

Redevelopment Area Determination Report

*Parkway, Lexington & Olden Avenue
Crossroads*

Township of Ewing

Mercer County, New Jersey

April 3, 2024

Prepared by:



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Introduction -

The purpose of this report is to determine whether portions of the Township of Ewing, shown on the Redevelopment Area Study Area Map, referred to herein as the Study Area, qualify as an "area in need of redevelopment" and/or "area in need of rehabilitation" as defined in the Local Redevelopment and Housing Law (LRHL). This report is written pursuant to Section 6 of the LRHL, which provides the following:

- a) No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P L 1992/ c 79 (C 40A: 12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b) After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

The Township Council of the Township of Ewing in Resolutions #20R-48 dated February 11, 2020, and #24R_____ dated April 9, 2024, authorizing the Planning Board to undertake a preliminary investigation to determine if the Study Area is an area in need of redevelopment and/ or rehabilitation according to the criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-14 and to conduct a hearing in accordance with N J S A 40A: 12A-6. The resolution defined the Study Area as Block 320, Lots 15, 95, and 101 and Block 488, Lots 1, 2, 3, 5, 7, and 20.

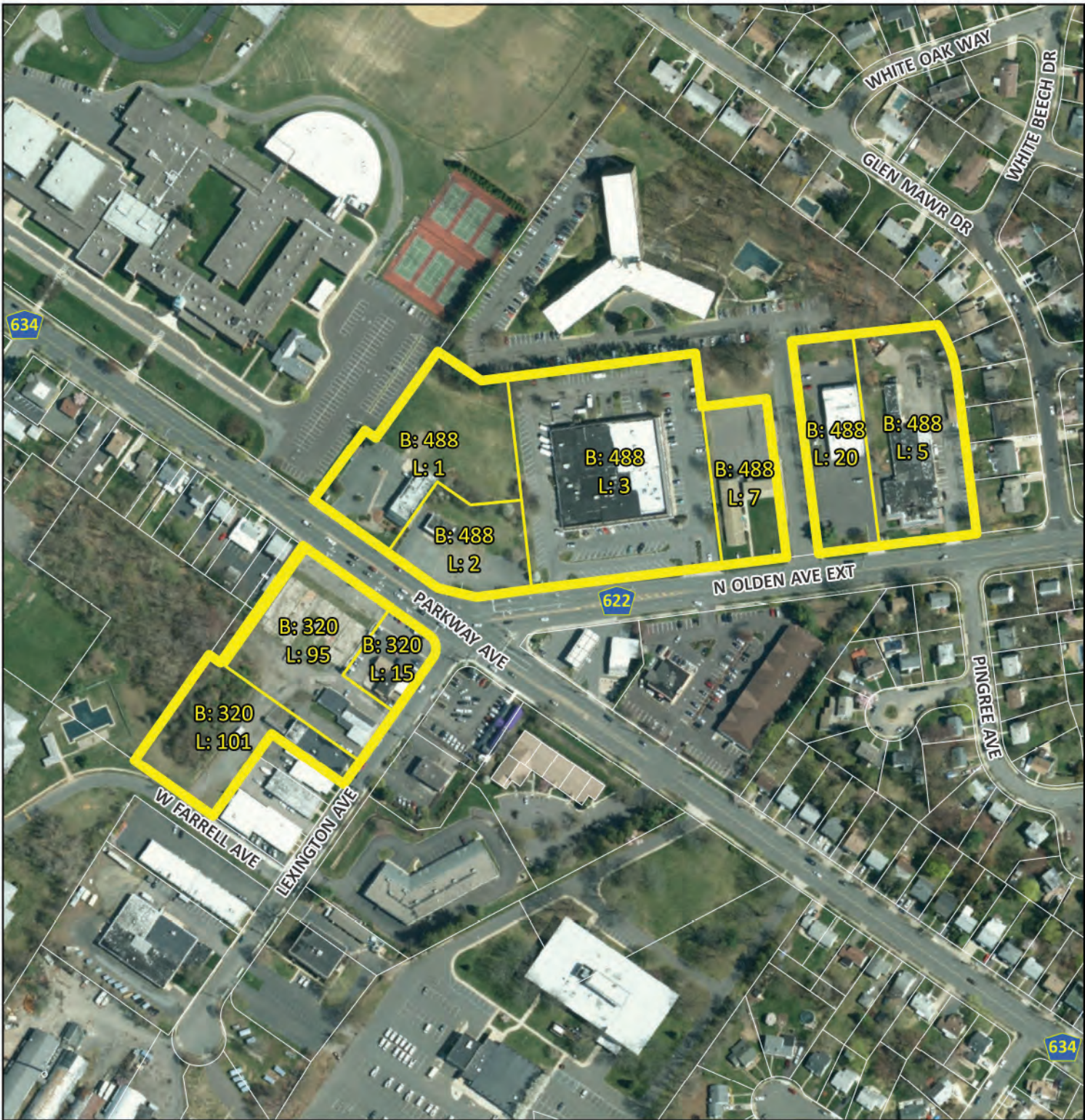
This report serves as the "statement setting forth the basis for the investigation" which is required by Section 6(b) of the LRHL (N J S A 40: 1 2A-6).

Study Area and Location -

The Township of Ewing is roughly 15 square miles in size and located along the Delaware River in western Mercer County. The Township of Ewing is bordered by Hopewell Township to the north, Lawrence Township to the north and east, the City of Trenton to the south and east, and the Delaware River to the west.

The Study Area (12.26 acres) consists of 9 parcels at the intersection of Parkway Avenue, Olden Avenue, and Lexington Avenue. Parkway Avenue (Mercer County 634) is an arterial road that runs through the geographic center of the Township from Trenton-Mercer Airport to the City of Trenton. Olden Avenue (Mercer County 622) begins at the Study Area and continues southeast through Trenton. Lexington Avenue is an 850-ft street directly across Parkway Avenue from Olden Avenue lined primarily with commercial and industrial uses.

The Study Area is immediately southeast of Ewing High School, Fasolino Little League Field, and the Carlton Apartments complex. Christina Seix Academy to the southwest and single-family residential neighborhoods to the east.





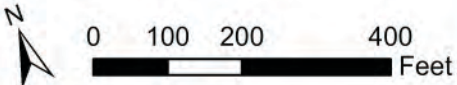
Redevelopment Study Area Map

Parkway, Lexington and Olden Crossroads

Ewing Township
 Mercer County, NJ
 March 2024

Legend

-  Study Area
-  Study Area Parcels (Block/Lot)



The Study Area, as defined by Resolution #20R-48 and #24R-_____, contains nine (9) parcels, eight (8) of which are under different ownership:

- 836 Parkway Avenue, Block 488, lot 1 (1.70 acres);
- 824 Parkway Avenue, Block 488, Lot 2 (1.11 acres);
- 1960 N. Olden Avenue, Block 488, Lot 5 (1.6437 acres);
- 1962 N. Olden Avenue, Block 488, Lot 20 (1.065 acres);
- 1964 N. Olden Avenue, Block 488, Lot 7 (0.826 acres);
- 1980 N. Olden Avenue, Block 488, Lot 3 (3.2323 acres);
- 801 Parkway Avenue, Block 320, Lot 15 (0.40 acres);
- 831 Parkway Avenue, Block 320, Lot 95 (1.09 acres);
- 19-A Lexington Avenue, Block 320, Lot 101 (1.20 acres);

Criteria for Determination of Area in Need of Redevelopment -

The criteria contained in Section 5 of the LRHL that were considered in evaluating the Study Area were the following:

- 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, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such buildings; significant vacancies of buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, or local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other 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 acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27 H-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, 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.) all 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

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

Criteria for Determination of Area in Need of Rehabilitation -

The criteria contained in Section 14 of the LRHL that were considered in evaluating the Study Area were the following:

1. A significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon 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 old and is in need of repair or substantial maintenance; and
3. A program of rehabilitation, as defined in section 3 of P.L.1992, c.79(C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.








