

Redevelopment Study Area  
US Route 322 & Tuckahoe Road (CR 555)  
Block 13101, Lot(s) 1-7 & 27-40  
Block 13601, Lot(s) 1-8, 8.01, 10-13 & 15-32  
Block 13801, Lot(s) 18-19, 19.01, 19.02, 20-21  
Block 13901, Lot(s) 1-5

# Preliminary Investigation Determination of Need Report

*Township of Monroe  
New Jersey*

July 2018

As Recommended by the Planning Board:

DATE

Adopted by the Governing Body:

DATE





# Preliminary Investigation Determination of Need Report

Redevelopment Study Area  
U.S. Route 322 & Tuckahoe Road (C.R. 555)  
Township of Monroe  
Gloucester County, New Jersey

Prepared by:

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MC Project No. MMP011



The original of this report was signed and sealed in accordance with NJAC 13:41-1.36



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## 1. INTRODUCTION

The targeted study area encompasses all four corners of the commercially zoned Route 322 and Tuckahoe Road intersection and extends to the north, south and east to existing single-family developments and to the west to the township's existing industrial park. It encompasses the vast undeveloped acreage associated with deep lots that extend from these important Township connectors.

In order to revitalize existing conditions suggestive of economic, physical and environmental deterioration of the Study Area and facilitate the full potential of its future development within Monroe Township, Mayor and Council adopted Resolution R:189-2017 on July 24, 2017 authorizing the Monroe Township Planning Board to conduct a preliminary investigation to establish a non-condemnation Redevelopment Area. In turn, the Monroe Township Planning Board adopted Resolution #PB-75-17 on August 10, 2017 authorizing Maser Consulting P.A. to prepare said investigation. On Monday, July 24, 2018 Mayor and Council adopted Resolution R:142-2018 amending Resolution R:189-2017 and the area is to designate and referred to as a "Condemnation Redevelopment Area." The purpose of the investigation is to determine whether this area is in need of redevelopment per the mandated statutory criteria of New Jersey's Local Redevelopment and Housing Law (LRHL). (Appendix A contains a copy of the authorizing resolutions.)

The preliminary investigation analysis presented within this document was conducted in accordance with the LRHL and serves as the basis for the conclusion that there are properties within the designated Study Area that are in need of a redevelopment designation and warrant a plan with accompanying guidelines that insures that they will be developed in a manner that adheres to local and state plans, incorporates sound principles of urban planning and design, promotes public welfare, and contributes to the sustainable economic development of the Township. The following report outlines these findings.

## 2. REDEVELOPMENT PROCESS

### 2.1 THE REDEVELOPMENT ACT

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms under-utilized or poorly designed properties into healthier, more vibrant or economically productive land areas. Redevelopment in this manner is no longer reserved solely for blighted, urban areas. The process has been used successfully across the state to creatively improve properties meeting specific redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

Monroe Township has identified the parcels identified in Section 3.1," the Study Area" as potential opportunities for redevelopment within the Township in accordance with the provisions of the LRHL.

## 2.2 REDEVELOPMENT PROCEDURE AND PURPOSE OF THE PRELIMINARY INVESTIGATION

The Redevelopment Act requires municipalities to undertake a multi-step process before it may lawfully 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 Borough'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 Borough Council. 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 is in need of redevelopment according to criteria set forth in the LRHL (NJSA 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. 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 the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
- e. The Planning Board must also prepare and recommend to the Governing Body a Redevelopment Plan establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- f. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the Borough's Zoning Ordinance.

The purpose of this preliminary investigation is to fulfill step C above and determine whether the existing conditions of the parcels identified as the Study Area exhibit substantial evidence of the Statutory Criteria necessary to affirm the area in need of redevelopment as established by the provisions of the LRHL. Determining an area in need of redevelopment in accordance with this law enables the preparation and adoption of a plan for redevelopment which allows the Borough greater control over the future purpose and arrangement of the land regulated by this plan.

## 2.3 BENEFITS OF REDEVELOPMENT PLANNING

Redevelopment planning is utilized as a means of increasing the marketability and development attractiveness of depressed and struggling areas within the municipality. If used correctly, it can transform an under-utilized or distressed area into an economically viable and productive part of the community. This is achieved from their ability to take advantage of the

flexibility and benefits that are included under the umbrella of the Local Redevelopment and Housing Law.

Key benefits afforded to the municipality include the ability to:

- Establish redevelopment as a public purpose, directing new public and private investment to the targeted area.
- Tailor redevelopment efforts to meet their specific and unique community needs.
- Maintain greater control over development through the adoption of a redevelopment plan.
- Implement specific development regulations to encourage and support redevelopment.
- Designate a redevelopment partner or partners to implement the redevelopment plan through contractual redevelopment agreements.
- Phase redevelopment over a period of years depending on the needs and available resources of the community.
- Offer tax abatements and exemptions to encourage redevelopment.
- Provide a variety of techniques to support and fund redevelopment efforts.
- Include parcels of any size extending redevelopment planning to current landowners to advance redevelopment.

Additionally, the Redevelopment Act gives municipalities the power to acquire private property for the purpose of redevelopment. If the established redevelopment plan calls for such action, implementation may include the acquisition of buildings and land through negotiation or condemnation.

### 3. STUDY AREA OVERVIEW

#### 3.1 STUDY AREA BOUNDARY

The targeted Study Area for the Route 322 & Tuckahoe Road (CR 555) Redevelopment Area encompasses approximately 233± acres and is generally bounded by single-family residential development to the north, northeast and south; the limits of the Township's C-Commercial District to the west and Jobs Lane to the east. The Study Area has frontage along Glassboro-Williamstown Road (U.S. Route 322) and Tuckahoe Road (CR 555), both of which are important corridors for the Township and the County, connecting numerous South Jersey communities, transporting goods and patrons vital for their economic success.

The Study Area is specifically composed of the parcels defined in Schedule A of Resolution R:189-2017 and R:142-2018. The parcels were chosen for their proximity and ability to contribute to the revitalization of these major thoroughfares and consists of the following tax parcels:

US 322 & Tuckahoe Road (CR 555) Preliminary Investigation Study Area					
Block	Lot	Property Address	Property Owner	Zone	Acres*
13101	1, 40	871 GLASSBORO RD	DANJEN PROPERTIES LLC	RG-C	2.26

13101	2	916 N TUCKAHOE RD	FOGG, BENJ A	RG-C	0.29
13101	3	908 N TUCKAHOE RD	CARTER, WILLIE & EMILY	RG-C	0.24
13101	4	900 N TUCKAHOE RD	CARTER, WILLIE & EMILY	RG-C	0.50
13101	5	830 N TUCKAHOE RD	SCHRETZENMAIR, RICHARD & ANTOINETTE	RG-C	1.91
13101	6	810 N TUCKAHOE RD	TERREGINO, NICK JR	RG-C	0.91
13101	7	TUCKAHOE RD	TERREGINO, NICK JR	RG-C	5.75
13101	27	739 GLASSBORO RD	LAWRENCE, CLAIRE	RG-C	0.92
13101	28	743 GLASSBORO RD	DIX, WENDY R	RG-C	0.53
13101	29	466 GLASSBORO RD	TOWNSHIP OF MONROE	RG-C	0.29
13101	30	747 GLASSBORO RD	DOELLING, STEPHEN & MORROTTO, ANTON	RG-C	0.92
13101	31	761 GLASSBORO RD	UZDEVENES, JAMES J	RG-C/RG-MR	2.26
13101	32	773 GLASSBORO RD	TERREGINO, NICK & LILLIAN	RG-C/RG-MR	5.06
13101	33	GLASSBORO RD	BETHANIS, PETER	RG-C	1.16
13101	34, 35	815 GLASSBORO RD	TERREGINO, NICK & LILLIAN M	RG-C/RG-MR	1.53
13101	36	825 GLASSBORO RD	KUSZNIER, HELEN	RG-C/RG-MR	4.07
13101	37	835 GLASSBORO RD	ANGELONE, JOANN	RG-C	4.69
13101	38	851 GLASSBORO RD	SFORZA, ROBERT & DOROTHY	RG-C	3.89
13101	39	861 GLASSBORO RD	ORLICH, ROBERT & ROBERTA	RG-C	1.42
13601	1	1192 N TUCKAHOE RD	BITTLE, CHARLES J & CHRISTINE	R-2	1.70
13601	2	1184 N TUCKAHOE RD	FUSCIA, RUSSELL E JR & LINDA	R-2	4.43
13601	3	1166 N TUCKAHOE RD	FOWLER, NORA ANNA & NORMAN RICHARD	R-2	2.41
13601	4	1146 N TUCKAHOE RD	RASSMAN, PATRICIA & SAIIA, DEBRA	R-2	7.11
13601	5	1132 N TUCKAHOE RD	LATHROP, DON & DENISE M	R-2	5.62
13601	6	1122 N TUCKAHOE RD	LATHROP, DONALD & DENISE	R-2	0.87
13601	7	1108 N TUCKAHOE RD	JOHNSON, MICHAEL L & MCKINNEY, DONN	R-2	5.69
13601	8	165 TUCKAHOE RD	THE ARC - GLOUCESTER	R-2	7.68
13601	8.01	TUCKAHOE RD	THE ARC - GLOUCESTER	R-2	2.50
13601	10	1036-1040 N TUCKAHOE RD	THE ARC GLOUCESTER	C/R-2	17.81
13601	11	882 GLASSBORO RD	WAWA INC NJ CORPORATION	C	1.10
13601	12	854 GLASSBORO RD	TRI-COUNTY COMMUNITY ACTION AGENCY	C	0.47
13601	13	852 GLASSBORO RD	CRUMP, KRYSTAL M & WILLIAM J	C	0.47
13601	15	GLASSBORO RD	TOWNSHIP OF MONROE	R-2	4.06
13601	16	832 GLASSBORO RD	STATE OF N J	C/R-2	26.88
13601	17	822 GLASSBORO RD	WEST REALTY LLC	C/R-2	6.16
13601	18	816 GLASSBORO RD	GLAZE, BRYAN D & HOLLY M	C	0.92
13601	19	GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	R-2	1.40
13601	20	GLASSBORO RD	ORMSBY, JOHN & ANNA	C/R-2	9.60
13601	21	806 GLASSBORO RD	PINCKNEY, ERNESTINE V & BENJAMIN	C/R-2	5.48
13601	22	780 GLASSBORO RD	MCILVAINE & PINTO VENTURES LLC	C/R-2	9.91
13601	23	770 GLASSBORO RD	MACNAMARA, JAMES	C/R-2	3.39
13601	24	760 GLASSBORO RD	MANCINELLI, RAYMOND	C/R-2	3.39
13601	25	750 GLASSBORO RD	CLARK, RICHARD M & DOROTHY A	C/R-2	3.21
13601	26	740 GLASSBORO RD	WHITECAR, STEPHEN & DENISE	C/R-2	2.67
13601	27	736 GLASSBORO RD	LEWIS, LAWRENCE G & DORA I	C/R-2	1.99
13601	28	732 GLASSBORO RD	PIKE, WILLIAM ESTATE OF	C/R-2	3.05
13601	29	728 GLASSBORO RD	GRIFFIN, KIM L	C	0.35
13601	30	722 GLASSBORO RD	DIFILIPPI, GINO & ETALS	C/R-2	7.38
13601	31	706 GLASSBORO RD	DIFILIPPI, GINO & RACHEL & BONOMO,A	C	0.56

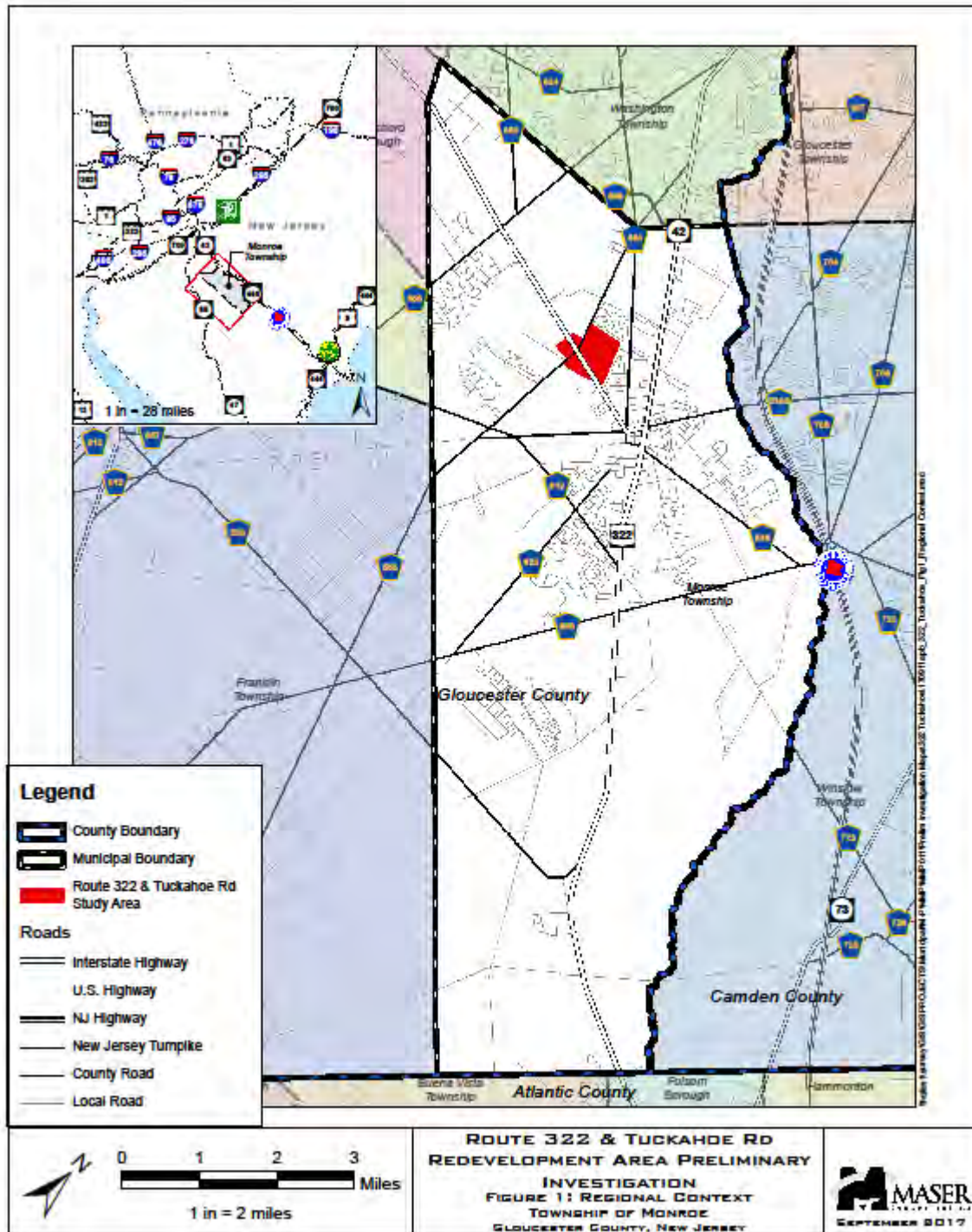
13601	32	GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	R-2	7.29
13801	18	1045 N TUCKAHOE RD	SMP FARMS INC	BP	3.91
13801	19	1035 N TUCKAHOE RD	BANGLE, ANDREW	C	1.48
13801	19.01, 19.02, 20	GLASSBORO RD/1021 N TUCKAHOE RD	SMP FARMS INC	C	7.14
13801	21	1001 N TUCKAHOE RD	WILLIAMSTOWN STATION LLC	C	0.80
13901	1	905-913 GLASSBORO RD	NJ LAND COMPANY LLC	C	9.28
13901	2	909 N TUCKAHOE RD	LOUIE, MON H & NANCY	C	5.23
13901	3	TUCKAHOE RD	WAGNER, R & HOFFMANN	BP	3.02
13901	4	821 N TUCKAHOE RD	HYSON, ROY	BP	3.06
13901	5	TUCKAHOE RD	D'ALESSANDRO, JOSEPH	BP	4.55

\*lot area as determined by GIS analysis

An expanded table of the listed properties individual characteristics can be found in Appendix B.

