

Industrial Park Area

Area in Need of
Redevelopment without Condemnation
Investigation Study

October 1, 2015

Township of Shamong, New Jersey

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A. Introduction & Basis for the Investigation

The Township of Shamong Township Committee has identified various parcels for analysis and potential consideration as Redevelopment Areas without Condemnation or Rehabilitation Areas in accordance with the Local Redevelopment and Housing Law (LRHL).

On July 7, 2015, by Resolution 2015R-51, the Township Committee of the Township of Shamong, Burlington County, NJ authorized the Joint Land Use Board by Resolution to prepare a determination report for the enumerated area, to determine whether the specified tax lots identified meet one or more of the criteria in Section 5 (NJSA 40A:12A-5) of the LRHL, to determine if it is “an area in need of redevelopment.”

In the alternative, if certain lots do not meet the **Redevelopment Area** standards, those parcels will be evaluated to determine if the statutory requirements exist for **Rehabilitation Area** Determination pursuant to Section 14 (NJSA 40A:12A-14) of the LRHL.

This Area in Need of Redevelopment without Condemnation Investigation has been prepared pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et.seq.

This report is provided to the Joint Land Use Board for review and public hearing to be held on October 20, 2015, to determine whether the statutory conditions per N.J.S.A. 40A:12A are in fact met, and the area can be deemed an Area in Need of Redevelopment without Condemnation.

B. Investigation Area

The Properties included in this investigation are as follows, as shown on the Investigation Area Map, see following page:*

Block 27.01 Lots 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.09, 9.11 & 9.12

Block 27.02 Lots 1, 2, 3, 4, 5, 6 & 7

*As identified on the Shamong Township tax maps (see Appendix).

Industrial Park Area

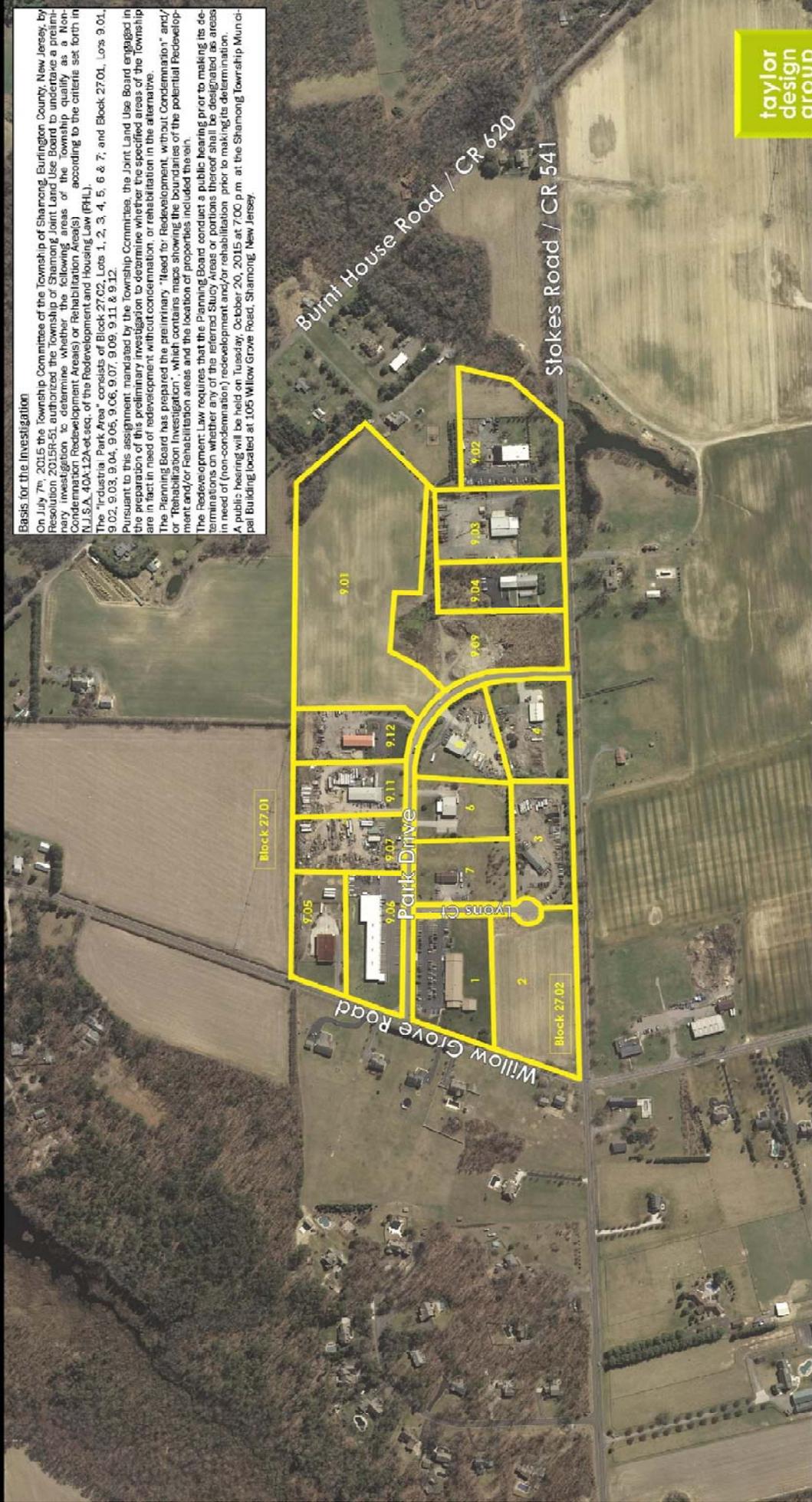
Area In Need of Redevelopment or Rehabilitation Investigation Study



