



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
T: 609.910.4068
F: 609.390.0040
www.maserconsulting.com

MEMORANDUM

To: Rosemary Flaherty, Planning/Zoning Board Director

From: J. Timothy Kernan, PE, PP, CME/Pamela J. Pellegrini, PE, PP, CME

Date: September 4, 2018

Re: U.S. Route 322 & Tuckahoe Road (CR 555) Preliminary Investigation
MC Project No. MMP-011

The purpose of this memorandum is to supplement the Preliminary Investigation report, dated July 2018, as prepared by our office in accordance with the Local Redevelopment and Housing Law, for the redevelopment study area known as “U.S. Route 322 & Tuckahoe Road (CR 555).” Since the report was prepared the Mayor and Township Council have determined that it is in the best interests of the residents not to proceed as a “Condemnation Redevelopment Area” and subsequently adopted Resolution R:167-2018 to rescind Resolution R:142-2018 and move forward with Resolution R:189-2017, which directs the Planning Board to investigate the study area as a Non-Condemnation Redevelopment Area.

As such, the report’s criteria evaluation (attached for easy reference) remains unchanged except to formally acknowledge that based on the Township Council action cited above, the study area, if determined in need of redevelopment, will not include the power of eminent domain.

JTK/PJP/rld
Attachment

R:\Projects\MMP\MMP-011\Tuckahoe Rd_Rt 322\correspondence\180904_memo Flaherty_supplement to plan.docx

Block	Lot	Qualifier	Acres	Sheet #	Property Address	Property Owner	Zone	Present Use	Statutory Condition - Need of Redevelopment								
									a	b	c	d	e	f	g	h	
13101	1		0.75		GLASSBORO RD	DANJEN PROPERTIES LLC	RG-C	1									X
13101	2		0.29		916 N TUCKAHOE RD	FOGG, BENJ A	RG-C	2	X					X			X
13101	3		0.24		908 N TUCKAHOE RD	CARTER, WILLIE & EMILY	RG-C	2									X
13101	4		0.50		900 N TUCKAHOE RD	CARTER, WILLIE & EMILY	RG-C	2									X
13101	5		1.91		830 N TUCKAHOE RD	SCHRETZENMAIR, RICHARD & ANTOINETTE	RG-C	2									X
13101	6		0.91		810 N TUCKAHOE RD	TERREGINO, NICK JR	RG-C	2	X					X			X
13101	7	QFARM	5.75		TUCKAHOE RD	TERREGINO, NICK JR	RG-C	3B						X			X
13101	27		0.92		739 GLASSBORO RD	LAWRENCE, CLAIRE	RG-C	2									X
13101	28		0.53		743 GLASSBORO RD	DIX, WENDY R	RG-C	2									X
13101	29		0.29		466 GLASSBORO RD	TOWNSHIP OF MONROE	RG-C	15C									X
13101	30		0.92		747 GLASSBORO RD	DOELLING, STEPHEN & MORROTTO, ANTON	RG-C	2									X
13101	31		2.26		761 GLASSBORO RD	UZDEVENES, JAMES J	RG-C	2									X
13101	32		5.06		773 GLASSBORO RD	TERREGINO, NICK & LILLIAN	RG-C/RG-MR	2				X					X
13101	33		1.16		GLASSBORO RD	BETHANIS, PETER	RG-C	1									X
13101	34		0.41		GLASSBORO RD	TERREGINO, NICK JR	RG-C	1									X
13101	35		1.12		815 GLASSBORO RD	TERREGINO, NICK & LILLIAN M	RG-C/RG-MR	2									X
13101	36		4.07		825 GLASSBORO RD	KUSZNIER, HELEN	RG-C	2				X					X
13101	37		4.69		835 GLASSBORO RD	ANGELONE, JOANN	RG-C	2									X
13101	38		3.89		851 GLASSBORO RD	SFORZA, ROBERT & DOROTHY	RG-C	2									X
13101	39		1.42		861 GLASSBORO RD	ORLICH, ROBERT & ROBERTA	RG-C	2	X								X
13101	40		1.51		871 GLASSBORO RD	DAN JEN PROPERTIES LLC	R-2	1									X
13601	1		1.70		1192 N TUCKAHOE RD	BITTLE, CHARLES J & CHRISTINE	R-2	2									X
13601	2		4.43		1184 N TUCKAHOE RD	FUSCIA, RUSSELL E JR & LINDA	R-2	2									X
13601	3		2.41		1166 N TUCKAHOE RD	FOWLER, NORA ANNA & NORMAN RICHARD	R-2	2									X
13601	4		7.11		1146 N TUCKAHOE RD	RASSMAN, PATRICIA & SAIIA, DEBRA	R-2	2									X
13601	5		5.62		1132 N TUCKAHOE RD	LATHROP, DON & DENISE M	R-2	2									X
13601	6		0.87		1122 N TUCKAHOE RD	LATHROP, DONALD & DENISE	R-2	2									X
13601	7		5.69		1108 N TUCKAHOE RD	JOHNSON, MICHAEL L & MCKINNEY, DONN	R-2	2						X			X
13601	8		7.68		165 TUCKAHOE RD	THE ARC - GLOUCESTER	R-2	15D									X
13601	8.01		2.50		TUCKAHOE RD	THE ARC - GLOUCESTER	R-2	15D				X					X
13601	10		17.81		1036-1040 N TUCKAHOE RD	THE ARC GLOUCESTER	C/R-2	15D				X	X				X
13601	11		1.10		882 GLASSBORO RD	WAWA INC NJ CORPORATION	C	4A									X
13601	12		0.47		854 GLASSBORO RD	TRI-COUNTY COMMUNITY ACTION AGENCY	C	15F				X					X
13601	13		0.47		852 GLASSBORO RD	CRUMP, KRYSTAL M & WILLIAM J	C	2									X
13601	15		4.06		GLASSBORO RD	ARC GLOUCESTER	R-2	15C				X					X
13601	16		26.88		832 GLASSBORO RD	STATE OF N J	C/R-2	15C				X					X
13601	17		6.16		822 GLASSBORO RD	WEST REALTY LLC	C/R-2	2				X					X
13601	18		0.92		816 GLASSBORO RD	GLAZE, BRYAN D & HOLLY M	C	2									X
13601	19		1.40		GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	R-2	15C				X					X
13601	20		9.60		GLASSBORO RD	ORMSBY, JOHN & ANNA	C/R-2	1				X					X
13601	21		5.48		806 GLASSBORO RD	PINCKNEY, ERNESTINE V & BENJAMIN	C/R-2	2						X			X