The boundaries of the Study Area were determined by the Township based on the observed presence of vacant land or commercial properties, underutilization, faulty site design and physical deterioration. The Township recognizes that these conditions have existed in this area for some time in spite of available infrastructure and development zoning. These conditions are detrimental to the health, safety and welfare of the Township and without interceding through redevelopment planning, these conditions are unlikely to be revitalized through private sector investment only.





## 3.2 EXISTING ZONING

Within the Study Area there are five (5) zoning classifications. A portion of the Study Area, specifically the southeast quadrant, is located in the Pinelands section of the Township. Two (2) of the five (5) zoning districts are in the Pinelands area. (Refer to Zoning Map).

Block 13801, Lot(s) 19, 19.01, 19.02, 20 & 21; situated in the northwest quadrant of the Study Area are zoned C-Commercial District.

Block 13801, Lot 18; also situated in the northwest quadrant of the Study Area is zoned BP-Business Park District.

Block 13601, Lots 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 15, 19 & 32; situated in the northeast quadrant of the Study Area are zoned R-2-Suburban Residential Option District.

Block 13601, Lots 11, 12, 13, 18, 29 & 31; also situated in the northeast quadrant of the Study Area are zoned C-Commercial District.

Block 13601, Lots 10, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 30; also situated in the northeast quadrant of the Study Area are split zoned C-Commercial District and R-2, Suburban Residential Option District.

Block 13901, Lots 1 & 2; situated in the southwest quadrant of the Study Area are zoned C-Commercial District.

Block 13901, Lots 3, 4 & 5; also situated in the southwest quadrant of the Study Area are zoned BP-Business Park District.

Block 13101, Lots 1, 2, 3, 4, 5, 6, 7, 27, 28, 29, 30, 33, 34, 37, 38, 39 & 40; situated in the southeast quadrant of the Study Area, which is also in the Pinelands, are zoned RG-C, Regional Growth-Commercial District.

Block 13101, Lots 31, 32, 35 & 36; also situated in the southeast quadrant of the Study Area, and Pinelands, are split zoned RG-C, Regional Growth-Commercial District and RG-MR, Regional Growth-Moderate Residential District.

**The Study Area's adjacent borders are** similarly zoned R-2, Suburban Residential Option District, BP, Business Park District and RG-C, Regional Growth-Commercial and RG-MR, Regional Growth-Moderate Residential District (Refer to Zoning Map – Appendix D).

The following provides a summary of the permitted uses by right for each zone within the targeted Study Area:

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## C, Commercial District:

### A. Permitted Principal Uses:

1. Community commercial, subject to § 175-163C(2).
2. Neighborhood commercial.
3. Planned commercial.
4. Municipal structures.
5. Assisted living facility, subject to § 175-161H.
6. Agricultural, subject to § 175-90.
7. Public service infrastructure.
8. General office.
9. Craft alcoholic beer establishment.

### B. Conditional Uses:

1. Single-family detached dwellings (existing uses), subject to § 175-163A and 163H.
2. Vehicle storage yards, subject to § 175-163E.
3. Wholesale distribution and warehousing, subject to § 175-163F.
4. Used motor vehicle sales facilities, subject to § 175-163.2.
5. Fraternal or social lodges or clubs, subject to § 175-162D(1).
6. Institutional uses, subject to § 175-162D(1).
7. Apartments above commercial establishments, subject to the following:
  - a. Off-street parking must be provided to a minimum ratio of 1.5 spaces per unit with at least one space per unit reserved in a designated area.
  - b. Total building height is limited to three stories.
  - c. Minimum size unit is 800 square feet.
  - d. Each unit must have either an outside deck, balcony or French balconette.
  - e. Access to units must be through an elevator lobby leading to interior corridors.

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## BP, Business Park District:

### A. Permitted Principal Uses:

1. Wholesale distribution and warehousing, subject to § 175-163F
2. Community commercial, subject to § 175-163C(2)
3. Planned business
4. Planned commercial
5. Municipal structures
6. Assisted living facility, subject to § 175-161H
7. Public service infrastructure
8. Craft alcoholic beer establishment

### B. Conditional Uses:

1. Single-family detached dwellings (existing uses), subject to § 175-163A and 163H.
2. Twin/two-family buildings, subject to § 175-163H.
3. Light industrial.
4. Vehicle storage yards, subject to § 175-163E.



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## R-2, Suburban Residential Option District:

### A. Permitted Principal Uses:

1. Single-family detached.
2. Twin/two family buildings.
3. Agriculture, subject to § 175-90.
4. Public service infrastructure.
5. Single-family attached (townhouses), subject to § 175-146.
6. Assisted living facility, subject to § 175-161H.

### B. Conditional Uses:

1. Fraternal or social lodges or clubs, subject to § 175-162D(1).
2. Institutional uses, subject to § 175-162 D(1).
3. Mobile Home Parks, subject to Mobile Home Park Ordinance (§ 289 and § 175-161C(6).
4. Business and professional offices, subject to § 175-162D(4).
5. R-2 Cluster Option, subject to § 175-162D(5).

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## RG-C, Regional Growth Commercial District:

### A. Permitted Principal Uses:

1. Community commercial uses, subject to § 175-163C(2).
2. Neighborhood commercials uses.
3. Planned commercial, in accordance with § 175-161C(5).
4. Planned large-scale anchor store development, subject to § 175-161C(9).
5. Business and professional offices.
6. Institutional, subject to § 175-162D(1).
7. Recreational.
8. Agricultural, in accordance with § 175-90.
9. Public service infrastructure.
10. Craft alcoholic beverage establishment.

### B. Conditional Uses:

1. Vehicle storage yards, subject to § 175-163E.
2. Used motor vehicle sales facilities, subject to § 175-163.2.
3. Assisted living facilities, subject to the following:
  - The property to be developed shall be located west of Malaga-New Brooklyn Road
  - The property shall have a minimum of 300 feet of frontage along the Black Horse Pike.
  - The development shall conform to the requirements of § 175-161H
4. Light industrial, manufacturing and wholesale distribution and warehouse facilities, subject to § 161.6A(2)(d)[1-14]

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## RG-MR, Regional Growth-Moderate Residential District:

### A. Permitted Principal Uses:

1. Single-family detached and twin or two-family conventional development, in accordance with § 175-161C(1).
2. Cluster development, in accordance with § 175-161C(2).
3. Agricultural, in accordance with § 175-90.
4. Forestry, in accordance with § 175-107.
5. Institutional, subject to § 175-162D(1).
6. Recreational.
7. Public service infrastructure.

### B. Conditional Uses:

1. None listed.

## 3.3 EXISTING LAND USE

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### Within Study Area

The Study Area is focused around the intersection of U.S. Highway Route 322 and Tuckahoe Road (County Route 555). The 58 subject properties (lots in common use and ownership are counted as one) extend outwards from the intersection, mainly north on Tuckahoe Road and east on Route 322.

According to the 2017 ModIV tax record database, a majority (63.5%) of the parcels are classified as residential properties. Other land uses within the area include commercial, charitable organization, public, farmland and vacant land. Most parcels are very deep and extend hundreds, and sometimes thousands, of feet from the front property line with development only occurring at the front portion of the site and the rear remaining undeveloped woodland. (Refer to Appendix D for Land Use Map.)

Of the 58 parcels, 15 have significantly low improvement ratios below 30%. Notably, while ratios below 50% are often considered low performing, the size and dimension of the lots in this area (extremely long with significant unusable space to the rear) makes such an improvement ratio unnecessarily high. Of those 15 parcels, 12 are completely vacant and have a ratio of 0%, and another is a farm. (Refer to Appendix B for Characteristics Table.)

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### Surrounding Study Area

The surrounding area is largely existing single family detached major subdivision developments to the north, northwest and southern limits with rural residential, farms and a few inter-mixed commercial, public or charitable uses to the west.

## 3.4 ENVIRONMENTAL CONDITIONS

### Wetlands

The Study Area contains mapped wetland areas. According to the 2016 NJDEP Land Use/Land Cover update, nearly 8.5 acres of the Study area are within a wetland area. Wetland types include deciduous wooded wetlands, coniferous wooded wetland and deciduous dominant mixed wooded wetlands. Parcels containing wetlands are Block 13601, Lots 10, 11, 15 and 16, Block 13801, Lots 18, 19.01, 19.02, 20 and 21 and Block 13901, Lots 1 and 2. It should be noted that a portion of the wetland area on Block 13901, Lot 1 is also within the FEMA 100-year flood zone. (Refer to Appendix D for Wetlands Map.)

### FEMA Firm Flood Hazard Area

The Study Area is located in a unique upstream location such that flood zones and wetland areas minimally impact the study area. According to the 2015 FEMA National Flood Hazard Layer, 2.07 acres of the land within the Study Area are within a 100-year flood zone, which is located on the western side of the Study Area along Route 322. Properties affected include Block 13801, Lots 19.01, 20 and 21 and Block 13901, Lot 1. (Refer to Appendix D for Flood Hazard Area Map.)

### Environmental Contamination

There are two known contaminated sites within the Study Area according to the NJDEP's 2014 database. Both are commercial properties with automotive related uses. The Gulf gasoline station, known as Block 13801, Lot 21, located on the northwest corner of Tuckahoe Road and Route 322, was designated as a known contaminated site in January 2005. It is currently an active site with known ground water contamination. The second contaminated site is located on Block 13901, Lot 4 where there is an automotive repair shop. In December 2012 the property was deemed a contaminated site due to a known contaminant and potential for groundwater contamination. (Refer to Appendix D for Environmental Contamination Map.)

### Water and Sewer Service

The majority of the Study Area is included within a sewer service area, with the exception of the wetlands and wetland buffer areas previously noted above, as well as a large portion of Block 13601, Lot 16. (Refer to Appendix D for Sewer Service Area Map.) The only existing public sewer service infrastructure in the area is a 6-inch force main running along Tuckahoe Road crossing Route 322. There are no gravity sewer mains on any of the four corners of the intersection. **The existing campground "Camp Fun & Sun" on Lot 10 has a private pump station and force main along Route 322 which connects to gravity sewer at Jobs Lane.** Any proposed major developments would need to extend sewer service to their projects.

### 3.5 MASTER PLAN PERSPECTIVE

The Land Use Element of the 2004 Master Plan for the Township of Monroe adopted by the Planning Board identifies the Study Area as an area for smart growth development with a portion to be managed by the Pinelands.

The Master Plan recognizes that areas along major arterials are important opportunities for commercial development that can generate rateables. Much of the area's **frontage** is zoned Commercial in order to capitalize on this condition. However, the area is encumbered by excessively deep lots and split zoning which hinders its full potential as a mixed-use community without being part of a larger comprehensively developed plan. Strengthening and diversifying the economic composition of the Township is a priority. A finding that the Study Area is in need of redevelopment will allow the Township to prepare a plan, take control and facilitate actions that will mitigate development impediments and further the goals and objectives of the Township's Master Plan. Those goals and objectives are:

#### Goals

- *Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.*
- *Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.*
- *Provide for a variety of residential, commercial, industrial, agricultural, institutional, recreational and conservation uses.*
- *Guide future development and community facilities to meet the needs of the residents of the Township while ensuring the new development is compatible with existing **development without degrading the Township's cultural and natural** resources.*
- *Provide for a balanced economic base and a source of employment through utilization of non-residential lands.*

#### Objectives

- *To ensure decent and affordable housing for all present and future residents of the Township, without regard of their economic status by providing for a full range of housing choices that are affordable to low, moderate, middle and upper income households.*
- *To coordinate future residential and commercial development throughout the township to form well designed neighborhoods.*
- *To provide for a range of commercial activities in appropriate locations where the circulation, utility and community service systems are best suited to handle the resulting volumes.*
- *To promote the adequate provision of employment opportunities and the economic health of the township.*
- *To encourage good, context-sensitive community design.*
- *To promote the development of new employment in areas that are convenient to existing housing.*

- *To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.*
- *To provide appropriate design controls for small scale commercial development.*
- *To provide sufficient area in the Township for the development of planned non-residential projects.*

### 3.6 STATE PLANNING AREA DESIGNATION

The State Planning Commission recognizes the importance of the idea of sustainable development. The adopted 2001 State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New Jersey's future. The State plan also acknowledges the Pinelands as a planning region established by Statute and relies on the adopted plan and regulations for these areas by the Pinelands Commission. The NE, NW and SW quadrants of the targeted study area are located in Planning Area 2, Suburban Planning Area and the SE quadrant is located in several Regional Growth Pinelands Management areas.

In the Suburban Planning Area, the State Plan's intention is to:

- 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 Pinelands regional growth area is an "area of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands." Regional growth areas are essentially those areas where the Pinelands Comprehensive Management Plan encourages development.

Redevelopment planning to support regional growth advances one of the State Plan's primary goals which is to revitalize the State's towns and cities. (Refer to Appendix D for State Planning Areas Map.)

## 4. REDEVELOPMENT GOALS AND OBJECTIVES

The Township recognizes that this area uniquely located along a major roadway, at an entrance to the Township is an underutilized asset in its current state.

Through this process the Township hopes to designate this area in need of redevelopment and initiate redevelopment planning to reform this underutilized, blighted area as well as add new life to a gateway to the Township and the core of the Township's primary business district.

## Goals

- *Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.*
- *Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.*
- *Provide for a variety of residential, commercial, industrial, agricultural, institutional, recreational and conservation uses.*
- *Guide future development and community facilities to meet the needs of the residents of the Township while ensuring the new development is compatible with existing **development without degrading the Township's cultural and natural resources.***
- *Provide for a balanced economic base and a source of employment through utilization of non-residential lands.*

## Objectives

- *To ensure decent and affordable housing for all present and future residents of the Township, without regard of their economic status by providing for a full range of housing choices that are affordable to low, moderate, middle and upper income households.*
- *To coordinate future residential and commercial development throughout the township to form well designed neighborhoods.*
- *To provide for a range of commercial activities in appropriate locations where the circulation, utility and community service systems are best suited to handle the resulting volumes.*
- *To promote the adequate provision of employment opportunities and the economic health of the township.*
- *To encourage good, context-sensitive community design.*
- *To promote the development of new employment in areas that are convenient to existing housing.*
- *To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.*
- *To provide appropriate design controls for small scale commercial development.*
- *To provide sufficient area in the Township for the development of planned non-residential projects.*

The goals and objectives of any redevelopment plan developed for the Rt. 322 & Tuckahoe Road redevelopment area would come directly from the Township's master plan.

## 5. STATUTORY CRITERIA FOR REDEVELOPMENT

Where there exist, have existed and persist conditions of deterioration of land uses and/or improper, or a lack of proper, development resulting from forces which are unlikely to be corrected or ameliorated without public effort, the legislature has adopted the LRHL to aid local governments to help reverse these conditions. This statute was adopted by the

legislature to empower local governments to “promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities” and to aide local governments in “promoting the physical development that will be most conducive to the social and economic improvement of the State and its several municipalities.” (NJSA 40A:12A-2a, b, c).