Shamong Township, NJ

October 1, 2015

Basis for the Investigation
On July 7th, 2015 the Township Committee of the Township of Shamong, Burlington County, New Jersey, by Resolution 2015R-51, authorized the Township Joint Land Use Board to undertake a preliminary investigation to determine whether the following areas of the Township qualify as a Non-Redevelopment Areas (NRAs) or Rehabilitation Areas (RHAs) according to the criteria set forth in N.J.S.A. 40A:12A-et seq. of the Redevelopment and Housing Law (RHL).
The "Industrial Park Area" consists of Block 27.02, Lots 1, 2, 3, 4, 5, 6 & 7; and Block 27.01, Lots 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.09, 9.11 & 9.12.
Pursuant to this assignment, mandated by the Township Committee, the Joint Land Use Board engaged in the preparation of this preliminary investigation to determine whether the specified areas of the Township are in fact in need of redevelopment, without condemnation, or rehabilitation in the alternative.
The Planning Board has prepared the preliminary "Need for Redevelopment, without Condemnation" and/or "Rehabilitation Investigation", which contains maps showing the boundaries of the potential Redevelopment and/or Rehabilitation areas and the location of properties included therein.
The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Areas or portions thereof shall be designated as areas in need of (non-condemnation) redevelopment and/or rehabilitation prior to making its determination.
A public hearing will be held on Tuesday, October 20, 2015 at 7:00 p.m. at the Shamong Township Municipal Building located at 105 Willow Grove Road, Shamong, New Jersey.



taylor
design
group

Investigation Area Map

Aerial Photograph, courtesy of BU Inpage Warehouse obtained on or about September 23, 2015

C. Redevelopment Designation Criteria

Redevelopment Area

To determine that a specific area is considered to be “*an area in need of redevelopment*”, the Joint Land Use Board must find that the tax lots in the area meet one or more of the criteria in Section 5 (NJSA 40A:12A-5) of the LRHL, as identified below.