Block	Lot	Qualifier	Acres	Sheet #	Property Address	Property Owner	Zone	Present Use	Statutory Condition - Need of Redevelopment								
									a	b	c	d	e	f	g	h	
13601	22		9.91		780 GLASSBORO RD	MCILVAINE & PINTO VENTURES LLC	C/R-2	2					X				X
13601	23		3.39		770 GLASSBORO RD	MACNAMARA, JAMES	C/R-2	2	X								X
13601	24		3.39		760 GLASSBORO RD	MANCINELLI, RAYMOND	C/R-2	2									X
13601	25		3.21		750 GLASSBORO RD	CLARK, RICHARD M & DOROTHY A	C/R-2	2									X
13601	26		2.67		740 GLASSBORO RD	WHITECAR, STEPHEN & DENISE	C/R-2	2									X
13601	27		1.99		736 GLASSBORO RD	LEWIS, LAWRENCE G & DORA I	C/R-2	2				X					X
13601	28		3.05		732 GLASSBORO RD	PIKE, WILLIAM ESTATE OF	C/R-2	2	X								X
13601	29		0.35		728 GLASSBORO RD	GRIFFIN, KIM L	C/R-2	2									X
13601	30		7.38		722 GLASSBORO RD	DIFILIPPI, GINO & ETALS	C/R-2	1			X						X
13601	31		0.56		706 GLASSBORO RD	DIFILIPPI, GINO & RACHEL & BONOMO,A	C/R-2	1									X
13601	32		7.29		GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	R-2	15C			X						X
13801	18		3.91		1045 N TUCKAHOE RD	SMP FARMS INC	BP	2				X	X				X
13801	19		1.48		1035 N TUCKAHOE RD	BANGLE, ANDREW	C	2									X
13801	19.01	QFARM	2.20		GLASSBORO RD	SMP FARMS INC	C	3B				X	X				X
13801	19.02	QFARM	3.05		GLASSBORO RD	SMP FARMS INC	C	3B				X	X				X
13801	20		1.89		1021 N TUCKAHOE RD	SMP FARMS INC	C	2				X	X				X
13801	21		0.80		1001 N TUCKAHOE RD	WILLIAMSTOWN STATION LLC	C	4A									X
13901	1		9.28		905-913 GLASSBORO RD	NJ LAND COMPANY LLC	C	2	X					X			X
13901	2		5.23		909 N TUCKAHOE RD	LOUIE, MON H & NANCY	C	2	X					X			X
13901	3		3.02		TUCKAHOE RD	WAGNER, R & HOFFMANN	BP	1			X						X
13901	4		3.06		821 N TUCKAHOE RD	HYSON, ROY	BP	4A				X					X
13901	5		4.55		TUCKAHOE RD	D'ALESSANDRO, JOSEPH	BP	1			X						X

Key:

- 1 Vacant Land
- 2 Residential (1 - 4 families)
- 3B Farmland
- 4A Commercial
- 15C Public Property
- 15D Church or Charitable Organization
- 15F Other Tax Exempt