

3.6: Site Specific Information

The following subsection provides site specific information for each lot within the Study Area. This information will serve as the basis for the analysis and opinions offered in Section 6 of this Study.

3.6.1: Block 38 Lot 1

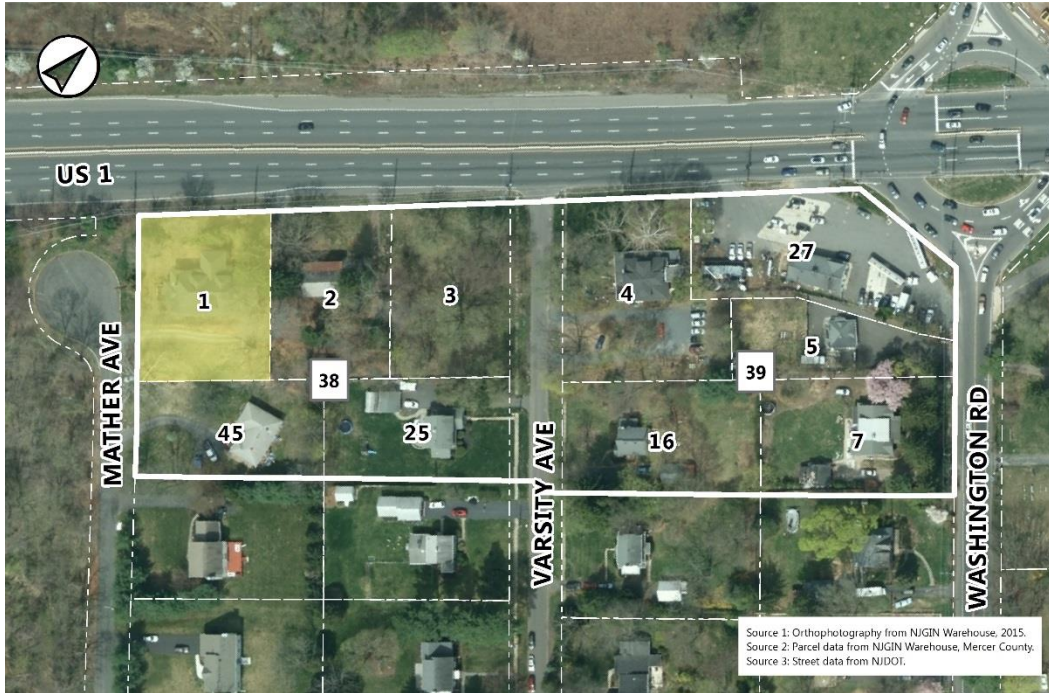


Figure 6: Block 38 Lot 1 (Scale: 1"=200')

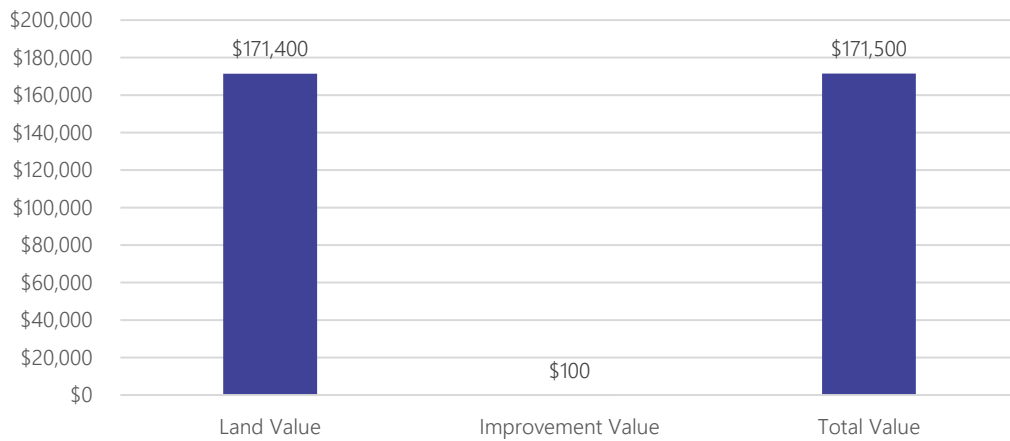
Summary

Block 38 Lot 1 is located at the southwesterly corner of the Study Area and has frontage along both Mather Ave and US Route 1. The site previously received approval in 1961 to convert a former community club into an office. This building was later demolished in 2017. The site is now vacant and undeveloped.