The LRHL empowers a local government to declare an area in need of redevelopment, if after investigation, notice and hearing, it is determined that certain delineated conditions exist within the study area. (NJSA 40A:12A-5.a-h). These standards have been clarified by the courts and chanced in part through legislative action over the years. The most recent changes occurred in 2013 when the legislature amended the LRHL to allow for either a “condemnation” or a “non-condemnation” redevelopment designation. The amendments also changed the statutory criteria under item NJSA 40A:12A-5.e, further clarifying the intent and findings necessary for this specific criterion. In march of this year, the New Jersey Supreme Court clarified that, with the exception of criterion “e”, satisfaction of the statutory criteria set forth in NJSA 40A:12A-5 is sufficient to enable a local government to declare an area in need of redevelopment and that the heightened standard for blight set forth in Gallenthin Realty Development, Inc. v. Borough of Paulsboro, 191 N.J. 344 (2007), applicable only to criteria e, is not required in order to designate an area in need of redevelopment under the other statutory criteria.

In order to declare an area in need of redevelopment, one or more of the following conditions listed in NJSA 40A:12-5 must be found to exist.

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertaking of improvement, 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.

In addition to the above criteria, Section 3 of the LRHL, which defines the redevelopment area, allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part".

## 6. APPLICABILITY OF STATUTORY CRITERIA TO THE STUDY AREA

The LRHL specifies that an area may be determined to be an area in need of redevelopment if any one of the eight (8) specific conditions or criteria outlined in Section 5.0 of this document are found to exist. An analysis of the study area's existing uses, site layout and physical characteristics was conducted by this office using tax records, physical observation of the area, review of aerial photographs, master plan studies, etc. The following specific criteria have been found to be applicable to the designated location studied as part of this preliminary investigation as outlined below:



## 6.1 CRITERIA 'a': DETERIORATION

Buildings that have deteriorated/fallen into such a state of disrepair that they have been abandoned or **constitute a threat to the people who live or work there**. Criteria 'a' is fulfilled when the generality of buildings are substandard, unsafe, unsanitary, dilapidated, obsolescent or possess any of the characteristics or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. The 'a' criteria deterioration applies to the following properties:

### Southwest Quadrant – Study Area

- Block 13901, Lot 1 contains two abandoned dilapidated structures and is further encumbered by wetlands and flood zone areas. The dilapidated buildings and property's poor physical conditions are contributing factors deterring development which are detrimental to the safety and welfare of the community. The residential improvement value in its current condition is only 1.5% of the total property assessment value.
- Block 13901, Lot 2 contains a dilapidated residential structure with an improvement value of approximately half of the land value. The properties poor physical condition negatively impacts the safety, health and welfare of the community.

### Northeast Quadrant – Study Area

- Block 13601, Lot 23 contains a vacant residential home in poor condition and several **accessory buildings also in poor condition**. This property is on the Township's registered abandoned properties list and its vacancy and poor property conditions negatively impact the safety, health and welfare of the community.
- Block 13601, Lot 28 contains a vacant residential structure managed by a bank as the trustee that is in poor condition and in need of roof and other improvements before being used as intended. This property is on the Township's registered abandoned properties list and its vacancy and poor property conditions negatively impact the safety, health and welfare of the community.

### Southeast Quadrant – Study Area

- Block 13101, Lot 2 contains a dilapidated, boarded up residential structure. The properties poor physical condition negatively impacts the safety, health and welfare of the community. A recent site visit found the structure has actually now been demolished. Updated tax records show the property assessment dropped from \$158,400 to \$43,900, a reduction of over 72%, which recognizes its blighted condition.
- Block 13101, Lot 6 contains a boarded up residential structure. The improvement value is only 8% of the properties total assessment value. The properties poor physical condition is a detriment to the safety, health and welfare of the community and deters investment in the surrounding area.
- Block 13101, Lot 39 contains a vacant residential structure that appears in poor condition and in need of improvements before being used as intended. This property is on the Township's registered abandoned properties list and its vacancy and poor property conditions negatively impact the safety, health and welfare of the community.

## 6.2 CRITERIA 'c': VACANT OR PUBLIC OWNED LAND

Criteria 'c' is fulfilled where land that is owned by the Municipality, the County, a local housing authority, redevelopment agency or 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, it is not likely to be developed through the instrumentality of private capital.

The 'c' criteria, public and vacant land, applies to the following properties:

### Southwest Quadrant – Study Area

- Block 13901, Lots 3 & 5 are unimproved vacant wooded parcels that have remained vacant and unimproved for over 10 years despite commercial development zoning and being within a sewer service area. They are excessively deep as compared to their width which may deter development fully as zoned for Business Park type uses. They are located on the edge of the BP zone and somewhat disconnected from the remainder of this zone (which is not yet well established) as well as being situate near many smaller existing residential properties zoned BP. As such, the development of these parcels is more likely as part of a larger comprehensive development design plan.

### Northeast Quadrant – Study Area

- Block 13601, Lot 15 is an unimproved vacant and landlocked wooded parcel behind Lots 2, 4, 5, 7, and 8, along Tuckahoe Road, that is not developed and has remained vacant for over 10 years. The presence of wetlands is indicated on mapping, and tax records also indicate the property is wet, which further deters this parcel's development.
- Block 13601, Lot 19 is a landlocked unimproved vacant wooded parcel, owned by the municipality, that does not have any street frontage, impacting accessibility/visibility, and has remained vacant and unimproved for over 10 years.
- Block 13601, Lot 32 is an irregularly shaped, unimproved vacant wooded parcel situate behind Lots 23 – 28, along Glassboro Road (Rt. 322), owned by the municipality, that does not have any street frontage, impacting accessibility/visibility, and has remained vacant and unimproved for over 10 years.

Development of the above landlocked parcels (Lots 15, 19 & 32) is more likely as part of a larger comprehensive development design plan.

- Block 13601, Lot 30 is an unimproved large open and vacant parcel along Glassboro Road (Rt. 322) that has remained vacant and unimproved for over 10 years. The parcel is split zoned C/R-2 and contains an Atlantic Electric easement along its rear line which can be a deterrent to development.

## 6.3 CRITERIA 'd': OBSOLETE LAYOUT OR DESIGN

Beyond criteria 'b' which focuses on the condition of the buildings on a property, the 'd' criteria focus on site layout and design. Properties that meet the 'd' criteria are being used in a manner not consistent with modern land use planning. A review under the 'd' criteria also includes the condition of other site improvements such as accessory structures and parking lots.

Criteria 'd' is implicated where there are areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, 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 'd' criteria, obsolete layout or design applies to the following properties:

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#### Southwest Quadrant – Study Area

- Block 13901, Lot 4 contains an existing car care service center business consisting of a building and service yard as well as a residence. The site layout lacks defined parking and has unscreened service and storage areas, as well as excessively wide access drives. The property is also listed as an environmentally contaminated site which may discourage the undertaking of improvements, have a negative impact or otherwise be detrimental to the health, safety and welfare of the surrounding area and community in general. Although the improvement to land ratio is above 50%, tax records note the property is considered under-improved.

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#### Northwest Quadrant – Study Area

- Block 13801, Lot(s) 18, 19.01, 19.02 & 20 contain a commercial retail nursery primarily on lot(s) 19.01 & 19.02 and portions of the residentially used properties being lot(s) 18 & 20. The businesses main access appears to be on Route 322 along with a small parking area. It could not be determined if the existing business and dual use components ever received formal approvals. The site lacks full screening of material storage areas, buffering, delineated parking, paved access circulation as well as potential stormwater and soil erosion considerations. The site frontage along Route 322 has mapped wetlands. It is not known if this potential environmental conditions were ever delineated or properly permitted. Although lot(s) 18 & 20 are listed as residential, it is apparent the nursery business activities have spilled over onto these lots. Tax records indicate the improvement value percentages for all four lots are below 50%.

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#### Northeast Quadrant – Study Area

- Block 13601, Lot 8.01 contains a group home and Lot 10 contains a campground facility for the disabled, known as Camp Fun & Sun, both owned by the Arc of Gloucester. Both sites are in need of upgrading the stone parking areas and improvement of delineation of parking spaces as well as providing proper trash enclosures with screening. Tax records indicate an improvement percentage value for Lot 10 of only 30.4% which generally indicates underutilization. Due to the nature of the three (3) large properties under the same ownership, which includes Lot 8.0, which is used for open air camp activities, the overall improvement percentage falls close to 54%, suggesting the properties have the potential for increased utilization.
- Block 13601, Lot 12 contains an existing commercial building that is utilized as a business office for Tri-County Consumer Action Agency, a tax-exempt use. The existing site improvements are not in accordance with modern land planning regarding elements such as adequate site circulation, drainage and stormwater management. The property lacks improvements such as curbing and sidewalk typical of an adequately designed site.
- Block 13601, Lot 16 contains a building owned by the State of New Jersey that appears to be used as a school. The improvements encompass only the first 15%± of the site's large

acreage consistent with the site's split zoning, C/R-2. There is an existing 30' access easement on the left side of the property. This would accommodate a private drive to access the rear of the property for further development; however, would not support public street right-of-way width. There are also potential wetland constraints based on mapping that could impact **further available development of this lot's acreage**. The existing improvements, particularly the paved areas, have deteriorated and there appears to be more paved parking area than currently needed or used. The site layout lacks line striping of spaces, an appropriate trash enclosure and front buffering. Sidewalk and curbing along the properties frontage, typical for this type of development, is also lacking.

- Block 13601, Lot 17 contains an existing commercial building along the front that is currently utilized as a construction company. The existing site improvements are not in accordance with modern land planning, having undelineated/non-hard surface parking and driveways, and areas of disturbance and storage of materials which creates issues with adequate screening, site circulation, drainage and stormwater as well as soil erosion management. The property lacks improvements such as paving, curbing, sidewalk typical of an adequately designed site.
- Block 13601, Lot 20 has no identification along the roadway but aerial views and a visible access drive indicate traffic coming and going from this lot even though tax data indicates it to be a vacant parcel. The existing site usage is not in accordance with existing zoning and modern land planning standards, having undelineated/non-hard surface entry apron and internal driveways, and areas of disturbance and storage of materials which creates issues with adequate site safety, screening and circulation, drainage and runoff, stormwater as well as soil erosion management.
- Block 13601, Lot 27 contains a home with signage for musical lessons. The present layout is obsolete by current land use planning and does not include adequately design vehicular ingress and egress, curbing, sidewalk or separated spaces defined as customer parking. The access drive does not provide any turnaround opportunities.

These small scale commercial developments along this major commercial corridor are no longer desirable with the lack of interconnections and shared improvements. These faulty arrangements and obsolete layouts are detrimental to the safety, health, morals or welfare of the community and can be more effectively developed as part of a larger comprehensive plan.

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#### Southeast Quadrant – Study Area

- Block 13101, Lot 32 is listed as a residential use, although photos, physical observation and aerial images indicate that it is being used commercially as a welding business with a large service/storage yard and several associated out-buildings. The property also sells firewood. It does not appear that this commercial use/dual use has ever received formal site plan approval. The site layout lacks defined business parking and full screening of the existing storage areas, unpaved circulation/storage areas as well as stormwater and soil erosion control considerations.
- Block 13101, Lot 36 contains a residence and several accessory structures. Tax records and photos indicate the residential structure is only in fair condition and an accessory structure appears to be dilapidated and missing a roof. The poor physical condition of the structures and lot improvements discourages the undertaking of improvement, and negatively impacts the safety, health and welfare of the community.

## 6.4 CRITERIA 'e': UNDERUTILIZATION

Criteria 'e' is implicated when 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.

### Southwest Quadrant – Study Area

- Block 13901, Lot 1 contains several dilapidated vacant residential structures and Lot 2 contains a dilapidated, vacant residential structure. The assessment values of these parcels are less than other properties with commercially zoned frontage along the highway. Their improvement to land ratios are less than 1:1, an indication of poor physical condition and underutilization for a commercially zoned major corridor.

### Northwest Quadrant – Study Area

- Block 13801, Lot 18 & 20 contain single family dwellings associated with adjacent farms. The land values of these parcels are less than other properties with frontage along the highway. Their improvement to land ratios are less than 1:1 which indicates underutilization for a major corridor's community commercial potential and vision overall.
- Block 13801, Lots 19.01 & 19.02 are the Q Farm lots associated with lots 18 & 20 above. They also have land values less than other commercial properties with frontage on a highway and improvement to land ratios of 0%, generally an indication of underutilization. Wetlands and flood zones are along their frontages based on NJDEP mapping.

### Northeast Quadrant – Study Area

- Block 13601, Lot 8.01 contains a group home and Lot 10 contains a campground facility for the disabled, known as Camp Fun & Sun, both owned by the Arc of Gloucester. Both sites are in need of upgrading the stone parking areas and improvement of delineation of parking spaces as well as providing proper trash enclosures with screening. Tax records indicate an improvement percentage value for Lot 10 of only 30.4% and Lot 8.0 is used for open air camp activities with an improvement to land value of 0, which generally indicates underutilization. The nature of the three (3) large properties under the same ownership with sizeable acreage and an overall improvement percentage of only 54%, suggests the properties have the potential for increased utilization.
- Block 13601, Lots 21 & 22 contains single-family residential uses oriented close to the property frontage on excessively deep lots as compared to their width which are also split zoned. The land values of these parcels is less than other properties with frontage along the highway. Their improvement to land value ratios are less than 1:1 which also indicates underutilization. The present lot configuration does not easily accommodate access to or additional development of the remainder of the parcel.

## Southeast Quadrant – Study Area

- Block 13101, Lot 7 is a vacant, unimproved wooded parcel that is Q-Farm assessed and is enrolled in the Forest Stewardship Program for forest management. The property has an assessment value of only \$800. It is our understanding that this program has a duration of 10 years and does not require the generation of income. As such, the property has a land/title condition that may impede land assemblage or deter the undertaking of improvements resulting in an unproductive condition for regional growth development although it does forward affective management of existing forested land within the community.

### 6.5 CRITERIA 'h': SMART GROWTH CONSISTENCY

Criterion 'h' is implicated where the designation of the delineated area is consistent with Smart Growth Planning Principles adopted pursuant to law or regulation."

The New Jersey Department of State defines Smart Growth as 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 SPC
- A smart growth area designated by the New Jersey Meadowlands Commission
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission

The 'h' criterion of Smart Growth consistency applies to all the parcels in the Study Area, which are either located within State Planning Area 2 (PA2) or Pinelands Regional Growth Area. The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within these areas. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Monroe Township.

In addition to the above Criteria 'h', Section 3 of the Local Redevelopment and Housing Law allows the inclusion of properties necessary for the effective redevelopment of the area by stating, "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part".

As such, the inclusion of the following parcels has been determined necessary to effectuate a comprehensive redevelopment area.



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## Northwest Quadrant – Study Area

- Block 13801, Lot 19 is designated for commercial development per its zoning classification and Lot 21 is presently developed as a gas station. Both contain valuable development frontage and connective land area that can contribute to a fully realized community development plan.
- Block 13801, Lot 21 contains an existing gas station use which is listed as an environmentally contaminated site with a classification exemption area of Groundwater Contamination. This environmental condition may discourage the undertaking of improvements, have a negative impact or otherwise be detrimental to the health and welfare of the surrounding area or the community in general.

