



**AREA IN NEED OF REDEVELOPMENT  
PRELIMINARY INVESTIGATION OF  
PRINCETON THEOLOGICAL SEMINARY PROPERTIES**

Municipality of Princeton, Mercer County, New Jersey

Prepared by LRK, Inc.

September 6, 2018

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**Area in Need of Redevelopment**  
**Preliminary Investigation of**  
**Princeton Theological Seminary Properties**  
Municipality of Princeton, Mercer County, New Jersey

Block 35.01 | Lots 25, 26 and 29

Block 36.01 | Lots 15, 16, 17 and 20

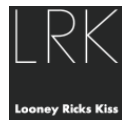
Block 36.02 | Lots 5, 6 and 7

Prepared on behalf of:



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The original of this document has been signed and sealed pursuant to N.J.S.A. 45:14A-12.

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## 1.0 Introduction

In Princeton's 2017 Master Plan Reexamination, the Land Use section states: "The Princeton Seminary has indicated it is evaluating options for its Tennent campus on Stockton Street, and the community will need to provide input into how and if this site should be redeveloped." This preliminary investigation ("Study") is the Municipality's first step in a planning process to further explore potential redevelopment options for this area identified in the Master Plan.

It should be noted that this Study does not constitute an endorsement or recommendation for a specific plan or strategy for the Princeton Theological Seminary campus. If the Municipal Council concludes that the portions of the campus identified in this Study constitute an area in need of redevelopment, any subsequent redevelopment plan or strategy, including identifying portions of the campus to be preserved and/or redeveloped, remains in the purview of the Municipal Council to evaluate commencing with the next step of directing the preparation of a redevelopment plan, with community input as called for in the Master Plan.

### 1.1 Study Authorization

At its regular meeting of June 25, 2018, the Municipal Council passed Resolution No. 18-218. This resolution (Appendix A) authorized the Planning Board to undertake a preliminary investigation to determine whether certain properties owned by the Princeton Theological Seminary, specifically designated Block 35.01, Lots 25, 26 and 29; Block 36.01, Lots 15, 16, 17 and 20; Block 36.02, Lots 5, 6 and 7, on the official tax map of the Municipality of Princeton (collectively, the "Study Area") meet the statutory criteria as promulgated by N.J.S.A. 40A:12A-5 for designation as a "Non-Condemnation Area in Need of Redevelopment."

### 1.2 Non-Condemnation

As of 2013, the Legislature requires that preliminary investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including eminent domain. Those redevelopment areas where the municipality declares it will not use eminent domain are referred to as "Non-Condemnation Redevelopment Areas." Resolution No. 18-218 authorized this preliminary investigation to establish a "Non-Condemnation Redevelopment Area" and the findings of this report are consistent with that authorization.



## 2.0 Redevelopment Statute

### 2.1 Purpose of the Act

New Jersey's Local Redevelopment and Housing Law ("LRHL") (N.J.S.A. 40A:12A-1 et seq.), empowers municipalities and local governments with the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting the physical development that will be most conducive to the social and economic improvement of the State and its municipalities. According to the statute, a redevelopment plan is adopted by the governing body to promote the redevelopment or rehabilitation of a redevelopment area. A redevelopment plan must indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and indicate proposed land uses and building requirements in the redevelopment area. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria.

### 2.2 Advantages of a Redevelopment Plan

The advantages of a redevelopment plan are that it empowers additional municipal authority permitting the use of special flexible Smart Growth planning tools not available under conventional zoning, including the following:

- Greater control than conventional zoning which is not limited to redevelopment involving built form and can include structures to be preserved as well as areas to be down-zoned, preserved as open space and improved as parks or other landscape features.
- The ability to provide for proactive public participation during the process of preparing a redevelopment plan.
- Incorporation of non-contiguous properties within a redevelopment area.
- Preparation of a site-specific conceptual plan that can prescribe structures and open space to be preserved, land use, density, setbacks, form, scale, site layout including the location of new structures, streetscape and public space improvements, etc.
- The exercise of greater control over design of any project including detailed provisions regulating the preservation of structures and open space, as well as the layout, design and appearance of any future building or improvement.

- The ability to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period.
- Enables the Municipality and property owner to work in a public-private partnering process.
- Authorizes the Municipality to designate a qualified Redeveloper and define the role and obligations of the Redeveloper through a Redevelopment Agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the Municipality.

## 2.3 Redevelopment Procedure

The LRHL requires municipalities to perform a number of steps before they may exercise their redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the municipal council. The required steps are as follows:

1. The governing body must adopt a resolution directing the planning board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The planning board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The planning board must then conduct the investigation and produce a report presenting the findings. The board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The planning board then may adopt a resolution recommending a course of action to the governing body.
4. The governing body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The governing body must make the final determination as to the redevelopment area boundaries.

5. A redevelopment plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
6. The governing body may then act on the plan by passing an ordinance adopting the plan as an amendment to the municipality’s zoning ordinance.

Only after completion of this public process is a municipality able to exercise the powers granted to it under the Redevelopment Statute.

## 2.4 Scope of Study

As noted above, this Study is the Princeton’s first step in a planning process to further explore potential redevelopment options for the Tennent campus of the Princeton Theological Seminary as identified in the Princeton Master Plan. This planning effort involves the following steps:

- Conduct an inventory and catalogue existing physical conditions and characteristics of the properties located within the Study Area;
- Analyze the potential build-out of the properties located within the Study Area based on current zoning classification and how they relate to the surrounding historic residential neighborhood;
- Depict to what extent the existing physical conditions and characteristics meet the criteria for designation as an area in need of redevelopment, as outlined within the Redevelopment Statute; and,
- Indicate findings and propose recommendations relative to determining if some or all of the properties located within the Study Area should be designated as an area in need of redevelopment.

As part of this multi-step process, multiple site visits of the Study Area and the surrounding historic residential neighborhood were conducted in order to observe and document the existing physical conditions and characteristics of the properties located within the Study Area. Additionally, the scope of Study also included a review of the following documents:

- Geographic Information System (GIS) mapping, aerial photography, official tax maps of the Municipality of Princeton, ownership and tax assessment data;
- Princeton Zoning and Historic District Maps;
- Princeton Land Use Ordinances; and,
- Princeton Master Plan.

## 2.5 Study Sections

Aside from 1.0 Introduction and 2.0 Redevelopment Statute sections, this Study contains four (4) additional sections as follows:

1. Section 3.0 describes the history of development of the Princeton Theological Seminary campus, including the properties located within the Study Area, its location, ownership and tax data, analysis of its existing zoning, historic district designation, its relationship to the Princeton Master Plan and identification of relevant State planning goals and objectives and Smart Growth principles.
2. Section 4.0 reviews the Study Area in relation to the statutory criteria, setting forth the findings based upon the observed and analyzed existing physical conditions and characteristics.
3. Section 5.0 provides an overview and evaluation of the individual properties located within the Study Area, based upon the field observations and photographic documentation.
4. Section 6.0 provides the conclusion and recommendations relative to determining if some or all of the properties located within the Study Area should be designated as an area in need of redevelopment.

Finally, it should be noted that the Redevelopment Statute does not require that all properties located within the Study Area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual properties that do not reflect any of the eligibility criteria listed in the Redevelopment Statute.

## 3.0 Existing Conditions Analysis & Planning Setting

### 3.1 Princeton Theological Seminary Campus

The Princeton Theological Seminary is a private, nonprofit, and independent graduate school of theology, generally located in the center of the Princeton, just west of the downtown area. The Study Area is composed of non-contiguous lots that front on Stockton Street (U.S. Route 206) to the north, Library Place to the east, and Mercer Street (Mercer County Route 583) to the south. Both Edgehill Street and Hibben Road extend through the Study Area.

Following efforts to establish a Presbyterian school dedicated solely to the education of ministers in the early 1800's, the General Assembly founded the Princeton Theological Seminary in 1812. Shortly thereafter, construction of Alexander Hall, designed by John McComb Jr., began and opened in 1817, eventually reconstructed in 1926.

The Princeton Theological Seminary slowly grew in the mid-1800's with the construction of homes for the Seminary's professors proximate to Alexander Hall. Expansion continued at a more rapid pace with the construction of the Miller Chapel, Lenox Library and what became the Administration Building, with the campus eventually reaching capacity by 1860. In response, Brown Hall was constructed during the Civil War, and later Stuart Hall, the New Lenox Library and Hodge Hall to round out construction in the nineteenth century.

By the 1930's and 1940's, the campus expanded, and the Princeton Theological Seminary acquired the Hun Preparatory School campus, now today's Tennent campus, which included buildings for classrooms, dormitory rooms and a gymnasium. The two Lenox Libraries were demolished and replaced with the Speer Library, opening in 1957.

Adams House was purchased in 1962 and shortly thereafter, the Princeton Theological Seminary acquired an apartment development in West Windsor. The West Windsor campus was expanded several times in the 1990's.

Erdman Hall, originally built as a dormitory in 1981, was renovated in 2000 as a continuing education center and guest housing. Finally, the Speer Library was closed and replaced by the new Princeton Theological Seminary Library, opening in 2013.

It is evident that, over time, the evolution and expansion of Princeton Theological Seminary has faced physical constraints. The campus grew methodically from its core south of Mercer Street, eventually acquiring properties piecemeal north of Mercer Street and even sprawling across the Delaware and Raritan Canal into West Windsor Township.

## 3.2 Study Area

The Study Area is considered to be the northwestern “edge” of the present Princeton Theological Seminary campus. Properties within the Study Area contain a range of buildings spanning across three blocks with frontage on Stockton Street, Edgehill Street and Hibben Road, as well as a non-contiguous recreation field at the corner of Mercer Street and Hibben Road. The Study Area has frontage along two primary gateways into the downtown area as well as a transition to surrounding residential uses to the north and west, including Marquand Park, and south, as well as other portions of the Princeton Theological Seminary campus to the east, including the new library.

The evolution and expansion of the Princeton Theological Seminary campus has long faced physical constraints which resulted in its eventually acquiring properties piecemeal north of Mercer Street including the properties within the Study Area. Thus, the properties within the Study Area are not entirely contiguous within itself and with the campus as a whole.