Property Information Overview

Address:	3700 Brunswick Pike
Owner(s):	Penns Neck Plaza, LLC
Area (ac):	0.57
Property Classification:	1 (Vacant)
Zoning District:	R-20
Property Use:	Vacant Land
Building Description:	Not Applicable
Permitted Use(s):	Not Applicable
Exterior Condition:	Not Applicable

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit #	Description	Notes
03/23/65	1613	Building	Construction of a loading platform 8'0" wide by 13'4" long within the confines of the existing building. Installation of an oiled gravel driveway 12'0" wide to the loading platform. Installation of a 4'0" wide sidewalk to the front entrance of the building.
05/03/66	1778	Building	To build an office partition on the first floor
02/28/67	1872	Building	Remove existing wall between garage and living room, remove garage door, install wood floor in garage to match height of present living room floor
09/09/69	2375	Building	Install sliding glass doors in existing porch
02/21/73	3257	Building	Remove and replace shingles sheathing
12/09/74	0506	Board of Health Sewage Disposal System	35' by 20' bed design for 15 persons. 225 gallons per day.
05/16/80	856	Application to Locate a Sewer Line Lateral	Tied in 05/20/80
04/24/87	2885	Construction Permit	Alteration of office building.
06/28/90	00-7079	Construction Permit	Water service connection
07/26/93	93-0997	Construction Permit	Remodel bathroom
04/24/17	2017-0585	Demolition	No self-luminous exit signs found. All asbestos material removed. Rodent control conducted

Application/Approval Summary

Date	App. #	Description	Notes
08/03/61	n/a	Variance approval	Recommendation made to the Township Committee that the application to alter, convert, and use the Penns Neck Community Club for a research laboratory with offices and space for warehousing, assembling and distribution scientific instruments
01/27/62	n/a	Certificate of Occupancy	Approved
02/01/62	n/a	Zoning	Sign approved
04/06/17	n/a	Mercer County Soil Erosion and Sediment Control Plan	Approved

Complaints/Violations

Date	Department	Complaint/Issue	Description
08/16/74	Health	Septic overflow	Inspection showed overflow on Route 1 and Mather Ave.
10/9/74	Health	Septic Overflow	Letter from Health Officer documenting three (3) separate occasions (08/16/74, 09/20/74, 09/27/74) of receiving complaints of overflowing septic
12/10/74	Health	Septic Overflow	From Techne Incorporated requesting confirmation from Board of Health that all issues are taken care of.



Photograph 1: Block 38 Lot 1 Southerly Corner, Looking North



Photograph 2: Block 38 Lot 1 Easterly Corner, Looking West

6.1: Block 38 Lot 1

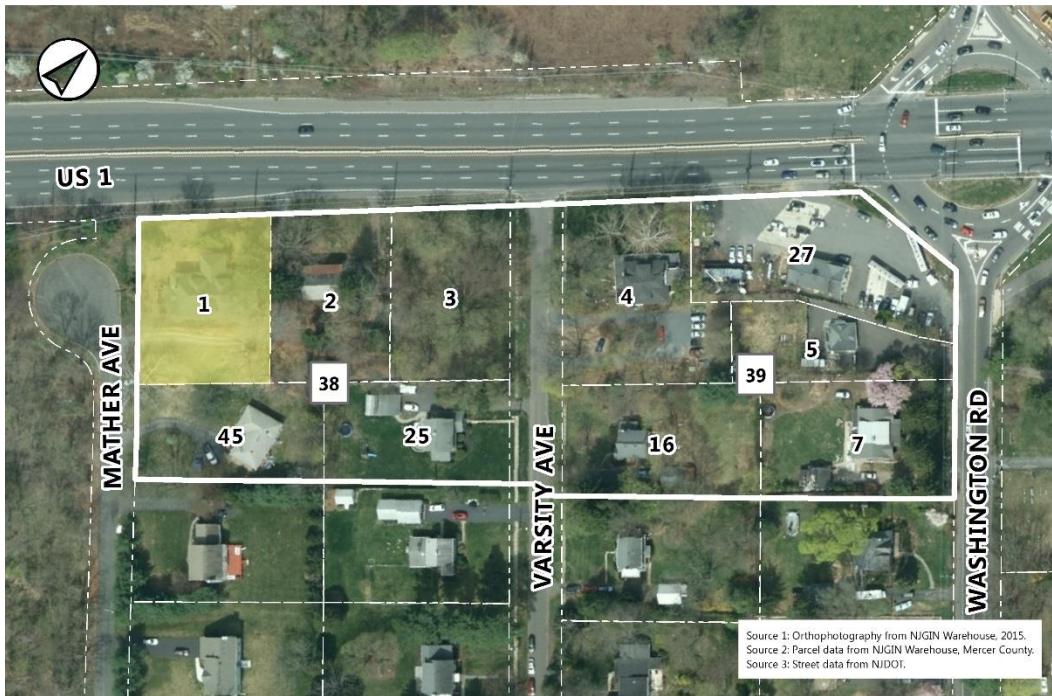


Figure 19: Block 38 Lot 1 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.1, this lot is presently vacant. It was previously developed with an office building which later was demolished in 2017.

The "c" Criterion pertains to vacant lands. However, as established by this Criterion, such lands are required to have been vacant ten (10) years prior to the adoption of the resolution initiating the Area in Need of Redevelopment Study. In addition, the site does not appear to have any constricting factors in regard to its location, remoteness, lack of means of access to developed section or portions of the municipality, topography, or nature of its soil.

As such, this site does not meet the redevelopment criteria.

Recommendation

In consideration of the above, this site **should not** be included in the area in need of redevelopment area.