Existing Zoning Analysis -

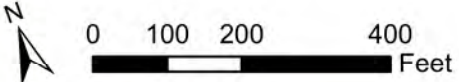
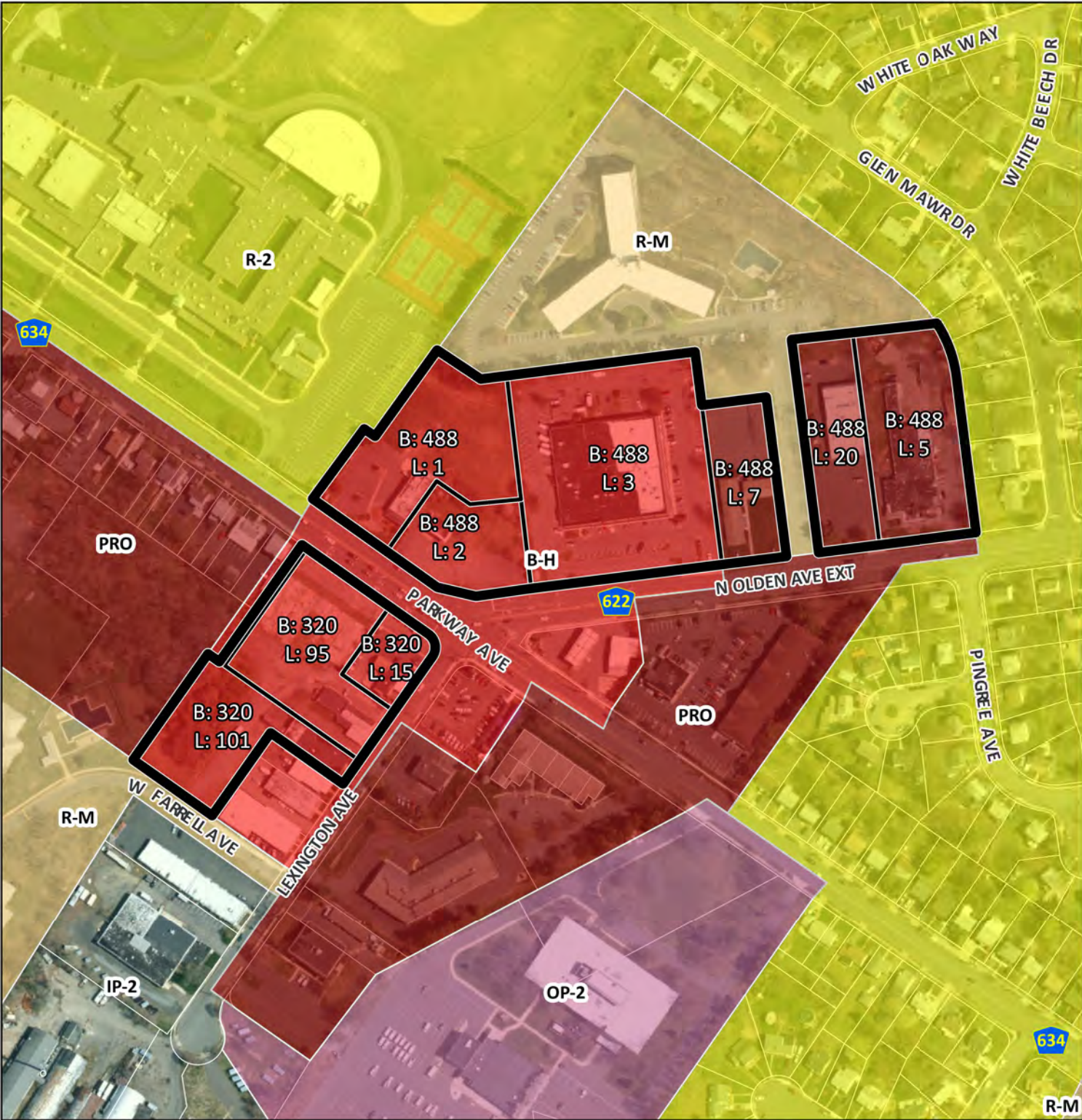
Properties in the Study Area comprise two zoning districts: Business Highway (B-H) and Professional, Research, and Office (PRO). Approximately 8.27 acres are located in the Business Highway (B-H) zoning district, which requires a minimum lot area of 20,000 sqft for interior lots and 22,500 sqft for corner lots. Permitted principal uses in the B-H zone include general commercial and retail uses, offices, repair shops and trades, wholesale stores and distributors, gas stations, childcare centers, equipment rental and

Redevelopment Study Area Zoning Map
Parkway, Lexington and Olden Crossroads

Ewing Township
Mercer County, NJ
February 2020

Legend

-  Study Area
-  Study Area Parcels (Block/Lot)
- Zoning District**
-  B-H
-  OP-2
-  PRO
-  R-2
-  R-M



sales, automotive sales and repair shops, and shopping centers. Residential mixed-use housing and commercial rooming structures as well as restaurants and similar establishments are permitted conditional uses in the zone.

Approximately 3.5 acres of the study area fall within the Professional, Research, Office (PRO) zoning district, which requires a minimum lot area of 20,000 sqft. Permitted principal uses in the PRO zone include scientific and medical research facilities, laboratories, museums, libraries, broadcasting stations, administrative or professional service offices, and childcare centers.

Master Plan Analysis -

The Township of Ewing prepared a Master Plan in 2006 and the most recent reexamination report in 2013. The plans list several goals and objectives of the Township Master Plan that are particularly relevant to the Study Area, including the following:

Goal: Enhance and create a sense of place that encourages economic vitality and community activity through well-designed land development that is consistent with established and planned land use patterns and preserves the community's suburban and urban landscapes alike, which make Ewing Township a unique and desirable place to both live and work.

Objective: Encourage the continued redevelopment of business corridors and centers including Olden Avenue, as well as key intersections such as Parkway and Olden Avenues, Pennington and Ewingville Roads, Pennington and Somerset Roads, and Pennington Road and Parkway Avenue.

Goal: Maximize potential for expansion of the economic base to support the costs of providing municipal and educational services to Ewing residents.

Objective: Continue the redevelopment of the Olden Avenue Corridor through coordination of the Master Plan and the Olden Avenue Redevelopment Plan to create a unified vision for the residential community and local businesses.

Objective: Identify remaining tracts of land with potential for economic development through the use of redevelopment, planned developments and general development plans that encourage connectivity to existing neighborhoods and enhance opportunity to make Ewing a destination to live, work and play

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Objective: Encourage economic development that supports bicycle and walk to work programs through mixed-use community design where appropriate.

The Reexamination Report also characterizes the underlying zoning as in need of review from several perspectives. First, as it relates to the Study Area, the 2013 Reexamination Report states; *"The County's proactive transportation planning approach applies to Ewing Township in a number of ways. Not only do County roads form the basic network of Ewing roadway system, the County airport is also located in Ewing.*