## 3.3 Ownership

Presently, all of the properties located within the Study Area are owned by the Princeton Theological Seminary, together comprising approximately 9.76 acres, as summarized in the table below and depicted on the maps in Exhibits “A”, “B”, “C” and “D”.

**Table A. Block and Lot Identification**

Label	Block	Lot	Address	Use	Acres
#1	35.01	29	4 Hibben Road	Vacant/Open Space	2.18
#2	35.01	26	34-36 Hibben Road	Whiteley Gym	0.37
#3	35.01	25	34-36 Hibben Road	Whiteley Gym	0.50
#4	36.01	17	Tennent Hall / 108 Stockton Street	Tennent Hall	2.93
#5	36.01	16	100 Stockton Street	Roberts Hall	0.58
#6	36.01	15	92 Stockton Street	Single-Family Dwelling	0.46
#7	36.02	20	35 Edgehill Street	Single-Family Dwelling	0.20
#8	36.02	5	26 Library Place	Single-Family Dwelling	0.37
#9	36.02	6	20 Library Place	Erdman Center	1.52
#10	36.02	7	12 Library Place	Adams House	0.65

**TOTAL 9.76**

Exhibit A. Study Area Street Map

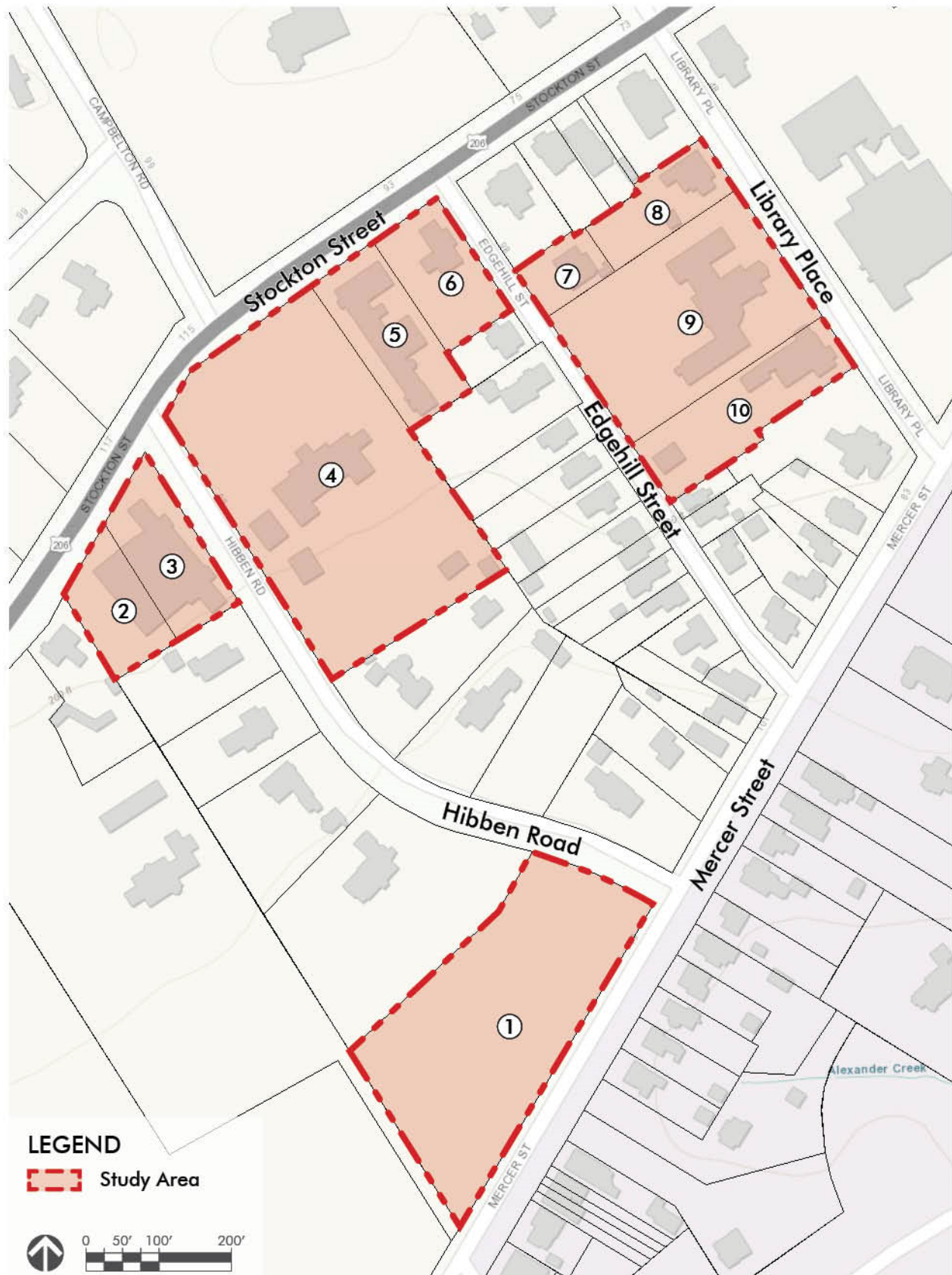




Exhibit B. Study Area Aerial Map

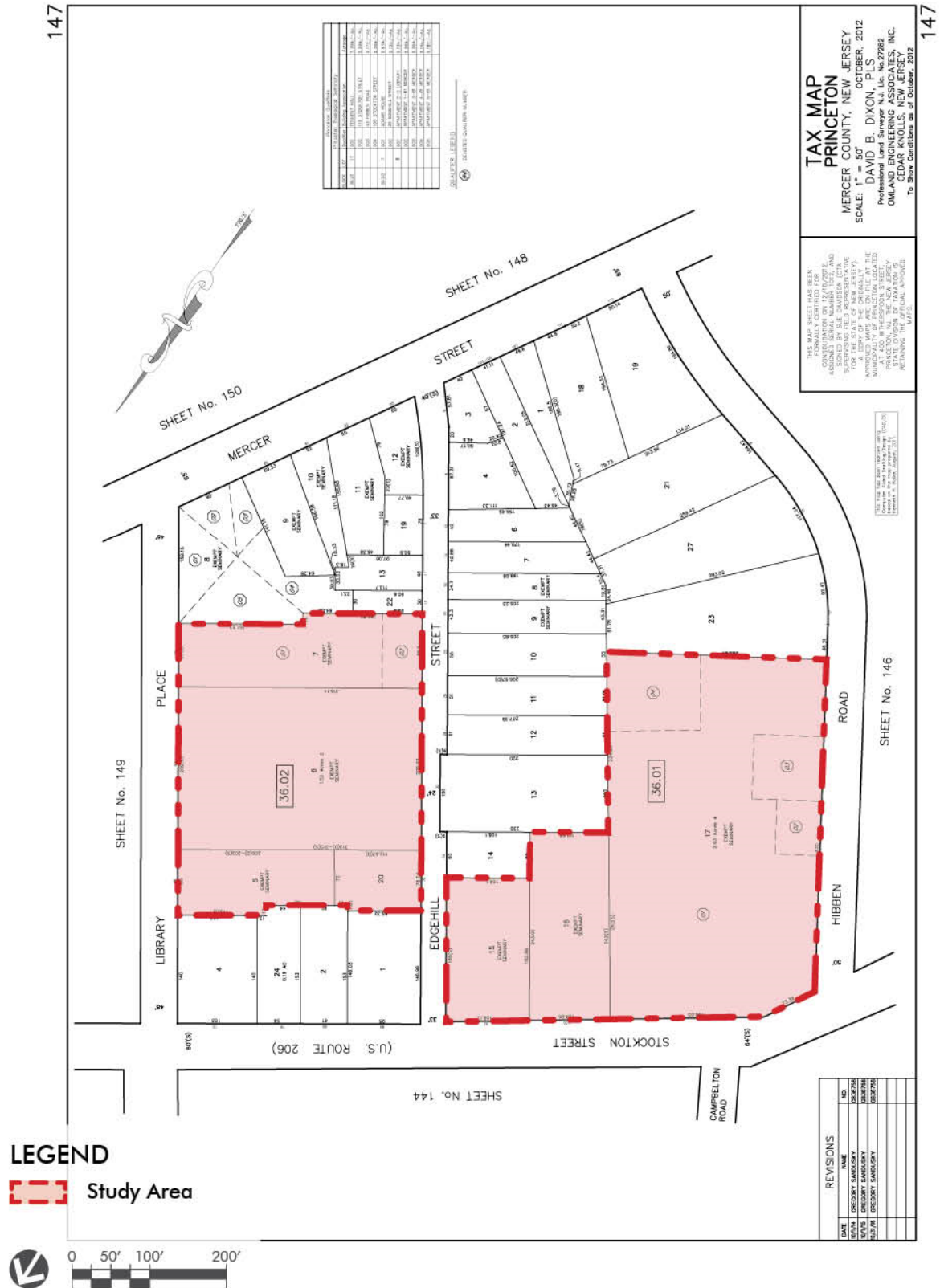




# Exhibit C. Tax Map Sheet 146



# Exhibit D. Tax Map Sheet 147



### 3.4 Property Taxes

Property tax records from the State of New Jersey Division of Taxation's database were analyzed to determine the assessed value of each property located within the Study Area and current property taxes. As noted on the State website, the record details contained within the database are as of January 10, 2018.

