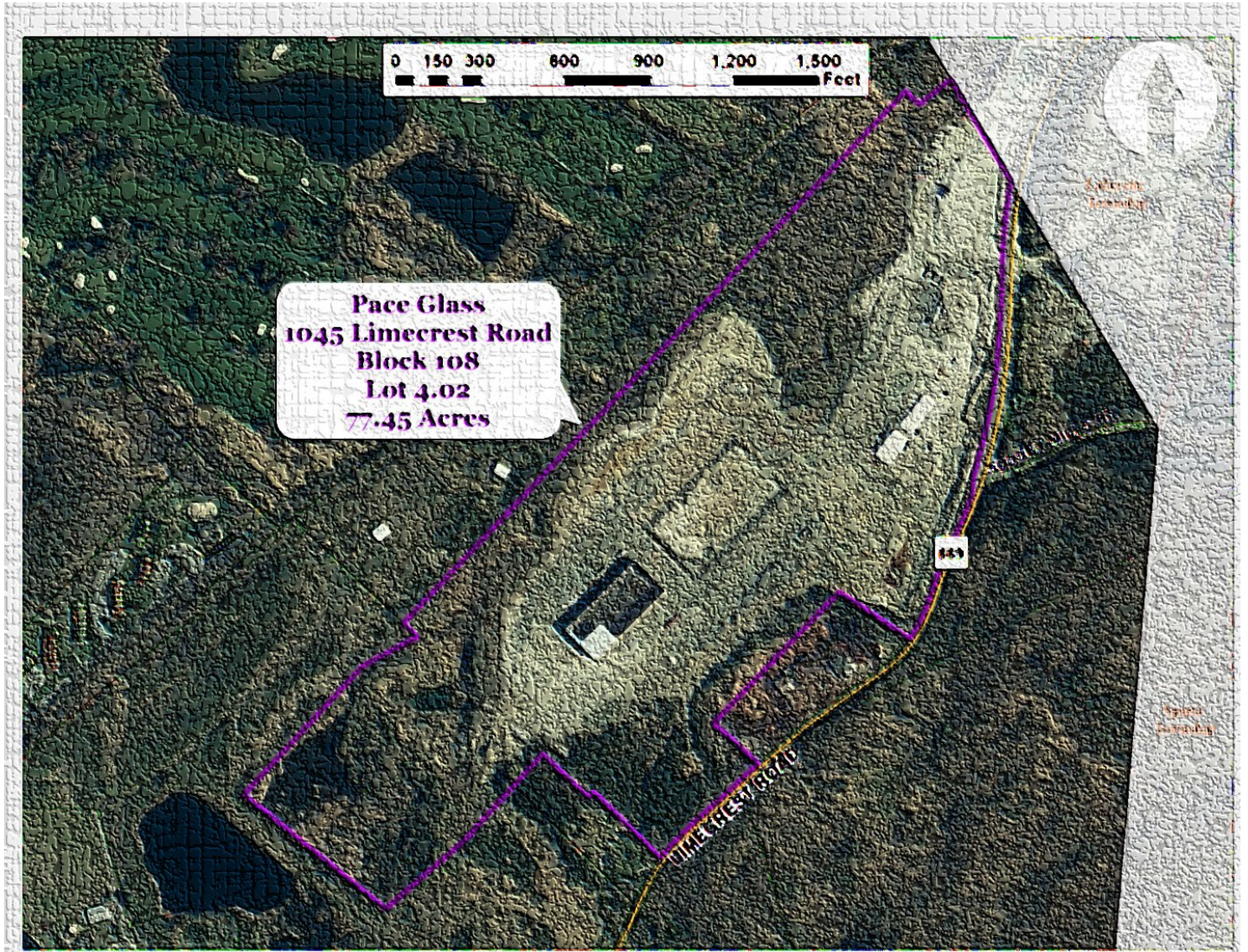


# AREA IN NEED OF REDEVELOPMENT STUDY

## PACE GLASS – 1045 LIMECREST ROAD

Block 108, Lot 4.02



ANDOVER TOWNSHIP, SUSSEX COUNTY



**J Caldwell  
& Associates, LLC**

Community Planning Consultants

August 29, 2023



Acknowledgments

**LAND USE BOARD**

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Eric Olsen, Class II Member – Official Twp. Environmental Commission Representative

John Carafello, Class III Member – Member of Township Committee

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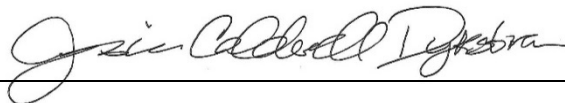
Stephanie Pizzulo, Board Administrator

Richard Brigliadoro, Esq., Board Attorney

Cory Stoner, P.E., C.M.E., Board Engineer

The original of this report was signed and sealed in accordance with N.J.S.A.

45:14A-12.



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Jessica C. Caldwell Dykstra, P.P., A.I.C.P.

New Jersey Professional Planner #5944

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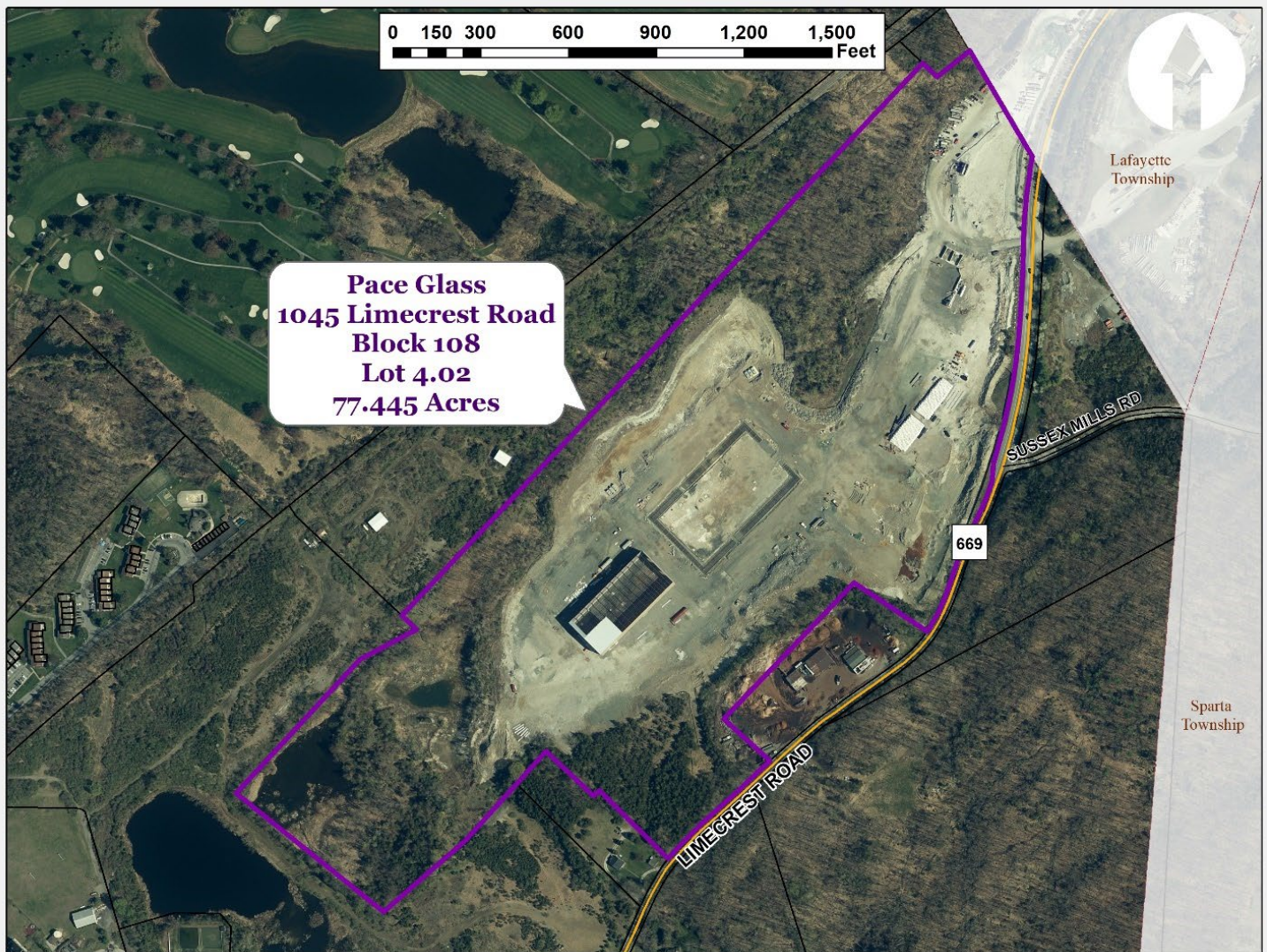
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# 1. INTRODUCTION

## 1.1 SITE OVERVIEW

The Study Area delineated on the Study Area Map below consists of Lot 4.02, Block 108, also known as 1045 Limecrest Road, containing 77.445 acres. The Study Area is one (1) tax parcel with frontage along Limecrest Road (CR 669) nearest its intersection with Sussex Mills Road. The Study Area abuts the Andover Township border with Lafayette Township and is within 1,000 feet of the Sparta Township border to the west.

### STUDY AREA MAP





## 1.2 BACKGROUND

On January 19, 2023, the Governing Body of the Township of Andover authorized the Planning Board via Resolution #R2023-46, to conduct a Condemnation Area in Need of Redevelopment Study for the area identified as Block 108, Lot 4.02 on the official tax maps of the Township of Andover (the "Study Area"). The Study Area is located at 1045 Limecrest Road, Andover Township, Sussex County, New Jersey. The Governing Body requested, via Resolution #R2023-46 that the Planning Board conduct a study to determine if the Study Area meets the criteria to be determined a Condemnation Area in Need of Redevelopment pursuant to Local Redevelopment and Housing Law (Redevelopment Law), N.J.S.A 40A:12A-1 et seq.