Redevelopment Study Land Use Map
Parkway, Lexington and Olden Crossroads

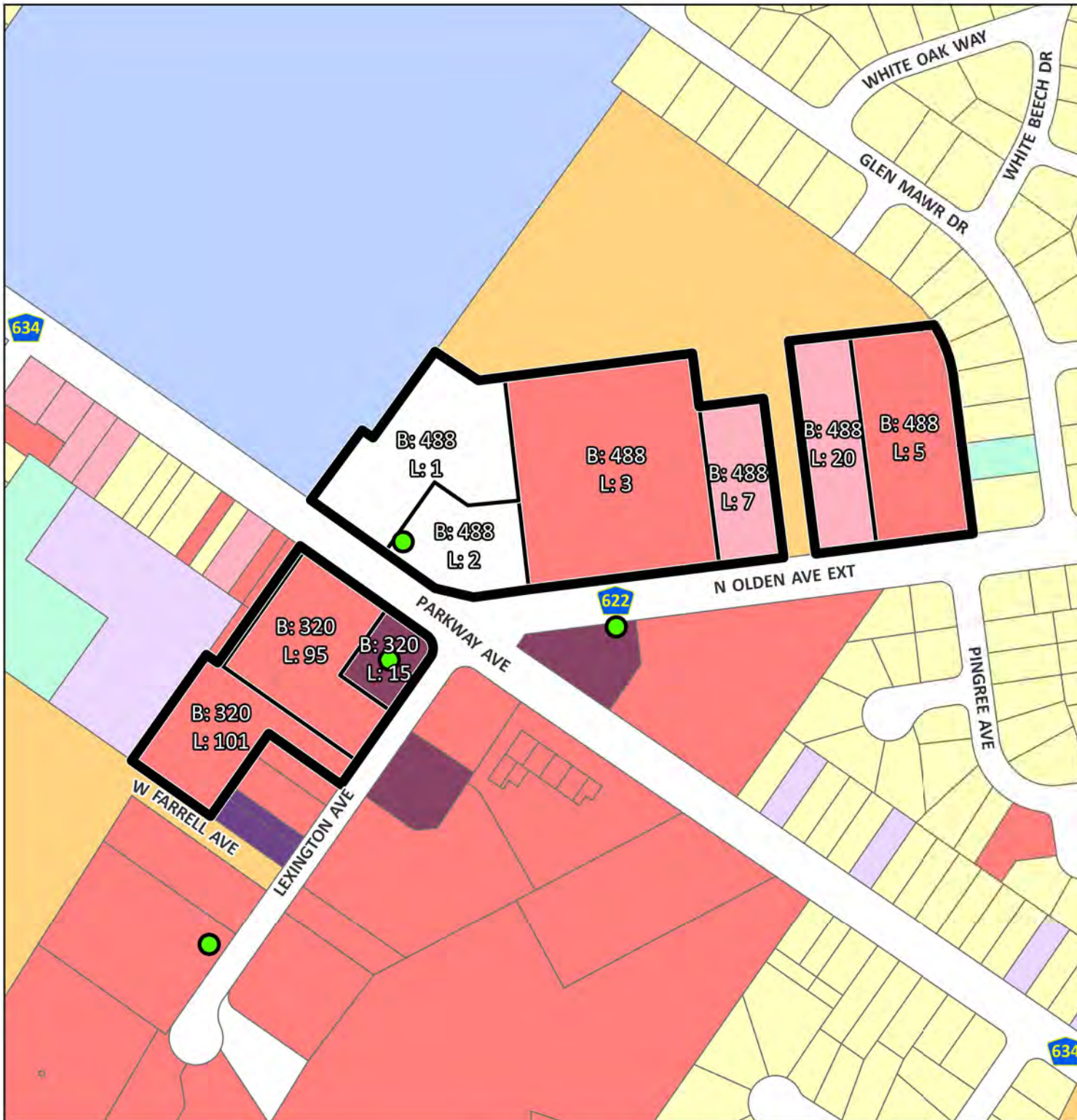
Ewing Township
Mercer County, NJ
February 2020

Legend

-  NJDEP Known Contaminated Site
-  Study Area
-  Study Area Parcels (Block/Lot)
- Existing Land Use
 -  Vacant
 -  Residential - Single-Family
 -  Residential - Multi-Family
 -  Commercial - General
 -  Commercial - Office
 -  Commercial - Auto-Service
 -  Industrial
 -  School Property
 -  Church/Charitable
 -  Other Tax Exempt



0 100 200 400
Feet



While these assets provide Ewing with good access when combined with State highways, their design drives community character - much of it which has been stripped over years of design approaches that have not been context sensitive. The opportunity for Ewing to change this lies in its ability to provide immediate attention to it through its redevelopment land use planning."

Secondly, the zoning analysis within the Master Plan highlights the need for Design Standards, thus citing;

"-Design Integration in non-residential zones. Site by site design is not the most efficient way to leverage and build community value.

-Architectural standards should be included.

-Circulation and Parking should be reconsidered and strengthened with innovative concepts such as shared parking, reduced requirements in dimensions and number of."

Lastly, under Section VII. *Redevelopment Planning;*

"Parkway, Olden and Lexington Avenues Intersection

With abandoned and vacant land making up the majority of this highly visible intersection, the Township has had a difficult time negotiating and returning the properties back to productive use. As the roadway infrastructure configurations make ingress and egress difficult, a comprehensive and specific redevelopment plan may prove useful in enticing action.

Detailed Parcel Analysis - Applying the LRHL Criteria -

Parcel 1

Block:	320
Lot:	15
Current Owner:	S. Larkin Properties LLC
Existing Land Use:	Commercial (4A), Automobile repair shop
Property Address:	801 Parkway Avenue
Zoning:	B-H (Business, Highway)
Lot Area:	0.40 acres
Year Built:	1945
Assessed Value (2018)	
Land:	167,100
Improvements:	150,300
Total:	317,400
Assessed Value (2023**):	
Land:	192,800
Improvements:	182,700
Total:	375,500
Known Contaminated Site:	Yes (Site ID 6623)

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property.*



NJGIN 2015 Aerial Imagery

Block 320, lot 15 is located at the corner of Parkway Avenue and Lexington Avenue. The property has 120 feet of frontage on Parkway Avenue and 150 feet of frontage on Lexington Avenue. The neighboring parcel, Block 320, Lot 95, also in the Study Area, borders the rear and side property lines.

The current property owner, S.Larkin Properties LLC, operates a 2,618 sqft automotive repair shop, Larkin's Service Center. The principal structure is set back from Parkway Avenue by approximately eighty (80) feet and ten (10) feet from Lexington Avenue.

In addition to the curb-cut near the building on Lexington, a heavily deteriorated driveway extends through the site parallel to Parkway Avenue. The driveway entrance is located immediately adjacent to the intersection of Parkway Avenue and Lexington Avenue and continues into the vacant portion of Block 320, Lot 95. The site also lacks curbing and sidewalk along Lexington Avenue.

Lot coverage is near 100% impervious as much of the lot is used for surface parking and vehicle storage. As shown in the aerial imagery and site photos, vehicles in various states of condition often abut the sidewalk on Parkway Avenue and dumpsters and equipment are often stored on the property line along Lexington Avenue.

The site is listed on the NJDEP register of Known Contaminated Sites as active status, indicating remediation whose status is unknown, yet ongoing. The degree of contamination includes a known source or release with groundwater contamination (C2), likely attributable to an underground fuel storage tank, removed in 2007 according to Township records.

A New Jersey Transit bus stop exists at the corner of Lexington and Parkway Avenue with service by Bus 607 (Ewing-Trenton-Independent Plaza).

According to Township Zoning Board records from November 1994, the property owner filed for a use variance to operate a used car dealership on the site. The use variance was denied by the Zoning Board in December 1994. The absence of more recent applications suggests that some of the property's improvements, namely a carport attached to the main structure did not receive approvals. The lack of investment or redevelopment of the site for uses other than auto repair, despite several construction

permits since 2001 for utility, roofing, and other renovations, the assessed value of the lot has remained stagnant since 1995.

The property owner was cited by Township Code Enforcement for a sign complaint in 2012 and a grass violation in 2015, which are relatively minor in nature but the site's hardscape and presence of vehicles in varying states of repair, empty concrete planters, and curbing and sidewalk in varying states of repair renders the site unsightly and in obvious deteriorating condition.



801 Parkway Ave from Lexington Ave (front yard). Photo taken February 2020.



Site proximity to Lexington and Pennington Ave intersection. Illegal signage and trailer parking. Bus stop in foreground. Google Streetview Imagery captured August 2019.



Frontage on Lexington Ave. Photo taken February 2020.



NJTransit Bus Stop at Parkway Ave and Lexington Ave. Google Streetview Imagery captured Nov. 2018.



Frontage on Lexington Avenue. Google Streetview imagery from July 2018.

The parcel as analyzed indicates that Parcel 1 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

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.