**Table B. Property Tax Assessment**

Label	Block	Lot	Assessed Land Value	Assessed Improvement Value	Net Assessed Value	Prior Year Taxes (2017)
#1	35.01	29	\$773,000	\$0	\$773,000	\$17,779.00
#2	35.01	26	\$465,000	\$1,460,500	\$1,925,500	\$0.00
#3	35.01	25	\$481,000	\$1,460,400	\$1,941,400	\$0.00
#4	36.01	17	\$0	\$0	\$0	\$0.00
	Qualifier	C01	\$478,000	\$3,263,100	\$3,741,100	\$0.00
	Qualifier	C02	\$18,000	\$276,800	\$294,800	\$6,780.40
	Qualifier	C03	\$34,000	\$223,900	\$257,900	\$5,931.70
	Qualifier	C04	\$56,000	\$274,300	\$330,300	\$0.00
#5	36.01	16	\$456,000	\$3,417,000	\$3,873,000	\$0.00
#6	36.01	15	\$477,000	\$309,600	\$786,600	\$0.00
#7	36.02	20	\$500,000	\$826,800	\$1,326,800	\$30,516.40
#8	36.02	5	\$509,000	\$397,000	\$906,000	\$0.00
#9	36.02	6	\$670,000	\$12,979,000	\$13,649,000	\$0.00
#10	36.02	7	\$0	\$0	\$0	\$0.00
	Qualifier	C01	\$106,000	\$1,690,600	\$1,796,600	\$0.00
	Qualifier	C02	\$24,000	\$76,000	\$100,000	\$0.00
TOTAL			\$5,047,000	\$26,655,000	\$31,702,000	\$61,007.50

### 3.5 Zoning Classification

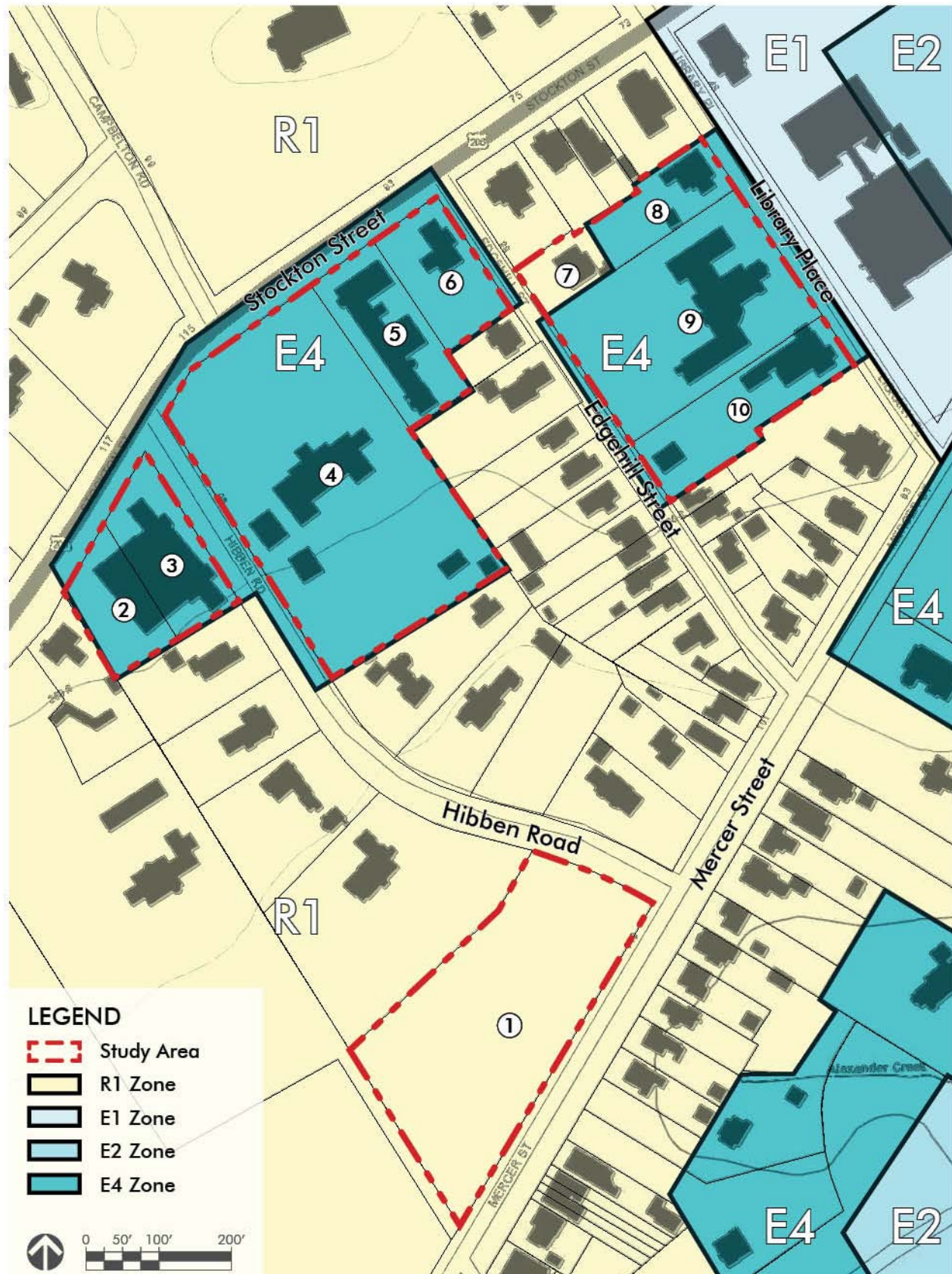
The majority of the properties located in the Study Area are situated in the E4 (Educational) zoning district, which generally permits residential uses as well as a range of educational uses and is intended for residential living areas, places of public assembly, and other support and accessory uses related to institutions of higher education. The E4 zoning district permits construction of educational buildings up to 39 feet in height and a maximum floor-to-area ratio (FAR) of 0.60.

Two lots, Block 35.01, Lot 29 and Block 36.02, Lot 20, as well as the majority of properties surrounding the Study Area to the north, south and west are situated in the R1 (Residential) zoning district, which generally permits single-family dwellings and is intended for the development of dwellings on 20,000-square-foot lots, the largest lot area requirement in the former Borough. Single-family dwellings in the R1 zoning district may be three stories and 35 feet in height with a maximum FAR of 0.25.

A map depicting the zoning classifications of properties located within and surrounding the Study Area is included as Exhibit “E”.



Exhibit E. Study Area Zoning Map



## E4: Educational

### §17A-354.12. Permitted Principal Uses:

Residential uses: One-family dwellings and Two-family dwellings; Educational uses: Instructional, reference, and classroom uses, excluding laboratory buildings and uses, but including computer facilities, Office uses, and Library uses; Other nonresidential uses: Parks, playgrounds and public buildings and Child care facilities; Accessory uses: Accessory signs and Accessory open parking spaces and other accessory uses.

### §17A-354.13. Conditional Uses

Residential uses: Attached dwellings, Multiple dwellings and Conversion of a residential building; Educational uses: Dormitories and combined dormitories and residences; Indoor or outdoor athletic facilities; Theatres, lecture halls, practice rooms, chapels, and other areas for public assembly; Retail stores and uses devoted primarily to the sale of educational and athletic supplies; Buildings or portions of buildings for permanent storage of equipment used primarily for construction or maintenance of more than one building; Laboratory buildings and uses; Dining halls, subject to the same provisions as for laboratory buildings or uses; All other educational and related activities and uses; Other nonresidential uses: Clubhouses, except for clubs whose principal activity is usually carried on as a business; Heating and cooling plants, power plants, and other similar utilities needed to serve an educational institution; Infirmarys, medical treatment centers, and philanthropic institutions related to the primary education functions in the district; Personal wireless telecommunications facilities and personal wireless telecommunications equipment facilities.

### §17A-354.17. Bulk Requirements (Educational & nonresidential Uses Only)

Yards (Minimum)		Height & Area (Maximum)	
Lot Area (SF)	None	Height (Stories)	None
Lot Width (Feet)	None	Height (Feet)	39
Lot Depth (Feet)	None	Building Height to Setback Ratio	None
Front Yard (Feet)	25*	Building Coverage (% of Lot)	30%
Side Yard Each (Feet)	25*	Floor Area Ratio (% of Lot)	60%
Side Yard Combined (Feet)	25*	Density (Units/Acre)	None
Rear Yard (Feet)	25*		

\*Note: The 25-foot-setback requirement is not applicable if the adjacent lot is under common ownership not devoted to a different use. Additionally, no portion of a building shall be closer to any lot line (unless the line is for a lot under common ownership not devoted to a different use) than the height of that portion (of the building), except that no building shall be erected closer than 50 feet to a residential district not separated from the E4 district by a public street.

## R1: Residential

### §17A-228. Permitted Principal Uses:

Residential uses: One-family dwellings; Nonresidential uses: Parks, playgrounds and public buildings; Accessory uses: Rental of up to two (2) rooms; Home occupations; Keeping of domestic animals as pets; Accessory buildings; Accessory signs; Accessory parking spaces; Secondary residences; Senior secondary residences; Other accessory uses.

### §17A-229. Conditional Uses

Nonresidential uses: Churches and other places of worship; Public and private day schools not for pecuniary profit which give instructions in any grades from pre-kindergarten to grade 12, both inclusive, and uses customarily accessory thereto; All facilities owned and operated by the municipality, the county, the state or the United States of America, including parks and playgrounds; Public buildings, libraries, philanthropic institutions, nursing homes, and assisted living residences; Clubhouses, except for clubs whose principal activity is usually carried on as a business; Railroad and public utility buildings, installations and rights-of-way needed to serve the general welfare of all or a significant part of the community, including, but not limited to, pumping stations, electrical substations, transformers, and high tension towers and wires; Personal wireless telecommunications facilities and personal wireless telecommunications equipment facilities; Child day care facilities, adult day care facilities, and nursery schools, including pre-schools.

### §17A-232. Bulk Requirements

Yards (Minimum)		Height & Area (Maximum)	
Lot Area (SF)	20,000	Height (Stories)	3
Lot Width (Feet)	125	Height (Feet)	35
Lot Depth (Feet)	125	Building Height to Setback ratio	1.5:1
Front Yard (Feet)	35*	Building Coverage (% of Lot)	25%
Side Yard Each (Feet)	10	Floor Area Ratio (% of Lot)	25%
Side Yard Combined (Feet)	30	Density (Units/Acre)	None
Rear Yard (Feet)	35		

\*Note: In accordance with §17A-376.1, the mean prevailing front yard setback shall be applied generally based on the front yard setback for principal dwellings on each lot fronting on the same side of the street within 500 feet in either direction of the lot for which the prevailing front yard setback is to be measured and within the same zoning district.