The Study Area includes Block 108, Lot 4.02, consisting of 77.8 acres located in the northeastern section of the Township along Limecrest Road (County Route 669) where the nearest intersection is with Sussex Mills Road. The Study Area is developed with a partially completed glass recycling facility, known as Pace Glass, Inc., which received Preliminary and Final Site Plan Approval with ancillary d(6) height variance and ancillary bulk variance approval from the Andover Township Land Use Board via Application Number A-3-17-1, which was memorialized on May 16, 2017 and received amended approval on March 20, 2018. The Place Glass Recycling Facility included a proposal to construct two buildings: Building 1, a 131,600 square foot building approximately 57 feet in height; and Building 2, a 52,500-square-foot building approximately 70 feet in height. The proposed development included four (4) separate areas related to the proposed glass recycling facility to be contained in the two (2) buildings which included: Building 2 - pre-sorting and processing; Building 1 - final processing and color sorting. The site is currently developed with the partial shell and foundations of the two (2) unfinished buildings. Construction of the glass recycling facility began around 2018 and activity on the site continued until the end of 2022 when use of the property ceased completely.

The purpose of this Study is to determine whether the Governing Body should designate all, or a portion, of the Study Area as a Condemnation Area in Need of Redevelopment under Redevelopment Law. Township Resolution #R2023-46 also requires that the preliminary investigation of the Study Area be undertaken within the context of a "Condemnation" Redevelopment Area, meaning that if the Study Area is determined to be an Area in Need of Redevelopment under the Redevelopment Law, the municipality will have the statutory authority to exercise the power of eminent domain to acquire property in the designated area. The following Study will determine whether the Study Area qualifies as an "Area in Need of Redevelopment" pursuant to the requirements set forth by the Redevelopment Law. The analysis presented in this Study is based upon an examination of existing conditions, site inspections, review of tax data, a history of the site pertaining to land use, zoning ordinances, master plan goals and objectives, and an evaluation of the statutory "area in need of redevelopment" criteria.

## 2. LOCAL REDEVELOPMENT AND HOUSING LAW

The Local Redevelopment and Housing Law (Redevelopment Law) was designed by the New Jersey State Legislature to provide a process for addressing underutilized, untenable, vacant, and abandoned properties:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life and improper or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

The Legislature has by various enactments empowered and assisted local governments in their effort to revitalize communities through programs of redevelopment, rehabilitation, and incentives to provide for the expansion and improvement of commercial, industrial, residential, and civic facilities.



## 2.1 PROCESS

The following process must be undertaken in order to designate an area in need of redevelopment (N.J.S.A.40A:12A-6):

- a) The Governing Body adopts a resolution authorizing the Planning Board to undertake a preliminary investigation of a proposed area to determine if the area is in need of redevelopment. The resolution must designate whether the area being considered is proposed as a "Condemnation Redevelopment Area" or a "Non-Condemnation Redevelopment Area". The Condemnation Redevelopment Area permits the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards a map of the proposed study area to the Planning Board.
- b) The Planning Board "prepares" a map and appends a statement setting forth the basis for the investigation. This must be on file with the Municipal Clerk.
- c) A study of the proposed area in need of redevelopment is prepared for review by the Planning Board's planner.
- d) The Planning Board sets a date for a public hearing on the study and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the study. The hearing notice must identify the general boundaries of the area and a map is on file with the municipal clerk. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation area. The notice must be published for two weeks prior to the hearing in the newspaper of record. The notice must also be mailed to all property owners in the study area and anyone who has expressed interest in the designation.
- e) After completing the hearing, the Planning Board makes a recommendation to the Governing Body whether the area, in whole or in part, should be designated as an area in need of redevelopment.
- f) The Governing Body, after receiving a recommendation from the Planning Board, may adopt a resolution determining that the delineated area, in whole or in part, is designated as an area in need of redevelopment.

- g) The Clerk must transmit a copy of the resolution to the Commissioner of the State Department of Community Affairs (NJDCA) for review and approval. NJDCA has 30 days to approve or disapprove of the area. If NJDCA does not respond in 30 days, the area is approved.
- h) Notice of the determination must be provided to all property owners within the delineated area within 10 days of the determination. If the area was determined to be a condemnation area the following language must be in the notice:
  - i. The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and
  - ii. Legal action to challenge the determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- i) Following the 45-day appeal period and approval or no comment from NJDCA, then the area is designated as a redevelopment area and the municipality may exercise all of the powers set forth in the Redevelopment Law.
- j) In order to carry out a redevelopment of the site, a redevelopment plan must be adopted by the Governing Body. The plan may be prepared by the Governing Body and adopted pursuant to an ordinance with a referral to the Planning Board. Alternatively, the Governing Body may ask the Planning Board to prepare the plan, after which the Governing Body may adopt the plan pursuant to an ordinance.
- k) The Redevelopment Plan, once adopted, acts as the zoning on the site.



## 2.2 BENEFITS OF REDEVELOPMENT

The Redevelopment Law provides for planning and financial benefits for development within an area deemed to be in need of redevelopment to incentivize development as follows:

- a. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use;
- b. Clear an area, install, construct or reconstruct streets, facilities, utilities, and site improvements;
- c. Negotiate and enter into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work;
- d. Issue bonds for the purpose of redevelopment;
- e. Acquire property (only for condemnation areas in need of redevelopment);
- f. Lease or convey property without having to go through the public bidding process; and
- g. Grant long term tax exemptions and abatements (PILOTS).

## 2.3 CRITERIA FOR AN AREA IN NEED OF REDEVELOPMENT

Before an area can be deemed an area in need of redevelopment, each parcel must be reviewed against the statutory criteria to determine if at least one criterion is met pursuant to N.J.S.A 40A:12A-5 listed below:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 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 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.



- 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 another 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, c303 (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:20-1et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441(C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment power within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in the 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 principals.

In addition to the above criteria, Section 3 of the Redevelopment Law 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."

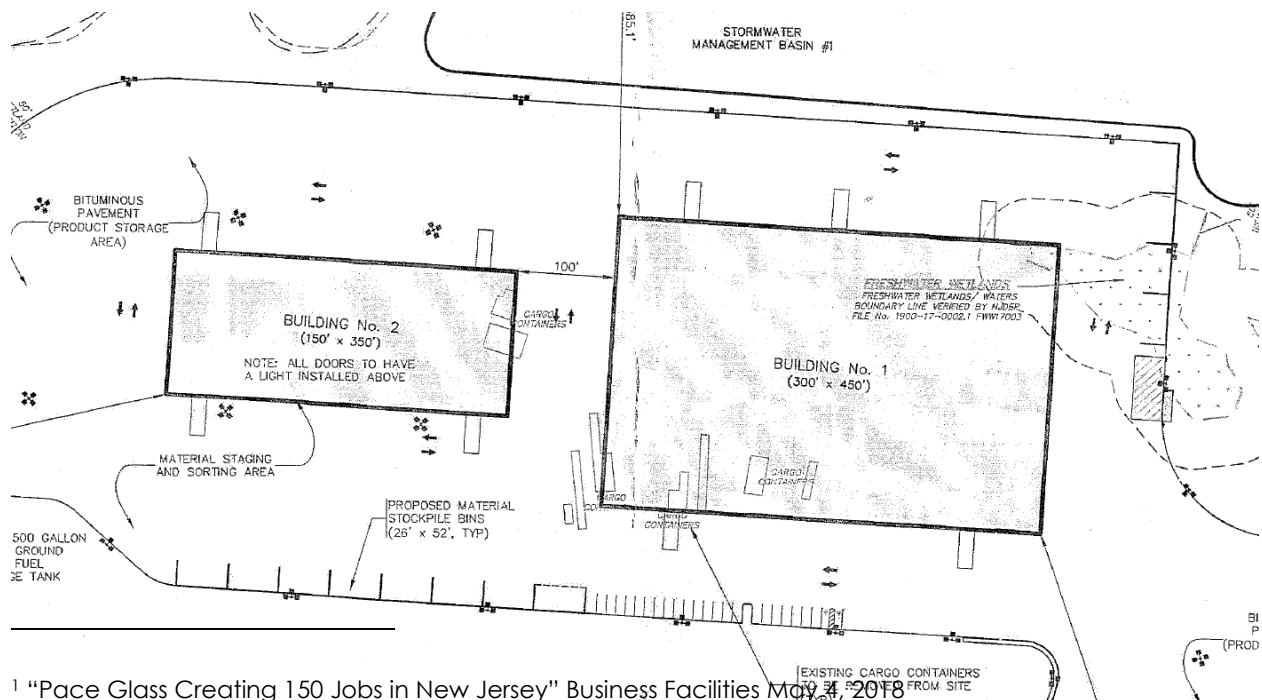
### 3. REVIEW OF THE STUDY AREA

#### 3.1 DESCRIPTION

The Study Area is comprised of one (1) parcel (Block 108, Lot 4.02) that occupies 77.8 acres with approximately 2,200 feet of frontage along Limecrest Road (CR 669) in Andover Township. The Study Area has been utilized for heavy industrial uses for many years as a portion of the former Limecrest Quarry. The Study Area is bound by wetlands, forested areas and vacant land to the north and west. Quarry and mining operations, forested land, and rural single family residential properties border the property to the south and east.

The Study Area is developed with the partially constructed Pace Glass Recycling facility which was granted Preliminary and Final Site Plan Approval and variance relief on May 16, 2017 and Amended Preliminary and Final Site Plan Approval on February 20, 2018. The Pace Glass Facility site work began on May 1, 2018 including the construction of a 250,000 square-foot-recycling facility comprised of two buildings: a 300 foot by 450 foot building (Building 1) and a 150 Foot by 350 foot industrial building (Building 2). Site improvements also included paved areas for parking and circulation and two stormwater management basins. If completed, the facility was proposed to become “the largest glass-recycling facility in the world”<sup>1</sup>.