As shown in the site photographs and aerial imagery, the general layout of the site and its associated land use appear to meet criterion “d.” The proximity of the front yard parking lot and the driveway entrance to the intersection of Parkway and Lexington demonstrate faulty and obsolete site design and may in-fact present a traffic hazard as vehicle parking and storage blocks sight lines for drivers and pedestrians. If the site were to be designed today, Ewing Township zoning and County traffic and roadway design ordinances would prohibit the driveway entrance within such proximity to the intersection of Parkway Avenue and Olden Avenue, which are arterial County roads with relatively high traffic volumes. Because the Ewing Township Zoning Ordinance prohibits driveways within fifty (50) feet of any street intersection in the B-H zone (§215-20 E. (7)(a)), use of the driveway within 10-12 feet of Parkway Avenue renders the site non-compliant. Further, the Institute of Transportation Engineers (ITE), a primary source for traffic engineering standards for safety and access, states that “inadequate corner clearance at intersections, particularly those with high volumes, can result in diminished capacity and an increased number of conflicts.”¹ Likewise, the American Association of State Highway and Transportation Officials (AASHTO) also recommends limiting or eliminating driveways within the functional area of an intersection.²

In addition, the haphazard nature of operations conducted by the auto repair garage presents negative externalities to the public regarding safety and general welfare. As shown in the site

¹ Institute of Transportation Engineers. Toolbox on Intersection Safety and Design. 2004. <https://www.ite.org/pub/?id=e1d08c51-2354-d714-51e9-f3967064dfb9>

² American Association of State Highway Officials. Access Management in the Vicinity of Intersections. 2010. https://safety.fhwa.dot.gov/intersection/other_topics/fhwasa10002/#s12

photos of this report, unsightly and visually obstructive features such as dumpsters, garbage cans, wooden pallets, equipment, and vehicles in various conditions of disrepair are often stored along property lines and street frontage. These objects, generally prohibited along property lines without a landscaped buffer, not only obstruct sight lines and create potential distractions for drivers, but it reduces investment interest in the area in general. This issue is compounded by the lack of curbing and sidewalk on Lexington Avenue, which makes vehicular access unpredictable as vehicles can access the site at any point along the Lexington Avenue frontage. The lack of clearly delineated property lines or landscaped buffers fails to minimize these visual nuisances that the site's operation and arrangement impose on surrounding properties. The site would never gain approval today to operate in such a manner.

The site also lacks any pervious surface or water quality controls and fails to meet current standards for stormwater management and/or control of polluted stormwater runoff. To minimize flood risk, the Ewing Township Zoning Ordinance requires that properties within the Business Highway (B-H) zone have a total impervious surface lot coverage of no more than 75% (§215-20 D. (3)(a)). As an automobile service repair facility with approximately 100% impermeable coverage, stormwater runoff from the site poses risk of carrying oils, heavy metals, and other contaminants to surrounding properties and/or directly into the stormwater system thus perpetuating the site's status as a deleterious land use. The New Jersey Department of Environmental Protection (NJDEP) recommends that municipalities identify opportunities to reduce impervious coverage as a means to address pollutant sources and reduce the impact of municipal stormwater systems on the watershed.

Lastly, it is unclear given the Township's records as to the validity of the carport structure affixed to the side of the building. The garage door is set back from Lexington Avenue by approximately ten (10) to twelve (12) feet and accessed directly from the street. Any addition for such a business would normally require site plan approval, which it does not appear the property properly attained. There are no Construction documents validating proper site plan approval for this.

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

The location of the study area, in coordination with the above analysis, lends credence to the potential for meeting state and county goals pertaining to infill development, brownfield remediation, transit-oriented design and maximizing use of bicycle and pedestrian infrastructure. Designation of the site and adjoining parcels would represent consistency with smart growth planning principles by encouraging development of a highly visible and accessible area located within the Metropolitan Planning Area delineated by the 2001 New Jersey State Development and Redevelopment Plan. Additionally, the bus stop at the corner of Lexington Ave and Parkway Ave represents an opportunity to meet state and local goals pertaining to transit-oriented development. The 2020 Mercer County Bicycle Master Plan identifies Parkway Avenue and Olden Avenue as routes for potential bicycle infrastructure improvements.

Parcel 2

Block:	320
Lot:	95
Current Owner:	Parkway Enterprises LLC
Existing Land Use:	Commercial (4A)
Property Address:	831 Parkway Avenue
Zoning:	B-H (Business, Highway)
Lot Area:	1.09 acres
Year Built:	1940
Assessed Value (2018)	
Land:	231,800
Improvements:	103,200
Total:	335,000
Assessed Value (2023**):	
Land:	313,500
Improvements:	200,000
Total:	513,500
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property.*



NJGIN 2015 Aerial Imagery

Block 320, Lot 95 is an L-shaped lot located at 831 Parkway Ave. The 1.09-acre site has 189 feet of frontage along Parkway Avenue and 115 feet of frontage along Lexington Avenue. An existing 1-story, 4,099-sqft brick commercial building fronts Lexington Avenue with additional store frontage facing the rear of Larkin's Service Center. The building houses multiple commercial tenants including Salon A Beauty Bar

and Roger’s Printing Center on Lexington Avenue and Ewing Cakes and additional shops facing the neighboring lot. The property owner, Parkway Enterprises LLC also owns the adjacent parcel at 19-A Lexington Ave (Block 320, Lot 101).

The vacant portion of the lot fronting Parkway Avenue contained a 15,995-sqft shopping center that was demolished in 2006 following a fire in 2004. The northeast area of the site has remained vacant despite efforts by the property owner in 2006 to rebuild the shopping center. Township records indicate that a final plan has not been brought before the Planning Board, while construction records indicate multiple repairs and upgrades to the remaining commercial building within the last decade as well as tenant transfers.

The assessed property value decreased from \$389,400 to \$335,000 in 2017 due to depreciating value of improvements. Tax revaluation in 2018 raised the assessed value of land and improvements to \$513,500 where it still holds the same values today.



Vacant portion of 831 Parkway from Parkway Ave. Photo taken February 2020.



Commercial structure (left) and Parking lot (center) from Lexington Ave. Photo taken February 2020.



Commercial structure at 831 Parkway from Lexington Ave. Photo taken February 2020.

The parcel as analyzed indicates that Parcel 2 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

b. The discontinuance of the use of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such buildings; significant

vacancies of buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

The property has remained vacant for eighteen years since a fire destroyed it 2006.

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.

As mentioned in the above analysis, the area along Parkway Avenue has been vacant since 2004 and has become further dilapidated since the original structure on Parkway Avenue burned down. Construction records indicate that the burned structure remained on the property until demolition in 2006. The remaining deteriorated concrete foundation and paved asphalt area are overgrown with weeds and grass. The site's location grant it high visibility from drivers on Parkway Avenue, but the site has remained unsightly and unimproved for more than eighteen (18) years. The skeleton of the former pylon sign is a constant reminder of the past.

The existing commercial structure on Lexington Avenue demonstrates faulty arrangement and design due the arrangement of commercial frontage and site access. The commercial frontage facing the rear of the neighboring auto center has little visibility from the street, which presents a probable limitation to the building's retail commercial viability. Further, the parking lot on Lexington Avenue lacks formal parking delineation and safety features like bollards, concrete parking blocks, and landscaped buffers. The resulting circulation pattern of vehicles and pedestrians is thus unpredictable, unsafe, and intertwined with the circulation and operations of the neighboring auto repair center. Compounding this issue is the lack of a definitive driveway where there is instead a forty-two-foot (42') curb cut with no crosswalk or concrete apron. Lack of clearly delineated property lines or landscaped buffers fails to minimize these visual nuisances that the site's operation and arrangement impose on surrounding properties. The site would never gain approval today to operate in such a manner.

The occupied area of the site along Lexington Avenue also lacks any pervious surface or water quality controls and fails to meet current standards for stormwater management and/or control of stormwater runoff. To minimize flood risk, the Ewing Township Zoning Ordinance requires that properties within the Business Highway (B-H) zone have a total impervious surface lot coverage of no more than 75% (§215-20 D. (3)(a)). The lack of landscaping and pervious surfaces increases the risk of carrying oils, heavy metals, and other contaminants from the building and parking lot to surrounding properties and/or directly into the stormwater system thus perpetuating the site's status as a deleterious land use. The New Jersey Department of Environmental Protection (NJDEP) recommends that municipalities identify opportunities to reduce impervious coverage as a means to address pollutant sources and reduce the impact of municipal stormwater systems on the watershed.

Further, the current property owner has been cited over the years by Township Code Enforcement for grass violations in May 2012, June 2012, and July 2015 due to maintenance complaints about the condition of the site along Parkway Avenue. Code Enforcement has stayed on top of the

property proactively thus eliminating complaints and notice of violations, but the site continues to impact staff resources.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other 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.

