

3.6.3: Block 38 Lot 3

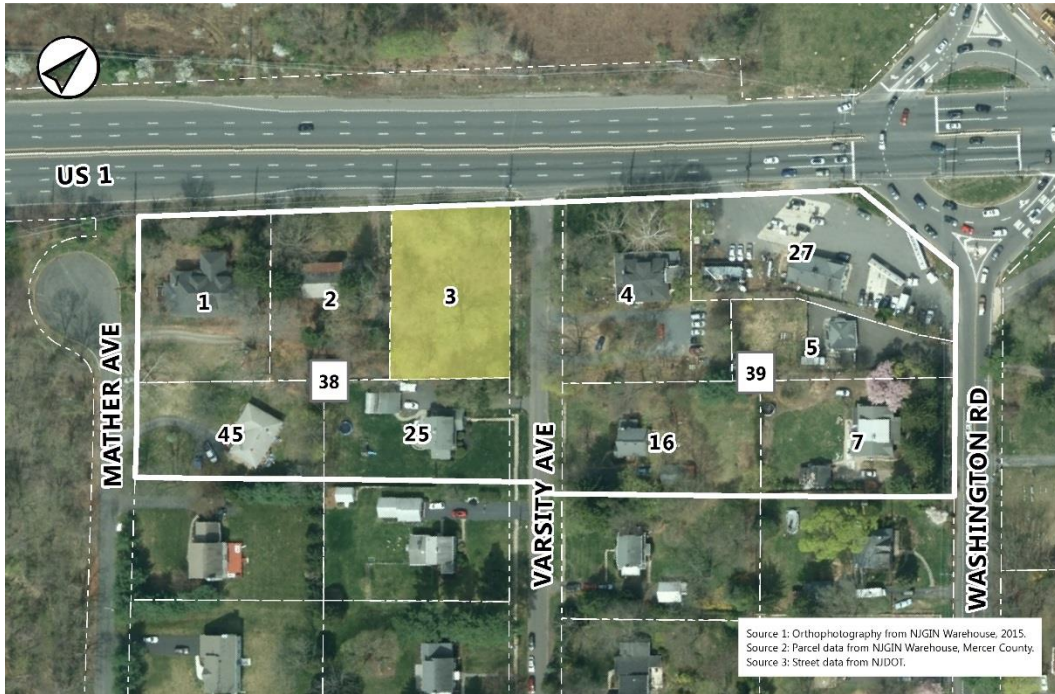


Figure 8: Block 38 Lot 3 (Scale: 1"=200')

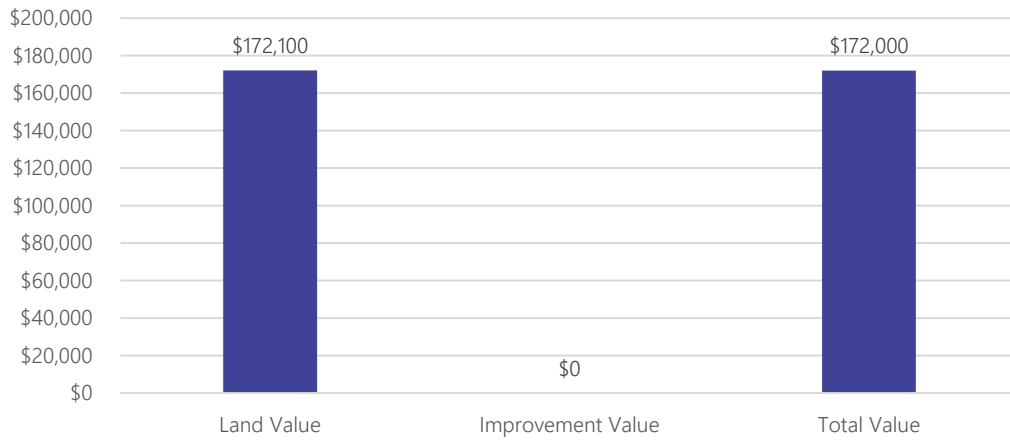
Summary

Block 38 Lot 3 is in the westerly portion of the Study Area and has frontage along both Mather Ave and US Route 1. The site is vacant and undeveloped. There is no history of development on this lot.