### 3.6 Historic District Classification

Half of the properties located in the Study Area are situated in the Mercer Hill Historic District, which is classified as a Historic Preservation Zoning District Type 2. This district was established in 1985 by Borough Council in order to preserve the historic quality of the neighborhood and its buildings and is set between and generally bounded by Princeton University and the Princeton Theological Seminary campuses.

As a Type 2 District, which is less restrictive than a Type 1 District, preservation plan review is required for proposed work visible from a public right-of-way; however, ordinary maintenance and repainting in the same color is not considered an alteration requiring preservation plan review as would otherwise be required for a Type 1 District.

The boundary line of this historic district goes through the middle of Block 36.01, such that the properties that have frontage along Edgehill Street (and two other properties fronting on Mercer Street) are situated in the historic district, while others without such frontage are outside the historic district.

This division affects the designation of certain properties located within the Study Area. The Erdman Center, Adams House and the three residences are situated in the historic district, whereas the recreation field and the three primary buildings from the original Hun Preparatory School campus (Whiteley Gymnasium, Tennent Hall and Roberts Hall) are outside the historic district.

A map depicting the historic district classification of properties located within and surrounding the Study Area is included as Exhibit "F".



Exhibit F. Study Area Historic District Map



### 3.7 Relationship to Master Plan

As stated in the introduction of this Study, Princeton's 2017 Master Plan Reexamination, under the Land Use section states: "The Princeton Seminary has indicated it is evaluating options for its Tennent campus on Stockton Street, and the community will need to provide input into how and if this site should be redeveloped." This Study is the Municipality's first step in a planning process to further explore potential redevelopment options for the Tennent campus of the Princeton Theological Seminary campus as identified in the Master Plan.

Several goals of the Master Plan, as provided in the 1996 Land Use Element (adopted December 12, 1996 and last amended December 3, 2009), include the following:

- Preserve the scenic quality of Princeton's principal gateways, and where possible take steps to enhance and protect those gateways.
- Encourage historic preservation through land use policies which support the preservation of historic buildings and sites.
- Preserve and protect the character of established neighborhoods.

In the Instructional/Educational section, it was noted that among other institutions, the Princeton Theological Seminary occupies large tracts of land within the community, not all of which are utilized for institutional purposes. As such "the functional and growth requirements of the institutions must be balanced with the residential character of the community."

The Master Plan goes on to state that the Princeton Theological Seminary and the community share a unique relationship, and it is critical that there be an open and on-going dialogue, with the goal "to address major impacts in the community, such as traffic, transportation, housing, development and environmental concerns." What is particularly important is the transition between the institutional use and the surrounding historic residential neighborhood.

It is noted that several institutions "have either undergone or have plans for major facility improvements" which would include the new Princeton Theological Seminary library adjacent to the Study Area.

The Master Plan recognizes that major facility improvements permitted as-of-right under the existing Educational zoning can result in larger-scale institutional structures that are located adjacent to established lower-scale residential neighborhoods and states that there should be a focus on how well the "zoning provides for an appropriate transition between established neighborhoods and educational and institutional uses. Frequently the scale and mass of proposed structures presents a concern for the surrounding neighborhood along with the amount of traffic generated or new traffic patterns created by this development."

In response, the Master Plan provides a set of principles to be considered and implemented by Princeton to establish “new zoning”, which could include redevelopment plans, for these educational and institutional uses. Among the principles are the following:

- A balance should be struck between an institution’s need for new facilities and its impact upon a neighborhood and the entire Princeton Community. Zoning regulations should take into account the impact from the scale, bulk and mass of educational or institutional buildings and ensure that these buildings do not overwhelm neighborhoods. Consideration needs to be given to applying zoning standards or developing transitional zones that provide for a smooth and orderly transition between the institutional campus and other uses in the community. When there is expansion proposed into established neighborhoods it may be approved if it is done in a manner that benefits both the community and the institution and in compliance with the existing zoning.
- A review of conditional uses and standards is needed to determine whether changes or revisions to the conditional uses and standards in the zoning ordinances are needed to better regulate nonprofit institutions’ use of commercial and residential buildings for office and other non-residential purposes.
- Institutions should be encouraged to protect and preserve the architectural and landscape heritage and design qualities of their buildings, even when not specifically designated within established historic preservation districts.

The Master Plan recommends, with respect to institutional uses, that “an update of the long-range plans of the Princeton Theological Seminary, Westminster Choir College, and The Institute for Advanced Study regarding long-term development in and around their campuses should be completed prior to any new major expansions. Ensuring that any development at these institutions is compatible with surrounding neighborhoods and roadway capacity is critical to the well-being of the community.”

Finally, with respect to gateway features, the Master Plan states that the primary entrances or “gateways” play an important role in the community. These gateways announce arrival to visitors and residents alike, such “that they have crossed into a community with a sense of place”.

The Master Plan identifies three general types of gateways, including “residential/historic” gateways which are “characterized by distinctive residential development or historically significant structures and places” and which are found, among others, along Mercer Street and Route 206 south, including at the southern and northern boundaries of the Study Area.

The Master Plan recommends that these gateways of “exceptional visual and historic significance” merit preservation in their present state. Efforts should be considered to “preserve both the residential character and historical significance of these entrances.”

*Summary of Findings: Based upon the findings and analysis of the Master Plan as described above, the designation of the Study Area as an area in need of redevelopment would allow Princeton to address many of the concerns identified in the Master Plan and would promote the purpose, goals and objectives of the Master Plan.*

### 3.8 State Planning Area Classification

The State of New Jersey State Development and Redevelopment Plan (SDRP), adopted in June 1992 and revised March 1, 2001, promotes Smart Growth in New Jersey by guiding development to centers and areas where infrastructure is available.

Under the SDRP, the Study Area is classified Suburban Planning Area (PA2). This classification denotes a Smart Growth area with the following goals and objectives:

- Provide for much of the State’s future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

The SDRP provides a series of policy objectives intended as guidelines for planning activities in the PA2, including:

- Guiding redevelopment into more compact forms (e.g., Centers);
- Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options throughout;
- Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment;



- Encourage redevelopment efforts in existing Centers within walking distance of train stations or other major public transit facilities;
- Redevelop at transit-supportive densities, while creating pedestrian-oriented environments and take full advantage of the opportunities available under the State's redevelopment statutes to retrofit existing areas with mixed-uses and higher densities; and,
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop.

Additionally, Princeton was designated as a Regional Center by the State Planning Commission through the Centers Designation Process on September 29, 1995.

### 3.9 Smart Growth Planning

Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl development, protects the environment and reduces energy consumption.

The New Jersey Office for Planning Advocacy has developed a definition of a "Smart Growth" area to include any one of the following:

- Metropolitan Planning Area (PA1);
- Suburban Planning Area (PA2);
- A designated center;
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;
- A smart growth area designated by the New Jersey Meadowlands Commission; and,
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

As noted in the prior section and bolded above for clarity, the second and third sections apply to the Study Area in its entirety.

***Summary of Findings: The designation of the properties located within the Study Area as an area in need of redevelopment would be consistent with Smart Growth and the policy objectives of the Suburban Planning Area, the intent of center-based development, and***

*Princeton's designation as a Regional Center in the New Jersey State Development and Redevelopment Plan.*

## 4.0 Statutory Criteria

A study area qualifies as being an “Area in Need of Redevelopment” if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the LRHL, which are as follows:

- 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 properties 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 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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

N.J.S.A. 40A:12A-3 further states that “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 development of the area of which they are a part.” This is commonly referred to as the “**Section 3 Criteria.**”

According to *The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities, 2nd Edition*, this section allows for the inclusion of properties that do not meet the statutory criteria but are “essential to be included in the designation to effectively redevelop the area.” Examples include properties located within and surrounded by otherwise blighted areas, properties that are needed to provide access to an area to be redeveloped, properties that are needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment.



## 5.0 Study Area Evaluation

The following is an evaluation of the individual lots within the Study Area as it relates to the statutory criteria described above for designation as an area in need of redevelopment. The evaluations were based on site inspections of the exterior of the properties and the interior of buildings where warranted, as well as a review of each property's physical characteristics and conditions, occupancy, ownership status, and a review of other relevant data.

### Summary

The table below summarizes this Study's findings with regard to the statutory criteria's applicability to each property located within the Study Area.

Table C. Study Area Applicability to Statutory Criteria

Label	Name	Block	Lot	Criteria								Section 3
				A	B	C	D	E	F	G	H	
#1	Vacant/Open Space	35.01	29				X			X		X
#2-3	Whiteley Gym	35.01	26	X			X			X		
#4	Tennent Hall	36.01	17	X			X			X		
#5	Roberts Hall	36.01	16	X			X			X		
#6	92 Stockton Street	36.01	15				X			X		X
#7	35 Edgehill Street	36.02	20							X		X
#8	26 Library Place	36.02	5				X			X		X
#9	Erdman Center	36.02	6	X			X			X		
#10	Adams House	36.02	7				X			X		

As noted in the table above, Criteria H applies to all properties that either meet other criteria or are determined to be necessary for the effective redevelopment under Section 3, as described on the prior page.



## Block 35.01, Lot 29: 4 Hibben Road (Private Recreation Field)





Block 35.01, Lot 29 is a minimally-improved property situated at the corner of Mercer Street and Hibben Road; the property is located in the R1 zoning district and is not within the Mercer Hill Historic District. The property consists of approximately 2.18 acres of land, with over 518 feet of frontage along Mercer Street and over 180 feet of frontage along Hibben Road. Across Mercer Street to the south are residential uses also located in the R1 zoning district, generally on 50-foot lots. The property is classified as a “1-Vacant” property according to State of New Jersey Division of Taxation’s database.

The minimally-improved property is used as a private recreation field for the Princeton Theological Seminary students. In the past, the students utilized the field for more formal sports such as soccer. However, the use of the field has gradually declined over the years and is presently utilized for more casual sport activities, including Frisbee and flag football.

Based upon an exterior inspection of the property and consideration of the surrounding properties, this property meets the following criteria under the LRHL:

*Criterion 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.*

Given that the field is undersized for more formal sports use, students utilize other recreational facilities available elsewhere for more formal sports. Thus, the decline of activity on the private recreation field exhibits characteristics of obsolescence of the existing use that are detrimental to the welfare of the community.