Furthermore, the definition of a “redevelopment area” at Section 3 of the LRHL permits the inclusion of additional parcels by stating: “*A redevelopment area may include land, 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.*”

NJSA 40A:12A-5

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general;
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the 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 12 (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; and
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

D. Study Area, Zoning, Master Plan & State Plan

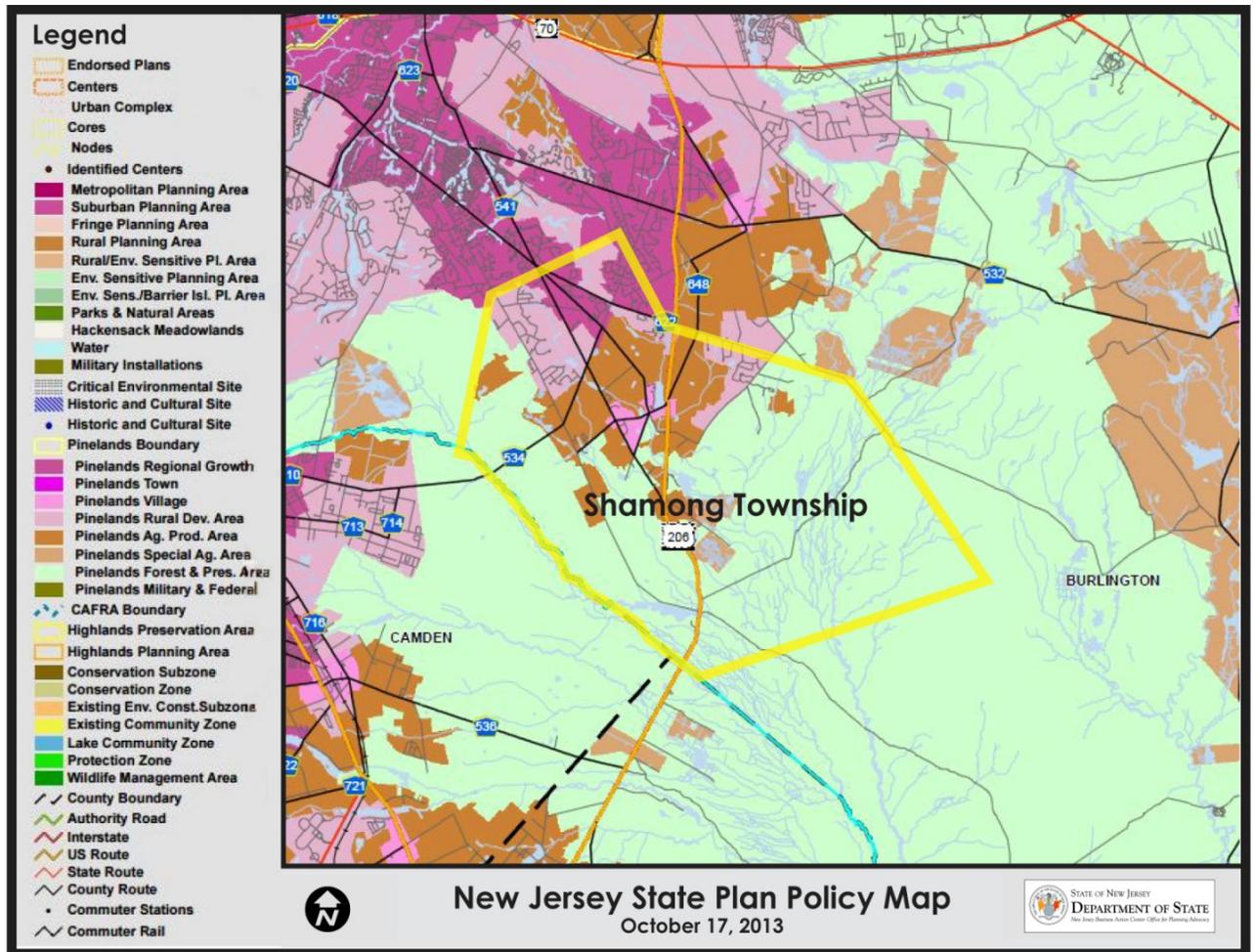
This investigation area is located on the eastern corner of the intersection of Stokes Road / County Road 541 and Willow Grove Road. Park Drive divides the area, with Block 27.01 to the east and south of Park Drive, and Block 27.02 to the west and south. Lyons Court branches off of Park Drive to the west between Lots 1 and 7 and terminates in a cul-de-sac, where it provides access to Lots 2 and 3.