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## Northeast Quadrant – Study Area

- Block 13601, Lots 1, 2, 4, 5 & 7 contain single-family residences along their frontage encompassing approximately one-third of their wooded lots, with the remainder unimproved. Lots 3 & 6 contain single-family residences on wooded flag lots. They provide valuable development frontage and connective land area that can contribute to a larger comprehensive development plan between this major intersection and the existing higher density single-family major subdivision adjacent to the north.
- Block 13601, Lot 11 contains an existing Wawa convenience store which maintains valuable corner frontage along both Route 322 and Tuckahoe Road. Inclusion would allow for expansion or the possibility of valuable connections between uses.
- Block 13601, Lot 13 contains a single-family residence. This lot maintains valuable commercial frontage for potential development. This lot's land value is less than other commercial properties along the highway. It's improvement value is only slightly higher than a 1:1 ratio to its land value and is trending downward. Due to its size and location there would be a benefit being included in a connective community development plan.
- Block 13601, Lot 18 contains a single-family residence. This lot maintains valuable commercial frontage for potential development. Due to its size and location there would be a benefit being included in a connective community development plan.
- Block 13601, Lots, 24, 25 & 26 contain single-family residential uses oriented close to the property frontage on excessively deep lots as compared to width which are also split zoned. Their land values are less than other properties with frontage along the highway. The present configuration does not easily accommodate access for additional development of the remainder of the parcels.
- Block 13601, Lot 29 contains a single-family residence. This lot maintains valuable commercial frontage for potential development. This lot's land value is less than other commercial properties along the highway. It's improvement value is only slightly higher than a 1:1 ratio to its land value and is trending downward. Due to its size and location there would be a benefit being included in a connective community development plan.
- Block 13601, Lot 31 is a vacant parcel which previously had a residence. Lot 31 has the same owner as Lot 30. This lot maintains valuable commercial frontage for potential development. This lot's land value is less than other commercial properties along the highway. It's improvement value is now 0%. Due to its size and location there would be a benefit being included in a connective community development plan.

## Southeast Quadrant – Study Area

- Block 13101, Lots 1, 33, 34, & 40 are vacant, wooded parcels that have remained vacant and unimproved for over 10 years despite regional growth zoning and being in a sewer service area. Tax records note assessments are impacted by economic depression.
- Block 13101, Lots 3, 4 & 5 contain single-family residential structures. They provide valuable development frontage along a major corridor and connective land area that can contribute positively to an overall comprehensive development plan that reflects the Township's vision for this area slated for regional growth.
- Block 13101, Lots 27, 28, 30, 31, 35, 37 & 38 contain single-family residential uses and lot 29 is a vacant public parcel. The land values are less than other properties with frontage along the highway. They contain valuable frontage along a major corridor and connective land areas that can contribute positively to a fully realized regional growth community development plan.

## 7. CONCLUSIONS AND RECOMMENDATIONS

Based on the above analysis and findings, it is concluded that the conditions of the Study Area qualify as “Areas in Need of Redevelopment” as defined in NJSA 40A:12A-5. As described in Section 6, all parcels within the designated study area meet one or more of the following statutory criteria listed in the Local Redevelopment and Housing Law (NJSA 40A:12A-1):

- ‘a’ – Deterioration
- ‘c’ – Vacant or Public Owned Land
- ‘d’ – Obsolete Layout and Design
- ‘e’ – “Under Utilization”
- ‘h’ – Smart Growth Consistency

The Planning Board, upon adoption of a resolution, hereby recommends to the Governing Body that the Study Area as evaluated by this investigation be found to be an “Area in Need of Redevelopment” in accordance with NJSA 40A:12A-5 pursuant to the findings of this report. The Planning Board further recommends that the Governing Body find that the intent of the Township's Master Plan to foster economic development along existing commercial corridors and to promote an equitable balance of land use may be furthered by the designation of this area as a redevelopment area.

Such a designation should also be incorporated in the next Master Plan Re-examination report.



# Appendix A

## Authorizing Resolutions

### Resolution No. R:189-2017, July 24, 2017

Authorizing the Monroe Township Planning Board to Conduct a Preliminary Investigation and Convene Public Hearings to Determine whether certain areas on the Official Tax Map of the Township of Monroe Quality as an Area in Need of Redevelopment

### Resolution PB-75-17, August 10, 2017

Authorizing Maser Consulting P.A. to prepare said Preliminary Investigation

### Resolution No. R:142-2018, July 23, 2018

Amending Resolution R:189-2017 Authorizing the Monroe Township Planning Board to Conduct a Preliminary Investigation and Convene Public Hearings to Determine whether certain areas on the Official Tax Map of the Township of Monroe Quality as an Area in Need of Redevelopment



## **RESOLUTION R:189-2017**

### **RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE AUTHORIZING THE MONROE TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT (ROUTE 322 & TUCKAHOE ROAD)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the proposed Redevelopment Area, as set forth in Schedule "A", determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a 'Non-Condernation Redevelopment Area'; and

**WHEREAS**, the Township Council of the Township of Monroe, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

**WHEREAS**, the governing body wishes to direct the Monroe Township Planning Board to undertake a preliminary investigation to determine whether the properties identified in Schedule "A" qualify as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Monroe considers it to be in the best interest of the residents of the Township to directs its Monroe Township Planning Board to conduct such an investigation regarding said areas/properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Gloucester and State of New Jersey as follows:

**RESOLUTION R:189-2017**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
MONROE AUTHORIZING THE MONROE TOWNSHIP PLANNING  
BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND  
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN  
AREAS ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE  
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT  
(ROUTE 322 & TUCKAHOE ROAD)**

1. The Monroe Township Planning Board is hereby directed to undertake a preliminary investigation and conduct a public hearing to determine whether the areas described in Schedule "A" are a "Non-Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Monroe Township Planning Board and its consultants are hereby directed to assist the Monroe Township Planning Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Monroe Township Planning Board for immediate action; and

4. The preliminary investigation, once completed, shall be submitted to the Township Council for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**ADOPTED** at a meeting of the Township Council of the Township of Monroe on July 24, 2017.

**TOWNSHIP OF MONROE**



**CNCL. PRES., BART MCILVAINE**

**ATTEST:**



**TWP. CLERK, SUSAN McCORMICK, RMC  
OR DEPUTY CLERK, SHARON WRIGHT, RMC**

## RESOLUTION R:189-2017

### RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE AUTHORIZING THE MONROE TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT (ROUTE 322 & TUCKAHOE ROAD)

#### CERTIFICATION OF CLERK

The foregoing resolution was duly adopted at a special meeting of the Township Council of the Township of Monroe held on the 24<sup>th</sup> day of July 2017 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094.



TWP. CLERK, SUSAN McCORMICK, RMC  
OR DEPUTY CLERK, SHARON WRIGHT, RMC

#### ROLL CALL VOTE

	Aye	Nay	Abstain	Absent
Cncl. Dilks				✓
Cncl. DiLucia	✓			
Cncl. Garbowski	✓			
Cncl. Heffner	✓			
Cncl. Marino	✓			
Cncl. Miller	✓			
Cncl. Pres. McIlvaine	✓			
TALLY:	6			1

## SCHEDULE "A"

Tuckahoe Road & US 322 Preliminary Investigation Study Area				
Block	Lot	Address	Zone ID	Owner
13101	1	Glassboro Rd		
13101	2	916 N Tuckahoe Rd		
13101	3	908 N Tuckahoe Rd		
13101	4	900 N Tuckahoe Rd		
13101	5	830 N Tuckahoe Rd		
13101	6	810 N Tuckahoe Rd		
13101	7	Tuckahoe Rd		
13101	27	739 Glassboro Rd		
13101	28	743 Glassboro Rd		
13101	29	466 Glassboro Rd		
13101	30	747 Glassboro Rd		
13101	31	761 Glassboro Rd		
13101	32	773 Glassboro Rd		
13101	33	Glassboro Rd		
13101	34	Glassboro Rd		
13101	35	815 Glassboro Rd		
13101	36	825 Glassboro Rd		
13101	37	835 Glassboro Rd		
13101	38	851 Glassboro Rd		
13101	39	861 Glassboro Rd		
13101	40	871 Glassboro Rd		
13601	1	1192 N Tuckahoe Rd		
13601	2	1184 N Tuckahoe Rd		
13601	3	1166 N Tuckahoe Rd		
13601	4	1146 N Tuckahoe Rd		
13601	5	1132 N Tuckahoe Rd		
13601	6	1122 N Tuckahoe Rd		
13601	7	1108 N Tuckahoe Rd		
13601	8	165 Tuckahoe Rd		
13601	8.01	Tuckahoe Rd		
13601	10	1036-1040 N Tuckahoe Rd		
13601	11	882 Glassboro Rd		
13601	12	854 Glassboro Rd		
13601	13	852 Glassboro Rd		
13601	15	Glassboro Rd		
13601	16	832 Glassboro Rd		
13601	17	822 Glassboro Rd		
13601	18	816 Glassboro Rd		
13601	19	Glassboro Rd		
13601	20	Glassboro Rd		
13601	21	806 Glassboro Rd		
13601	22	780 Glassboro Rd		
13601	23	770 Glassboro Rd		
13601	24	760 Glassboro Rd		
13601	25	750 Glassboro Rd		

Block	Lot	Address	Zone ID	Owner
13601	26	740 Glassboro Rd		
13601	27	736 Glassboro Rd		
13601	28	732 Glassboro Rd		
13601	29	728 Glassboro Rd		
13601	30	722 Glassboro Rd		
13601	31	706 Glassboro Rd		
13601	32	Glassboro Rd		
13801	18	1045 N Tuckahoe Rd		
13801	19	1035 N Tuckahoe Rd		
13801	19.01	Glassboro Rd		
13801	19.02	Glassboro Rd		
13801	20	1021 N Tuckahoe Rd		
13801	21	1001 N Tuckahoe Rd		
13901	1	905-913 Glassboro Rd		
13901	2	909 N Tuckahoe Rd		
13901	3	Tuckahoe Rd		
13901	4	821 N Tuckahoe Rd		
13901	5	Tuckahoe Rd		

**TOWNSHIP OF MONROE PLANNING BOARD**

**PLANNING BOARD RESOLUTION RECOMMENDING PRELIMINARY  
INVESTIGATIONS TO DETERMINE WHETHER CERTAIN AREAS ARE AREAS IN  
NEED OF REDEVELOPMENT**

WHEREAS, N.J.S.40A:12-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area;

WHEREAS, pursuant to the Resolution R:188-2007 (South Main Street), Resolution R: 189-2017 (Route 322 & Tuckahoe Road) and Resolution R: 190-2017 (Sicklerville Road) of the Township Council of the Township of Monroe ("Township Council"), which were adopted by Township Council on July 24, 2017, the Planning Board of the Township of Monroe ("Planning Board") was authorized to conduct investigations to determine whether certain areas in need of redevelopment in accordance with the criteria set forth in NJSA 40A:12A-5;

WHEREAS, the Planning Board conducted a public meeting on August 10, 2017 and decided to follow the recommendations of Township Council that it conduct the aforesaid investigations.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby authorizes the Planning Board Planner J. Timothy Kernan of Maser Consulting to:

1- Conduct a Preliminary Investigation to determine whether those certain areas listed on Schedule A of Resolution R: 188-2017 (South Main Street) are in need of redevelopment in accordance with the criteria set forth in NJSA 40A:12A-5 and, if so, to thereafter prepare a proposed redevelopment plan with regards to such areas;



2- Conduct a Preliminary Investigation to determine whether those certain areas listed on Schedule A of Resolution R: 189-2017 (Route 322 & Tuckahoe Road) are in need of redevelopment in accordance with the criteria set forth in NJSA 40A:12A-5 and, if so, to thereafter prepare a proposed redevelopment plan with regards to such areas; and

3- Conduct a Preliminary Investigation to determine whether those certain areas listed on Schedule A of Resolution R: 190-2017 (Sicklerville Road) are in need of redevelopment in accordance with the criteria set forth in NJSA 40A:12A-5 and, if so, to thereafter prepare a proposed redevelopment plan with regards to such areas.

**ROLL CALL VOTE**

THOSE IN FAVOR: ( )

THOSE OPPOSED: ( )

THOSE ABSTAINING: ( )

**CERTIFICATION**

I hereby certify that the foregoing Resolution is a memorializing Resolution adopted by the Planning Board of the Township of Monroe on September 14, 2017 to memorialize its decision at its regular meeting on August 10, 2017.

\_\_\_\_\_  
Ms. Rosemary Flaherty,  
ACTING SECRETARY  
MONROE TOWNSHIP PLANNING BOARD

Dated: \_\_\_\_\_

**RESOLUTION R:142-2018**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
AMENDING RESOLUTION R:189-2017 AUTHORIZING THE MONROE TOWNSHIP  
PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND  
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ON  
THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE QUALIFY AS AN  
AREA IN NEED OF REDEVELOPMENT  
(ROUTE 322 & TUCKAHOE ROAD)**

**WHEREAS**, the Township Council of the Township of Monroe previously adopted Resolution R:189-2017 on July 24, 2017; and

**WHEREAS**, there exists the need to *amend Resolution R:189-2017* as it designates the Redevelopment Area as "Non-Condensation Redevelopment Area"; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the proposed Redevelopment Area, as set forth in Schedule "A", determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, including the power of eminent domain, and, as such, the Redevelopment Area shall be established and be referred to as a '**Condemnation Redevelopment Area**'; and

**WHEREAS**, the Township Council of the Township of Monroe, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

**WHEREAS**, the governing body wishes to direct the Monroe Township Planning Board to undertake a preliminary investigation to determine whether the properties identified in Schedule "A" qualify as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Monroe considers it to be in the best interest of the residents of the Township to direct its Monroe Township Planning Board to conduct such an investigation regarding said areas/properties.

**RESOLUTION R:142-2018**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
AMENDING RESOLUTION R:189-2017 AUTHORIZING THE MONROE TOWNSHIP  
PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND  
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ON  
THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE QUALIFY AS AN  
AREA IN NEED OF REDEVELOPMENT  
(ROUTE 322 & TUCKAHOE ROAD)**

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Gloucester and State of New Jersey hereby directs the Monroe Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

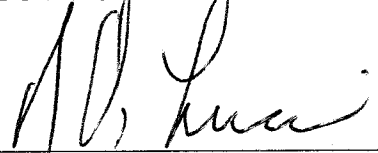
**BE IT FURTHER RESOLVED** that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area").

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Township Clerk, Township Planning Board and Planning Board Secretary.

**ADOPTED** at a meeting of the Township Council of the Township of Monroe on July 23, 2018.

**TOWNSHIP OF MONROE**



**CNCL. PRES., RICHARD DILUCIA**

**ATTEST:**



**TWP. CLERK, SUSAN McCORMICK, RMC**

**RESOLUTION R:142-2018**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
AMENDING RESOLUTION R:189-2017 AUTHORIZING THE MONROE TOWNSHIP  
PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND  
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ON  
THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE QUALIFY AS AN  
AREA IN NEED OF REDEVELOPMENT  
(ROUTE 322 & TUCKAHOE ROAD)**

**CERTIFICATION OF CLERK**

The foregoing resolution was duly adopted at a special meeting of the Township Council of the Township of Monroe held on the 23<sup>rd</sup> day of July 2018 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094.