The vacant portion of the site encompasses approximately 48,000 sqft (1.1 acres) of unutilized land on Parkway Avenue. Remnants of the old foundation have remained unimproved, causing a condition of deterioration and stagnation equal to that of abandonment. As noted above, plans to rebuild on the area fronting Parkway Avenue have stagnated for some time with no sign of change due to several investors whom have looked at the property as discussed with the Township Planning Division characterizing their interest in being able to develop the site as difficult.

Absentee ownership is likely to have contributed to the economic stagnation of the site and the neighboring parcels. Limitations to develop under the current conditions such as access to rights of way, both to and through adjacent properties, and the failure of current zoning to address the issues presented within this study, suggest the need to utilize redevelopment as a strategy for reducing financial risk of private investment and to develop design alternatives that work with the adjacent properties and roadway network.

These properties have negatively affected the entire study area due to its deteriorated condition caused by these prolonged periods of vacancy and diversity of ownership to create a modern development worth the investment/reinvestment risk.

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

The location of the study area, in coordination with the above analysis, lends credence to the potential for meeting state and county goals pertaining to infill development, brownfield remediation, transit-oriented design and maximizing use of bicycle and pedestrian infrastructure. As noted above, the site includes more than 1.1 acres of vacant land at the intersection of two arterial County roads and a New Jersey Transit bus route. Designation of the site and adjoining parcels would represent consistency with smart growth planning principles by encouraging development of a highly visible and accessible area located within the Metropolitan Planning Area delineated by the 2001 New Jersey State Development and Redevelopment Plan. Further, the 2020 Mercer County Bicycle Master Plan identifies Parkway Avenue and Olden Avenue as routes for potential bicycle infrastructure improvements.

Parcel 3

Block:	320
Lot:	101
Current Owner:	Parkway Enterprises LLC
Existing Land Use:	Commercial (4A)
Property Address:	19-A Lexington Avenue
Zoning:	B-H (Business, Highway)
Lot Area:	1.2 acres
Year Built:	1960
Assessed Value (2018)	
Land:	200,000
Improvements:	50,000
Total:	250,000
Assessed Value (2023**):	
Land:	201,000
Improvements:	190,500
Total:	391,500
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 320, Lot 101 is located at 19-A Lexington Avenue. The 1.2-acre site is an irregularly shaped property with 50 feet of frontage on Lexington Avenue, 180 feet of frontage on W Farrell Avenue, and a 7x64' extension to Parkway Avenue. An existing 5,000 sqft concrete block building fronts Lexington Avenue and contains several retail tenants and a dance studio. As noted above, the property owner, Parkway

Enterprises LLC, also owns the adjoining lot at 831 Parkway Avenue (Block 320, Lot 95). Construction records indicate the building has undergone several repairs in the 2000s and 2010s.

The assessed property value dropped from \$314,200 to \$250,000 in 2017, representing a \$64,200 annual loss of tax revenue to the Township as the land and improvements depreciated in assessed value. Tax revaluation in 2018 did raise the assessed value to \$391,500 where it remains today.



Commercial building as viewed from Lexington Ave. Photo taken February 2020



19-A Lexington Ave from W Ferrell Ave. Photo taken February 2020.

The parcel as analyzed indicates that Parcel 2 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

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.

As mentioned in the above analysis, the area along Parkway Avenue has been vacant since 2004 and has become further dilapidated since the original structure burned down on the adjacent parcel. The deteriorating concrete foundation and paved asphalt area are overgrown with weeds and grass extends through this parcel as well.

While the existing commercial structure on Lexington Avenue could demonstrate faulty arrangement and design due the lack of formal parking delineation and safety features like bollards, sidewalk/public access delineation, and landscaped buffers results in a circulation pattern of vehicles and pedestrians that is unpredictable, unsafe, and intertwined with the circulation and operations of the neighboring sites. Lack of clearly delineated property lines or landscaped buffers fails to minimize these visual nuisances that the site's operation and arrangement impose on surrounding properties. The site would never gain approval as it exists today under the Township's land development ordinance (§215-20). The lack of landscaping and pervious surfaces designed to handle stormwater and water quality measures from the building and parking lot to surrounding properties and/or directly into the stormwater system under (§215-118) further perpetuates the site's status as a deleterious land use. The New Jersey Department of Environmental Protection (NJDEP) recommends that municipalities identify opportunities to reduce impervious coverage as a means to address pollutant sources and reduce the impact of municipal stormwater systems on the watershed.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other 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.

The site's position offers a tremendous opportunity to alleviate the area's condition of deterioration and stagnation. As noted above, plans to rebuild on the property fronting Parkway Avenue have stagnated for some time with no sign of change due to several investors whom have looked at the properties in the area and as discussed with the Township Planning Division. Similar to other properties in the Study Area, plans to rebuild on the property fronting Parkway Avenue have been thwarted due to either diverse ownership and/or the ability or willingness of property owners to come to terms that are realistic given the issues. The ability to redevelop the site has been unachievable due to these issues. This site presents design options that the area needs.

Limitations to develop under the current conditions such as access to rights of way, both to and through adjacent properties, and the failure of current zoning to address the issues presented within this study, suggest the need to utilize redevelopment as a strategy for reducing financial risk of private investment and to develop design alternatives that work with the adjacent properties and roadway network.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

This property's condition and position within the Study Area make it necessary for the effective redevelopment of the area under Section 3 given the requirements of the Ewing Township Zoning Ordinance as well as County requirements for access for the adjacent parcels within the Study Area. The property may be an attributable hinderance to the development of neighboring parcels if not included within the Area – specifically (Block 320, Lot 101 and Block 320, Lot 15), which is severely limited by its location on the major thoroughfare and adjacent intersection. Designation of the area as a whole, as opposed to individual lots - can open up possibilities for development that uses land more efficiently and is more economically viable.

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

As noted in the analysis of Parcel 2, the location of the study area, in coordination with the above analysis, lends credence to the potential for meeting state and county goals pertaining to infill development, brownfield remediation, transit-oriented design and maximizing use of bicycle and pedestrian infrastructure. As noted above, the site includes more than 1 acre of vacant land near the intersection of two arterial County roads and a New Jersey Transit bus route. Designation of the site and adjoining parcels would represent consistency with smart growth planning principles by encouraging development of a highly visible and accessible area located within the Metropolitan Planning Area delineated by the 2001 New Jersey State Development and Redevelopment Plan. Further, the 2020 Mercer County Bicycle Master Plan identifies Parkway Avenue and Olden Avenue as routes for potential bicycle infrastructure improvements. Notwithstanding the characteristics of Parcel 3 noted above, designation of Parcel 3 as it pertains to "criterion e" as necessary for redevelopment of the area as a whole will contribute significantly to the utility of the overall study area and its ability to meet smart growth planning principles through redevelopment.

Parcel 4

Block:	488
Lot:	1
Current Owner:	A.G.P. LLC
Existing Land Use:	Vacant
Property Address:	836 Parkway Avenue
Zoning:	B-H (Business, Highway)
Lot Area:	1.7 acres
Year Built:	1970
Assessed Value (2018)	
Land:	189,000
Improvements:	271,000
Total:	460,000
Assessed Value (2023**):	
Land:	271,900
Improvements:	423,800
Total:	695,700
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 1 is located at 836 Parkway Avenue, immediately adjacent to Ewing High School. The 1.7-acre site contains a 1-story, 4,308-sqft commercial building constructed in 1970 and a ~32,000-sqft undeveloped grass yard in the rear. The property is owned by A.G.P. LLC, and the building was recently occupied by a pizza restaurant. The site is currently vacant.

Assessed property value was \$711,600 in 2002 before stabilizing at \$460,000 until 2018. The most recent 2018 tax revaluation assessed the value at \$695,700 where that value holds today.



836 Parkway Ave from Parkway Avenue entrance. Photo taken February 2020.

b. The discontinuance of the use of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such buildings; significant vacancies of buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

The property has remained vacant for over five(5) years.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other 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.