The existing zoning of this property may contribute to its further obsolescence and likely redevelopment in the future. Given the existing lot size and existing zoning district requirements, this property could be subdivided and redeveloped as-of-right with four conforming single-family dwellings, each with potentially greater than 5,000 square feet of floor area.

Additionally, the field is bounded by an approximate 12-foot-tall chain-link fence that wraps the corner and extends along Hibben Road for almost the entirety of the property’s 180-foot frontage and for approximately 150 feet of the property’s frontage on Mercer Street. This tall chain-link fence located in a front yard, which has existing for 30 years or longer, does not conform to the present land use ordinance and is detrimental to preserving the exceptional visual and residential character of the Mercer Street “gateway” as identified in the Master Plan. A 12-foot-tall chain-link fence is an incompatible streetscape treatment in relation to the lush landscape character of adjacent Marquand Park along Mercer Street and the front yard landscape treatments of the surrounding residential neighborhood. Therefore, the existing

condition of the property with an approximate 12-foot-tall chain-link fence in the front yard represents faulty arrangement and design that is detrimental to the welfare of the community.

This property is among half of the properties within the Study Area that are located adjacent to, but not within, the Mercer Hill Historic District. These properties are also located within primary community entrances or “gateways” as identified in the Master Plan. The Master Plan recommends that these gateways of “exceptional visual and historic significance” should be enhanced and protected. Designation as an area in need of redevelopment would enable the municipality to establish a redevelopment plan with special gateway zoning and historic district buffer provisions not present under existing zoning or historic preservation regulations, thus protecting the welfare of the community.

***Summary of Findings: Due to a combination of the field’s obsolescence and incompatible streetscape treatment, the private recreation field is detrimental to the health, safety and welfare of the community in accordance with Criterion D of the LHRL.***

Furthermore, this property can also qualify as an area in need of redevelopment under the “Section 3 Criteria” discussed previously, which states that “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 development of the area of which they are a part.” Qualification under this criterion would allow opportunities for a future redevelopment plan to require preservation of this property.

## Block 35.01, Lots 25 & 26: 34-36 Hibben Road (Whiteley Gymnasium)



Block 35.01, Lots 25 & 26 are situated at the corner of Stockton Street and Hibben Road; the property is located in the E4 zoning district and is not within the Mercer Hill Historic District. The property consists of approximately 0.87 acres of land, with over 227 feet of frontage along Stockton Street and over 244 feet of frontage along Hibben Road. Surrounding the property are residential uses in the R1 zoning district.

The property contains the Whiteley Gymnasium, which was constructed in 1929 and last renovated in 1982. The facility was originally part of the Hun Preparatory School until 1943, when it was acquired by the Princeton Theological Seminary. There is a gymnasium and fitness center on the ground floor as well as several playing courts, locker rooms and other classrooms and offices on the lower level, some of which are located under the gymnasium itself. Attached to each end of the building are two apartments.

Based upon exterior and interior inspections of the building on the property and various site improvements, this property meets the following criteria under the LRHL:

*Criterion A: The generality of buildings is 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 working or living conditions.*

*Criterion 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.*

Whiteley Gymnasium lacks most of the features of a modern gymnasium and fitness facility, particularly for one associated with an institution of higher education.

The gymnasium does not have a handicap accessible entry with direct routing from the street, resulting in handicap accessibility that can only be gained by navigating a circuitous route past the windows of an apartment to the side of the building along Stockton Street. The fitness room is handicap accessible by way of a lift; however, the building lacks an elevator. Additionally, the locker rooms are located under the gymnasium and are accessed through a series of hallways and stairs with no handicap accessibility. Several hand ball courts have been rendered inaccessible for more than 20 years due to existing doorways that are severely undersized (for example, one opening measures less than 19 inches in width and less than six feet in height) and do not meet building code requirements, as well as layout where some hand ball courts can only be accessed through other courts.

The entire building lacks a central A/C system and there are numerous rooms in the interior of the structure with minimal or no natural ventilation. The configuration of the fitness room

includes a narrow portion without ventilation which has resulted in two windows being fitted with security screens so that they can remain constantly open to provide ventilation. The gymnasium lacks seating or other accommodations for spectators.

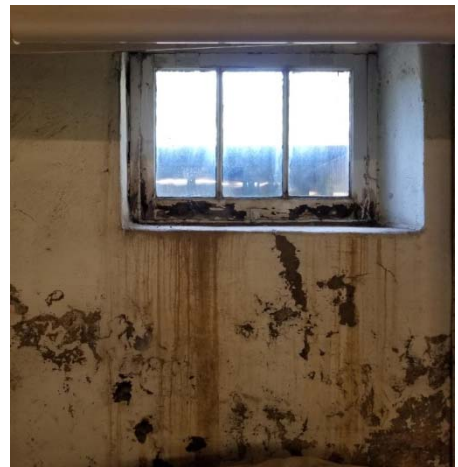
The existing conditions of both apartments provide no handicap accessibility, share a common entry vestibule with the gymnasium, and suffer from poor sound attenuation due to the placement of the apartment living space adjacent to the gymnasium and sharing common interior walls.

This property is among half of the properties within the Study Area that are located adjacent to, but not within, the Mercer Hill Historic District. These properties are also located within primary community entrances or “gateways” as identified in the Master Plan. The Master Plan recommends that these gateways of “exceptional visual and historic significance” should be enhanced and protected. Designation as an area in need of redevelopment would enable the municipality to establish a redevelopment plan with special gateway zoning and historic district buffer provisions not present under existing zoning or historic preservation regulations, thus protecting the welfare of the community.

*Summary of Findings: Due to a combination of faulty arrangement and design, lack of ventilation and obsolescence of the gymnasium as well as the faulty arrangement and design, location and configuration of the apartments attached to a gymnasium, they are detrimental to the health, safety and welfare of the inhabitants of the apartments and the community in accordance with Criterion D of the LHRL. The substandard and obsolescent characteristics of the apartments are conducive to unwholesome living conditions in accordance with Criterion A of the LHRL.*



## Block 36.01, Lot 17: Tennent Hall / 108 Stockton Street (Tennent Hall)







Block 36.01, Lot 17 is situated at the corner of Stockton Street and Hibben Road; the property is located in the E4 zoning district and is not within the Mercer Hill Historic District. The property consists of approximately 2.93 acres of land, with over 273 feet of frontage along Stockton Street and 430 feet of frontage along Hibben Road. Surrounding the property is Roberts Hall - also in the E4 zoning district to the east - and residential uses in the R1 zoning district around the remainder of the property.

The property contains Tennent Hall along with three detached residences, each with their own tax qualifier designation, together with a surface parking lot, playground and large open yards at the front and rear of Tennent Hall. The open yard at the rear includes a swale along the southerly property line to assist with managing stormwater runoff. The swale is traversed by an overhead electric line on utility poles with a transformer that provides service for the entire property from Hibben Road.

Tennent Hall was originally constructed in 1829 as the Edgehill School for Boys, later a private residence, burned down and rebuilt as the Hun Preparatory School for Boys from 1920 until 1943, when it was acquired by the Princeton Theological Seminary. The building is three stories in height, with offices and classrooms on the first floor and 13 apartments on the second and third floors.

Based upon exterior and interior inspections of the building(s) on the property and various site improvements, this property meets the following criteria under the LRHL:

*Criterion A: The generality of buildings is 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 working or living conditions.*

*Criterion 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.*

Tennent Hall does not have fire separation construction in the attic. In addition, the attic in the building is only accessible through a pull-down ladder located within a third-floor apartment. Only the first floor of the building is serviced by a central A/C system, with the second and third floors relying on window A/C units including all of the apartments. Large exterior condenser units are located in a fenced-in compound in the front yard area between the building and Stockton Street. The heating system is obsolete given that parts for it are no longer made by the foundry which produced it. The heating system provides baseboard heat not only to Tennent Hall, but also to adjacent Roberts Hall.

The building and site have an underground stormwater system that has failed and is no longer operational, requiring the downspouts from Tennant Hall to be re-routed with overland PVC pipes to carry discharge to areas surrounding the building. Various portions of the site exhibit poor drainage and the parking areas lack catch basins and inlets. The courtyard area at the rear of the building routinely floods and sandbags are required along the base of doors to prevent stormwater migration back into the building which floods offices on the lower level. The swale along the southerly property line was installed to address the substandard and obsolete underground stormwater system and manage runoff for the entire site. However, if the swale is retaining water or is extremely wet from recent runoff retainage, this condition can prevent access to the pole-mounted transformer by utility service vehicles in the event of the need for service.

There is evidence of water damage near various windows and portions of the CMU block foundation in the basement. The base of a masonry wall is eroding in the main mechanical room. On the third floor, the dormers lack insulation and pipes occasionally freeze. Several odors were noticeable during the inspection, which may be evidence of mold growth.

The three detached residences appear to be in generally good condition and no attempt was made to gain access to inspect the interiors.

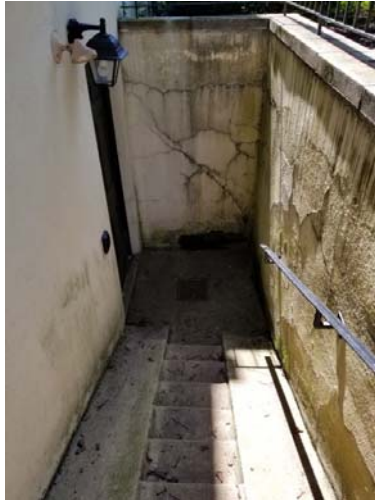
This property is among half of the properties within the Study Area that are located adjacent to, but not within, the Mercer Hill Historic District. These properties are also located within primary community entrances or “gateways” as identified in the Master Plan. The Master Plan recommends that these gateways of “exceptional visual and historic significance” should be enhanced and protected. Designation as an area in need of redevelopment would enable the municipality to establish special gateway zoning and historic district buffer provisions not present under existing zoning or historic preservation regulations, thus protecting the welfare of the community.