The Industrial Park is within the PVI Pinelands Village – Village Industrial District, where offices, manufacturing, wholesale distribution and warehouses, institutional uses, cemeteries, retail sales and services, offices, restaurants, banks, agricultural processing facilities, and public service infrastructure are permitted. The minimum lot area in the zone is 60,000 square feet which is approximately 1.38 acres. All lots in the Pineland Village Industrial Zone comply with the minimum lot area requirements.

The uses in the industrial park are varied and include Lenape Regional High School District offices, storage and distribution centers; auto repair, gun shop, landscape contractor, plumbing contractor, and other construction related contractors. It appears that some of the uses may not be expressly permitted in the zone, including auto repair and contractor uses.

The Master Plan explains the zoning in effect and reinforces the existing land use plan of the municipality with no recommended alterations or changes. The Housing Element reinforces a stated need for low and moderate-income housing, stating a compliant plan will be provided.

The following map illustrates the location context of Shamong Township on the New Jersey State Plan Policy Map of 2013.



E. Parcel/Area Analysis

Surrounding Land Uses:

The PVI Pinelands Village Industrial zone is surrounded by residential uses in the PVR Pinelands Village Residential Zone to the north and south; agricultural lands in the PVC Pinelands Village Commercial Zone to the east; and Pinelands Preservation Area to the west.

Industrial Park Area:

The area was developed as an industrial park with consistent landscape treatment, street signs, and property accesses primarily from Park Drive. Some of the common improvements remain to this day.

A total of 9 parcels were improved with warehousing and manufacturing buildings beginning in the 1960's and into 1988, ranging in age from 27 and up to 55 years old. The remaining 4 buildings were constructed from 1995 to 2006. There are 3 remaining parcels which are vacant or used as farmland; and 1 additional site used entirely as a contractor storage yard for an existing adjacent contractor office/warehouse. The overall industrial park area exhibits Area in Need of Redevelopment without Condemnation Investigation Study

generally uniform setbacks with some exceptions and some contractor storage areas in varying degrees of property maintenance. Some of the buildings and grounds are extremely well maintained while others are not. This may be due in part to an inability to expand buildings to accommodate growing companies due to regulations associated with septic system design and nitrate dilution. Some businesses have left the area for larger more modern facilities, such as a heart catherization product corporation.

The conditions of each parcel in the Industrial Park and their qualification as an “area in need of redevelopment” are as follows:

- Block 27.01, Lots 9.07 & 9.11 are each 2-acre parcels. Lot 9.11 contains an office and large industrial warehouse structure, built in approximately 1986, a construction trailer, outdoor storage containing heavy equipment and materials, owned by Giberson Enterprises. The existing building appears to be a combination of attached permanent and temporary structures, and is moderately maintained with limited site improvements including paved drives, foundation plantings and sign landscaping. Lot 9.07 is a 2-acre parcel and does not contain structural improvements but is used as a contractor storage yard in conjunction with adjacent Lot 9.11. The site is densely occupied with trucks, heavy equipment, and materials, in varying conditions. The site does not meet many of the general requirements of the Ordinance. Materials and trucks are stored less than 5’ from Park Drive and are not adequately screened. Large areas of parked trucks and heavy machinery are not paved on both parcels. The district prohibits merchandise, products, and waste from being stored outside, which is the principal use on this property.

The outdoor storage does not comply with the requirements of the Ordinance. Criteria “d” and “e” are met at this site, as “a growing lack of proper utilization” exists, and “by reason of dilapidation... faulty arrangement or design, lack of ventilation, light and sanitary facilities... deleterious land use or obsolete layout, or any combination of these or other factors”, the site may be “detrimental to the safety, health, morals, or welfare of the surrounding area.”

Block 27.01, Lots 9.11 & 9.07 qualify as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.02 is a 3-acre parcel and contains a commercial structure/warehouse building built in 1971, housing JEM Erectors. The structure suffered a fire in July 2015. The property owner reports that they are in the midst of repairing the building. The site is well maintained and attractively landscaped, effectively screening the rear yard parking and storage from Stokes Road.

Conditions appear to exist which may discourage the undertaking of improvements, it is offered that the “e” criteria is met. The site qualifies under statutory criteria “f” as it is contiguous with the remaining Pinelands Village Industrial Zone and overall industrial park area; and was partially consumed by fire.