#### Partial Site Plan<sup>2</sup>



<sup>1</sup> “Pace Glass Creating 150 Jobs in New Jersey” Business Facilities May 31, 2018  
<https://businessfacilities.com/2018/05/pace-glass-creating-150-jobs-andover-township-new-jersey/>  
Accessed on January 6, 2023

<sup>2</sup> Partial View of Sheet 3, Overall Site Layout, Preliminary and Final Site Plan, Pace Glass Recycling Facility, prepared by Dykstra Walker Design Group, dated February 23, 2017 and revised through March 22, 2018.



Pace Glass ended its operations in Jersey City in June of 2020 and planned to move its operations to the Study Area. The company proposed to spend up to \$90 million on the Andover plant which was proposed to be completed by 2022<sup>3</sup>. By November of 2021, Pace Glass began to sell off its assets at auction, including more than two dozen trucks, as part of a liquidation due to bankruptcy proceedings stemming from a lawsuit filed in October 2021 by the New Jersey Attorney General's Office against Pace Glass for allowing contaminated stormwater runoff to flow off their Jersey City Properties.

The Study Area is currently vacated with no continuing development or operations on the site. Construction of the buildings began in 2018 and by the end of 2022 construction ceased with no scheduled plan to resume. The Study Area is currently developed with a partially completed Building 2, a 150-foot by 350-foot building shell, and the partial building footings for Building 1, a 300-foot by 450-foot building. Based on an inspection of the Study Area on January 16, 2023, the following items were observed:

- Building 2: the 150-foot by 350-foot building has been framed and insulated, however, there is no electrical or plumbing services installed for the building and the interior of the building continues to have an earthen floor. See Appendix Pages 59-61.
- The western side of Building 2 has two industrial loading area doors which remain open, exposing the interior to the elements. See Appendix Page 58.
- There are approximately five (5) shipping containers around the outside of Building 2 located near the open doorways and at the western corner of the southern side of the building. See Appendix Pages 39, 57 & 58.
- Footing and partial foundation for Building 1 were constructed.
- There are two temporary construction trailers which are located towards the entrance of the Study Area. See Appendix Pages 42, 43 & 51.
- There are multiple soil and sand stock piles near the western portion of the Study Area within the disturbed land closest to Limecrest Road. See Appendix Page 54.
- A mobile concrete plant remains in the Study Area. See Appendix Pages 43 & 52.
- Uninstalled underground storage tanks remain in the Study Area. (See Appendix Pages 39, 41, 46 & 53)
- Reinforced concrete pipes and other debris such as metal sheeting and bales of rebar are spread throughout the site. See Appendix Pages 45, 55 & 56.
- Multiple construction vehicles remain in Building 2, see Appendix Pages 59 & 60, including:
  - 1 Wheel Loader;

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<sup>3</sup> Zimmer, David M "Recycling company that once planned massive Andover Township plant is liquidating assets" NorthJersey.com November 11, 2021 <https://www.northjersey.com/story/news/sussex/2021/11/11/pace-glass-liquidating-facing-nj-attorney-generals-office-lawsuit/6344994001/> accessed January 23, 2023

- 1 Bulldozer;
- 2 Bucket Excavators;
- 3 Cement Mixers; and
- 1 Pickup Truck with Fuel Powered Generators.
- The Study Area has been graded for site development but hasn't been paved. The graded area is a mix of soil, sand and gravel, which in many places is covered with crushed glass shards from storage of glass recycling bales in the Study Area. See Appendix Pages 47 – 51.



An Environmental Impact Statement was conducted for the Study Area at the time of the most recent application and found that the proposed construction would primarily be contained on existing quasi-impervious surfaces (sand and gravel areas) and highly disturbed, damaged and exposed areas on-site so the execution of the development project would not affect the on-site and off-site pervious areas. The Pace Glass project was found to have no significant permanent impacts to existing vegetation, wetlands, transition areas, steep slopes and wildlife which exist on the site<sup>4</sup>.

A review of building department, zoning department and health department records for the Study Area found reports related to the bales of glass stored on the site. The bales were ordered to be removed by the Zoning Department due to leaking of the glass from the bales on the site which was cited by the Health Department. The bales were removed by December 8, 2022 based on an inspection of the Zoning Department. (See Appendix Page 45).

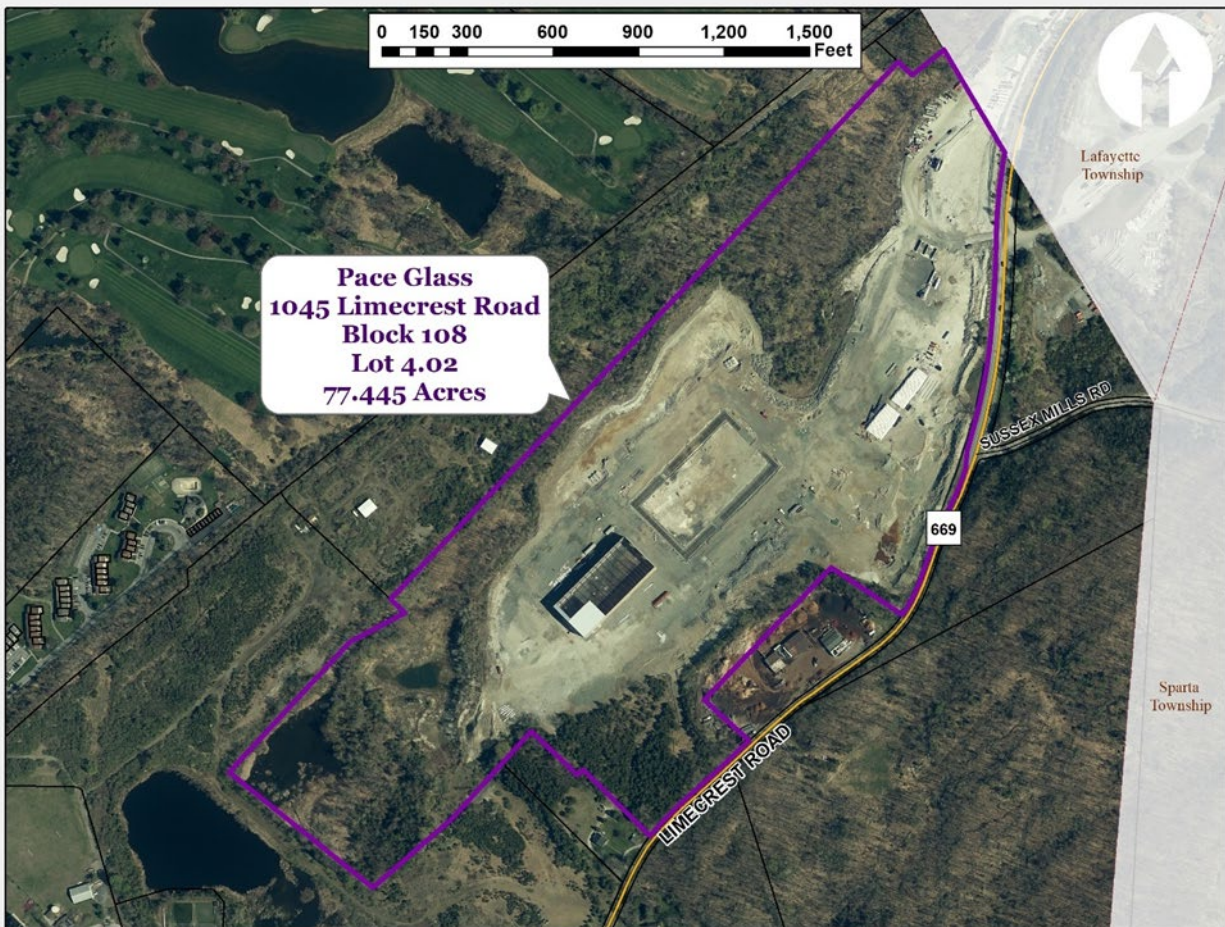
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<sup>4</sup> Dykstra Walker Design Group "Environmental Impact Statement For Pace Glass Recycling Preliminary Site Plan Block 108 Lot 4.02 Township of Andover Block 1.01 Lot 1.01 Township of Lafayette Sussex County New Jersey" Dated February 23, 2017



### 3.2 RELATIONSHIP TO SURROUNDING NEIGHBORHOOD

The Study Area is in the northeastern section of Andover Township near the Lafayette Township Border. The total site proposed for development for Pace Glass contains 6.816 acres in Lafayette Township, however, this portion of the site was not proposed for development. The portion of the overall site in Lafayette Township is also not part of this Area in Need of Redevelopment Study. Northwest of the property is the Farmstead Golf and Country Club. To the northeast and east of the property is Braen Stone of Sparta which is on the southern side of Limecrest Road. To the east of the Study Area is farm assessed property and to the south of the Study Area are residential assessed properties. The property surrounds the 1023 Limecrest Road Redevelopment Area (Block 108, Lot 4.01) which contains 3.93 acres and has frontage on Limecrest Road (CR 669). 1023 Limecrest Road Redevelopment Area was designated an Area in Need of Redevelopment by Resolution 2022-106 adopted by the Township Committee on August 4, 2022. Development near the Study Area is mainly along the existing roadways. The Study Area primarily has forested land to the east and the south, and wetlands along the northern portion of the property to the east and west. The site is located near the Andover Township boundaries with Sparta and Lafayette Townships to the east.