*Summary of Findings: Due to a combination of faulty arrangement and design, lack of ventilation and obsolescence, Tennant Hall is detrimental to the health, safety and welfare of the community in accordance with Criterion D of the LHRL. The substandard, unsafe and obsolescent characteristics of the ground floor offices and third floor apartments are conducive to unwholesome working and living conditions in accordance with Criterion A of the LHRL.*



## Block 36.01, Lot 16: 100 Stockton Street (Roberts Hall)





Block 36.01, Lot 16 is situated along the south side of Stockton Street; the property is located in the E4 zoning district and is adjacent to, but not within, the Mercer Hill Historic District. The property consists of approximately 0.58 acres of land, with over 104 feet of frontage along Stockton Street and a depth of approximately 243 feet. Surrounding the property is Tennent Hall to the west, a single-family dwelling owned by the Princeton Theological Seminary to the east - both of which are in the E4 zoning district - and residential uses in the R1 zoning district to the south.

The property contains Roberts Hall, which was originally constructed in 1920 as a dormitory for the Hun Preparatory School and was acquired by the Princeton Theological Seminary in 1943. The building is three stories in height, with 28 apartments in three separate sections, each having their own entrance and basement, which contain tenant storage spaces, laundry facilities and a meeting room.

Based upon exterior and interior inspections of the building on the property and various site improvements, this property meets the following criteria under the LRHL:

*Criterion A: The generality of buildings is 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 working or living conditions.*

*Criterion 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.*

Roberts Hall is not handicap accessible. The three separate sections of the building are not interconnected with a common corridor. This requires a resident who wishes to access one of the other sections of the building to use the common lounge, laundry room or storage rooms, or to visit a resident in the other sections, to exit the building to the exterior before re-entering the other section.

Several fire escapes are attached to the rear of the building and only one of the three sections of basement has two means of egress (one of those means requires climbing a short ladder), leaving a majority of the basement level unsafe for occupancy. The stairs leading to the basements have treads measuring approximately 18 inches in width.

The underground stormwater system has failed, forcing the downspouts to be re-routed with overland PVC pipe to various areas surrounding the building. The drainage grates at the bottom of the exterior stairs to the basement have failed and routinely flood, leading to water migration into the basement as well as water damage on the CMU block enclosing the stairwell. Additionally, many basement windows leak, and are now covered up with temporary wooden structures to prevent further damage.

The building lacks a central A/C system, requiring the 28 apartments to rely on window A/C units. There is no independent heating system dedicated to the building and heat is provided by way of a pump inside adjacent Tennent Hall which generates sufficient water pressure to provide baseboard heat for Roberts Hall. However, the challenges associated with the obsolete heating system in Tennent Hall likewise apply to Roberts Hall.

This property is among half of the properties within the Study Area that are located adjacent to, but not within, the Mercer Hill Historic District. These properties are also located within primary community entrances or “gateways” as identified in the Master Plan. The Master Plan recommends that these gateways of “exceptional visual and historic significance” should be enhanced and protected. Designation as an area in need of redevelopment would enable the municipality to establish special gateway zoning and historic district buffer provisions not present under existing zoning or historic preservation regulations, thus protecting the welfare of the community.

***Summary of Findings: Due to a combination of faulty arrangement and design, lack of ventilation and obsolescence, Roberts Hall is detrimental to the health, safety and welfare of the community in accordance with Criterion D of the LHRL. The substandard, unsafe and obsolescent characteristics of the basement spaces and apartments are conducive to unwholesome living conditions in accordance with Criterion A of the LHRL.***



## Block 36.01, Lot 15: 92 Stockton Street (Single-Family Dwelling)



Block 36.01, Lot 15 is situated at the corner of Stockton Street and Edgehill Street; it is located in the E4 zoning district and is in the Mercer Hill Historic District. The property consists of 0.46 acres of land, with over 108 feet of frontage along Stockton Street and approximately 186 feet of frontage along Edgehill Street. Surrounding the property is Roberts Hall - also in the E4 zoning district to the west - and residential uses in the R1 zoning district around the remainder of the property.

The property contains a 2½ story single-family dwelling. There have been no major systems failures. No attempt was made to gain access to the interior.

Based upon an exterior inspection of the property, consideration of the surrounding properties and the above analysis, this property meets the following criteria under the LRHL:

*Criterion 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.*

Given the lot size and the maximum permitted FAR of 0.60 in the E4 zoning district, a structure of over 12,000 square feet of floor area is permitted as of right under existing zoning, which is significantly larger than the existing structure of approximately 3,972 square feet of floor area.

Maximum build-out under the existing zoning allows for much greater floor area than what presently exists today, which contributes to the obsolescence of the existing use. Due to the significant unrealized development potential as-of-right under the existing zoning, whether in the form of new construction, significant expansion of the existing structure or redevelopment is more likely in the future which could result in scale, bulk, mass, traffic, environmental and other impacts that are detrimental to the welfare of the community.

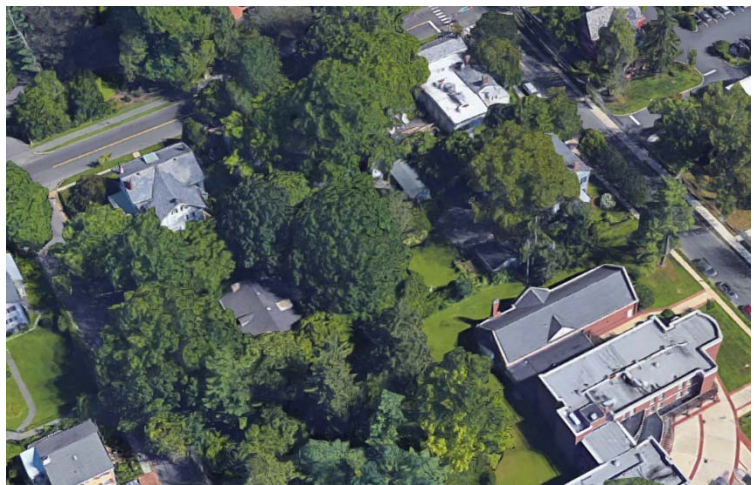
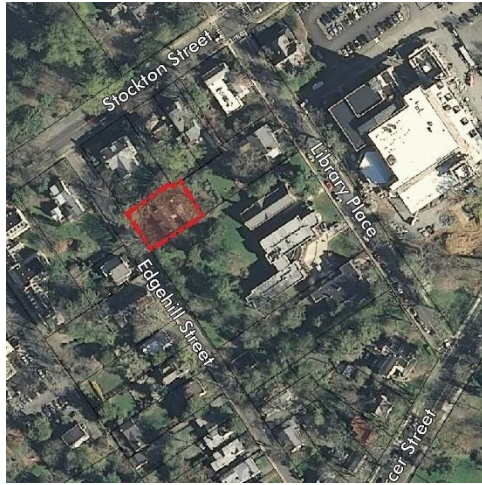
The Master Plan raises concerns about the impacts of Educational zoning on established neighborhoods and states, "Consideration needs to be given to applying zoning standards or developing transitional zones that provide for a smooth and orderly transition between the institutional campus and other uses in the community." Designation as An Area in Need of Redevelopment would enable the municipality to establish special transitional zoning and require preservation of the existing structure.

***Summary of Findings: The build-out potential permitted as-of-right under existing zoning contributes to the obsolescence of the existing use which is detrimental to the welfare of the community in accordance with Criterion D of the LHRL.***

Furthermore, this property can also qualify as an area in need of redevelopment under the "Section 3 Criteria" discussed previously, which states that "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 development of the area of which they are a part." Qualification under this criterion would allow opportunities for a future redevelopment plan to require preservation of this property.



## Block 36.02, Lot 20: 35 Edgehill Street (Single-Family Dwelling)



Block 36.02, Lot 20 is situated along the east side of Edgehill Street; the property is located in the R1 zoning district and is within the Mercer Hill Historic District. The property consists of approximately 0.20 acres of land, with over 78 feet of frontage along Edgehill Street and a depth of approximately 112 feet. Surrounding the property is a single-family dwelling to the east and the Erdman Center to the south - both of which are in the E4 zoning district - and residential uses in the R1 zoning district to the north.

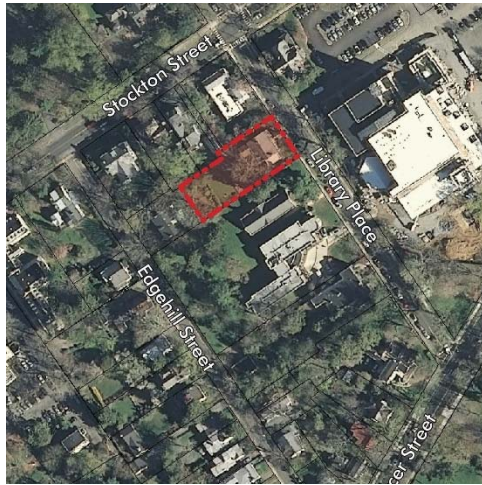
The property contains a 2½ story single-family dwelling. There have been no major systems failures though the heating system is inefficient because of the original oversized pipes. No attempt was made to gain access to the interior.

The property is undersized with respect to lot area, lot width and lot depth; in fact, the property is less than 50% of the required lot size. Given the lot size and maximum permitted FAR of 0.25 in the R1 zoning district, a structure of less than 2,200 square feet of floor area is permitted, which is significantly smaller than the existing structure, which is approximately 4,745 square feet of floor area, excluding the basement.

This property qualifies as an area in need of redevelopment under the “**Section 3 Criteria**” discussed previously, which states that “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 development of the area of which they are a part.” Qualification under this criterion would allow opportunities for a future redevelopment plan to require preservation of this property.



## Block 36.02, Lot 5: 26 Library Place (Single-Family Dwelling)



Block 36.02, Lot 5 is situated along the west side of Library Place; the property is located in the E4 zoning district and is within the Mercer Hill Historic District. The property consists of approximately 0.37 acres of land, with 85 feet of frontage along Library Place and a depth of approximately 200 feet. Surrounding the property is the Erdman Center - also in the E4 zoning district to the south - and residential uses in the R1 zoning district to the north and west.

The property contains a 2½ story single-family dwelling. There have been no major systems failures. No attempt was made to gain access to the interior.