The site's position offers a tremendous opportunity to alleviate issues pertaining to the ability of adjacent parcels to redevelopment and reduce the decades of deterioration and stagnation. Similar to other properties in the Study Area, plans to rebuild on the property fronting Parkway Avenue have been thwarted due to diverse ownership and ability or willingness of property owners to come to terms. The several investors noted earlier whom have looked at the area and as discussed with the Township Planning Division characterized their interest in being able to develop the site as unachievable due to these issues. This site presents design options that the area needs because of the lack of efficient ingress and egress due to the traffic patterns and the odd-shaped intersection.

Limitations to develop under the current conditions, such as access to rights of way, both to and through adjacent properties, and the failure of current zoning to address the issues presented within this study, suggest the need to utilize redevelopment as a strategy for reducing financial risk of private investment and to develop design alternatives that work with the adjacent properties and roadway network.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

This property is necessary for the effective redevelopment of the area under Section 3. The property may be an attributable hinderance to the development of neighboring parcels – specifically (Block 488, Lot 2), which is severely limited by its location on the corner of a major intersection. Designation of the area as a whole, as opposed to individual lots - can open up possibilities for development that uses land more efficiently and is more economically viable.

Parcel 5

Block:	488
Lot:	2
Current Owner:	800 Parkway LLC C/O Parikh, A.
Existing Land Use:	Vacant
Property Address:	824 Parkway Avenue
Zoning:	B-H (Business, Highway)
Lot Area:	1.11 acres
Year Built:	1955
Assessed Value (2018)	
Land:	375,000
Improvements:	20,000
Total:	395,000
Assessed Value (2023**)	
Land:	508,900
Improvements:	20,000
Total:	528,900
Known Contaminated Site:	Yes (Site ID: 6622)

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 2 is located at the corner of Parkway Avenue and Olden Avenue. The 1.11-acre lot contains a former gas station that has been vacant since it was last sold in 2006. Remaining structures include a 1-story, 1,440-sqft concrete block building that is shuttered with plywood boards, a pole sign with signage removed, a severely weathered asphalt parking area, and a rear grass yard with mature maple trees.

Curb cut entrances into the lot are located approximately 25 feet from the corner of Parkway and Olden Avenue. Additional driveway curb cuts are located 75 feet and 100 feet away from the intersection on Parkway Avenue and Olden Avenue respectively.

The property is a Known Contaminated Site undergoing active remediation. According to NJDEP records, the site is closed with an Institutional Control (Category C), such as posted signage warning of on-site contaminants. Construction records indicate that underground fuel storage tanks were removed in 2001.

Assessed value of the property decreased from \$510,900 to \$400,000 in 2002. The property was reassessed at \$395,000 in 2003 following demolition of accessory components of the former gas station. The 2018 tax revaluation raised the assessed value to \$528,900 where it remains valued at today.



824 Parkway from the intersection of Parkway and Olden. Photo taken February 2020.



Former gas station. Photo taken February 2020.

The above analysis indicates that Parcel 5 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

b. The discontinuance of the use of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such buildings; significant vacancies of buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

The property has remained vacant since 2006.

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.

The site's location along two arterial county roads intersecting at an acute angle likely impacts the utility of the land and presents an obstacle to the development of the vacant lot. The layout of the former gas station includes driveways within twenty-five (25) feet of the intersection of Parkway Avenue and Olden Avenue, which would not be permissible under current zoning standards. Although a second set of compliant driveways exist further away from intersection, such location still imposes limits on potential development layout configurations that may be best addressed through the designation of a larger area. The current conditions and inability to develop more efficient site design through conventional zoning has hindered this property for 2 decades.

If the site were to be designed today, Ewing Township zoning and County traffic and roadway design ordinances would prohibit the driveway entrance within such proximity to the intersection of Parkway

Avenue and Olden Avenue, which are arterial County roads with relatively high traffic volumes. Because the Ewing Township Zoning Ordinance prohibits driveways within fifty (50) feet of any street intersection in the B-H zone (§215-20 E. (7)(a)), use of the driveways where they currently exist renders the site non-compliant. Further, the Institute of Transportation Engineers (ITE), a primary source for traffic engineering standards for safety and access, states that “inadequate corner clearance at intersections, particularly those with high volumes, can result in diminished capacity and an increased number of conflicts.³ Likewise, the American Association of State Highway and Transportation Officials (AASHTO) also recommends limiting or eliminating driveways within the functional area of an intersection.⁴

The site also lacks any water quality controls and fails to meet current standards for stormwater management and/or control of polluted stormwater runoff. The New Jersey Department of Environmental Protection (NJDEP) recommends that municipalities identify opportunities to reduce impervious coverage as a means to address pollutant sources and reduce the impact of municipal stormwater systems on the watershed.

³ Institute of Transportation Engineers. Toolbox on Intersection Safety and Design. 2004.
<https://www.ite.org/pub/?id=e1d08c51-2354-d714-51e9-f3967064dfb9>

⁴ American Association of State Highway Officials. Access Management in the Vicinity of Intersections. 2010.
https://safety.fhwa.dot.gov/intersection/other_topics/fhwasa10002/#s12

Parcel 6

Block:	488
Lot:	3
Current Owner:	Ewing Property Management LLC
Existing Land Use:	Commercial (4A)
Property Address:	1980 N Olden Avenue Ext
Zoning:	B-H (Business, Highway)
Lot Area:	3.23 acres
Year Built:	1989
Assessed Value (2018)	
Land:	339,000
Improvements:	861,000
Total:	1,200,000
Assessed Value (2023**):	
Land:	553,800
Improvements:	2,416,200
Total:	2,970,000
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 3 is located at 1980 N Olden Ave. The 3.23-acre site contains a 35,672-sqft shopping center constructed in 1989. The building has 200 feet of retail frontage on Olden Avenue and another 200 feet of frontage along the east-facing side of the building. Tenants include a dollar store, laundromat, adult daycare facility in the rear-west of the building, and several food establishments. The property is owned by Ewing Property Management LLC.

Construction permit records indicate renovations and utility upgrades throughout the 2000s. The property owner was granted a zoning variance in 2009 for a 8,838 sqft expansion to accommodate the adult medical daycare facility.

The assessed property value was \$2,049,500 in 2008, decreasing incrementally and stabilizing at \$1,200,000 in 2012. The property was revaluated at \$2,970,000 in 2018, during which the building was 25% vacant.



1980 N Olden Ave from N Olden Avenue. Photo taken February 2020.



West-facing side of the commercial building, adult daycare facility. Photo taken February 2020.

The above analysis indicates that Parcel 6 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

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

The site design demonstrates faulty arrangement through unconventional vehicle circulation, and lacks safe pedestrian access. The one-way entrance and exit driveways fail to correspond with the parking arrangement, which inconsistently switches between one-way and two-way drive-aisles throughout the site. This configuration presents safety concerns for drivers and pedestrians, who do not have a clear means of access from the sidewalk to the building. Additional concerns arise pertaining to the operation of the adult daycare facility, which stores shuttle buses and vans in the one-way parking area in the rear-west of the building. The structure has entirely too many uses with too little area to function at a 100% efficiency given the intersection, traffic volumes and ingress/egress needs.

Further, the orientation of retail frontage along the interior lot line of the neighboring parcel (Block 488, Lot 3) limits the visibility of commercial tenants and thus restricts economic viability of the building.

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

The site design is clearly oriented toward automobiles and prioritizes driving customers over pedestrians. Due to the site's size and proximity to a New Jersey Transit bus stop (Block 488, Lot 1), designation of the property in question could contribute to the smart growth principles of state and local plans regarding transit-oriented design, economic opportunity, and infill development. More efficient design options will allow for both vehicular and pedestrian access improvements.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

The clear design faults noted above hinders the effective redevelopment of the area. In this case, designation of this property as part of a larger Area in Need of Redevelopment will likely prove practical and beneficial in the long run by contributing to a more comprehensively planned redevelopment scheme that is beneficial for the entire area. Given the Study Area's diverse ownership status, Redevelopment can prove an effective tool.