### 3.3 HISTORY OF LAND USES

The Study Area was utilized for agricultural uses prior to the 1950s when it became part of the Limecrest Quarry operation which dates back to the early 1900s. The Study Area was quarried through the early 1970s, resulting in a large borrow pit on the site. The Study Area was later reclaimed and used as a production facility for manufactured sand. The process of manufacturing sand involved using crushed limestone and granite fines from the quarry site directly across Limecrest Road, and using a series of onsite ponds to provide water for the wet processing method. Water from these ponds was recirculated through a series of on-site settling ponds. The manufactured sand operation ceased around 2003 and the equipment and processing plant were removed from the Study Area. Later, the Study Area was leveled out, leaving the property as barren unused land<sup>5</sup>. In 2011, the Study Area was developed with container storage and overnight truck storage for a water distribution company, which continued until the Pace Glass Recycling Facility development application was approved in 2017.

The aerial imagery below shows the progression of uses from the 1930's when the Study Area was an agricultural operation, through 2020 when the Pace Glass Recycling Facility began construction of Building 2 and the footprint for Building 1.

**1930**



**1956**



<sup>5</sup> Dykstra Walker Design Group "Environmental Impact Statement For Pace Glass Recycling Preliminary Site Plan Block 108 Lot 4.02 Township of Andover Block 1.01 Lot 1.01 Township of Lafayette Sussex County New Jersey" Dated February 23, 2017



1963



1970



1980's



1995



2002



2007





2015



2017



2019



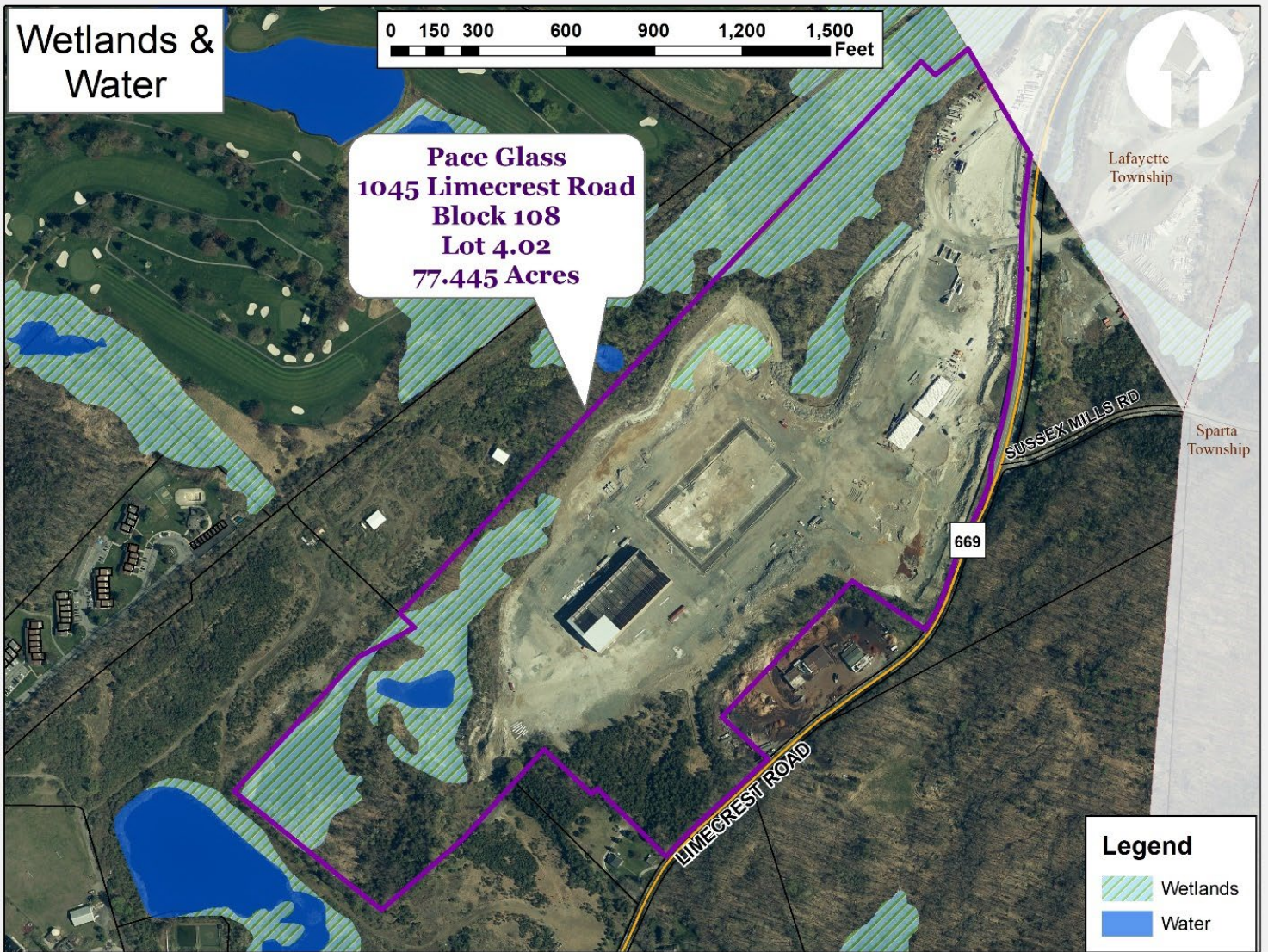
2020





### 3.4 ENVIRONMENTAL HISTORY

The Study Area is relatively flat with some open waters or wetlands present along the northern boundary of the property. Although the wetlands and waters have been disturbed from prior uses, the most recent development was located outside of the wetland and open water constraints. The map below shows where the nearest waters and wetlands are in relation to the Study Area.



### 3.5 IMPROVEMENT TO LAND VALUE RATIO

In order to determine the economic productivity of property within the Study Area, tax assessment data was analyzed to determine the ratio of the improvement value to land value. This ratio can help identify if a property is underutilized based on tax values of the land versus improvements on the land. The table below contains the information taken from the Township's tax records which include building descriptions (if applicable, land values, property improvement cost, and the values of the properties.

The improvement value to land value ratio is an indication of potential underutilization of the property. An improvement value to land value ratio of 1:1 or less suggests that the "land is not currently supporting a reasonable value of improvements", and, as such, is underutilized. An improvement value of less than 2:1 also can identify parcels that are underbuilt for the area. Properties with improvement values that are equal to or less than the land value show a lack of economic productivity. In this case the improvement value is \$200,000 for the structures on site and the land value is \$960,606. The ratio of improvement value to land value is 0.208:1, showing that the Study Area displays a lack of economic productivity.

Table 1. Improvement Value to Land Value Ratio

Study Area	Land value	Improvement Value	Total Value	Improvement to Land Ratio
Block 108 Lot 4.02	\$960,606	\$200,000	\$1,160,600	0.208:1

### 3.6 EXISTING LAND USE

The Study Area includes one (1) tax lot which is comprised of the following NJDEP-designated land uses: barren land, forest, and urban use. The barren land use is the result of the extractive mining/quarry use and covers the majority of the site. A detailed breakdown of the land use designations are shown below.

Table 2. Land Uses / Land Cover

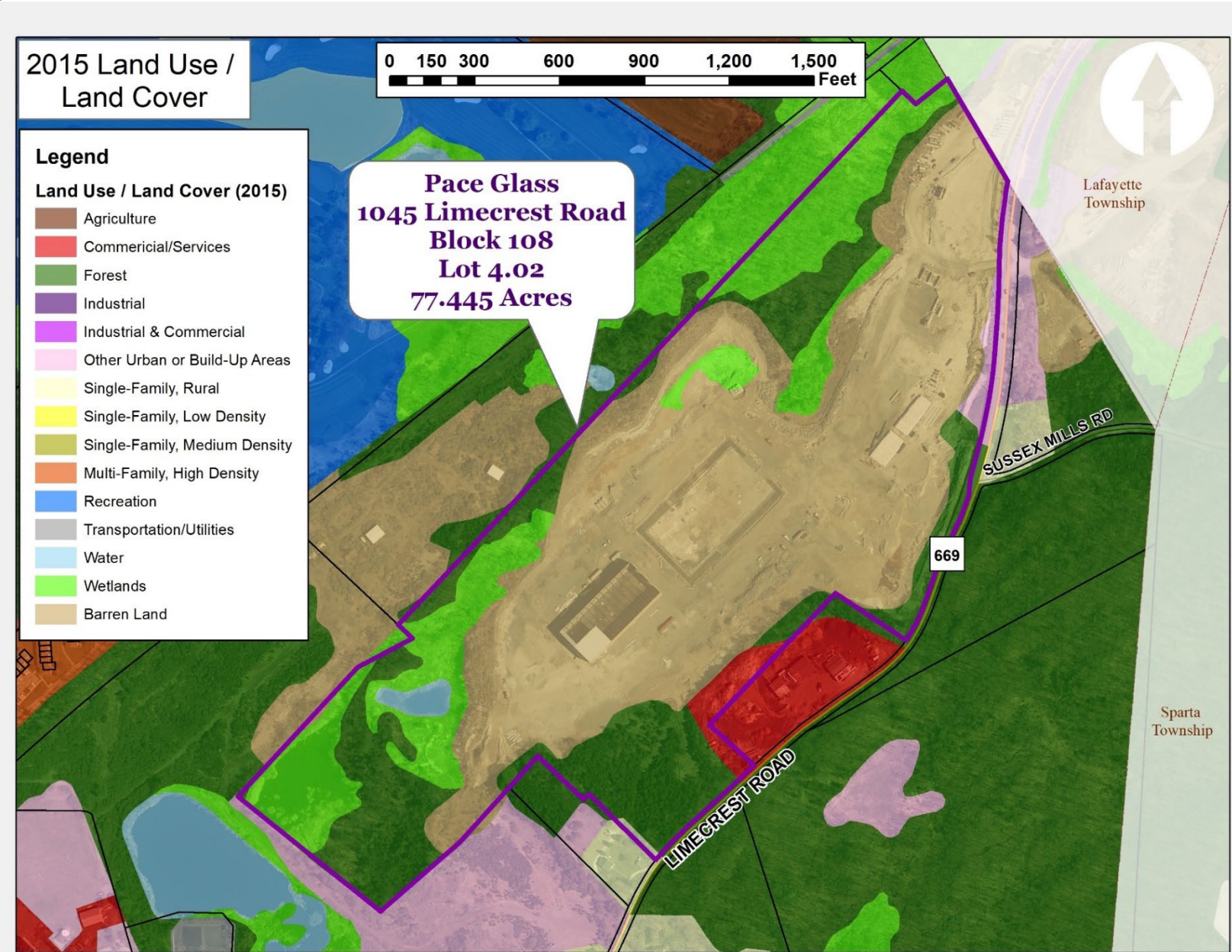
#	Block	Lot	Acreage (ac.)	Land Use
1	108	4.02	46.562	Extractive Mining (Barren Land)
2	108	4.02	15.640	Forest
3	108	4.02	12.764	Wetlands
4	108	4.02	1.917	Urban Uses
5	108	4.02	0.560	Water
Total Acreage			77.445 Acres	