Furthermore, as discussed above, the definition of a “redevelopment area” of the LRHL permits the inclusion of additional parcels by stating: “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.02 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.03 is a 3-acre parcel and contains a commercial building, which appears to be an office and warehouse built in approximately 1986, housing Tuleya Pile & Foundation Co. The building is setback from Stokes Road, fenced and landscaped with areas of paving and stone aggregate parking and storage. It appears moderately well maintained.

Given the strict environmental and land development regulations, conditions exist on site which are obsolete in their design and/or layout, and lack of proper utilization exists. Further, conditions exist which discourage the undertaking of improvements, it is offered that the “d” and “e” criteria are met.

As discussed above, the definition of a “redevelopment area” of the LRHL permits the inclusion of additional parcels by stating, “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.03 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.04 is a 2-acre parcel and contains two structures, an office trailer and metal warehouse structure, initially constructed in the 1960’s and added onto in the 1970’s. The use of this site is unconfirmed; however it appears that a cabinet manufacturer/ installer is located on the site. The site and building are somewhat to poorly maintained with large overgrown trees.

This site meets statutory criteria “a”, as the building appears to be “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.”

Given the strict environmental and land development regulations, conditions exist on site, which are obsolete in their design and/or layout, and lack of proper utilization exists. Further, conditions exist which discourage the undertaking of improvements, it is offered that the “d” and “e” criteria are met.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states, “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.04 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.05 is a 2-acre parcel and contains a metal warehousing, distribution and storage building with four overhead doors facing a side yard. The area is fenced and heavy equipment, trucks, and trailers are located on the site. Some areas of the site are improved with paving and curbs and other unpaved areas are denuded and used for circulation and storage. Based upon Township records, it was approximately constructed in the 1960's, and it is owned by Lenape Regional High School District.

The “e” criteria condition is met at this site as “a lack of proper utilization....or similar conditions” exist, “which impede land assemblage or discourage the undertaking of improvements.” The Board believes that this lot when viewed in consideration of the remainder of the non-residentially zoned areas, in concert with strict Pinelands Regulations, and septic limitations reinforces the determination of qualification under statutory criteria “e”.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states, “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.05 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.06 is a 2-acre parcel and contains an industrial warehouse, constructed in 1970. The building has been divided to serve several rental tenants; and is partially occupied. The building is metal with office space and a very long warehouse building containing an extended series of 8 overhead doors. Recent improvements include electrical upgrades, new roof and siding, electric, gas, heating, paving and overhead doors.

Given the strict environmental and land development regulations, conditions exist on site, which are obsolete in their design and/or layout, and lack of proper utilization exists. Further, conditions exist which discourage the undertaking of improvements, it is offered that the “d” and “e” criteria are met.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.06 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 6 is 2-acre parcel and contains a metal office and industrial warehouse building with multiple overhead doors, built in approximately 1988, currently housing Audubon Environmental & Helical Piers. In general the building and grounds appear well maintained, organized, and consists of paved areas and stone contractor storage areas.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 6 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.09 is a 3.4-acre parcel and does not contain any structural improvements. The intent of the Village Industrial District is to encourage industrial use, and the lack of development on this parcel is a contributing factor for underutilization, which qualifies the site under statutory criteria “e”.

Given the strict environmental and land development regulations, conditions exist on site, which are obsolete in their design and/or layout, and lack of proper utilization exists. Further, conditions exist which discourage the undertaking of improvements, it is offered that the “d” and “e” criteria are met.

Block 27.01, Lot 9.09 qualifies as an “Area in need of development”.

- Block 27.01, Lot 9.12 is a 2-acre parcel and contains an industrial building, built between 1995 and 2006, housing the Aquaflow Pump and Supply Company with an outdoor storage area. The site provides some landscape treatment including parking lot screening, street trees, and paved parking and storage areas as well as unpaved contractor storage area well hidden from Park Drive.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.12 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 1 is a 3-acre parcel and contains an administrative office of the Lenape Regional High School District, constructed around 1970. The building appears to be masonry and frame construction.

