

3.6.7: Block 39 Lot 5

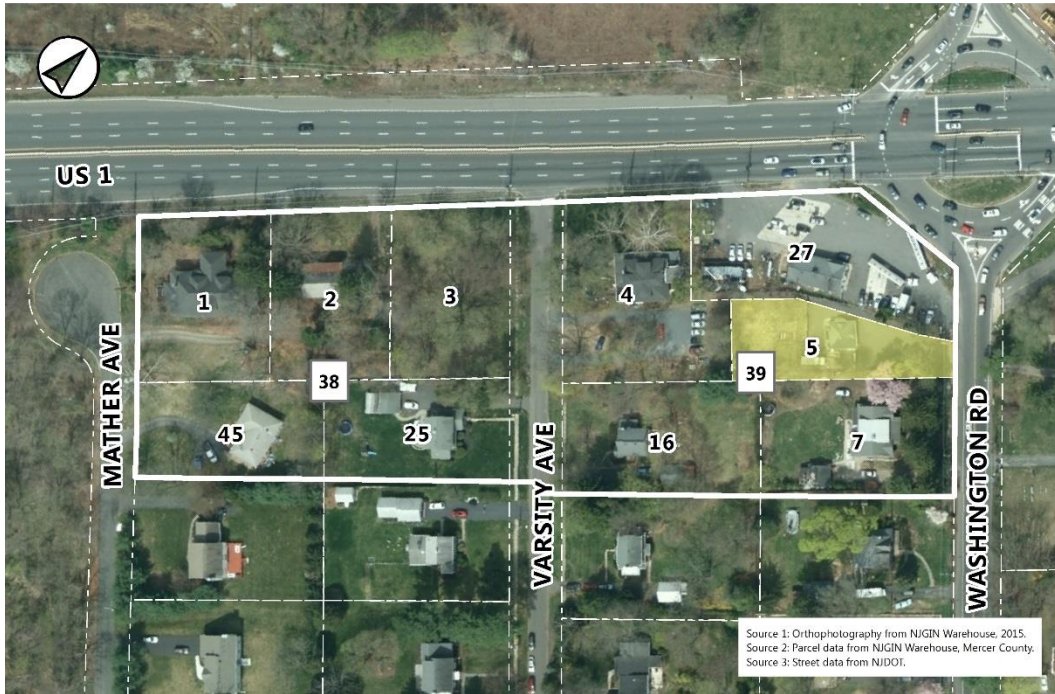


Figure 12: Block 39 Lot 5 (Scale: 1"=200')

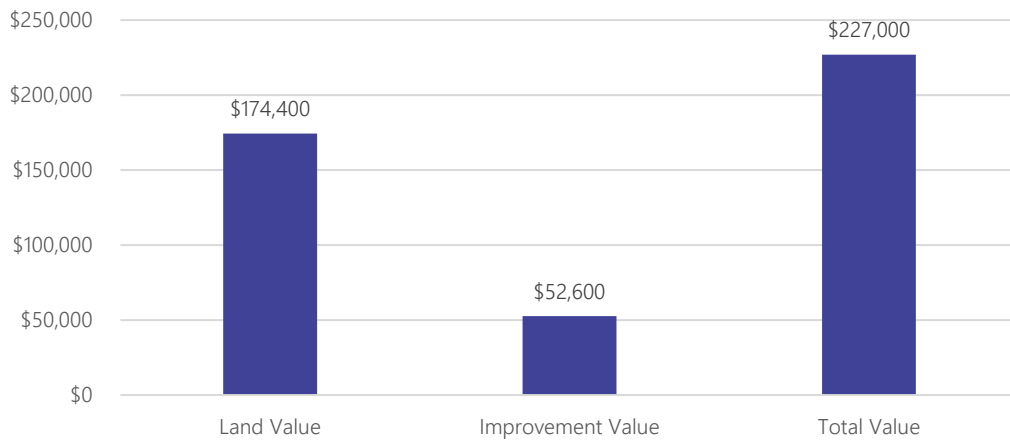
Summary

Block 38 Lot 5 is located near the northernmost portion of the Study Area and has frontage solely along Washington Road. The site is presently developed with a dilapidated and uninhabitable single-family dwelling which contained a home office for IT consulting. A fire significantly damaged the building in January of 2019, and a Notice of Unsafe Structure was issued that same month. The site is located in a CEA which is associated with adjoining Block 39 Lot 27. Pursuant to Mod IV Tax records, the structure was constructed in 1950.

Property Information Overview

Address:	262 Washington Road
Owner(s):	Vanara Properties, LLC
Area (ac):	0.36
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Dwelling and Home Office (Uninhabitable)
Building Description:	Dilapidated 1-Story Dwelling
Permitted Use(s):	Yes
Exterior Condition:	Very Poor

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit. #	Description	Notes
10/29/80	n/a	West Windsor Sewer Department	Exemption from tying into WW Sewer System
10/24/88	5040	Plumbing	Water and sewer utility connection
09/19/03	2003-1440	Electrical and Plumbing	2 275 Gallon AST Installation and 1 550 Gallon UST Removal
06/16/06	06-02	Home Occupation Permit	Home Office for IT Consulting

Applications

None.

