system to accommodate the combined storm and sanitary flows, the City becomes inundated with a mixture of sanitary sewage and stormwater. This combination of stormwater and sanitary sewage creates a health, safety, and welfare issue for the residents of the City.



The rehabilitation of the combined sanitary/storm sewer may alleviate, or at least reduce, the flooding that occurs within the Study Area due to the undersized system. The reduction or possible elimination of the flooding may help prevent further deterioration of the combined sanitary/storm sewer by reducing the damage to the City infrastructure due to the flooding. In addition, the reduction or possible elimination of the flooding will benefit the community by reducing the health, safety, and welfare issues caused by the flooding, which includes the residents' exposure to the combined stormwater and raw sewage that flows onto the City Streets.

CONCLUSION

The City Council is seeking a recommendation from the Planning Board as to whether or not the area previously defined as the Study Area can be deemed an "Area in Need of Rehabilitation." To have an area deemed in need of rehabilitation, the Applicant must show that "a majority of the water and sewer infrastructure in the delineated area is at least fifty (50) years old and is in need of repair or substantial maintenance; and a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community."

Through information sources available to this office at the time the study was conducted, the following was determined:

- a. The water system and the combined sanitary/storm sewer system are over 50 years old.
- b. Due to water main breaks that interrupt water service to City residents, it is clear that the water system will benefit from a rehabilitation program.
- c. Due to repeated flooding of the Study Area because of the undersized combined sanitary/storm sewer system, it is clear that the combined sanitary/storm sewer system will benefit from a rehabilitation program.
- d. The rehabilitation programs for both the water and sewer systems will prevent further deterioration and promote the overall development of the community by further protecting the health, safety, and welfare of the City.