**TWP. CLERK, SUSAN McCORMICK, RMC**

**ROLL CALL VOTE**

	Aye	Nay	Abstain	Absent
Cncl DiIks				✓
Cncl. Garbowski	✓			
Cncl. Heffner				✓
Cncl. Marino	✓			
Cncl. McIlvaine	✓			
Cncl. Miller	✓			
Cncl. Pres. DiLucia	✓			
<b>TALLY:</b>	5			2

# Appendix B

## Study Area Individual Property Characteristics & Criteria Chart



Block	Lot	Qualifier	Property Address	Property Owner	Value			Percent Improved	Zone	Present Use	Size (online) ac.	Size (GIS) ac.
					Land	Improvement	Total					
13101	1, 40		871 GLASSBORO RD	DANJEN PROPERTIES LLC	\$219,600	\$0	\$219,600	0.0%	RG-C	1	2.36	2.26
13101	2		916 N TUCKAHOE RD	FOGG, BENJ A	\$30,000	\$128,400	\$158,400	81.1%	RG-C	2	0.35	0.29
13101	3		908 N TUCKAHOE RD	CARTER, WILLIE & EMILY	\$24,000	\$77,200	\$101,200	76.3%	RG-C	2	0.29	0.24
13101	4		900 N TUCKAHOE RD	CARTER, WILLIE & EMILY	\$50,000	\$78,700	\$128,700	61.1%	RG-C	2	0.5	0.50
13101	5		830 N TUCKAHOE RD	SCHRETZENMAIR, RICHARD & ANTOINETTE	\$81,700	\$139,000	\$220,700	63.0%	RG-C	2	1.85	1.91
13101	6		810 N TUCKAHOE RD	TERREGINO, NICK JR	\$57,300	\$5,000	\$62,300	8.0%	RG-C	2	0.92	0.91
13101	7	QFARM	TUCKAHOE RD	TERREGINO, NICK JR	\$800	\$0	\$800	0.0%	RG-C	3B	5.75	5.75
13101	27		739 GLASSBORO RD	LAWRENCE, CLAIRE	\$53,200	\$79,800	\$133,000	60.0%	RG-C	2	0.9	0.92
13101	28		743 GLASSBORO RD	DIX, WENDY R	\$38,300	\$111,300	\$149,600	74.4%	RG-C	2	0.52	0.53
13101	29		466 GLASSBORO RD	TOWNSHIP OF MONROE	\$21,800	\$0	\$21,800	0.0%	RG-C	15C	0.29	0.29
13101	30		747 GLASSBORO RD	DOELLING, STEPHEN & MORROTTO, ANTON	\$53,300	\$76,900	\$130,200	59.1%	RG-C	2	0.91	0.92
13101	31		761 GLASSBORO RD	UZDEVENES, JAMES J	\$66,300	\$114,500	\$180,800	63.3%	RG-C	2	2.21	2.26
13101	32		773 GLASSBORO RD	TERREGINO, NICK & LILLIAN	\$80,100	\$94,500	\$174,600	54.1%	RG-C/RG-MR	2	4.76	5.06
13101	33		GLASSBORO RD	BETHANIS, PETER	\$55,800	\$0	\$55,800	0.0%	RG-C	1	1.16	1.16
13101	34, 35		815 GLASSBORO RD	TERREGINO, NICK JR	\$63,700	\$75,600	\$139,300	54.3%	RG-C	1	1.36	1.53
13101	36		825 GLASSBORO RD	KUSZNIER, HELEN	\$78,400	\$116,000	\$194,400	59.7%	RG-C/RG-MR	2	4	4.07
13101	37		835 GLASSBORO RD	ANGELONE, JOANN	\$79,400	\$229,000	\$308,400	74.3%	RG-C	2	4.47	4.69
13101	38		851 GLASSBORO RD	SFORZA, ROBERT & DOROTHY	\$78,000	\$159,800	\$237,800	67.2%	RG-C	2	3.91	3.89
13101	39		861 GLASSBORO RD	ORLICH, ROBERT & ROBERTA	\$47,100	\$77,100	\$124,200	62.1%	RG-C	2	1.43	1.42
13601	1		1192 N TUCKAHOE RD	BITTLE, CHARLES J & CHRISTINE	\$54,800	\$134,200	\$189,000	71.0%	R-2	2	1.67	1.70
13601	2		1184 N TUCKAHOE RD	FUSCIA, RUSSELL E JR & LINDA	\$71,800	\$270,800	\$342,600	79.0%	R-2	2	4.55	4.43
13601	3		1166 N TUCKAHOE RD	FOWLER, NORA ANNA & NORMAN RICHARD	\$61,500	\$254,900	\$316,400	80.6%	R-2	2	2.41	2.41
13601	4		1146 N TUCKAHOE RD	RASSMAN, PATRICIA & SAIIA, DEBRA	\$77,400	\$98,100	\$175,500	55.9%	R-2	2	7.14	7.11
13601	5		1132 N TUCKAHOE RD	LATHROP, DON & DENISE M	\$74,100	\$74,800	\$148,900	50.2%	R-2	2	5.67	5.62
13601	6		1122 N TUCKAHOE RD	LATHROP, DONALD & DENISE	\$47,200	\$104,500	\$151,700	68.9%	R-2	2	0.82	0.87
13601	7		1108 N TUCKAHOE RD	JOHNSON, MICHAEL L & MCKINNEY, DONN	\$74,700	\$108,700	\$183,400	59.3%	R-2	2	5.92	5.69
13601	8		165 TUCKAHOE RD	THE ARC - GLOUCESTER	\$78,100	\$0	\$78,100	0.0%	R-2	15D	7.45	7.68
13601	8.01		TUCKAHOE RD	THE ARC - GLOUCESTER	\$62,000	\$392,600	\$454,600	86.4%	R-2	15D	2.74	2.50
13601	10		1036-1040 N TUCKAHOE RD	THE ARC GLOUCESTER	\$302,200	\$132,300	\$434,500	30.4%	C/R-2	15D	17.8	17.81
13601	11		882 GLASSBORO RD	WAWA INC NJ CORPORATION	\$165,000	\$372,800	\$537,800	69.3%	C	4A	1.1	1.10
13601	12		854 GLASSBORO RD	TRI-COUNTY COMMUNITY ACTION AGENCY	\$47,600	\$286,400	\$334,000	85.7%	C	15F	0.53	0.47
13601	13		852 GLASSBORO RD	CRUMP, KRYSTAL M & WILLIAM J	\$42,800	\$47,200	\$90,000	52.4%	C	2	0.53	0.47
13601	15		GLASSBORO RD	TOWNSHIP OF MONROE	\$58,800	\$0	\$58,800	0.0%	R-2	15C	4	4.06
13601	16		832 GLASSBORO RD	STATE OF N J	\$462,200	\$911,800	\$1,374,000	66.4%	C/R-2	15C	26.88	26.88
13601	17		822 GLASSBORO RD	WEST REALTY LLC	\$75,500	\$102,000	\$177,500	57.5%	C/R-2	2	6.27	6.16
13601	18		816 GLASSBORO RD	GLAZE, BRYAN D & HOLLY M	\$48,100	\$187,200	\$235,300	79.6%	C	2	0.91	0.92
13601	19		GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	\$8,500	\$0	\$8,500	0.0%	R-2	15C	1.36	1.40
13601	20		GLASSBORO RD	ORMSBY, JOHN & ANNA	\$82,900	\$0	\$82,900	0.0%	C/R-2	1	9.55	9.60
13601	21		806 GLASSBORO RD	PINCKNEY, ERNESTINE V & BENJAMIN	\$73,300	\$71,300	\$144,600	49.3%	C/R-2	2	5.31	5.48
13601	22		780 GLASSBORO RD	MCILVAINE & PINTO VENTURES LLC	\$83,800	\$69,200	\$153,000	45.2%	C/R-2	2	10	9.91
13601	23		770 GLASSBORO RD	MACNAMARA, JAMES	\$69,000	\$94,600	\$163,600	57.8%	C/R-2	2	3.39	3.39
13601	24		760 GLASSBORO RD	MANCINELLI, RAYMOND	\$69,000	\$83,700	\$152,700	54.8%	C/R-2	2	3.39	3.39
13601	25		750 GLASSBORO RD	CLARK, RICHARD M & DOROTHY A	\$68,600	\$120,200	\$188,800	63.7%	C/R-2	2	3.21	3.21
13601	26		740 GLASSBORO RD	WHITECAR, STEPHEN & DENISE	\$64,100	\$128,600	\$192,700	66.7%	C/R-2	2	2.7	2.67
13601	27		736 GLASSBORO RD	LEWIS, LAWRENCE G & DORA I	\$57,700	\$133,900	\$191,600	69.9%	C/R-2	2	2	1.99

Block	Lot	Qualifier	Property Address	Property Owner	Value			Percent Improved	Zone	Present Use	Size (online) ac.	Size (GIS) ac.
					Land	Improvement	Total					
13601	28		732 GLASSBORO RD	PIKE, WILLIAM ESTATE OF	\$67,200	\$109,100	\$176,300	61.9%	C/R-2	2	3.05	3.05
13601	29		728 GLASSBORO RD	GRIFFIN, KIM L	\$43,900	\$87,500	\$131,400	66.6%	C/R-2	2	0.37	0.35
13601	30, 31		706-722 GLASSBORO RD	DIFILIPPI, GINO & RACHEL & BONOMO,A	\$123,900	\$0	\$123,900	0.0%	C/R-2	1	7.95	7.94
13601	32		GLASSBORO RD	MONROE TOWNSHIP MUNICIPAL BLDG	\$21,900	\$0	\$21,900	0.0%	R-2	15C	7.29	7.29
13801	18		1045 N TUCKAHOE RD	SMP FARMS INC	\$63,800	\$62,600	\$126,400	49.5%	BP	2	3.42	3.91
13801	19		1035 N TUCKAHOE RD	BANGLE, ANDREW	\$67,000	\$104,700	\$171,700	61.0%	C	2	1.48	1.48
13801	19.01, 19.02, 20	QFARM	GLASSBORO RD/1021 N TUCKA	SMP FARMS INC	\$143,500	\$51,400	\$194,900	26.4%	c	3B/2	7.2	7.14
13801	21		1001 N TUCKAHOE RD	WILLIAMSTOWN STATION LLC	\$132,000	\$206,000	\$338,000	60.9%	C	4A	0.88	0.80
13901	1		905-913 GLASSBORO RD	NJ LAND COMPANY LLC	\$531,800	\$8,000	\$539,800	1.5%	C	2	9.25	9.28
13901	2		909 N TUCKAHOE RD	LOUIE, MON H & NANCY	\$88,300	\$47,400	\$135,700	34.9%	C	2	5.24	5.23
13901	3		TUCKAHOE RD	WAGNER, R & HOFFMANN	\$59,700	\$0	\$59,700	0.0%	BP	1	3	3.02
13901	4		821 N TUCKAHOE RD	HYSON, ROY	\$81,200	\$102,300	\$183,500	55.7%	BP	4A	3	3.06
13901	5		TUCKAHOE RD	D'ALESSANDRO, JOSEPH	\$74,700	\$0	\$74,700	0.0%	BP	1	4.5	4.55



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

2

3B

4A

15C

15D

15F
- Vacant Land

Residential (1 - 4 families)

Farmland

Commercial

Public Property

Church or Charitable Organization

Other Tax Exempt

# Appendix C

## Photos



## Southwest Quadrant Photo Exhibit



**Block 13901, Lot 1: Criteria “a” & “e”**



**Block 13901, Lot 4: Criteria “d”**



**Block 13901, Lot 4: Criteria “d”**



## Northwest Quadrant Photo Exhibit



Block 13801, Lot(s) 19.01, 19.02 & 20:  
**Criteria “d” & “e”**



Block 13801, Lot(s) 19.01, 19.02 & 20:  
**Criteria “d” & “e”**



Block 13801, Lot 20:  
**Criteria “d” & “e”**



## Northwest Quadrant Photo Exhibit



**Block 13801, Lot 20: Criteria “d” & “e”**



**Block 1380, Lot 20: Criteria “d” & “e”**



**Block 13801, Lot 18: Criteria “d” & “e”**

## Northeast Quadrant Photo Exhibit



**Block 13601, Lot 8.01: Criteria 'd'**



**Block 13601, Lot 10: Criteria 'd'**



**Block 1301, Lot 10: Criteria 'd' & 'e'**



## Northeast Quadrant Photo Exhibit



Block 13601, Lot 12: Criteria 'd'

Block 13601, Lot 16: Criteria 'd'



Block 13601, Lot 16: Criteria 'd'



## Northeast Quadrant Photo Exhibit



**Block 13601, Lot 17: Criteria 'd'**



**Block 13601, Lot 20: Criteria 'd'**

**Block 13601, Lot 20: Criteria 'd'**





## Northeast Quadrant Photo Exhibit



**Block 13601, Lot 23: Criteria 'a'**



**Block 13601, Lot 27: Criteria 'd'**



**Block 13601, Lot 28: Criteria 'a'**



**Block 13601, Lot 30: Criteria 'c'**



## Southeast Quadrant Photo Exhibit



Block 13101, Lot 2: Criteria 'a' & 'e'



Block 13101, Lot 2: Criteria 'a' & 'e'



Block 13101, Lot 7: Criteria 'e'



Block 13101, Lot 6: Criteria 'a', 'e' & 'h'



## Southeast Quadrant Photo Exhibit



Block 13101, Lot 32: Criteria 'd'



Block 13101, Lot 36: Criteria 'd'



Block 13101, Lot 36: Criteria 'd'



# Appendix D

## Maps

- Proposed Study Area – Tax Map
- Proposed Study Area (2015 Aerial) Map
- Proposed Study Area (2012 Aerial) Map
- Proposed Study Area (2007 Aerial) Map
- Proposed Study Area (1995 Aerial) Map
- Existing Zoning Map
- Existing Land Use Map
- Existing Sewer Service Area Map
- Existing Wetlands Map
- Existing FEMA Firm Flood Hazard Area Map
- Existing Environmental Contamination Map
- State Planning Area Map
- Criteria Evaluation Map

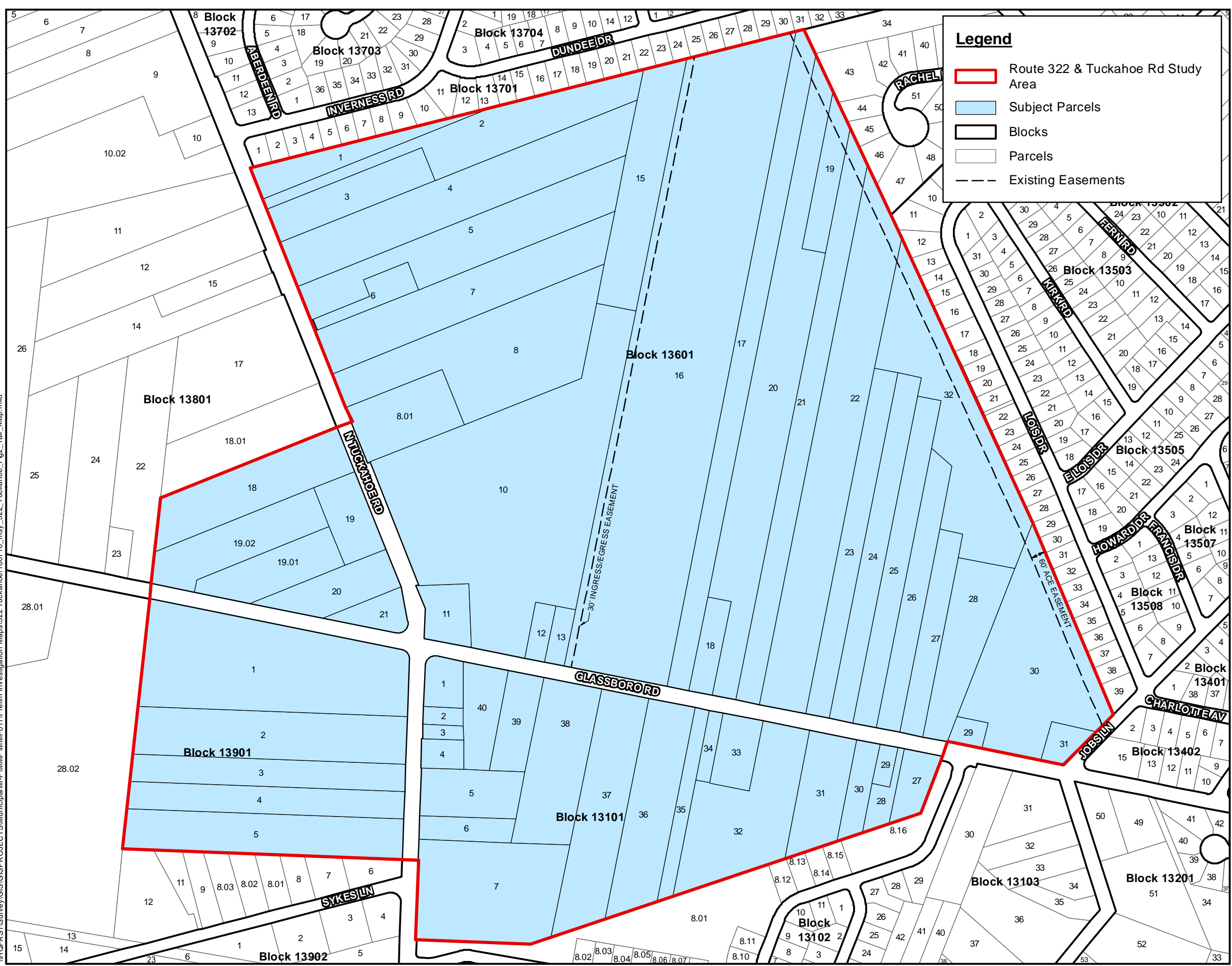
## Figures

1. Regional Context Map



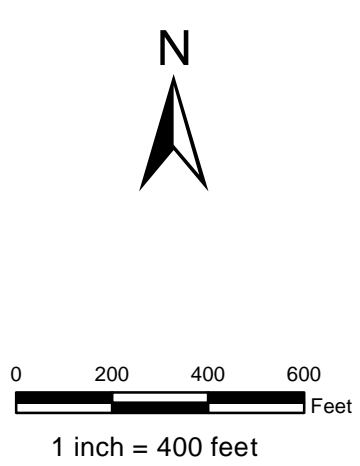


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# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation Tax Map