The “e” criteria condition is met at this site as “a lack of proper utilization....or similar conditions” exist, “which impede land assemblage or discourage the undertaking of improvements.” The Board believes that this lot when viewed in consideration of the remainder of the non-residentially zoned areas, in concert with strict Pinelands Regulations, and septic limitations reinforces the determination of qualification under statutory criteria “e”.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 1 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 2 is a 4-acre vacant parcel currently containing a corn crop. This site is for sale. The intent of the Village Industrial District is to encourage industrial use, and the lack of development on this parcel is a contributing factor for underutilization.

The “e” criteria condition is met at this site as “a lack of proper utilization... or similar conditions” exist, “which impede land assemblage or discourage the undertaking of improvements.” The Board believes that this lot when viewed in consideration of the remainder of the adjacent non-residentially zoned areas that meet the redevelopment area designation criteria, in concert with strict Pinelands Regulations, and septic limitations reinforces the determination of qualification under statutory criteria “e”.

Block 27.02, Lot 2 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 3 is a 2.4-acre parcel and contains an industrial building built in 2001, currently housing J&S Lawman Landscape, Design, and Maintenance Company. The site contains some paved drive aisles and the remaining area is unpaved with exterior vehicle, product and merchandise storage.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 3 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 4 is a 2-acre parcel and contains an industrial building built in 1997, currently housing the Classic Lawn and Landscape Company. The site contains a metal building with multiple overhead doors, exterior storage vehicles and equipment. The site does not provide full visual buffering into the exterior contractor storage yard areas of the site with either fencing or landscaping.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 4 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 5 is a 2-acre parcel and contains an industrial metal warehouse, built between 1995 and 2006, currently housing RNR, Inc. contractors. The site contains paved areas and stone storage areas for vehicles and equipment. The site is somewhat buffered from Park Drive by white pines located along Park Drive.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 5 qualifies as an “Area in need of redevelopment”.

- Block 27.02, Lot 7 is a 2-acre parcel and contains a commercial auto repair facility building with office and three overhead doors, housing Indian Mills Auto Repair and Pistol Pete’s Gun Shop. The building was constructed in approximately 1986.

This parcel is included as part of the redevelopment area, as permitted by the LRHL, which states “A redevelopment area may include land, 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.”

Block 27.02, Lot 7 qualifies as an “Area in need of redevelopment”.

- Block 27.01, Lot 9.01 is a 10.75-acre qualified farm with no structural improvements. This lot is for sale. The intent of the Village Industrial District is to encourage industrial use, and the lack of development on this parcel is a contributing factor for underutilization.

The “e” criteria condition is met at this site as “a lack of proper utilization....or similar conditions” exist, “which impede land assemblage or discourage the undertaking of improvements.” The Board believes that this lot when viewed in consideration of the remainder of the non-residentially zoned areas, in concert with strict Pinelands Regulations, and septic limitations reinforces the determination of qualification under statutory criteria “e”.

Furthermore, as discussed above, the definition of a “redevelopment area” of the LRHL permits the inclusion of additional parcels by stating: “A redevelopment area may include land, 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.”

Block 27.01, Lot 9.01 qualifies as an “Area in need of redevelopment”.

Industrial Park Area Summary

In total, the industrial park area satisfies conditions “d” and “e”:

“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 industrial park area satisfies condition “d”. In particular, up to 9 of the buildings were constructed between 20 and 45 years ago. There are areas of the park which are dilapidated, obsolete, poorly arranged and designed, deleterious land use and contribute detrimental effects upon the safety and welfare of the community and the overall industrial park.

The industrial park area satisfies condition “e”.

“e. A growing lack or total lack of proper utilization of areas caused the condition of the title, diverse ownership of the real property therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general;”

Because the park is subdivided, there is a lack of proper utilization caused by the diverse ownership of the industrial park properties. There is a lack of basic maintenance and care on some parcels and diligent maintenance and care on others. In part this maintenance issue may contribute in large part to the unproductive condition of portions of the lands which remain undeveloped parcels within the overall project.

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G. Appendix