NJDEP Designated land uses within the Study Area are as follows:

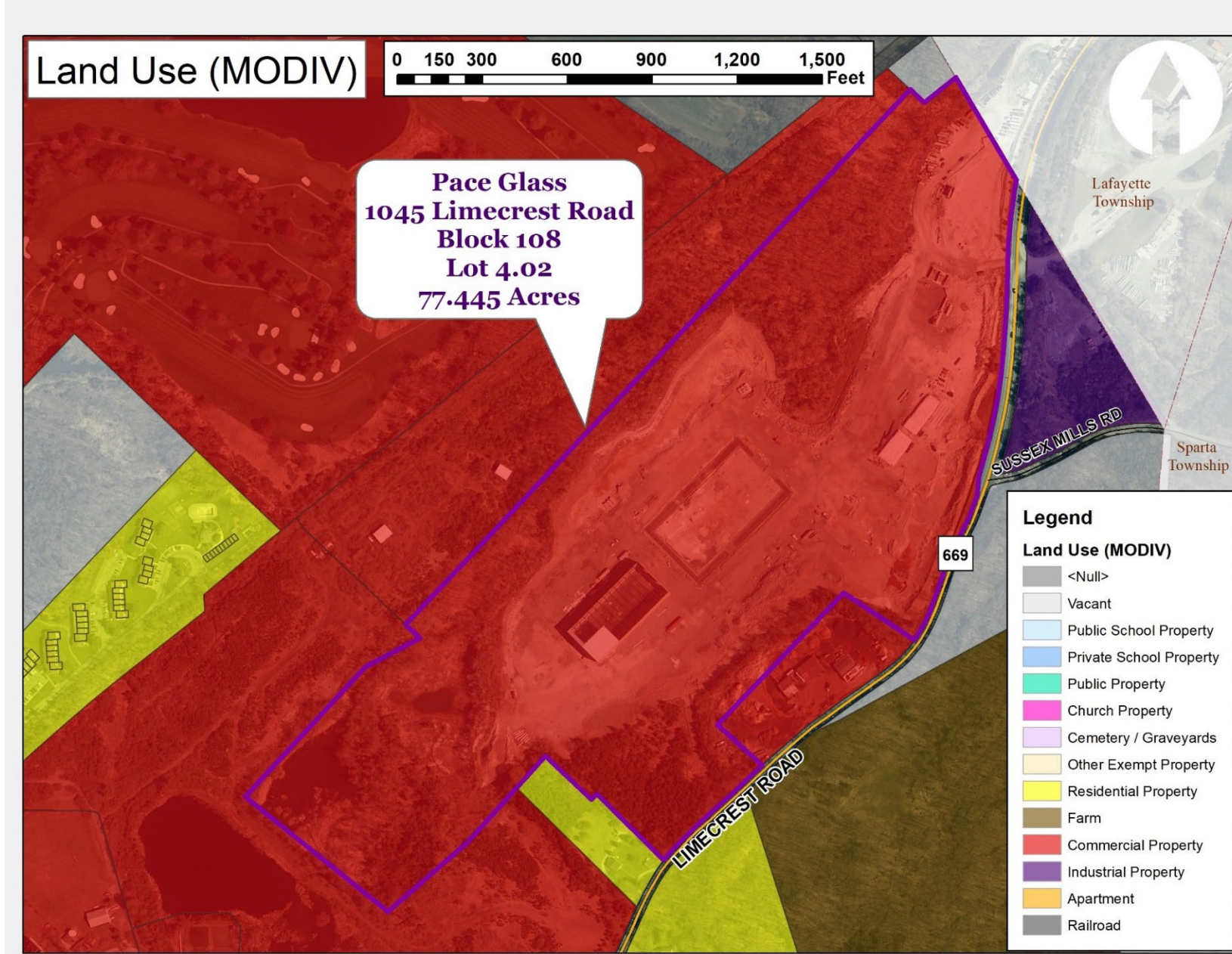
1. Approximately 60% of the Study Area is designated as Extractive Mining (Barren Land);
2. Approximately 20% of the Study Area is designated as Forest;
3. Approximately 16.5% of the Study Area is designated as Wetlands;
4. Approximately 2.5% of the Study Area is designated as Urban (Developed Land); and
5. The remaining 1% of the Study Area is Water.

The site currently consists of a 150-foot by 350-foot building shell and the building footings for a 300-foot by 450-foot building. The 150-foot by 350-foot building has been framed and insulated, however, there is no electrical or plumbing services installed for the building and the interior floor of the building has not been finished. The western side of the building has two industrial loading area doors which remain open, exposing the interior to the elements. There are also two temporary construction trailers, multiple soil stock piles, shipping containers, a mobile concrete plant, underground storage tanks, reinforced concrete pipes, and other debris that is spread throughout the site which are indicative of abandonment of the construction of the Pace Glass Recycling Facility. The surface of the site is a mix of dirt, sand, and gravel and in many places is covered with crushed glass shards and plastic pieces (See Appendix Pages 38-61).



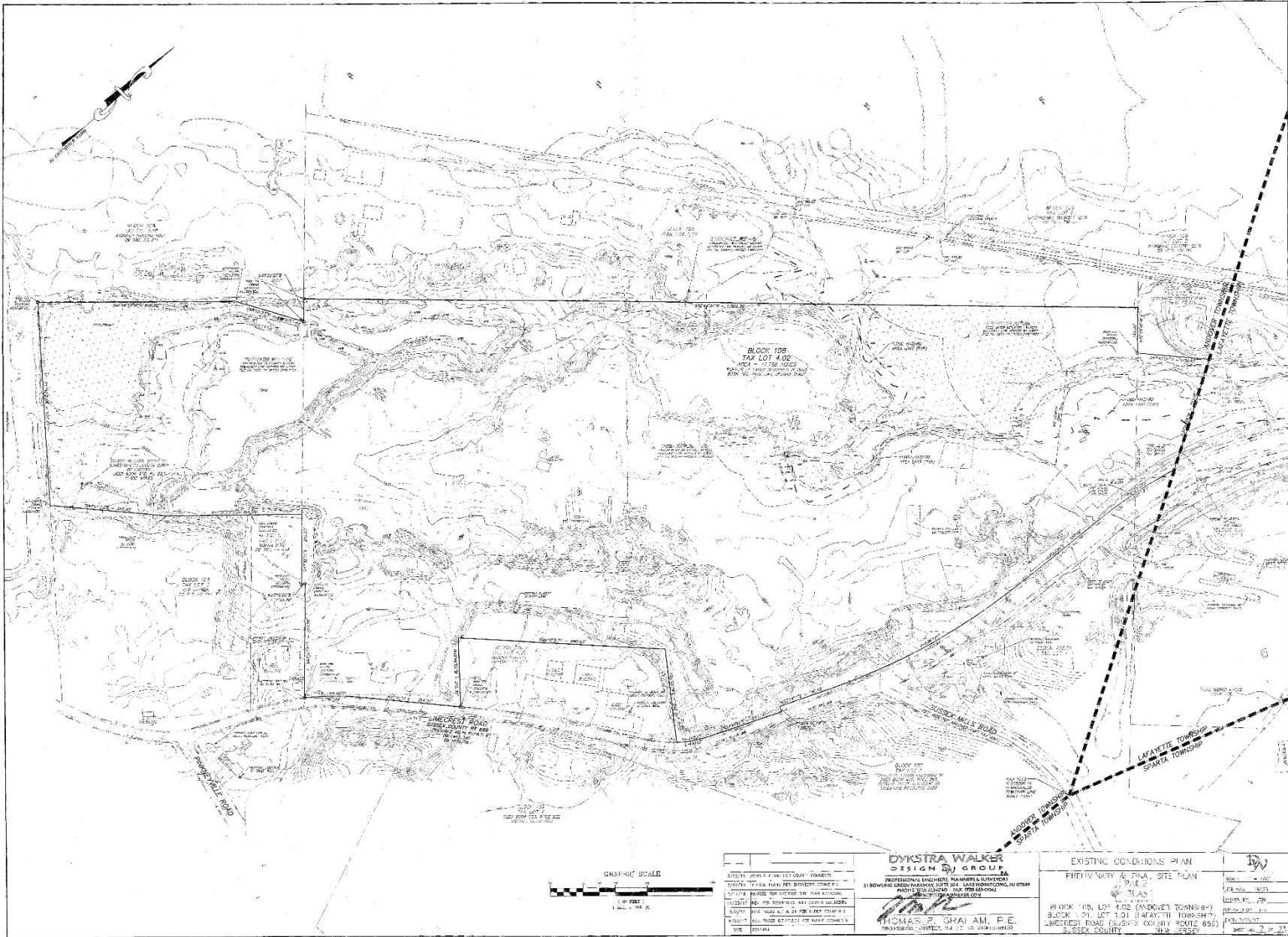








SURVEY MAP



### 3.7 ZONING ANALYSIS

The Andover Township Zoning Ordinance includes the following purpose statement (§190-2) which essentially incorporates the purposes of the Municipal Land Use Law at N.J.S.A. 40:55D-2:

“It is the intent and purpose of this chapter to:

- A. Guide the appropriate use or development of all lands in Andover Township in a manner which will promote the public health, safety and general welfare.
- B. Secure safety from fire, flood, panic and other natural and man-made disasters.
- C. Preserve adequate light, clean air, open space and clean water.
- D. Ensure that land development does not conflict with the development and general welfare of neighboring municipalities, the county and the state as a whole.
- E. Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons and neighborhoods and preservation of the environment.
- F. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
- G. Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements.
- H. Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which result in congestion or blight.
- I. Promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- J. Promote the conservation of open space and valuable natural resources and prevent urban sprawl and degradation of the environment through improper use of land.
- K. Encourage development which incorporates the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site.
- L. Encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
- M. Establish building lines and the location of buildings designed for residential, commercial, industrial, office or other uses within such lines and fix reasonable standards to which buildings or structures shall conform.
- N. Prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts.