TOWNSHIP  
OF  
MONROE  
GLOUCESTER COUNTY  
NEW JERSEY







**Legend**

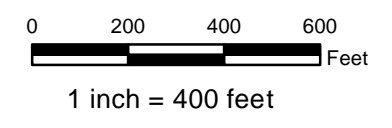
- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels

# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

2015 Aerial Image

TOWNSHIP  
OF  
MONROE

GLOUCESTER COUNTY  
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is

\\HOFAS1\Survey\GIS\PROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180720\_msy\_322\_Tuckahoe\_Fig\_2015aerial.mxd





# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

2012 Aerial Image

TOWNSHIP  
OF  
MONROE

GLOUCESTER COUNTY  
NEW JERSEY



0 200 400 600  
Feet  
1 inch = 400 feet

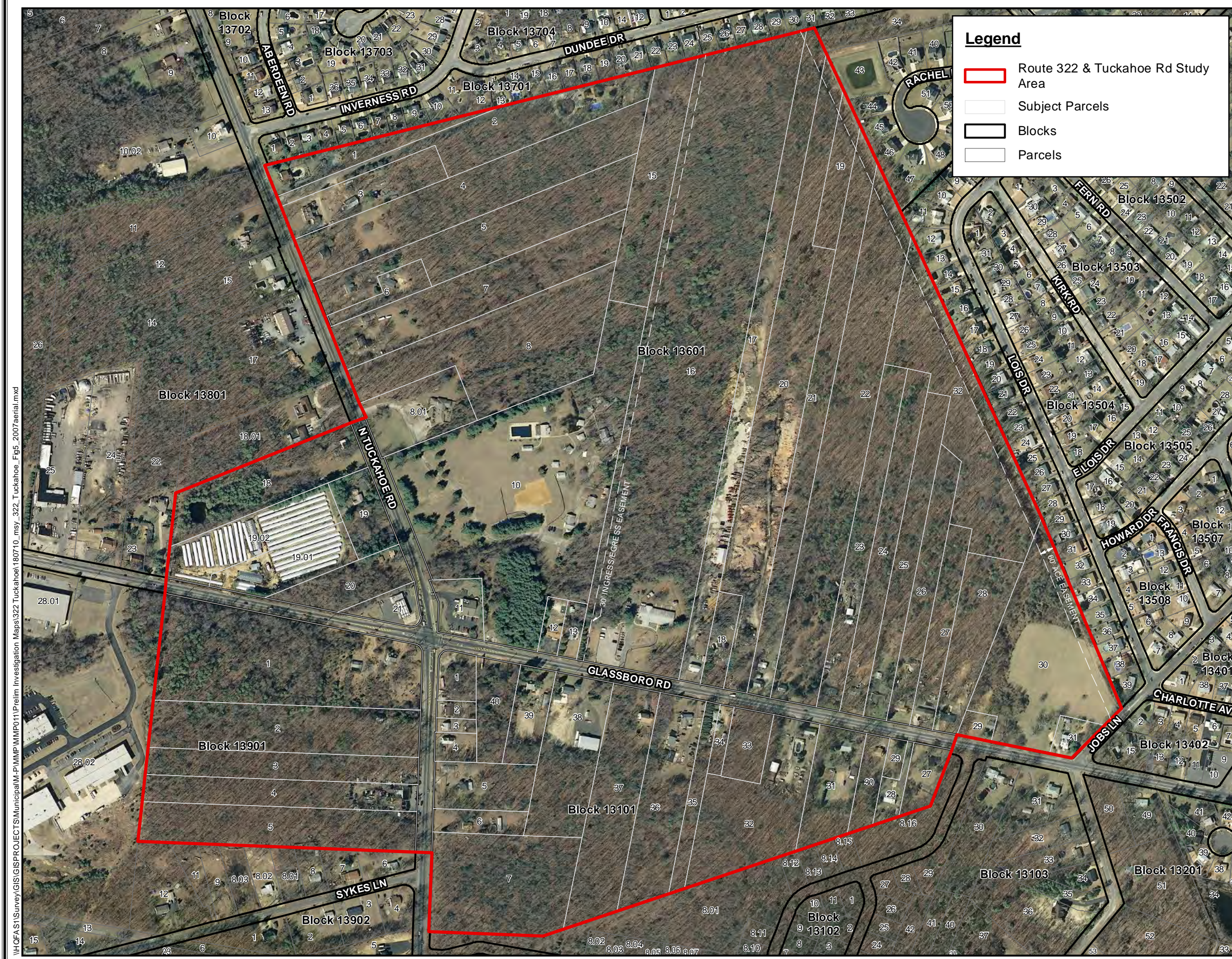
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July 2018

\\HOFAS1\Survey\GIS\SPROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180710\_msy\_322\_Tuckahoe\_Fig4\_2012aerial.mxd





# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

2007 Aerial Image

TOWNSHIP  
OF  
MONROE

GLoucester COUNTY  
NEW JERSEY



0 200 400 600  
Feet  
1 inch = 400 feet

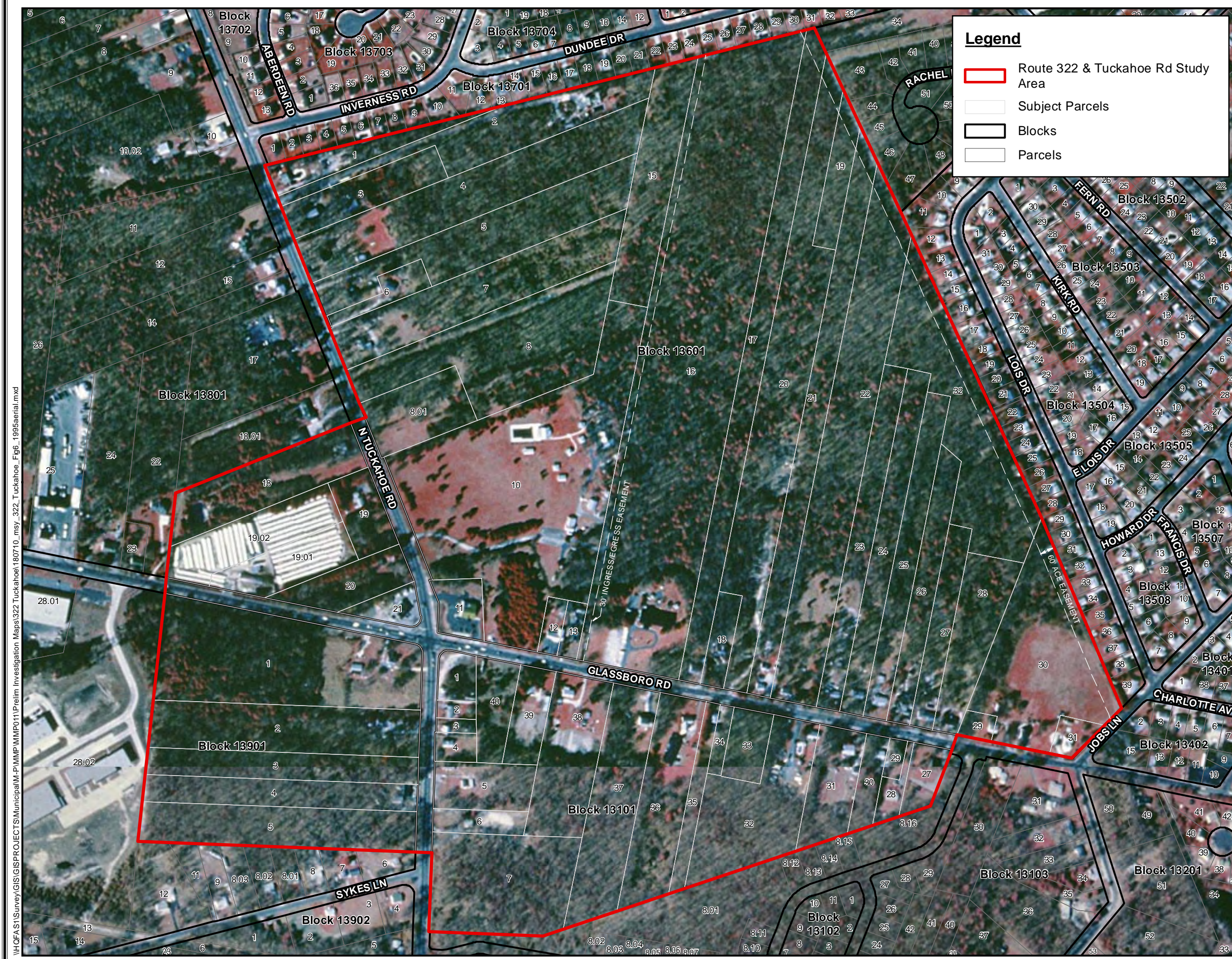
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**Legend**

- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels

# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

1995 Infrared Image

TOWNSHIP  
OF  
MONROE

GLOUCESTER COUNTY  
NEW JERSEY



0 200 400 600 Feet  
1 inch = 400 feet

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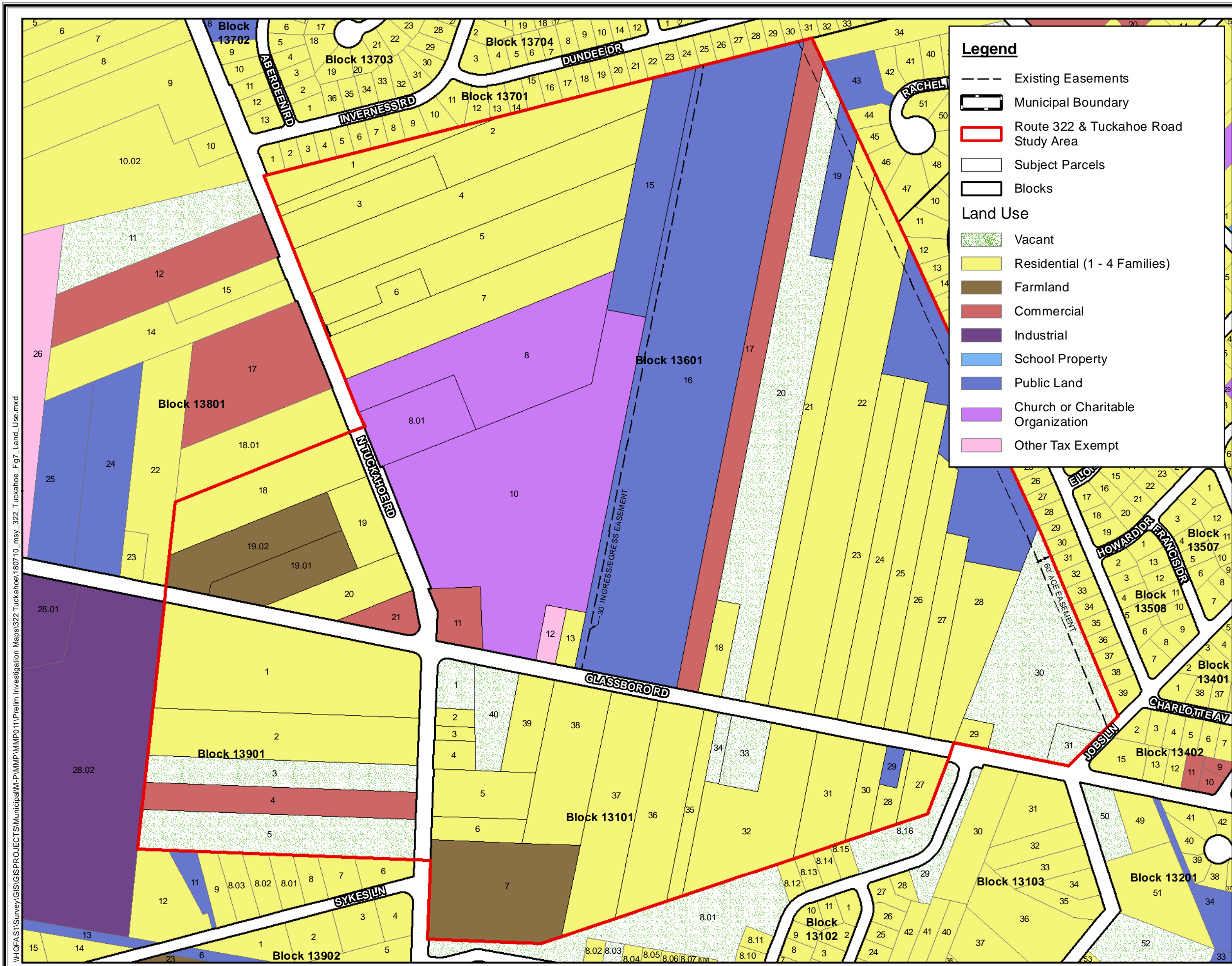


July 2018

\\HOFAS1\Survey\GIS\PROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180710\_msy\_322\_Tuckahoe\_Fig\_1995aerial.mxd



\\HOFAS1\Survey\GIS\PROJECTS\Municipal\Map\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180710\_msy\_322\_Tuckahoe\_Fig7\_Land\_Use.mxd



**Legend**

- Existing Easements
- ▭ Municipal Boundary
- ▭ Route 322 & Tuckahoe Road Study Area
- ▭ Subject Parcels
- ▭ Blocks

**Land Use**

- ▭ Vacant
- ▭ Residential (1 - 4 Families)
- ▭ Farmland
- ▭ Commercial
- ▭ Industrial
- ▭ School Property
- ▭ Public Land
- ▭ Church or Charitable Organization
- ▭ Other Tax Exempt