Based upon an exterior inspection of the property, consideration of the surrounding properties and the above analysis, this property meets the following criteria under the LRHL:

*Criterion 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.*

Given the lot size and maximum permitted FAR of 0.60 in the E4 zoning district, a structure of more than 9,600 square feet of floor area is permitted as of right under existing zoning, which is significantly larger than the existing structure, which is approximately 5,400 square feet of floor area, excluding the basement.

Maximum build-out under the existing zoning allows for much greater floor area than what presently exists today, which contributes to the obsolescence of the existing use. Due to the significant unrealized development potential as-of-right under the existing zoning, whether in the form of new construction, significant expansion of the existing structure or redevelopment is more likely in the future which could result in scale, bulk, mass, traffic, environmental and other impacts that are detrimental to the welfare of the community.

The Master Plan raises concerns about the impacts of Educational zoning on established neighborhoods and states, "Consideration needs to be given to applying zoning standards or developing transitional zones that provide for a smooth and orderly transition between the institutional campus and other uses in the community." Designation as An Area in Need of Redevelopment would enable the municipality to establish special transitional zoning and require preservation of the existing structure.

***Summary of Findings: The build-out potential permitted as-of-right under existing zoning contributes to the obsolescence of the existing use which is detrimental to the welfare of the community in accordance with Criterion D of the LHRL.***

Furthermore, this property can also qualify as an area in need of redevelopment under the "Section 3 Criteria" discussed previously, which states that "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 development of the area of which they are a part." Qualification under this criterion would allow opportunities for a future redevelopment plan to require preservation of this property.



## Block 36.02, Lot 6: 20 Library Place (Erdman Center)



Block 36.02, Lot 6 is a through lot, fronting on the west side of Library Place and east side of Edgehill Street; the property is located in the E4 zoning district and is within the Mercer Hill Historic District. The property consists of approximately 1.52 acres of land, with over 209 feet of frontage along both Library Place and Edgehill Street and a depth of approximately 316 feet. Surrounding the property is the Adams House to the south and a single-family dwelling to the north fronting on Library place, both of which are in the E4 zoning district and a single-family dwelling to the north fronting on Edgehill Street in the R1 zoning district.

The property contains a 3-story structure with a South Wing and North Wing as well as a one-story addition further to the north, together with a parking area and drop-off zone visible from Library Place and a large open space at the rear of the building along Edgehill Street.

The South Wing was originally constructed in 1968 as a dormitory and was renovated in 1997 when it was converted to guest housing units on the second and third floors. These guest housing units accommodate short-term stays for those visiting students and scholars as well as attending lectures and conferences. The North Wing was originally constructed in 1971 as a dormitory and was also renovated in 1997 when it was converted to additional guest housing units and meeting rooms. The ground floor consists of lobby space and meeting rooms. The one-story addition was constructed in 1999 and consists of additional meeting rooms as well as video conference rooms.

Based upon exterior and interior inspections of the building on the property and various site improvements, this property meets the following criteria under the LRHL:

*Criterion A: The generality of buildings is 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 working or living conditions.*

*Criterion 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.*

Within the North Wing, the original plumbing was installed in the cavity of the CMU block wall system, making access, maintenance and replacement extremely difficult. The juncture of the floor levels in the South and North Wings do not meet at the same levels, as evidenced by the half-story levels in the central lobby space and resulting in inefficient circulation between the two wings and wasted space being utilized for storage.

A majority of the guest housing units in the North Wing are small and arranged in pairs sharing a single “Jack and Jill” bathroom between both units. The bathroom doors are

extremely narrow and not handicap-accessible whatsoever, having a clear space of only 22 to 23 inches. Given the shared access, guests are sometimes locked out of their bathroom by the user from the other room sharing the bathroom.

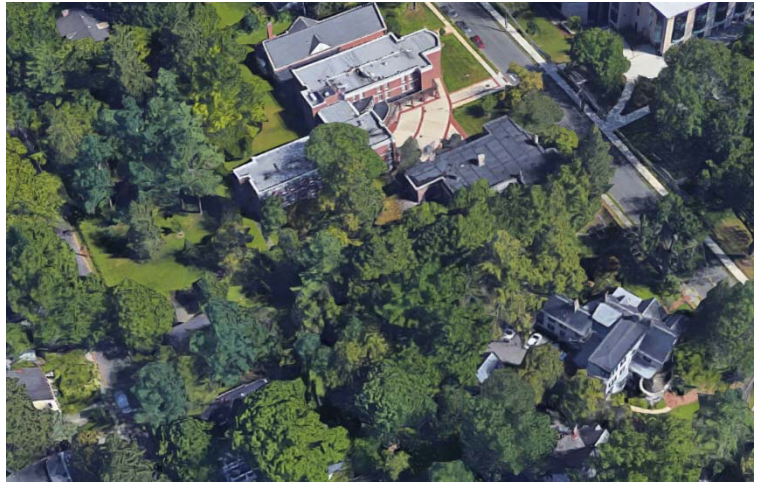
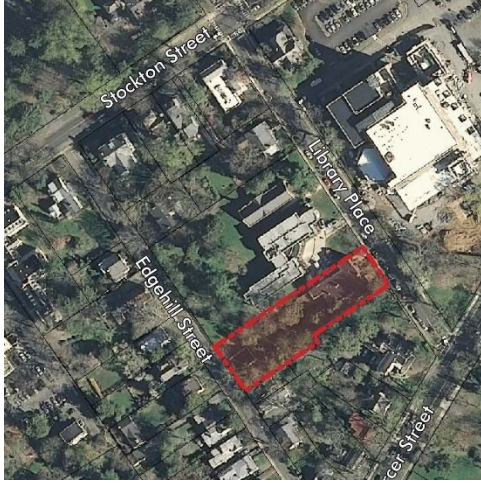
The one-story addition was designed to have a separate entrance to the larger meeting rooms as well as video conference rooms with direct access from Library Place; however, to maintain a single secure point of entry for the entire structure, the newer secondary entrance is locked, and users are guided by way of signage to avoid the locked doors and instead utilize the entrance to the original portion of the structure.

The parking lot is situated along the side of the property adjacent to the Adams House. At least one of the parking spaces is located at the top of the stairway leading to the Adams House, separated from the top of the stairs by nothing other than a concrete wheel stop and resulting in awkward pedestrian circulation movements from the Erdman Center to the Adams House.

*Summary of Findings: Due to a combination of faulty arrangement and design, and obsolescence, Erdman Hall is detrimental to the health and welfare of the community in accordance with Criterion D under the LRHL. The substandard and obsolescent characteristics of the majority of the North Wing guest housing units are conducive to unwholesome living conditions in accordance with Criterion A under the LRHL.*



## Block 36.02, Lot 7: 12 Library Place (Adams House)



Block 36.02, Lot 7 is a through lot, fronting on the west side of Library Place and east side of Edgehill Street; the property is located in the E4 zoning district and is within the Mercer Hill Historic District. The property consists of approximately 0.65 acres of land, with over 81 feet of frontage along Library Place, over 96 feet of frontage along Edgehill Street and a depth of approximately 316 feet. Surrounding the property is the Erdman Center to the north and residential uses to the southeast - all of which are in the E4 zoning district - and residential uses to the southwest in the R1 zoning district.

The property contains a two-story structure along Library Place with a one-story addition to the south, together with a garden at the rear of the building, on its own tax qualifier designation, with another tax qualifier designation containing a driveway leading to a side-loaded three-car garage along Edgehill Street.

The Adams House was originally constructed in 1915 as a residence and has since been converted to offices and additional meeting space for the Erdman Center on the first floor and 10 guest housing units on the second floor. There is a one-story addition at the rear of the original structure, containing additional offices and meeting rooms. The building was last renovated in 1995 which also included the installation of an elevator.

Based upon exterior and interior inspections of the building on the property and various site improvements, this property meets the following criteria under the LRHL:

*Criterion 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 one-story addition at the rear is several steps lower than the main floor of the original Adams House, therefore, it is not handicap accessible. Additionally, the office space at the rear of the addition is only accessible by traversing through another office space and a meeting room.

At the rear of the property along Edgehill Street is a boxy, flat-roof stucco three-car garage which is an intrusion upon the rich historic character of this residential street. All other properties along Edgehill Street feature homes with well-landscaped front yards along the street, with accessory parking areas and/or garages situated at the rear of such properties.

***Summary of Findings: Due to a combination of faulty arrangement and design, and obsolescence, the rear one-story addition on Adam's House and the detached garage are detrimental to the health and welfare of the community in accordance with Criterion D under the LRHL.***

## Applicability of Smart Growth Criteria (Criteria H)

As noted in Section 4.0 Statutory Criteria, all of the properties located within the Study Area can also be designated as an area in need of redevelopment in accordance with Criteria H, which states that “The designation of the delineated area is consistent with Smart Growth planning principles adopted pursuant to law or regulation.” Criteria H can apply to all properties that either meet other criteria or are determined to be necessary for the effective redevelopment under Section 3, which states that “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 development of the area of which they are a part.”

As noted in Section 3.9 Smart Growth Planning, Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl development, protects the environment and reduces energy consumption. The entirety of the Study Area is located within a designated center within a Suburban Planning Area (PA2), an area that qualifies as a Smart Growth area.

*Summary of Findings: The designation of the properties located within the Study Area as an area in need of redevelopment would be consistent with Smart Growth and the policy objectives of the Suburban Planning Area, the intent of center-based development, and Princeton’s designation as a Regional Center in the New Jersey State Development and Redevelopment Plan.*



## 6.0 Conclusion

The foregoing Study was prepared at the direction and on behalf of the Princeton Planning Board to determine whether certain properties owned by the Princeton Theological Seminary, specifically designated Block 35.01, Lots 25, 26 and 29; Block 36.01, Lots 15, 16, 17 and 20; Block 36.02, Lots 5, 6 and 7, the Study Area, qualify as an “area in need of redevelopment” pursuant to the LRHL.

The analysis shows that this designation is appropriate due to the existence of challenges mainly related to obsolescence and faulty arrangement. Overcoming these existing hindrances while taking advantage of opportunities for preservation as well as redevelopment would allow these properties to become potentially useful and valuable for contributing to and serving the public health, safety and welfare of the surrounding area and community in general.