- O. Prevent additions to and alterations or remodeling of existing buildings or structures that would not comply with the restrictions and limitations imposed hereunder.
- P. Protect against fire, explosions, noxious fumes and other hazards in the interest of the public health, safety, and comfort and the general welfare.
- Q. Conserve the taxable value of land and buildings throughout the Township.
- R. Meet the housing needs of the future citizens of the Township of Andover and the region.

The Study Area is located within the GI – General Industrial Zone. According to §190-34 Attachment 3, the standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I Industrial Zone district, except for the conditional use category of "concrete and asphalt product and production facilities" and the accessory uses applicable to same which shall be regulated by the standards set forth in §190-55.2 of the Andover Township Zoning Ordinance. Following is the list of permitted uses within the GI Industrial Zone:

§190-34 Attachment 3 **GI – General Industrial Zone**

Principal permitted uses include the following:

- A. Agriculture, farm and horticulture (§ 190-42);
- B. Construction business office and construction equipment and material storage;
- C. Greenhouses and nurseries;
- D. Wholesale distribution centers and warehouses;
- E. Light manufacturing, fabricating and assembly plants;
- F. Printing and publishing establishments; and
- G. Wholesale establishments, warehouses and storehouses, except those set forth in § 190-54 which are conditional uses.

Accessory uses permitted:

- A. Fences (Art. XII) and walls;
- B. Off-street parking;
- C. Private garages;
- D. Signs (Art. XI); and
- E. Uses customarily incidental to principal use.

Conditional uses permitted:

- A. Essential services (§ 190-46); and
- B. Warehousing, storing and wholesaling of certain materials (§ 190-54).
- C. Concrete and asphalt product and production facilities (§ 190-55.2).



A list of prohibited uses was amended into the Township Zoning Ordinance in 2010 by Ordinance no. 2010-05 and updated in 2017 by Ordinance No. 2017-09 and 2018 by Ordinance No. 2018-07. The amended ordinance prohibited mining, quarrying or other removal of solid rock, stone, ores or minerals rendering any mining operation in the Study Area Non-Conforming.

#### §190-22 **Prohibited Uses**

Any use not specifically permitted in a zoning district established by this chapter is specifically prohibited from that district, and the following uses and activities are specifically prohibited on all and every property in Andover Township:

- A. All billboards of any type plus signboards, advertising signs or devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this chapter.
- B. Carousel, roller coaster, Ferris wheel, train rides, midways, sideshows, boxing or wrestling exhibitions and the like. Scholastic sports shall be permitted.
- C. Trailer coach or mobile home parks.
- D. Junkyards, automobile wrecking or disassembly yards.
- E. Any use which emits excessive or objectionable amounts of dust, fumes, noise, odor, smoke, vibration, glare or waste products.
- F. The use of any building or premises in such a manner that the health, safety or welfare of the community may be damaged.
- G. Outdoor drive-in theaters.
- H. The mining, quarrying or other removal of solid rock, stone or ores and minerals.
- I. Crushers, asphalt and concrete plants **except** as a conditional use in the General Industrial Zone district in accordance with the standards set forth in § 190-55.2

The following are the standards set forth in § 190-55.2 regarding Concrete and Asphalt Product and Production Facilities in the GI Zone:

#### §190-55.2 **Concrete and Asphalt Product and Production Facilities**

Concrete and asphalt product and production facilities in the General Industrial Zone district are subject to the following requirements:

- A. Lot Area
  - (1) Minimum lot area: 20 acres
  - (2) Minimum lot width: 500 feet
- B. Coverage Standards
  - (1) Maximum building and structure (principal and accessory) coverage: 15%.
  - (2) Maximum impervious surface coverage: 40%.

C. Principal building

- (1) Front yard setback: 300 feet
- (2) Side and rear yard(s) setback: 200 feet
- (3) Maximum building height: 75 feet

D. Accessory buildings and structures.

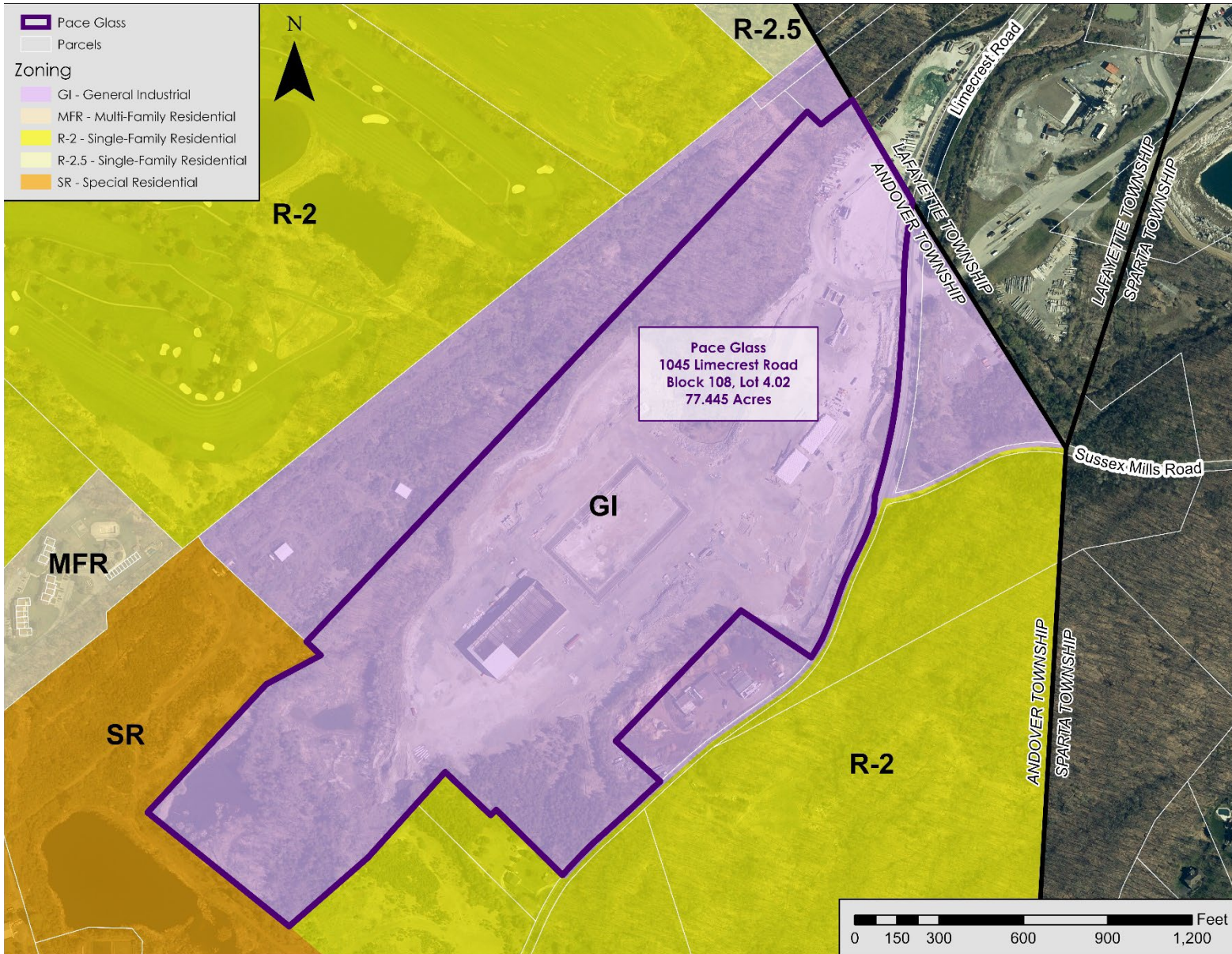
- (1) Storage silos, bins and/or hoppers for containment of raw materials shall not exceed a maximum height of 125 feet and shall be located to provide a minimum setback ratio of 2.5 times the height of the building or structure to a side or rear lot line. Storage silos, bins and/or hoppers for containment of raw materials shall not be located within the restricted one-hundred-foot buffer area to a residential zone district or an existing residential use in accordance with § 131-37M nor shall same be permitted within the required front yard setback applicable to the principal building.
- (2) Off-street parking may be permitted within 50 feet of a front, side or rear lot line but shall not be permitted within the restricted one-hundred-foot buffer area to a residential zone district or an existing residential use in accordance with § 131-37M.