**Route 322 &  
Tuckahoe Rd  
Redevelopment Area  
Preliminary  
Investigation**

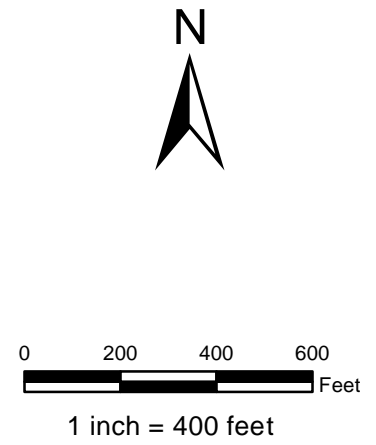
Land Use

---

TOWNSHIP  
OF  
MONROE

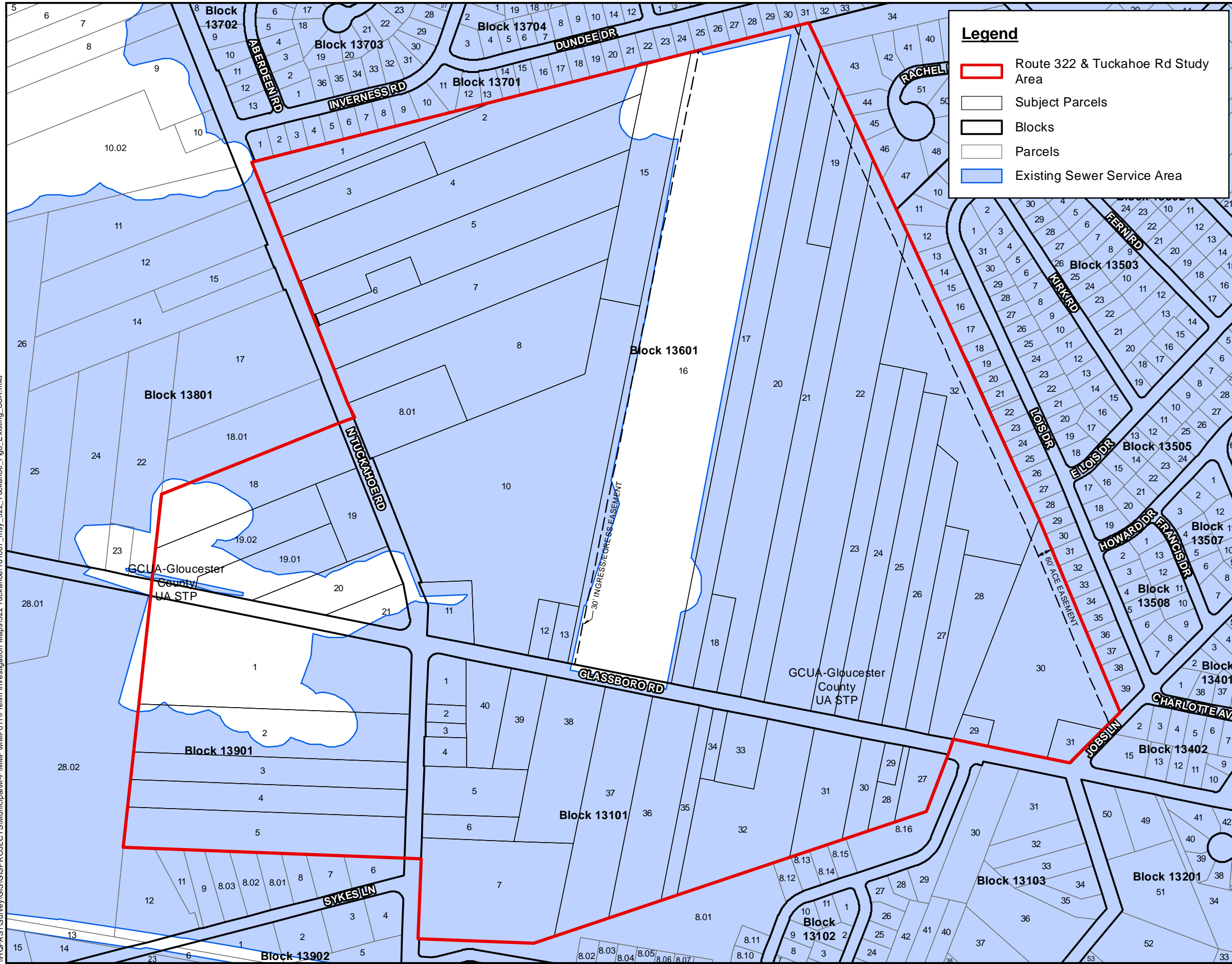
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GLOUCESTER COUNTY  
NEW JERSEY



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**Legend**

- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels
- Existing Sewer Service Area

**Route 322 &  
Tuckahoe Rd  
Redevelopment Area  
Preliminary  
Investigation**

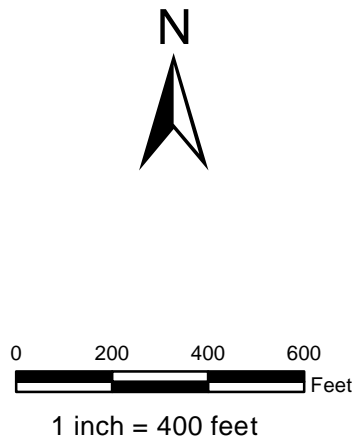
Existing Sewer  
Service Area

---

TOWNSHIP  
OF  
MONROE

---

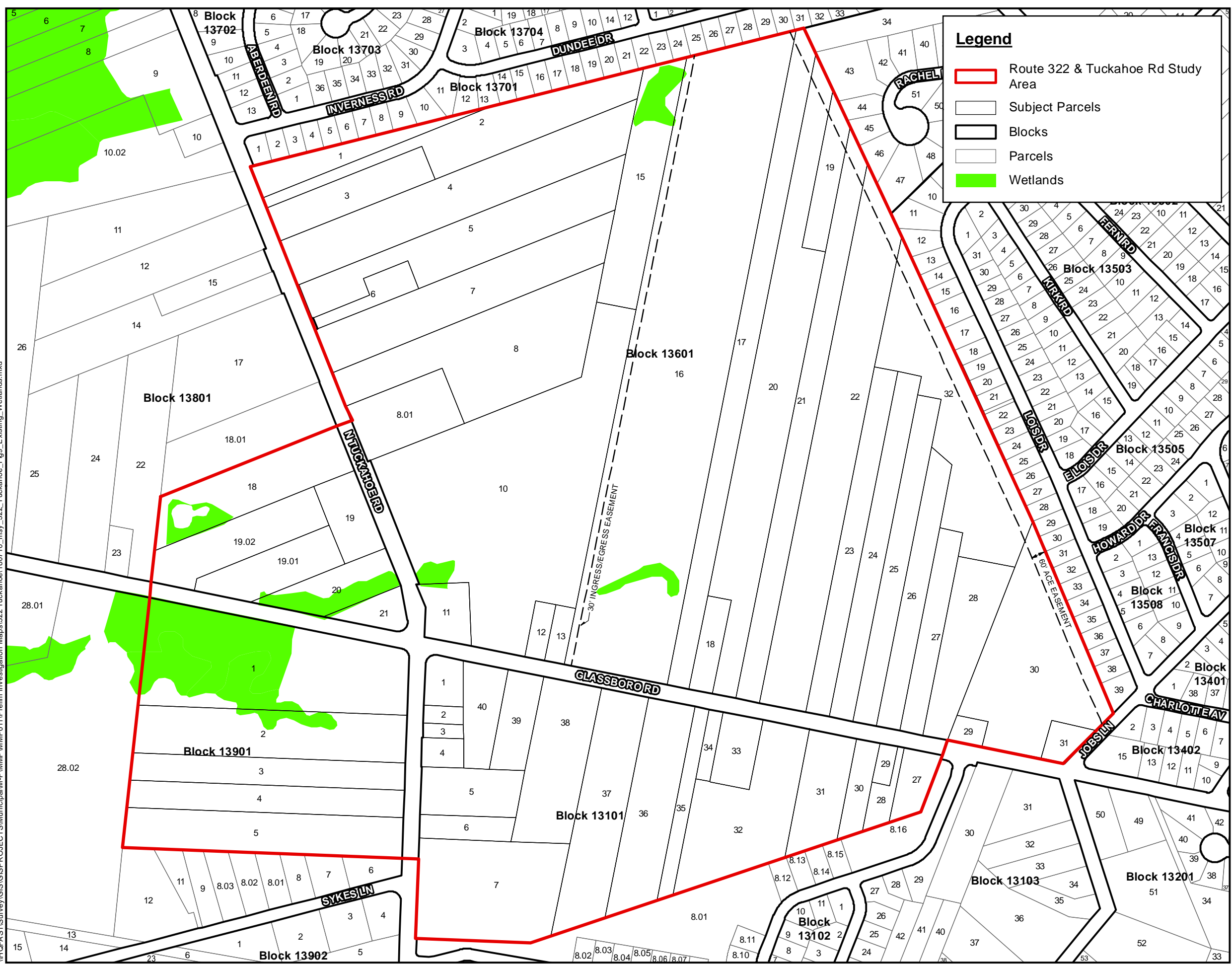
GLOUCESTER COUNTY  
NEW JERSEY



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**Legend**

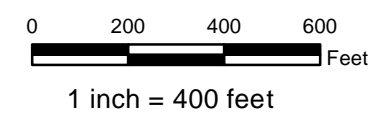
- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels
- Wetlands

# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

Existing Wetlands

TOWNSHIP  
OF  
MONROE

GLOUCESTER COUNTY  
NEW JERSEY



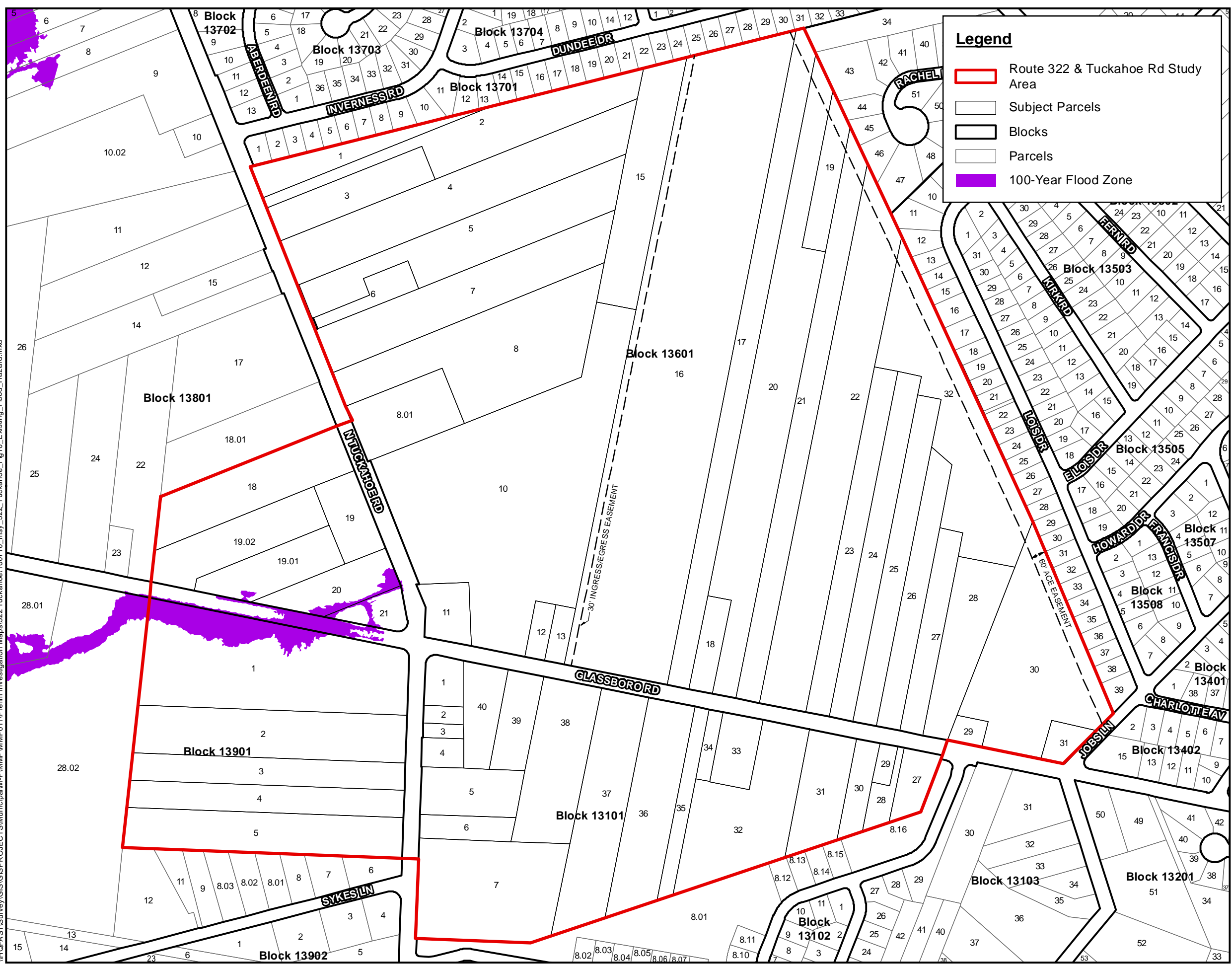
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\\HOFAS1\Survey\GIS\PROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\Fig10\_Existing\_Flood\_Hazard.mxd



**Legend**

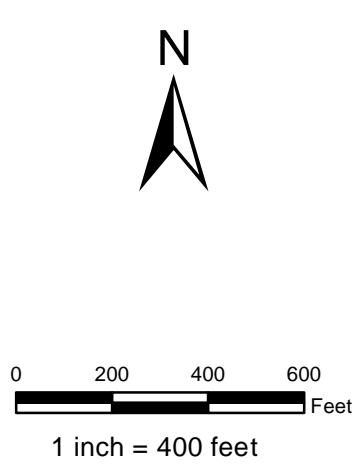
- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels
- 100-Year Flood Zone

# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

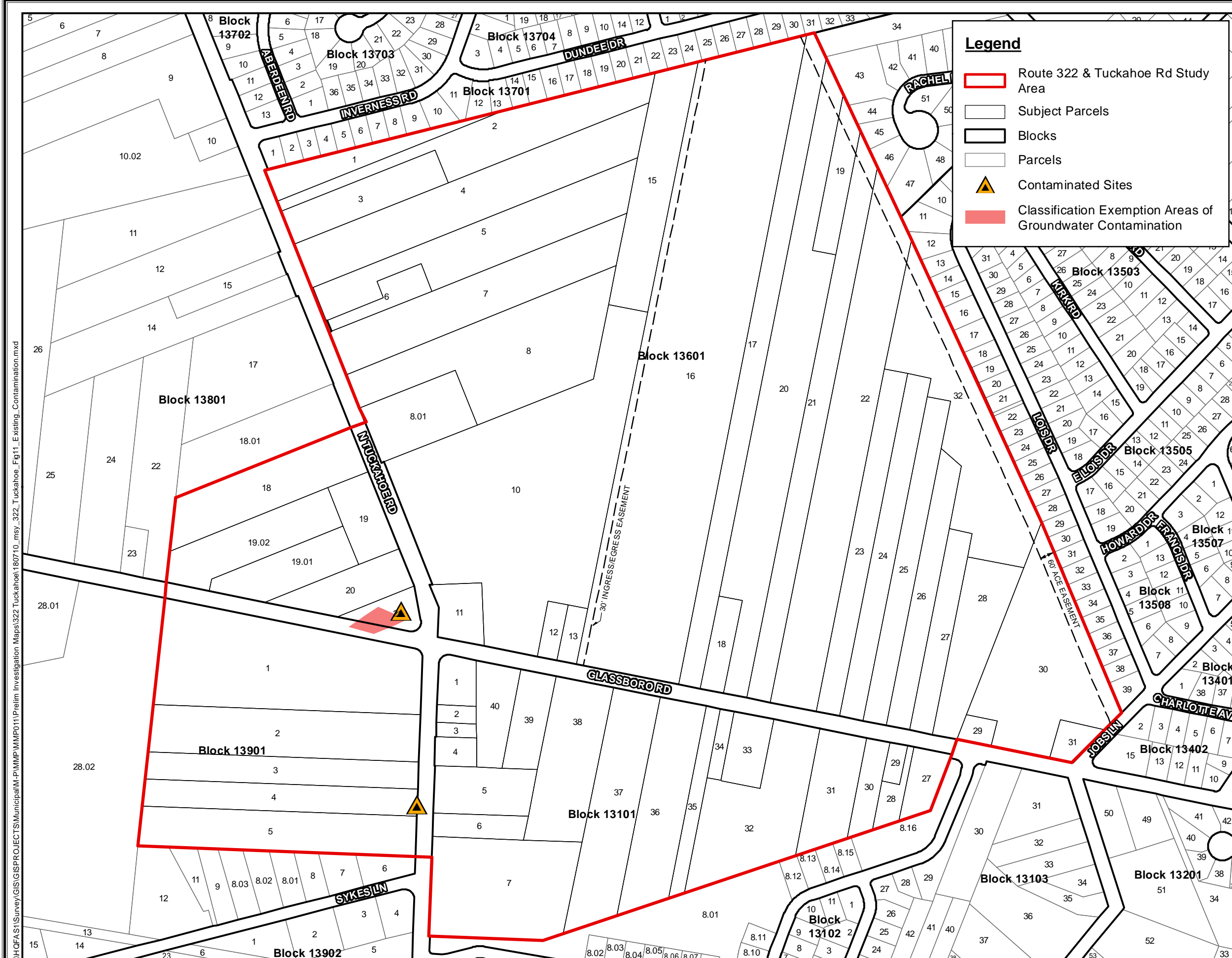
Existing FEMA Special  
Flood Hazard Area Map