More specifically, the analysis shows that the vacant property used as a private recreation field and two single-family homes feature a combination of incompatible streetscape treatment, obsolescence or has build-out potential under present zoning that contributes to its obsolescence, all of which are detrimental to the health, safety and/or welfare of the community. Other buildings, including the Whiteley Gymnasium, Tennent Hall, Roberts Hall, the Erdman Center and a portion of as well as the detached garage associated with the Adams House all have aspects of faulty arrangement and design, lack of ventilation, obsolescence are detrimental to the health, safety and/or welfare of the community and in some cases are substandard, unsafe, obsolete or are otherwise conducive to unwholesome working or living conditions.

Collectively, the disconnection of the properties with respect to the Tennent campus as well as the Princeton Theological Seminary as a whole, is reflective of the evolution and latter piecemeal expansion of the Princeton Theological Seminary north of Mercer Street. Designation of these properties as an area in need of redevelopment would address not only the issues found within each property but also to the functional layout of the campus, which would be consistent with and contribute to Smart Growth planning as well as the State Plan and the Princeton Master Plan and would be a better alternative than rezoning or maintaining the status quo.

For the reasons articulated in the Study, it is recommended that the Municipal Council and the Princeton Planning Board take the action necessary as prescribed by the LRHL to declare the properties located within the Study Area as a “Non-Condemnation Area in Need of Redevelopment.”

# APPENDICES

## Appendix A. Resolution No. 18-218



**Mayor and Council**  
400 Witherspoon Street  
Princeton, NJ 08540

Meeting: 06/25/18 06:00 PM  
Department: Clerk

### RESOLUTION 18-218

**Resolution Directing the Princeton Planning Board to Investigate Whether the Properties Owned by the Princeton Theological Seminary and located on Stockton Street, Library Place, Edgehill Street, and Hibben Road Meet the Criteria for Designation as a Non-Condemnation Area in Need of Redevelopment**

WHEREAS, the Princeton Theological Seminary is the owner of the following parcels on Stockton Street, Library Place, Edgehill Road, and Hibben Road, comprising approximately 9.76 acres, as shown on the maps attached hereto as Exhibits "A" and "B" and made a part hereof:

Label	Block	Lot	Address	Acreage
#1	35.01	29	4 Hibben Road	2.18
#2	35.01	26	34-36 Hibben Road	0.37
#3	35.01	25	34-36 Hibben Road	0.50
#4	36.01	17	Tennant Hall/108 Stockton Street	2.93
#5	36.01	16	100 Stockton Street	0.58
#6	36.01	15	92 Stockton Street	0.46
#7	36.02	20	35 Edgehill Street	0.20
#8	36.02	5	26 Library Place	0.37
#9	36.02	6	20 Library Place	1.52
#10	36.02	7	12 Library Place	0.65

and

WHEREAS, the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 *et seq.*, authorizes municipalities to determine whether certain parcels of land located within their boundaries constitute areas in need of redevelopment, pursuant to enumerated criteria set forth in said statute, including that "designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulations"; and

WHEREAS, the LRHL provides at N.J.S.A. 40A:12A-5 that before making such a designation, the governing body of the municipality must direct the municipal planning board to conduct an investigation into whether the parcels in question meet one or more of the criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 for designation as an area in need of redevelopment; and

Page 1

WHEREAS, the LRHL at N.J.S.A. 40A:12A-6 also requires the governing body to specify whether the area being investigated will be a condemnation area in need of redevelopment or a non-condemnation area in need of redevelopment; and

WHEREAS, the Princeton Mayor and Council wishes to have the Princeton Planning Board investigate the area comprising those properties owned by the Princeton Theological Seminary identified hereinabove (the "Study Area") and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and to make a recommendation to the Mayor and Council as to whether all or a portion of the Study Area should be designated as a non-condemnation area in need of redevelopment;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton on this 25<sup>th</sup> day of June, 2018, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Princeton Planning Board is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove in accordance with the requirements set forth in N.J.S.A. 40A:12A-6, in order to determine whether the Study Area constitutes a non-condemnation area in need of redevelopment; more specifically, the Planning Board is directed to prepare a map showing the boundaries of the proposed redevelopment area and locations of the various parcels of property included therein, with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing its findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, the determination that the Study Area is a non-condemnation area in need of redevelopment area, and receiving into the record any objections to such a determination that the proposed property be designated as a non-condemnation area in need of redevelopment.

3. After completing its hearing on the matter, the Planning Board shall make a recommendation to the Mayor and Council as to whether all or a portion of the Study Area should be designated as a non-condemnation area in need of redevelopment.
4. This resolution shall take effect immediately.
5. The Clerk shall cause a copy of this resolution to be transmitted forthwith to the Princeton Planning Board.

Councilperson	Absent	Present	1 <sup>st</sup>	2 <sup>nd</sup>	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X		X	X			
Ms. Crumiller		X			X			
Ms. Fraga		X			X			
Ms. Howard	X							
Mr. Liverman		X	X		X			
Mr. Quinn		X			X			
Mayor Lempert	X							

I, Kathleen K. Brzezynski, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held on June 25, 2018.



Kathleen K. Brzezynski, Municipal Clerk

**Looney Ricks Kiss**

217 Nassau Street  
Princeton, New Jersey 08542  
Telephone 609 683 3600

June 20, 2018

TO: Princeton Mayor & Council  
Princeton Municipal Building  
400 Witherspoon Street  
Princeton, NJ 08540

FROM: Jim Constantine, PP  
Chris Cosenza, AICP, PP, LEED AP

RE: The New Jersey Redevelopment Plan Process



Dear Princeton Mayor & Council:

This office has prepared the following summary regarding the Redevelopment Plan process.

#### The New Jersey Redevelopment Plan Process

The following memo summarizes key aspects of the Redevelopment Plan process in New Jersey. Declaring an Area in Need of Redevelopment and/or adopting Redevelopment Plans have been used by many local communities including the following:

- Hinds Plaza, Spring Street garage and mixed-use buildings in downtown Princeton
- Princeton Healthcare Campus in Plainsboro
- Princeton Junction Transit Village in West Windsor
- Other nearby municipalities that have utilized the redevelopment process include Hopewell Borough and Township, Montgomery, Cranbury, Robbinsville, East Windsor, Hightstown, South Brunswick, Franklin, Hillsborough, Hamilton and Ewing.

#### 1. Purpose of the Redevelopment Act

The New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1) empowers municipalities with the ability to initiate a process that can transform certain existing conditions on properties with the principal goal of promoting the physical development that will be most conducive to the social and economic improvement of the State and its municipalities. According to the statute, a Redevelopment Plan is adopted by the Governing Body to promote the redevelopment or rehabilitation of a Redevelopment Area. A Redevelopment Plan must indicate its relationship to definite municipal

Baton Rouge Celebration Dallas Little Rock Memphis New Orleans Philadelphia **Princeton**



objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and indicate proposed land uses and building requirements in the Redevelopment Area.

## 2. The Advantages of a Redevelopment Plan

The advantages of a Redevelopment Plan are that it empowers additional municipal authority permitting the use of special flexible Smart Growth planning tools not available under conventional zoning, including the following:

- Greater control than conventional zoning.
- The ability to provide for proactive public participation during the process of preparing a Redevelopment Plan.
- Incorporation of non-contiguous properties within a Redevelopment Area.
- A Redevelopment Plan is not limited to redevelopment involving built form and can include areas to be down-zoned, preserved as open space and improved as parks or other landscape features.
- Preparation of a site-specific conceptual plan that can prescribe use, density, setbacks, form, scale, site layout, streetscape and public space improvements, etc.
- The exercise of greater control over design of any project including detailed provisions regulating the layout, design & appearance of any building or improvement.
- The ability to require that improvements be phased and constructed exactly as detailed and completed within a specific period.
- Enables the Municipality and property owner to work in a public-private partnering process.
- Authorizes the Municipality to designate a qualified Redeveloper and define the role and obligations of the Redeveloper through a Redevelopment Agreement that helps protect community interests.
- Makes available financial tools to be utilized at the option of the Municipality.

## 3. Finding of Blight and Use of Condemnation Not Required

To clarify that a Redevelopment Area is not necessarily a "blighted area", N.J.S.A. 40A:12A-3 states: "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 development of the area of which they are a part." As of 2013, the Legislature required that those Redevelopment Areas where the Municipality declares it will not use

eminent domain be specifically referred to as "Non-Condemnation Redevelopment Areas" at the commencement of the redevelopment process.

#### 4. Redevelopment Procedure

The Local Redevelopment and Housing Law requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

- a. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area meets the criteria to be designated in need of redevelopment as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5).
- b. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- c. The Planning Board must then conduct the investigation and produce a report presenting the findings which is generally prepared by the Municipal Planner. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- d. The Governing Body may act on this recommendation by adopting a resolution designating an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries. However, the designation of an "Area in Need of Redevelopment" does not require the Municipality to move to the subsequent stages of commencing the preparation and adoption of a Redevelopment Plan. This is merely the beginning of a process that includes several subsequent steps, each controlled by the Municipality.
- e. A Redevelopment Plan, which is generally prepared by the Municipal Planner, will establish the goals, objectives, zoning, development and design provisions, and other specific actions to be taken for the "Area in Need of Redevelopment".
- f. The Governing Body may then act on the Redevelopment Plan by passing an ordinance adopting the Plan as an amendment to the Zoning Ordinance.

- g. Only after completion of this process is the Municipality able to exercise the powers granted to it under the State Redevelopment Statute.

#### 5. Statutory Criteria for Area in Need of Redevelopment

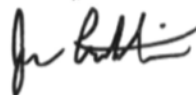
An area qualifies as being an "Area in Need of Redevelopment" if it meets at least one (1) of the eight (8) statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

- 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 properties 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 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Please feel free to contact this office should there be any questions regarding the above.

Sincerely,



Jim Constantine, PP  
Looney Ricks Kiss

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2018\correspond\summary\_redevelopmentplanprocess\_180620.docx

pc: Kathleen K. Brzezynski, Municipal Clerk  
Marc D. Dashiield, Municipal Administrator



**EXHIBIT A**