E. Outdoor storage. Notwithstanding the restrictions pertaining to outdoor storage as set forth in § 190-21 of this chapter, designated areas for the storage of materials utilized in the production process and finished products may be located in the front, side or rear yard setback applicable to the principal building subject to the following conditions:

- (1) No storage or placement of materials or products or loading/ unloading operations shall be located within the restricted one-hundred-foot buffer area to a residential zone district or an existing residential use in accordance with § 131-37M.
- (2) Storage or placement of materials or products and loading operations may be located within 50 feet of a front, side or rear lot line, except where the one-hundred-foot residential buffer standard applies. All storage areas must be designed with appropriate design elements, including landscaping, graded berms, solid walls or a combination thereof, to provide a visual screen of said activities from view beyond the boundaries of the site. Said buffer shall consist of a minimum depth of 40 feet and shall extend along the entire length of the storage and/or loading area.
- (3) All raw materials shall be placed upon an impervious surface and be designed to have a solid wall on the side(s) and rear for containment purposes.
- (4) The preservation of natural wooded tracts shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area is of a width to serve the purpose

- of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said planting may be required.
- (5) Trees shall be of a species common to the area, of nursery stock and free of insects and disease. A minimum of 1/3 of the trees provided in the buffer plan must have a caliper of three inches at planting.
  - (6) The buffer area shall remain in place for the duration of the approved activity. Any plant material which does not live shall be replaced within one year or one growing season.
  - (7) Screen plantings and landscaping shall be broken at points of vehicular and pedestrian access to assure a clear sight triangle.

# ZONING MAP



Overview of the Study Area



### 3.8 RELATIONSHIP TO MASTER PLAN

The Township's most recent Master Plan Reexamination Report was adopted on April 4, 2023. The report did not discuss the General Industrial zone at length, though it did acknowledge that there is an increase in demand for large warehouses near metropolitan areas as a result of the increase in online shopping. Warehouses are a permitted use in this zone, but redevelopment of the area would open up other opportunities and uses should a warehouse use not be desired in this particular location.

The abandoned project within the Study Area points to the need for utilization of the opportunities afforded by and pursuant to the Redevelopment Law. Designation as an Area in Need of Redevelopment provides for several benefits and incentives to promote development and redevelopment in a coordinated and planned manner to implement the Township Master Plan, support infrastructure investment in the Study Area and promote the use of the more efficient use of the Township's limited industrial areas. This would contribute to the general welfare of both the Township and the Sussex County region.

#### **Land Use Goals**

The following Land Use Goals from the Master Plan, which were generally reaffirmed by the 2023 Reexamination Report, support the undertaking of this Redevelopment Area Study.

- Encourage development that is sustainable and does not exceed the Township's present carrying capacity.
- To promote the goals and objectives of Andover Township through the incorporation of local policies and strategies that respond to the basic premises, intent, and purposes of the State Development and Redevelopment Plan and the Sussex County Strategic Growth Plan.
- To provide for a reasonable balance among various land uses that respect and reflect the interaction and synergy of community life.
- To offer flexibility in developing techniques that recognize new approaches and technologies which are responsive to evolving demographic, economic and environmental needs.
- The development of small scale industrial and commercial developments should be encouraged.

## 5. REDEVELOPMENT CRITERIA ANALYSIS

An analysis of the Study Area's existing land use, site layout, and physical characteristics was conducted in addition to using tax records, a physical inspection of the Study Area, a review of aerial photographs, maps, and other municipal records. The following summarizes those findings that the Study Area meets the following criteria from N.J.S.A. 40A:12A-5 to be deemed as an Area in Need of Redevelopment:

**Criterion "a": Deterioration (N.J.S.A. 40A:12A-5a):** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

The generality of the buildings are substandard

Of the permanent buildings that were proposed on site, only one was partially constructed which was the 150 foot x 350 foot warehouse building (Building 2). Building 2 was constructed with the frame, outer walls, doors, roof and insulation only. There is no potable water connections, sanitary sewer facilities, stormwater management facilities, electrical service to the building, lighting or even battery operated emergency lighting (See Appendix Pages 59-61).

Building 2 is only partially constructed and is substandard for occupancy as an industrial, warehouse, or commercial building. The development hasn't received a final Certificate of Occupancy, according to the Zoning Department, and as a result, the site is not in conformance with construction codes. Building 2 is substandard.

The generality of the buildings are obsolescent

In order to determine if the Study Area is obsolescent, this Study reviews the three types of commercial real estate obsolescence according to industry standards for real estate professionals: **functional obsolescence, economic obsolescence, and physical obsolescence**<sup>6</sup>.

**Functional obsolescence** occurs when the form (either design or layout of the building and site) or function (the ability to use the building or site) no longer meets the needs or expectations of modern tenants. Examples include: out of date plumbing, heating and electrical fixtures; inadequate insulation; unsuitable architectural style; construction materials that require excessive maintenance; and undesirable location.

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<sup>6</sup>Graham, P. (2021, May 28). "Three Types of Commercial Real Estate Obsolescence." Property Metrics. <https://propertymetrics.com/blog/physical-economic-functional-obsolescence/>  
Redevelopment Criteria Analysis

As a result of the proposed buildings on the site being abandoned prior to completion, they are functionally obsolescent because they essentially are not occupiable.

**Economic obsolescence**, also known as external obsolescence, is an impact to the value or usefulness of a property due to external factors such as traffic pattern changes, zoning changes, a major construction project nearby, high crime rates in the area, etc.

When the site was proposed, it was intended to be the largest glass recycling facility in the world. The company proposed to spend \$55 million dollars to build a 250,00-square-foot recycled glass processing site. The proposal included the construction of an extension of the New York, Susquehanna and Western rail line to access the property so materials could be loaded and unloaded at the site to alleviate truck traffic along local roads and highways. The site was expected, upon full operation, to process 800,000 tons of recyclable materials by recycling glass into highly refined cullets (which are small broken glass pieces) which would be re-melted back into common consumer and industrial products.<sup>7</sup>

The equipment proposed to be used to operate the facility was considered to be the latest European state-of-the-art technology which was in its 4<sup>th</sup> or 5<sup>th</sup> generation. The technology was very expensive and required a significant capital investment, which Pace Glass proposed to make to invest in this recycling operation. The capital required to take over the facility and finish it acts as a barrier of entry and given that the equipment is not only expensive but is highly specialized, a subsequent redeveloper assuming control of this project is unlikely.<sup>8</sup>

Due to the highly specialized and cost prohibitive nature of the proposed recycling facility, the abandonment of the project has resulted in economic obsolescence of the Study Area.

**Physical obsolescence** occurs when a property is in decline because of the physical deterioration of the buildings and/or site. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property.

The existing building (Building 2), while recently constructed, never received a certificate of occupancy and was only partially completed. There is no lighting, electrical service, water or sewer service installed for the building. There is also no floor in the building. The partially constructed foundation for Building 1 is a hazard due to the exposed metal and

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<sup>7</sup> Birritteria, Anthony "Glass Act: Pace Glass Breaks Ground on World's Largest Recycling Plant" New Jersey Business & Industry Association Magazine May 1, 2018 <https://nibmagazine.com/nib-news-now/glass-act-pace-glass-breaks-ground-on-worlds-largest-recycling-plant/> accessed January 10, 2023

<sup>8</sup> "Amendment to the Sussex County Solid Waste Plan PACE GLASS Inc, Class A Recycling Center Application" Amended through May 9, 2017



dug trenches on the outside of the building footprint as well as overgrowth from vegetation in the concrete filled areas surrounding the foundation. Any potential developer will also be required to construct two stormwater management basins as well as provide a paved access, parking area, lighting and utilities. The Study Area is physically obsolete.

#### Unwholesome living and working conditions

“Unwholesome” is defined by Merriam-Webster’s Dictionary as something that is detrimental to physical, mental, or moral-well-being; a generally unhealthy condition. The generality of the buildings in the Study Area present substandard, unsafe, unsanitary, and obsolescent characteristics, which prevent the site from being utilized as a wholesome living or working condition. The buildings are substandard, unsafe and obsolescent since the site is an unfinished construction project for a specialty use which is unlikely to continue as described in detail above.

Therefore, the generality of buildings are substandard and obsolescent so as to be conducive to unwholesome living or working conditions meeting Criterion “a”.

**Criterion “b”: Discontinuance of Use (N.J.S.A. 40A:12A-5.b)** The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

#### Discontinuance of Use

The Study Area is partially developed with Building 2, which has a 150 foot by 350 foot and the building footprint. Building 1 has only been partially started with a foundation and footings, which are 300 feet by 450 feet. As of the time of this study, the buildings have never been occupied. The prior use in the Study Area ceased in 2017 when the Pace Glass project began. Uses in the Study Area have been discontinued for more than two years and the buildings in the Study Area are untenable as they are unfinished.

In the Pace Glass Facility resolution from the Andover Land Use Board decided on February 20, 2018 and memorialized on March 20, 2018, Pace Glass was permitted to retain the existing temporary storage on the site while the applicant constructed stormwater management improvements and upon construction and approval of the stormwater management approvals, the applicant would be permitted to bring additional bales of recycled glass as a temporary outside storage use. The applicant was required to obtain soil erosion permits for that portion of the site exclusive of any permits necessary for the remainder of the site. There was also an added condition that the permits to retain the existing storage on the site would expire on October 1, 2019.

### Abandonment of such buildings

The building on the site was never occupied. Pace Glass began liquidating its assets in November 2021, selling more than two dozen trucks including tractor-trailers and dump trucks, in order to pay back its creditors and facing a lawsuit filed in October 2021 by the New Jersey Attorney Generals office for allowing contaminated stormwater runoff to flow off their Jersey City Properties.<sup>9</sup> There were also issues in Andover after complaints were received by the Health Department in Spring 2021, which required Pace Glass to remove the bales of glass from the site. According to the Zoning Office of the Township of Andover, the bales of glass were removed between July and November of 2022 and were inspected by the Zoning Officer on December 8, 2022.

Site inspections of the Study Area on January 16, 2023 and a drone flight on January 30, 2023, revealed that the site was abandoned. Construction vehicles were on site but stored in the warehouse building. There were multiple stormwater management structures which were not yet installed and strewn throughout the site. Construction on the buildings in the Study Area has been abandoned.