Parcel 7

Block:	488
Lot:	7
Current Owner:	Olden Medical Center Corp
Existing Land Use:	Commercial (4A)
Property Address:	1964 N Olden Avenue Ext
Zoning:	PRO (Professional, Research, Office)
Lot Area:	0.82 acres
Year Built:	1955
Assessed Value (2018)	
Land:	96,300
Improvements:	312,800
Total:	409,100
Assessed Value (2023**):	
Land:	173,300
Improvements:	591,300
Total:	764,600
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 7 is located at 1964 N Olden Avenue at the corner of N Olden Avenue and Highgate Drive. The 0.82-acre site contains two (2) 1-story buildings built in 1975, comprising 5,460-sqft of medical office space, and a rear parking lot accessible by Highgate Drive. The property is owned by Olden Medical Center Corp. and the building is currently occupied by an optometrist's office.

Assessed property value was stable at \$409,100 from 2012 to 2018, when tax revaluation increased the assessed value to \$1,004,400.



1964 N Olden Avenue from Olden Avenue. Photo taken February 2020.

Parcel 7 does not appear to meet the A-H criteria for an Area in Need of Redevelopment as established by Section 5 of the LRHL. Likewise, the property does not appear to qualify for use of Section 3 of the LRHL, which permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

Alternatively, under the LRHL, Parcel 7 may qualify for designation as an Area in Need of Rehabilitation, pursuant to its eligibility regarding infrastructure and the following analysis:

The buildings, constructed in 1955, are of obsolete appearance and possess several qualities of a site design that would not be approved if proposed today. For instance, building entrances are located in the rear rather than the primary façade facing Olden Avenue. Additionally, electrical boxes, air conditioning units, and sloped basement doors are visible from the street and surrounding properties with no landscaping or landscaping buffers along the property lines. Although functionally sufficient, the outdated appearance of the building could be improved and more strongly tied into the surrounding area.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

Although the building in question may not present a deleterious condition on the Study Area itself, the clear design faults noted above hinders the effective redevelopment of the area and could prove a useful element within a greater redevelopment scheme. In this case, designation of this property as part of a larger Area in Need of Redevelopment will likely prove practical and beneficial in the long run by contributing to a more comprehensively planned redevelopment scheme that is beneficial for the entire area. Given the Study Area's diverse ownership status, Redevelopment can prove an effective tool.

Parcel 8

Block:	488
Lot:	20
Current Owner:	EXCHANGERIGHT NET-LEASED LLC
Existing Land Use:	Commercial (4A)
Property Address:	1962 N Olden Avenue Ext
Zoning:	PRO (Professional, Research, Office)
Lot Area:	1.06 acres
Year Built:	1955
Assessed Value (2018)	
Land:	105,300
Improvements:	443,400
Total:	548,700
Assessed Value (2023**):	
Land:	212,800
Improvements:	1,450,400
Total:	1,663,200
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 20 is located at 1962 N Olden Avenue. The 1.06-acre site contains a two-story, 9,240-sqft medical office building constructed in 1955. The property is owned by Exchangeright Net-Leased and the building is occupied by a kidney treatment center. The site is accessible by a driveway on N Olden Avenue and a parking lot in front of the building.

Construction permits within the last 10 years indicate incremental utility upgrades.

Assessed property value was stabilized at \$548,700 from 2012 to 2018, when tax revaluation reassessed the property value at \$1,663,200.



1962 N Olden Ave from Olden Avenue. Photo taken February 2020.

Parcel 8 does not appear to meet the A-H criteria for an Area in Need of Redevelopment as established by Section 5 of the LRHL. Likewise, the property does not appear to qualify for use of Section 3 of the LRHL, which permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

Alternatively, under the LRHL, Parcel 8 may qualify for designation as an Area in Need of Rehabilitation, pursuant to its eligibility regarding infrastructure and the following analysis:

The buildings, constructed in 1955, are of obsolete appearance and possess several qualities of a site design that would not be approved if proposed today. For instance, building entrances are located in the rear rather than the primary façade facing Olden Avenue. Additionally, electrical boxes, air conditioning units, and sloped basement doors are visible from the street and surrounding properties with no landscaping or landscaping buffers along the property lines. Although functionally sufficient, the outdated appearance of the building is an eyesore to the public and surrounding properties. Evidently, zoning controls and lack of private investment has failed to address these concerns.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating: *"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 in which they are a part."*

Although the building in question may not present a deleterious condition on the Study Area itself, the clear design faults noted above hinders the effective redevelopment of the area. In this case, designation of this property as part of a larger Area in Need of Redevelopment will likely prove practical and beneficial in the long run by contributing to a more comprehensively planned redevelopment scheme that is beneficial for the entire area. Given the Study Area's diverse ownership status, Redevelopment can prove an effective tool.

Parcel 9

Block:	488
Lot:	5
Current Owner:	Barajeh United International
Existing Land Use:	Commercial (4A)
Property Address:	1960 N Olden Avenue Ext
Zoning:	PRO (Professional, Research, Office)
Lot Area:	1.64 acres
Year Built:	1975
Assessed Value (2018)	
Land:	145,400
Improvements:	184,200
Total:	330,000
Assessed Value (2019**):	
Land:	263,400
Improvements:	268,400
Total:	531,800
Known Contaminated Site:	N/A

*** The Township underwent a revaluation of its property assessments. Increases brought assessments closer to 100% true value and is not reflective of investment in the property*



NJGIN 2015 Aerial Imagery

Block 488, Lot 5 is located at 1960 N Olden Avenue. The 1.64-acre lot contains a 15,756-sqft multi-tenant retail building constructed in 1975. The property is owned by Barajeh United International and contains a dollar store and Halal deli illegal uses at the rear of the property.

Construction permit records show incremental renovations and upgrades within the last 10 to 15 years, including tenant fit-out in 2014 for change of use. Township records include a notice in 2019 not to occupy 6,142 sqft in the rear of the building.

The property was assessed at a stable \$330,000 from 2002 to 2018, when tax revaluation increased the assessed value to \$531,800 where it remains today.



1960 N Olden Ave from Olden Avenue. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. View from N.Olden west side. Vehicles illegally parked on lawn. No vehicular access on this side of building. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. View from N.Olden west side. Vehicles illegally parked on lawn. No vehicular or formal pedestrian access on this side of building. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. View along the east side. Stop work orders issued. No use currently permitted in this section of building. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. Garbage violations. No use currently permitted in this section of building. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. View along the rear of property. Stop work orders issued. No use currently permitted as refuse yard for landscape company. Photo taken February 2020



1960 N Olden Ave from Olden Avenue. View along the rear of property. Stop work orders issued. No use currently permitted as refuse yard for landscape company. Photo taken February 2020

The above analysis indicates that Parcel 9 meets the following criteria as established by Section 5 of the LRHL as an Area in Need of Redevelopment:

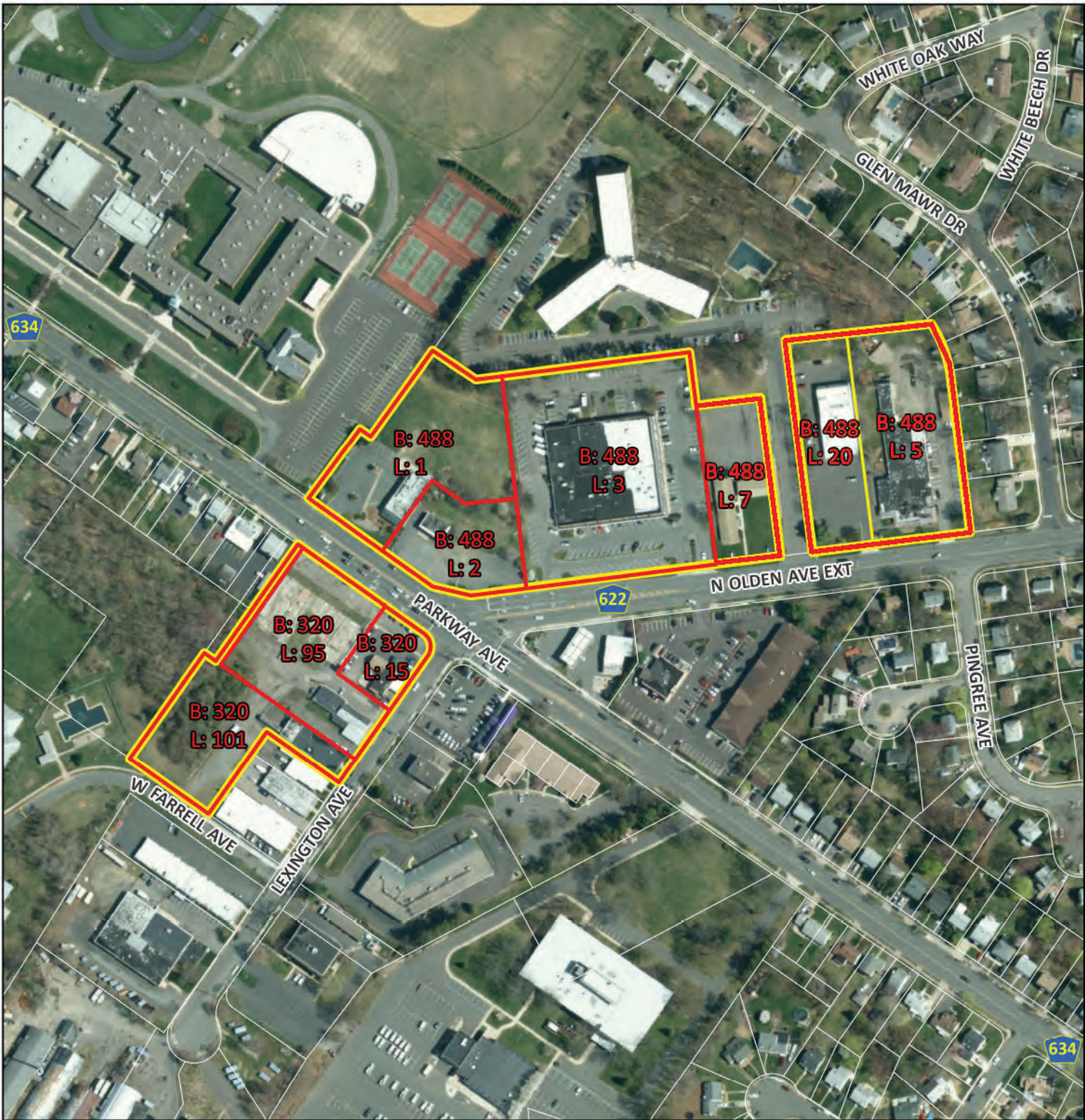
d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community

The site design demonstrates faulty arrangement through inefficient vehicle circulation, lack of safe pedestrian access, and overall is overcrowded. The site's configuration presents safety concerns for drivers and pedestrians, whom, do not have a clear means of access from the sidewalk to the building. Additional concerns arise pertaining to the operation of a myriad of businesses within the structure. The structure has entirely too many uses with too little area to function at a 100% efficiency.

Numerous violations are routinely cited regarding this property. The owner resides out of country and neither he nor his representative have been able to property address issues as they arise. There are a wide variety of violations cited from 2006 until today stemming from continuous work without permits and proper zoning review, to property maintenance issues. Owner continues to allow business to operate without proper approvals and site plan review. Outdoor storage, lack of proper refuse handling, and overall lack proper site design and buffering of the adjacent residential properties all contribute to this property's deleterious impact on the Study Area. Only until recently has the owner revealed himself to potentially begin addressing the myriad of outstanding issues pertaining to the property.

Additionally, under the LRHL, Parcel 9 may qualify for designation as an Area in Need of Rehabilitation, pursuant to its eligibility regarding infrastructure and the following analysis:

The buildings are of obsolete appearance and possess several qualities of a site design that would not be approved if proposed today. For instance, some building entrances are located in the rear and some along the primary façade facing Olden Avenue thus creating a clear conflict of accessibility. Although functionally sufficient, the outdated appearance of the building is an eyesore to the public and surrounding properties. Evidently, zoning controls and lack of private investment has failed to address these concerns.



Recommended Planning Area Map
 Parkway, Lexington and Olden Crossroads

Ewing Township
 Mercer County, NJ
 March 2024

Legend

- Recommended Area in Need of Rehabilitation
- Recommended Area in Need of Redevelopment



0 100 200 400 Feet



Rehabilitation Criteria -

- More than half of 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 old and is in need of repair or substantial maintenance.

Infrastructure Assessment

Because the Township originally developed from farmfields to the inner ring suburb of the City of Trenton shortly prior to World War II, most of which originally preceded planning and zoning regulations, development of infrastructure coincided occurred thereabouts as well. Accordingly, records of the Ewing-Lawrence Sewage Authority as well as those from the Trenton Water Works were considered in the evaluation of the condition and age of the infrastructure necessary for redevelopment of the study area.

The criteria contained in Section 14 of the LRHL were considered in evaluating the Study Area as it pertained to the sewer and water infrastructure. Findings were as follows:

Both the sewer and water infrastructure in the study area are reported as being initially developed circa 1940. While records from that time are difficult to ascertain in their entirety, records of properties hooking up into the existing infrastructure provides more than enough information to confidently determine that the infrastructure, which has never been replaced, but rather maintained and rehabilitated as needed, is for the majority of the lines, at least 80 years old.

Trenton Water Works⁶

The water service feeding these sites is a “High Service” and comes from Parkway Avenue that is fed from the Trenton Reservoir. Most of the mains are tight-joint cement lined cast iron pipes. Records indicate that the pipes were last cleaned and lined in 1978. Various records of hook-up to the system were recorded as being from 1950, 1953, 1942, 1957, etc., all indicating that since the main was never replaced, it has been in service since water was brought to the area initially driven by the construction of the General Motors plant which is further west of the Study Area. Redevelopment of the sites may likely place a strain on the system and will need to be evaluated and a major consideration upon development.

Ewing-Lawrence Sewage Authority⁶

Sewer service records were a bit more readily available with records indicating that the City of Trenton brought service to the General Motors plant in 1938 by way of a 12” sewer main. The point where it was extended thereto likely dates back further.

-A program of rehabilitation, as defined in section 3 of P.L.1992, c.79(C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

The well-being of the study area is vitally important to the Township, state and region in a number of ways. First, it is where the Township's youth go to High School. Being a dilapidated area is not good for the mental well-being of the Township's youth, nor of Township's economic health.

Located just outside of the state capital and easily accessible through the strength of the transportation infrastructure; air (Trenton Mercer Airport), road (Interstate 95, Rt 29, Rt 31, and Rt 1). The area has always been an important component to the region's success and given the recent struggles of the area and the fact that these sites are vacant can be argued as directly correlated. Ensuring support through rehabilitation and redevelopment statutes will strengthen the Township's ability to properly maintain and upgrade the infrastructure necessary to keep the Township running and attract new growth.

This study area clearly qualifies as an Area in Need of Rehabilitation.

Conclusions -

It is recommended that the Township designate the following properties within the Study Area as an Area in Need of Redevelopment pursuant to Section 5 of the Local Redevelopment and Housing Law:

- Parcel 1:** 801 Parkway Avenue, Block 320, Lot 15 (0.40 acres);
- Parcel 2:** 831 Parkway Avenue, Block 320, Lot 95 (1.09 acres);
- Parcel 3:** 19-A Lexington Avenue, Block 320, Lot 101 (1.20 acres);
- Parcel 4:** 836 Parkway Avenue, Block 488, lot 1 (1.70 acres);
- Parcel 5:** 824 Parkway Avenue, Block 488, Lot 2 (1.11 acres);
- Parcel 6:** 1980 N. Olden Avenue, Block 488, Lot 3 (3.2323 acres);
- Parcel 9:** 1960 N. Olden Avenue, Block 488, Lot 5 (1.6437 acres);

Alternatively, the Township may also wish to consider declaring these properties as an Area in Need of Rehabilitation, but the area does qualify for the heightened status of "Area in Need of Redevelopment".

As the findings in this study demonstrate, properties within the Study Area at the intersection of Parkway Avenue, Lexington Avenue, and Olden Avenue have failed to attract investment, occupants, or other redevelopment due to a multitude of underlying factors that limit successful development and development feasibility. The intersection and its relationship to the surrounding land uses and configurations presents a strong need for intervention that convention zoning and other economic development efforts have failed to achieve.