Property Information Overview

Address:	3704 Brunswick Pike
Owner(s):	Penns Neck Plaza, LLC
Area (ac):	0.56
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

None.

Application/Approval Summary

None.

Complaints/Violations

None.



Photograph 10: Block 38 Lot 3 Easterly Corner, Looking West



Photograph 11: Block 38 Lot 2 Northerly Corner, Looking South



Photograph 12: Block 38 Lot 3 Southerly Corner, Looking North



Photograph 13: Block 38 Lot 3 Westerly Corner, Looking Northeast

6.3: Block 38 Lot 3

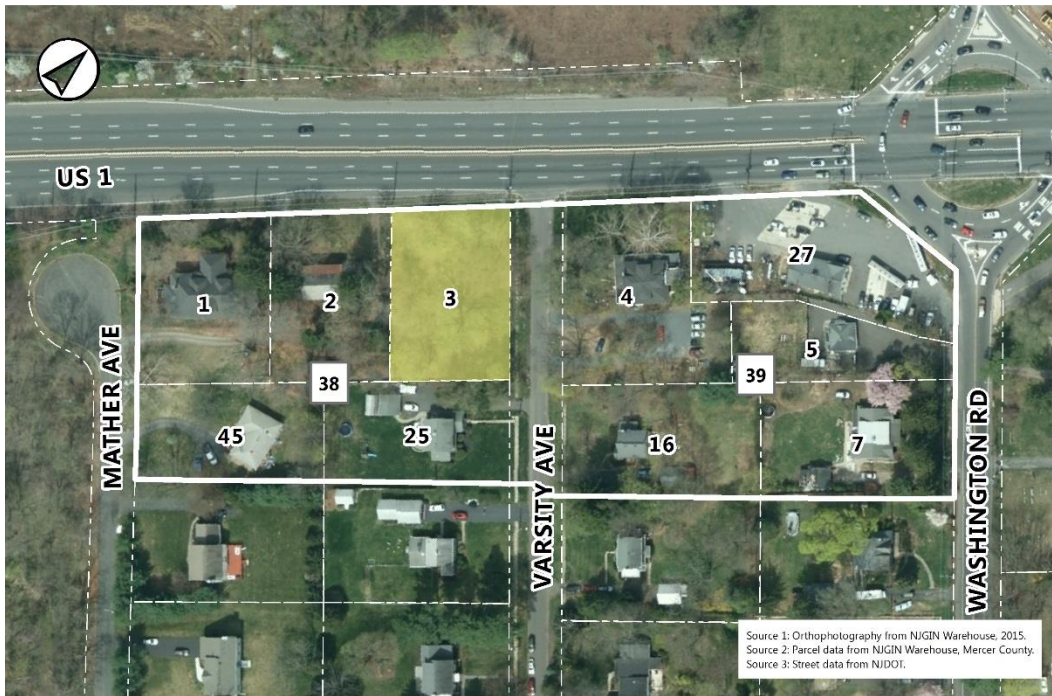


Figure 21: Block 38 Lot 3 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.3, this lot is vacant. No development history for this lot has been found.

The "c" Criterion pertains to vacant lands. However, while the property has been vacant for more than ten (10) years prior to the adoption of the resolution initiating the Area in Need of Redevelopment Study, it 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.

Recommendation

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, "redevelopment area" is defined as follows:

"A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part" (N.J.S.A. 40A:12-3).

This site provides an essential physical linkage between those properties which meet the Area in Need of Redevelopment designations in Block 38 and Block 39. Without this site, the totality of the Study Area which meets the Area in Need of Redevelopment designation would not be contiguous, which would limit the potential of any unified and comprehensive redevelopment project.

The inclusion of this lot in the redevelopment area is there necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

In consideration of the above, this site **should** be included in the area in need of redevelopment area.

DRAFT