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MONROE

GLoucester COUNTY  
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation Existing Environmental Contamination Map

TOWNSHIP  
OF  
MONROE

GLoucester COUNTY  
NEW JERSEY



0 200 400 600  
Feet  
1 inch = 400 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is

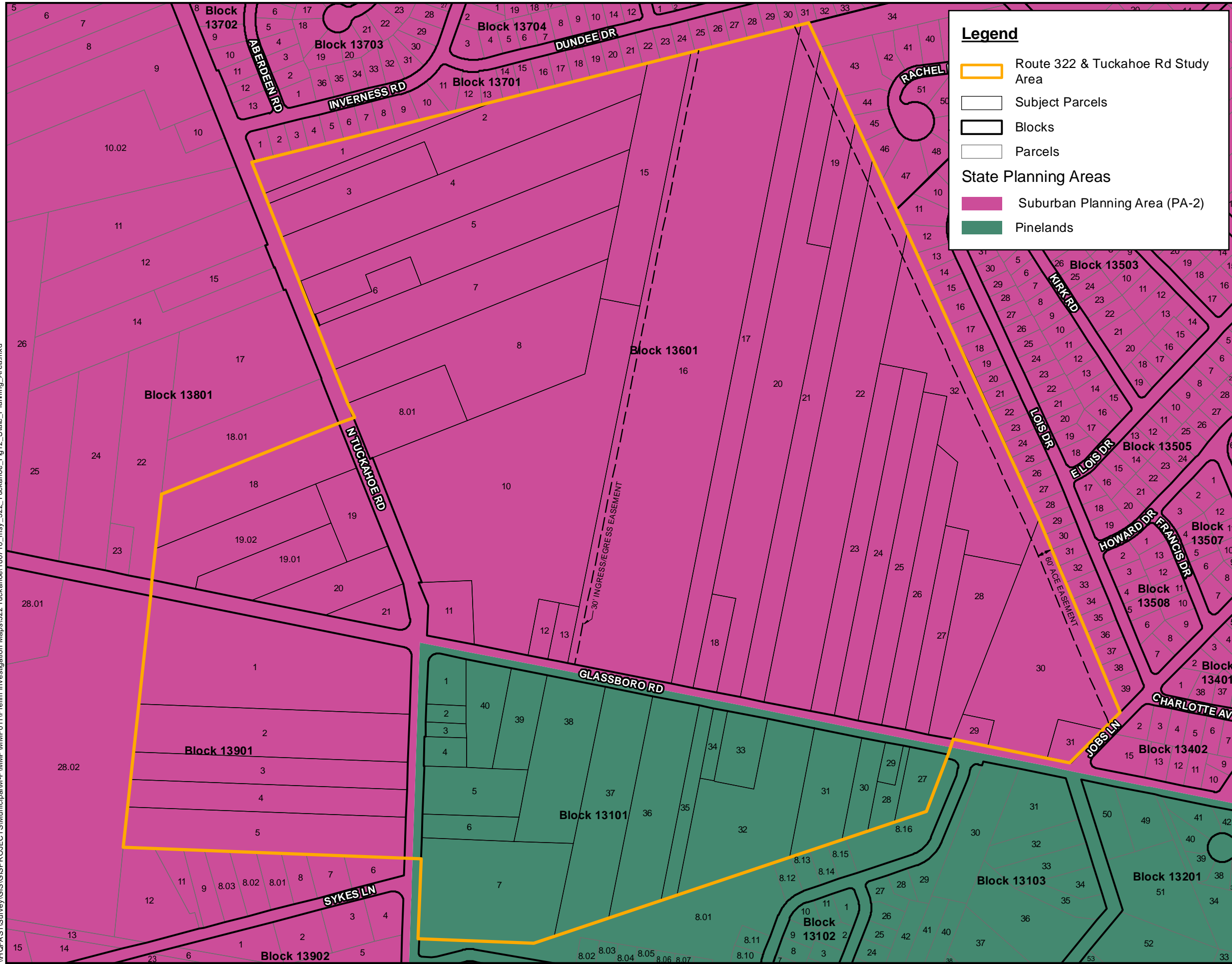


July 2018

\\HOFAS1\Survey\GIS\PROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180710\_msy\_322\_Tuckahoe\_Fig11\_Existing\_Contamination.mxd



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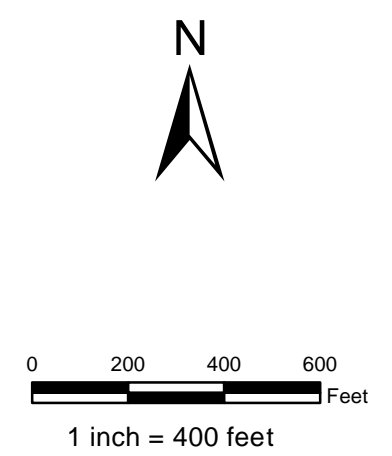


# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

State Planning  
Areas Map

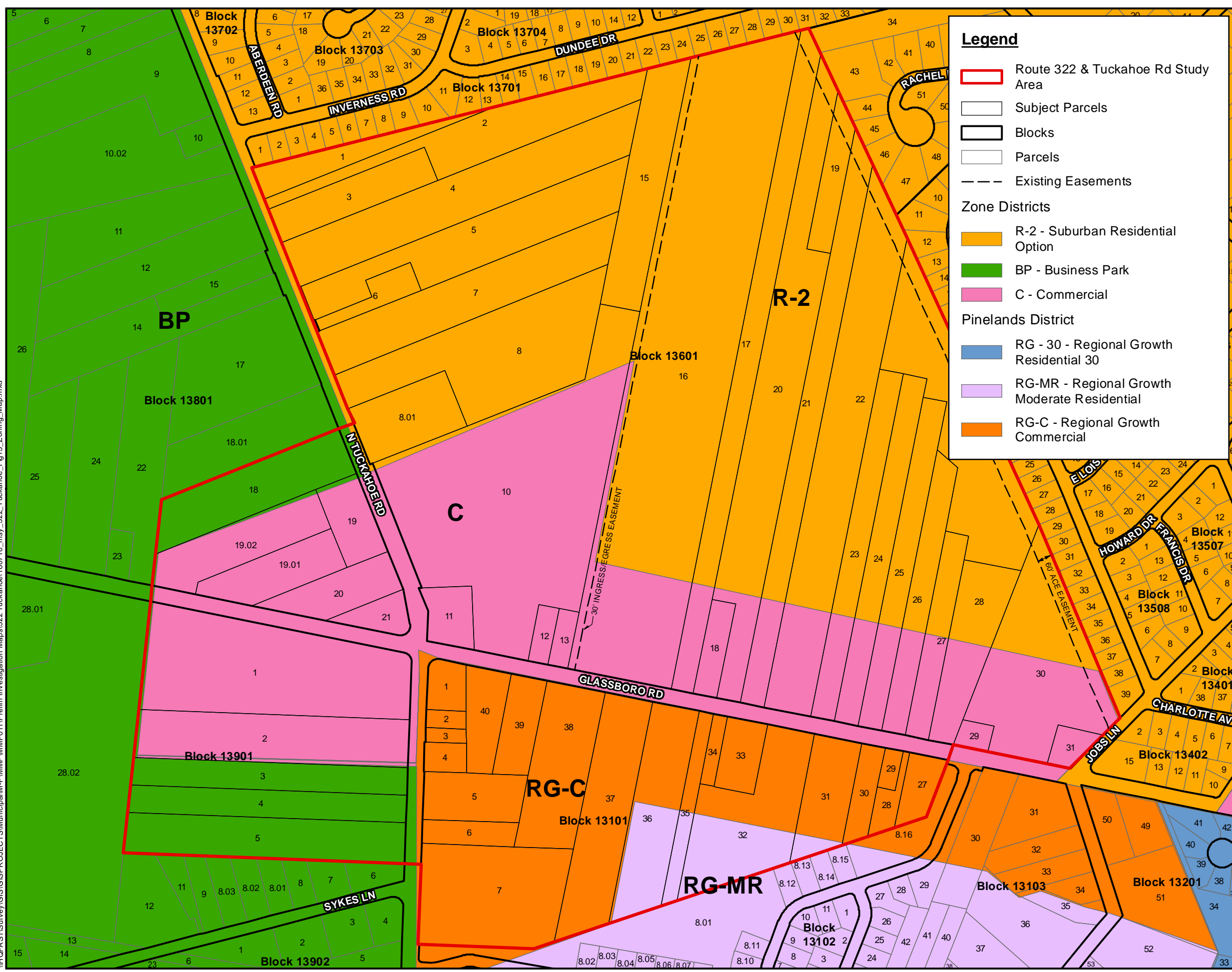
TOWNSHIP  
OF  
MONROE

GLoucester COUNTY  
NEW JERSEY



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\\HOFAS1\Survey\GIS\SPROJECTS\Municipal\W-P\MMP\MMPO11\Prelim Investigation Maps\322 Tuckahoe\180710\_msy\_322\_Tuckahoe\_Fig13\_Zoning\_Map.mxd



**Legend**

- Route 322 & Tuckahoe Rd Study Area
- Subject Parcels
- Blocks
- Parcels
- Existing Easements

**Zone Districts**

- R-2 - Suburban Residential Option
- BP - Business Park
- C - Commercial

**Pinelands District**

- RG - 30 - Regional Growth Residential 30
- RG-MR - Regional Growth Moderate Residential
- RG-C - Regional Growth Commercial

# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation

Zoning Map

TOWNSHIP  
OF  
MONROE

GLOUCESTER COUNTY  
NEW JERSEY



0 200 400 600 Feet  
1 inch = 400 feet

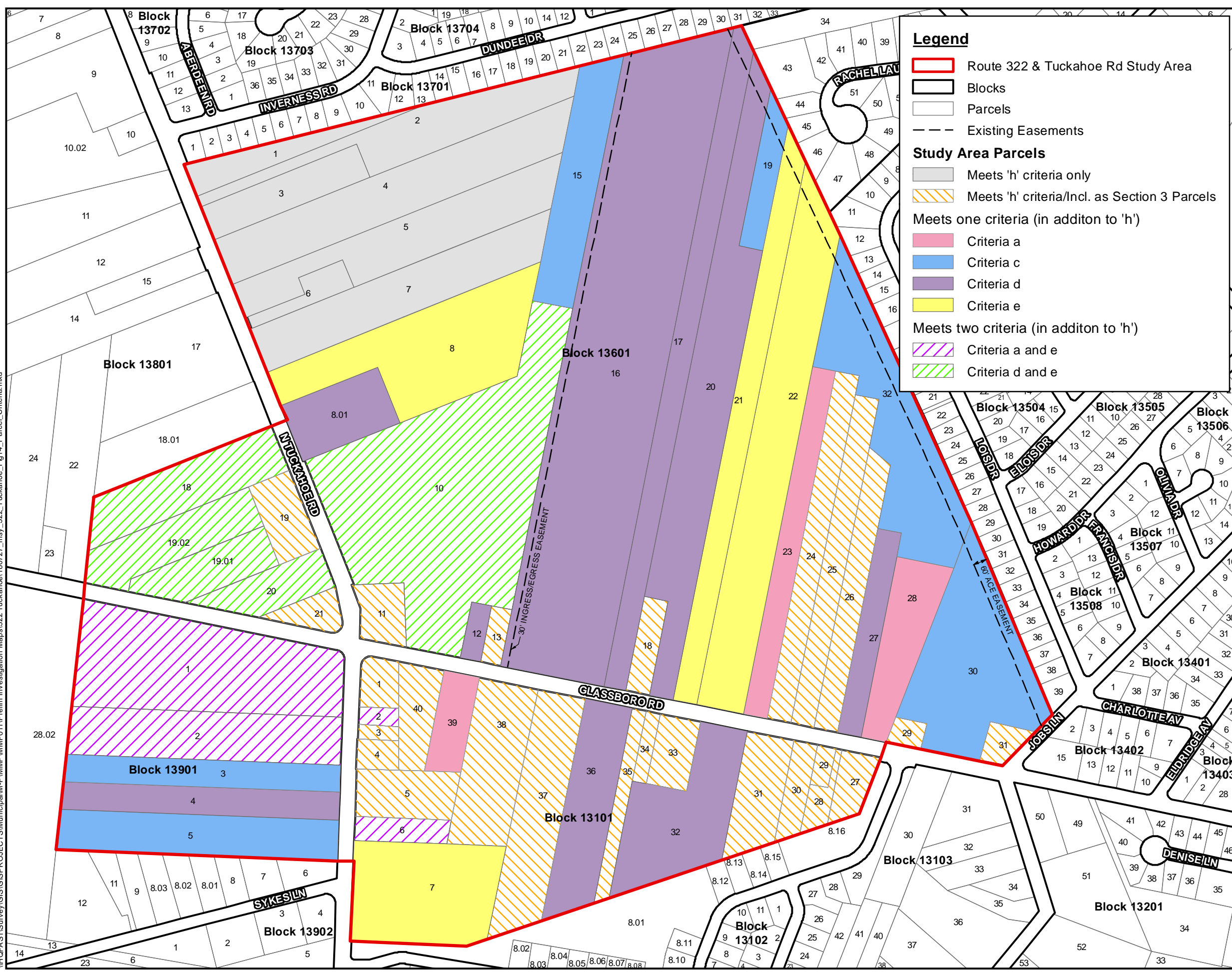
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July 2018



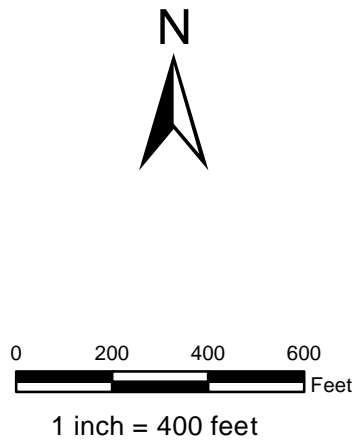
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# Route 322 & Tuckahoe Rd Redevelopment Area Preliminary Investigation CRITERIA EVALUATION MAP

TOWNSHIP  
OF  
MONROE

GLoucester County  
NEW JERSEY



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