Complaints/Violations

Date	Description	Notes
04/18/06	Zoning Violation	Commercial truck advertising a business use was observed. In violation of: <ul style="list-style-type: none"> Section 200-32c(2) – Prohibited signs Section 200-32A(1)(b) – Sign illumination Section 200-171A – Permitted uses in district Section 200-171B – Conditional uses in district
01/07/19	Notice of Abatement	Violations: <ul style="list-style-type: none"> Occupying an addition w/o obtaining a CO Installed wood burning furnace at rear of building Work w/o a permit performed
01/07/19	Notice of Unsafe Structure	Rear wall was partially burned away due to an illegal furnace. Ordered to vacate by 01/07/19



Photograph 36: Block 39 Lot 5 Front Facade of Building, from Washington Road



Photograph 37: Block 39 Lot 5 Southerly Side Façade, Showing Fire Damage (photo taken from Lot 7)



Photograph 38: Block 39 Lot 5 Southerly Side Façade, Showing Fire Damage (photo taken from Lot 7)



Photograph 39: Block 39 Lot 5 Rear Facade and Rear Yard, Showing Fire Damage (photo taken from Lot 7)

6.7: Block 39 Lot 5

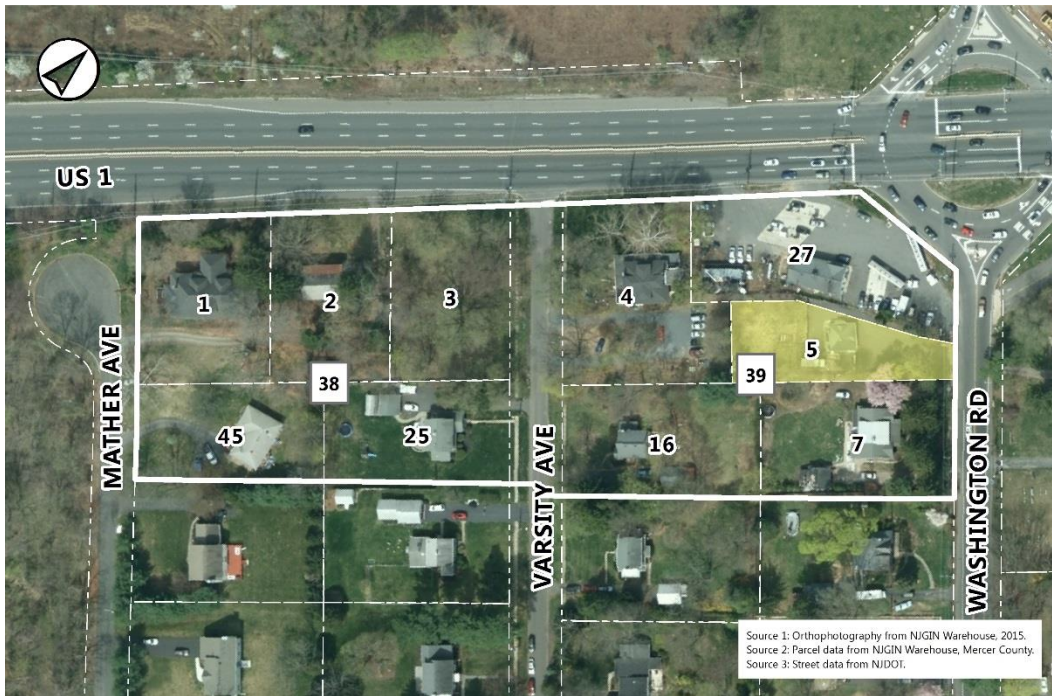


Figure 25: Block 39 Lot 5 (Scale: 1"=200')

Application of Criteria

As noted in Section 3.6.7, this site was damaged by a fire in January 2019. While the "f" Criterion pertains to fire damaged properties, it specifically requires such properties to have a contiguous area of five (5) acres. As such, this criterion cannot be applied to this property.

However, the "a" Criterion is applicable, as it pertains to buildings which are substandard, unsafe, unsanitary, dilapidated, or possess any such characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. In its present condition, the building is presently dilapidated, substandard, and unsafe. This is particularly evident by the Notice of Unsafe Structure issued to the site, which ordered that the building be vacated.

Furthermore, the "b" Criterion is also applicable. This criterion pertains to 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. As previously noted, the site was approved as a home office and consequently was utilized for commercial purposes. As a result of the January 2019, the building has been vacated and has fallen into a state of disrepair as to be untenable.

In addition, the "d" Criterion is applicable, as it pertains to areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. The building is presently in a dilapidated state and is uninhabitable.

Recommendation

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

DRAFT