### Allowed to fall into so great a state of disrepair as to be untenable

Based on site inspections and drone flight (See Appendix Pages 38 – 61) conducted as part of this study, the buildings in the Study Area are not fit for occupancy. There is no power, water or sewer services which service the buildings in the Study Area. Paving, circulation and parking areas are not completed. Stormwater management facilities on the site are also not completed. Building 2 has been used to store some construction materials and vehicles; however, the building cannot be permanently occupied by any tenant without completing the necessary utilities, parking, circulation and stormwater management on the site.

As described above, the Study Area has been utilized in the past for industrial purposes. The use of the Study Area has been discontinued for more than two years and the Study Area has been abandoned and left in such a state of disrepair so as to be untenable, meeting Criterion "b".

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<sup>9</sup> Zimmer, David M. "Recycling company that once planned massive Andover Township plant is liquidating assets" North Jersey.com November 11, 2021 <https://www.northjersey.com/story/news/sussex/2021/11/11/pace-glass-liquidating-facing-nj-attorney-generals-office-lawsuit/6344994001/>, accessed January 9, 2023

**Criterion “d”: Obsolete Layout and Design (N.J.S.A. 40A:12A-5.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.

The Study Area is currently abandoned in a partially constructed state. Of the permanent buildings that were proposed on site, only one was partially constructed which was the 150 foot x 350 foot warehouse building (Building 2). Building 2 was constructed with the frame, outer walls, doors, roof and insulation only. There is no potable water connections, sanitary sewer facilities, stormwater management facilities, electrical service to the building, lighting or even battery operated emergency lighting (See Appendix Pages 59-61).

Building 2 is only partially constructed and is substandard for occupancy as an industrial, warehouse, or commercial building. The development hasn't received a final Certificate of Occupancy, according to the Zoning Department, and as a result, the site is not in conformance with construction codes. The proposed paved parking and circulation areas, stormwater management basins, and other proposed improvements have not been installed. These conditions have cause obsolescence of the uses in the Study Area as detailed below.

By reason of obsolescence

**Functional obsolescence** occurs when the form (either design or layout of the building and site) or function (the ability to use the building or site) no longer meets the needs or expectations of modern tenants. Examples include: out of date plumbing, heating and electrical fixtures; inadequate insulation; unsuitable architectural style; construction materials that require excessive maintenance; and undesirable location.

As a result of the proposed buildings on the site being abandoned prior to completion, they are functionally obsolescent because they essentially are not occupiable.

**Economic obsolescence**, also known as external obsolescence, is an impact to the value or usefulness of a property due to external factors such as traffic pattern changes, zoning changes, a major construction project nearby, high crime rates in the area, etc.

When the site was proposed, it was intended to be the largest glass recycling facility in the world. The company proposed to spend \$55 million dollars to build a 250,00-square-foot recycled glass processing site. The proposal included the construction of an extension of the New York, Susquehanna and Western rail line to access the property so materials could be loaded and unloaded at the site to alleviate truck traffic along local roads and highways. The site was expected, upon full operation, to process 800,000 tons of recyclable materials by recycling glass into highly refined cullets (which are small



broken glass pieces) which would be re-melted back into common consumer and industrial products.<sup>10</sup>

The equipment proposed to be used to operate the facility was considered to be the latest European state-of-the-art technology which was in its 4<sup>th</sup> or 5<sup>th</sup> generation. The technology was very expensive and required a significant capital investment, which Pace Glass proposed to make to invest in this recycling operation. The capital required to take over the facility and finish it acts as a barrier of entry and given that the equipment is not only expensive but is highly specialized, a subsequent redeveloper assuming control of this project is unlikely.<sup>11</sup>

Due to the highly specialized and cost prohibitive nature of the proposed recycling facility, the abandonment of the project has resulted in economic obsolescence of the Study Area.

**Physical obsolescence** occurs when a property is in decline because of the physical deterioration of the buildings and/or site. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property.

The existing building (Building 2), while recently constructed, never received a certificate of occupancy and was only partially completed. There is no lighting, electrical service, water or sewer service installed for the building. There is also no floor in the building. The partially constructed foundation for Building 1 is a hazard due to the exposed metal and dug trenches on the outside of the building footprint as well as overgrowth from vegetation in the concrete filled areas surrounding the foundation. Any potential developer will also be required to construct two stormwater management basins as well as provide a paved access, parking area, lighting and utilities. The Study Area is physically obsolete.

#### By reason of deleterious land use

The site was part of the Limecrest Quarry operation around the late 60's and early 1970's when it was mined for natural sand resources resulting the site becoming a large borrow pit. The site was later reused and reclaimed and used as a production facility for manufactured sand. As part of the process using crushed limestone and granite fines from the quarry site directly across Limecrest Road a series of onsite ponds were utilized to provide water from the wet processing method used in the manufactured sand

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<sup>10</sup> Birritterria, Anthony "Glass Act: Pace Glass Breaks Ground on World's Largest Recycling Plant" New Jersey Business & Industry Association Magazine May 1, 2018 <https://nibmagazine.com/nib-news-now/glass-act-pace-glass-breaks-ground-on-worlds-largest-recycling-plant/> accessed January 10, 2023

<sup>11</sup> "Amendment to the Sussex County Solid Waste Plan PACE GLASS Inc, Class A Recycling Center Application" Amended through May 9, 2017

operation. Water from these ponds was recirculated through a series of on-site settling ponds and discharged back to the on-site ponds. The manufactured sand operation ceased around 2003, the equipment and processing plant were removed from the site and the site was leveled out, leaving the barren unused and environmentally uninviting state<sup>12</sup>.

The quarry use and sand processing uses in the Study Area left the land in a barren land state. The remediation of the barren land state of the property was underway with construction of the Pace Glass Project; however, the storage of glass bales in the Study Area was causing soil contamination and issues with stormwater runoff because the glass bales were leaking. Reports from the Township Health Department resulted in the glass bales being removed as a deleterious land use that was contaminating the site. The glass bales were removed; however, glass remains on the site strewn above the sand and soil stock piles, rock and construction debris remain in the Study Area creating the need for clean-up and possible remediation of the Study Area. The use as proposed on the site was creating a deleterious land use.

The combination of obsolescence and deleterious land use is detrimental to the health, safety and welfare of the community

The Study Area is obsolete as evidenced in the discussion above. The development of the Study Area was never realized due to economic and functional reasons, including the deleterious nature of the proposed land use, which resulted in the project failing leaving behind an unfinished and unsafe construction site.

The current use is deleterious as there is enough unconstructed materials which present many dangers to access the site as well as it can not be reutilized for open space due to the levels of disturbance which exist throughout the site. The combination of obsolescence of the use and buildings in the Study Area, the unfinished and abandoned state of the Study Area and the deleterious land use in the Study Area are detrimental to the health, safety and general welfare of the community, meeting Criterion "d".

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<sup>12</sup> Dykstra Walker Design Group "Environmental Impact Statement For Pace Glass Recycling Preliminary Site Plan Block 108 Lot 4.02 Township of Andover Block 1.01 Lot 1.01 Township of Lafayette Sussex County New Jersey" Dated February 23, 2017

**Criterion “h”: Smart Growth Consistency (N.J.S.A. 40A:12A-5.h)** The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

Smart growth is defined as a planning principle that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

- Mixed Land Uses;
- Compact, Clustered Community Design;
- Walkable Neighborhoods;
- Distinctive, Attractive Communities Offering a “Sense of Place”;
- Open Space, Farmland and Scenic Resource Preservation;
- Future Development Strengthened and Directed to Existing Communities Using Existing Infrastructure;
- A Variety of Transportation Options;
- Community and Stakeholder Collaboration in Development Decision Making;
- Predictable, Fair and Cost-Effective Development Decisions; and
- A Range of Housing Choices.

The Study Area is 77.445 acres of mostly disturbed land which contains no significant environmental constraints. The Study Area is also an area which has existing infrastructure to allow for a variety of redevelopment options and opportunities for industrial type uses. Therefore, designating the Study Area as an area in need of redevelopment will encourage the development of an area which has existing infrastructure and existing disturbance in a way that can better serve the needs of the greater Andover community and beyond, which promotes Smart Growth principals and meets criterion “h”.



## 6. CONCLUSION

The Study Area meets at least four (4) of the eight (8) required redevelopment criteria where Redevelopment Law requires a finding that the Study Area meet at least one (1) of the required redevelopment criteria. Therefore, the investigation finds that the Study Area as delineated herein meets the statutory criteria to qualify as an Area in Need of Redevelopment and recommends that the Study Area be designated by the Township Council as a Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40: A-12A-1 et seq.

## 7. APPENDIX: SITE PHOTOS

Drone Photographs: Taken January 30, 2023

Views of the constructed Building 2









Views of the partially constructed foundation of Building 1.









Temporary Construction Buildings







Assembled Concrete Block Structure and Portable Concrete Plant





Partial construction of Stormwater Management Basins





Concrete Piping and other Stormwater Structural Materials



Metal Construction Materials, Debris, Glass Shard pile and Removed Glass Bales.





Pictometry Photos from Public Sources of the site (Circa 2021)





Photos from Site Inspection January 16, 2023

Temporary Construction Office



Glass Shards and Plastic Debris Covering property





















Abandoned Constmach Mobile 120: Mobile Concrete Batching Plant





Underground Storage Tanks stored in the Study Area





Soil and Sand Stockpiles





Reinforced Concrete Pipes Stored in the Study Area



Unfinished Concrete Structures



Foundation for Building 1







Construction Debris on Site





Exterior of Building 2 (Eastern Side of Building)



Exterior of Building 2 (Northern Side of Building)



Exterior of Building 2 (Southern Side of Building)





Exterior of Building 2 (Western Side of the Building)





Interior of Building:







