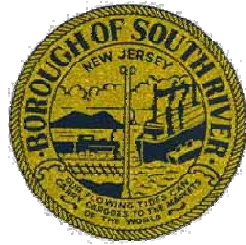


Redevelopment Study Lower Main Street Study Area



Borough of South River Middlesex County, New Jersey



Post Sandy Planning
Assistance Grant
Program

Phase II: Community
Development Block
Grant – Disaster
Recovery

Authorization #
CDNP-2015-1223-497

January 4, 2016

Bignell Planning Consultants, Inc.

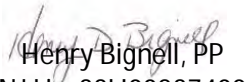
424 AMBOY AVENUE - SUITE 202
WOODBRIDGE, NJ 07095
PHONE: (732) 636 - 0200
FAX: (732) 218 - 5975
MAIL@BIGNELLPLANNING.COM

Preliminary Investigation and Redevelopment Study Report and Maps


Main Street Rehabilitation District Study Area (Lower Main Street Study Area)

Borough of South River
Middlesex County

January 4, 2016


Henry Bignell, PP
NJ Lic: 33LI00237400
Borough Planner

and


Todd Bletcher, AICP, PP
NJ Lic: 33LI00592200
For the Firm

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-1, et. Seq and N.J.A.C. 13:41-1.1, et seq

This report was prepared in compliance with the
New Jersey Department of Community Affairs
Post-Sandy Planning Assistance Grant Program
Phase II: Community Development Block Grant – Disaster Recovery
Authorization # CDNP-2015-1223-497

RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE PLANNING BOARD TO UNDERTAKE AN INVESTIGATION OF THE MAIN STREET REHABILITATION DISTRICT AS A POSSIBLE AREA IN NEED OF REDEVELOPMENT, PURSUANT TO *N.J.S.A. 40A:12A-6*

WHEREAS, *N.J.S.A. 40A:12A-6* authorizes the governing body, by resolution, to authorize the Planning Board to undertake an investigation to determine whether an area within the Borough of South River is in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation according to criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, it is the desire of the governing body to authorize the Planning Board to undertake such an investigation to determine whether the Main Street Rehabilitation District of the Borough of South River, satisfies the criteria to be designated as an area in need of redevelopment pursuant to the aforementioned law; and

WHEREAS, before proceeding to a public hearing on the matter in accordance with the requirements of state statute, the Planning Board shall prepare and submit to the governing body a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein as identified by this Resolution, together with a statement setting forth the basis for the investigation; and

WHEREAS, any interested or affected property owners shall be duly notified of the date of a hearing for the purpose of being heard in regard to the determination of the Planning Board; and

WHEREAS, all hearing notice requirements shall be followed in accordance with the requirements of *N.J.S.A. 40A:12A-6*; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of South River, County of Middlesex, State of New Jersey, as follows:

1. That the governing body does hereby authorize the Planning Board to undertake an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine if the Main Street Rehabilitation District Study Area, a study area that contains the entirety of the Main Street Rehabilitation District, a zoning district shown on the Official Zoning Map of the Borough of South River, and further listed below by block and lot, as revised and clarified, is an area in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment

area other than the use of eminent domain or condemnation:

Lower Main Street Rehabilitation District Study Area:	
Block Number:	Lot Number:
147	23, 24, 25, 26, 27, 29, 30, 31, 32
150	1, 1.01, 2.01, 4, 4.01, 4.03, 5, 6, 6.01, 6.02, 7
151	all lots including 1, 2, 2.01, 3, 4, 4.01, 5, 6, 6.01, 7
152	all lots including 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 8.01, 8.02, 9, 10, 11, 12, 12.01, 13, 14, 15, 16
153	1, 2, 1.01, 3, 4, 5.01, 5.02, 6, 7
154	all lots including 1, 2, 3, 4, 5, 6, 7
155	all lots including 1, 3, 4, 5, 6, 6.02, 6.01, 7, 8, 9
156	all lots including 1, 2, 3, 4, 5, 6, 7.01, 7.02, 8, 8.PT, 9, 10, 11, 11.01
157	all lots including 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10.01, 10.02, 11, 12, 13, 14.1, 15, 15.1, 16, 17, 18, 18, 19, 20, 21
158	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 30
161	1, 2, 3, 4, 5, 6, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 21, 29, 30, 21.01, 21.02
321	11, 12, 13, 14
325	1

2. That the Planning Board, via its appointed Planner, Bignell Planning Consultants, Inc., shall be authorized and directed to prepare and submit a map and report of its findings to the governing body in accordance with *N.J.S.A. 40A:12A-6* and *40A:12A-5*.

3. That the Planning Board, upon determining if Main Street Rehabilitation District of the Borough of South River is an area in need of redevelopment, after notice to the governing body, provide adequate notice of a hearing to interested parties and affected property owners pursuant to the requirements of *N.J.S.A. 40A:12A-6*.

4. That a certified copy of this resolution be forwarded to the Planning Board and the owners of record of properties located within Main Street Rehabilitation District.

DATED: NOVEMBER 23, 2015

/s/ Tony Ciulla
Councilmember

/s/ James Gurchensky
Councilmember

ROLL CALL VOTE

YEAS: Ciulla, Gurchensky, Haussermann, Trenga
NAYS: None
ABSENT: Hutchison, Jones

CERTIFICATION

I, Patricia O'Connor, Borough Clerk of the Borough of South River, do hereby certify this to be a true copy of a Resolution adopted by the Borough Council of the Borough of South River at a meeting held on November 23, 2015.

Patricia O'Connor
Patricia O'Connor, RMC
Borough Clerk

**AMENDED RESOLUTION
AUTHORIZING BIGNELL PLANNING CONSULTANTS TO
PREPARE AND SUBMIT A REPORT TO DETERMINE IF THE
MAIN STREET REHABILITATION DISTRICT STUDY AREA IS AN
AREA IN NEED OF REDEVELOPMENT.**

BOROUGH OF SOUTH RIVER PLANNING BOARD

Be it resolved by the Borough of South River Planning Board that:

WHEREAS, the Borough Council of the Borough of South River passed Resolution 2015-201 authorizing the Planning Board of the Borough of South River to undertake an investigation pursuant to N.J.S.A. 40A:12A-6 to determine if the Main Street Rehabilitation District Study Area, a study area that contains the entirety of the Main Street Rehabilitation District, a Zoning District shown on the Official Zoning Map of the Borough of South River, is an area in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation; and

WHEREAS, Bignell Planning Consultants, Inc., is the appointed professional planner for the Borough of South River Planning Board; and

WHEREAS, the Planning Board of the Borough of South River at its normal scheduled public hearing on July 21, 2015, discussed and passed a Resolution that Bignell Planning Consultants, Inc., were authorized and directed to prepare and submit a report of its findings to the Planning Board in accordance with N.J.S.A. 40A:12A-6 and 40A:12A-5; and

WHEREAS, on November 23, 2015, the Borough Council of the Borough of South River passed Resolution 2015-347 clarifying the list of lot and blocks to be the subject of the study area that the Borough Council requested the Planning Board to undertake an investigation of the area in need of redevelopment.


WHEREAS, the public was given an opportunity of being heard and comment;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of South River that Bignell Planning Consultants, Inc., shall be authorized and directed to undertake an investigation pursuant to N.J.S.A. 40A:12A-6 to determine if the Main Street Rehabilitation District Study Area as set forth in the Borough Council Resolution 2015-347 is an area in need of redevelopment in which the municipality may use its powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation and shall prepare and submit a map and report of its findings to the Planning Board of the Borough of South River; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Clerk of the Borough of South River for distribution to the Mayor and Council within five (5) days of the adoption of this Resolution.

The above is a memorialization of a motion duly made and seconded on December 15, 2015, and passed with unanimous vote.

Borough of South River Planning Board


Sheryl L. Nevin, Secretary

Borough of South River Planning Board

This Resolution was voted on as follows:

ROLL CALL

IN FAVOR OF APPROVAL:

Daniel Santos, Cynthia A. Urbanik, Michael Clancy, Glenn Davis, Michael Beck,
George P. Evanovich, Joseph Butewicz and Donna Farren

OPPOSED TO APPROVAL:

None

ABSENT:

Mayor John Krenzel, John Frost, Michael Trenga and Raymond Eppinger

ABSTAINING:

None

Report Contents:

	Page:
Text Element	
Council Resolution	2
Planning Board Resolution	4
Introduction	7
Purpose	8
Statutory Definitions	8
No eminent domain proposed	8
General Redevelopment Process	9
Scope of Study	9
Study Area Designation	10
Study Area Clarification	10
Existing Land Use	11
Current Zoning Controls	11
Criteria for Redevelopment	18
Applicability of Criteria for Redevelopment	19
Summary and Recommendations	27
Mapping Element	
Study Area Map	28
Tax Block Identification Map	29
.....	
Parcel and Tax Block Identification Map	30
Historic Property Map	31
Historic Property and Parcel Overlay Map	32
Tax Block and Arial Images (by Block)	33-45
Site Characteristics and Analysis Sheets	46-120
Property Owner Lists	121
Notice Documents	Apndx
Additional Items	Apndx

Bignell Planning Consultants, Inc.

**424 AMBOY AVENUE – SUITE 202
WOODBRIDGE, NJ 07095
PHONE: (732) 636 - 0200
FAX: (732) 218-5975
MAIL@BIGNELLPLANNING.COM**

January 4, 2016

Michael Beck, Chairperson
South River Planning Board
5 Theresa Place
South River, NJ 08882

Sean Thompson
Director, Local Planning Assistance
NJ Department of Community Affairs
101 S. Broad Street / P.O. Box 813
Trenton, NJ 08625

Re: Redevelopment Study:
 (Lower) Main Street Rehabilitation
 District Study Area
 Preliminary Analysis and Investigation
 Community Development-
 Neighborhood Plan
 via
 Community Development Block Grant-
 Disaster Recovery

Introduction

On June 22, 2015, the Borough Council of the Borough of South River, in accordance with N.J.S.A. 40A:12A-1 et seq., adopted Resolution 2015-201 authorizing the Planning Board to undertake an investigation to determine whether certain property in the Borough may be designated as a “Non-Condemnation Redevelopment Area” in accordance with criteria set forth in the New Jersey Local Housing and Redevelopment Law: N.J.S.A. §40A: 12A-5. That resolution was later re-adopted on November 23, 2015 as Resolution: 2015-347.

On July 21, 2015, the Planning Board of the Borough of South River adopted a Resolution authorizing this office to undertake an investigation and prepare a report so as to present its findings to the Board. That Resolution was re-adopted on December 15, 2015. This report serves as the “statement setting forth the basis for the investigation” which is required by Section 6(b) of the New Jersey Local Housing and Redevelopment Law, and contains an analysis relating to the individual properties. The report provides a review of the necessary criteria needed to make a redevelopment determination and, a recital of criteria met for parcels in the Study Area. This report has been prepared to serve as the basis

for both that investigation and for a public hearing to be conducted by the South River Planning Board in accordance with N.J.S.A. 40A: 12A-5 & 6.

The Redevelopment Study Area Map shown within this report constitutes a “map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein,” which is also required under N.J.S.A. §40A: 12A-6.

Purpose

The purpose of this report is to determine whether portions of the Borough of South River shown on the Redevelopment Study Area Map, referred to herein as the “Study Area,” qualify as an “area in need of redevelopment” (redevelopment area) as defined in the New Jersey Local Redevelopment and Housing Law: N.J.S.A. §40A: 12A, et al., as revised by the New Jersey Legislature through its 2013 amendments. This report is written pursuant to Section 6 of the LRHL, which provides the following:

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
2. After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined or not be determined, by the municipal governing body to be a redevelopment area.
3. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area or any part thereof, is a redevelopment area.

Statutory Definition of Redevelopment

Pursuant to N.J.S.A. §40A:12A-3, “Redevelopment” means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

No Eminent Domain or Condemnation Powers Considered

A designation of a Non-Condemnation Redevelopment Area” permits the Borough of South River to use all of the powers of Redevelopment with the exception of eminent domain. **No eminent domain powers are being considered or authorized with this approach to Redevelopment. Should the Borough Council formally adopt this area, or any part of this area as a “Redevelopment Area,” no eminent domain powers would be authorized or permitted under this portion of the act.**

General Redevelopment Process

The general process of adopting a Redevelopment Area in the Borough of South River are stipulated in the Local Redevelopment and Housing Law (N.J.S.A. §40:12A-1 et. seq.) as amended through 2013 and are as follows:

1. The South River Borough Council adopts a resolution delineating the Study Area and directing the Planning Board to investigate the area.
2. The Planning Board (via its Planner) prepares a study report setting forth the basis for the investigation and a map showing the boundaries of the proposed area.
3. The map and report are made available for public inspection a minimum of 10 days prior to any public hearing.
4. The Planning Board conducts a public hearing with special notice requirements.
5. The Planning Board makes recommendation to the Borough Council on whether or not to designate all or part of a Study Area as a "Redevelopment Area."
6. The Borough Council adopts a resolution designating all or part of the Study Area as a Redevelopment Area.
7. The Borough Clerk transmits a copy of the Redevelopment Area designation to the NJ Department of Community Affairs.
8. The Borough Council authorizes preparation of a Redevelopment Plan which may be delegated to, or referred to, the Planning Board.
9. The Planning Board reviews the Draft Redevelopment Plan for consistency with Master Plan within 45 days of referral.
10. The Borough Council adopts, as an ordinance, the Redevelopment Plan after introduction of the ordinance and a public meeting.

Scope of Study

This report provides an individual assessment sheet on each property. Where one or more properties were under common ownership and used in common, a shared assessment sheet was used. Several maps have also been prepared for this report showing the extent of the study area. Ownership and land use information on the parcels in the Study Area were compiled from MOD-IV property tax data, Borough tax records, aerial imagery, NJDEP data, FEMA floodplain mapping and NJGIN GIS data. This office then performed field research for each property. Observed land uses closely match the classifications of the MOD-IV property tax assessment database. The study area has one overarching environmental constraint: its location relative to the latest version of the FIRM flood maps promulgated by the Federal Emergency Management Agency.

Study Area Designation

South River Borough Council Resolution: 2015-347 delineates the “Main Street Rehabilitation District Study Area” that contains the entirety of the Main Street Rehabilitation District, with minor modifications. The Main Street Rehabilitation District is a zoning district shown on the Official Zoning Map of the Borough of South River, and is listed on the table below by block and lot. Minor modifications are shown below the table.

Lower Main Street Rehabilitation District Study Area:	
Block Number:	Lot Number:
147	23, 24, 25, 26, 27, 29, 30, 31, 32 (Lots 24-27 have been recently consolidated into 24.01)
150	1, 1.01, 2.01, 4, 4.01, 4.03, 5, 6, 6.01, 6.02, 7
151	all lots including 1, 2, 2.01, 3, 4, 4.01, 5, 6, 6.01, 7
152	all lots including 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 8.01, 8.02, 9, 10, 11, 12, 12.01, 13, 14, 15, 16
153	1, 2, 1.01, 3, 4, 5.01, 5.02, 6, 7
154	all lots including 1, 2, 3, 4, 5, 6, 7
155	all lots including 1, 3, 4, 5, 6, 6.02, 6.01, 7, 8, 9
156	all lots including 1, 2, 3, 4, 5, 6, 7.01, 7.02, 8, 8.PT, 9, 10, 11, 11.01
157	all lots including 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10.01, 10.02, 11, 12, 13, 14.1, 15, 15.1, 16, 17, 18, 19, 20, 21, 18 (Lot 18 also shown as 1B)
158	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 30
161	1, 2, 3, 4, 5, 6, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 21, 29, 30, 21.01, 21.02
321	11, 12, 13, 14
325	1

General clarification on lot numbers and study area delineation

1. The lot naming system in the Official Map of the Borough of South River typically contains a whole number, such as “Lot 1” or a decimal number with a digit in the tenths and hundredths place, such as: “Lot 1.01.” Tax records available from the State of New Jersey/MOD-IV and the Borough often do not show a digit in the tenths place if that number is a zero, and would show the above “Lot 1.01” as “Lot 1.1.” This report recognizes that, for example, “Lot 24.01” shown on the tax map and “Lot 24.1” shown on the property tax records are in fact the same parcel.
2. For general clarification, the proposed study area is based on the geometry of the existing Main Street Revitalization Zone as shown on the Zoning Map of the Borough of South River, revised through: November 1, 2011. On that map, the Main Street Revitalization (MSR) Zone boundary line is shown as bifurcating Block 161, Lot 7.01. For clarification, the entirety of Block 161, Lot 7.01 has been included in the study area parcel list adopted by Borough Council Resolution: 2015-347 and is included in the Study Area.
3. On Block 147, lots formerly shown as 24, 25, 26, & 27 were consolidated into a single parcel in 2009. That parcel was renamed “Lot 24.01.” That parcel is located within the Study Area via the former lots, which have not changed.
4. On Block 153, a riparian grant area shown as Lot 1.02 exists on the Borough Map and appears to be located in an area partially or fully under water. That parcel was not included in the study area.
5. On Block 157, a typographical error appears in the parcel records and tax maps showing the existence of two (2) different parcels, both named “Lot 18.” The correct Lot 18 exists on the

Washington Street frontage of the block. A lot labeled as, "Lot 1B" exists on the south side of Lot 1 on Obert Street and is often erroneously shown as "Lot 18" in multiple sources. Both lot "18" and lot "1B" are included in the study area.

6. On Block 156, the tax records show a lot known as "Lot 8.PT" containing 0.003 acres belonging to Middlesex County. This parcel is not shown on the Borough's parcel maps. This parcel may be part of the Middlesex County right-of-way for Main Street.
7. On Block 152, Lot 7.01 contains a 10' wide right-of-way. Lot 7.01 was included in the study area.
8. Although minor discrepancies are found between the 2011 Master Plan and 2011 Zone Map, it was the geometry of the existing Main Street Revitalization Zone on the Zone Map which was the basis for the Study Area.

Existing Land Use

The study area currently contains approximately 156 individual parcels and approximately 29.7 acres of land area. The area is described in the 2011 Master Plan as being located with properties fronting on Main Street between the South River and Gordon Street, along Ferry Street between Main Street and Jackson Street, on Washington Street between Obert and Water Streets, and on Water Street between Main Street and Jackson Street. Approximately 61% of the parcels in the study area contain commercial uses. The area also contains single-family, two-family, multi-family buildings, places of worship, municipal buildings and utilities, public open space, county property, vacant land and light industrial uses. A significant portion of the study area was impacted by Superstorm Sandy.

Current Zoning Controls

§350-19 MSR – Main Street Rehabilitation District.

A. Intent and Purpose.

The intent of the Main Street Rehabilitation District shall be to encourage economic development and revitalization and inject into all properties in the district opportunities for growth and prosperity in conjunction with aesthetic improvements. This ordinance intends encourage building rehabilitation and promote pedestrian traffic to create a vibrant mixed-use neighborhood.

B. Rehabilitation District Goals.

- (1) To create an attractive mixed-use district along Main Street/Ferry Street with an appropriate tempo and scale of buildings for a downtown setting.
- (2) To improve the aesthetics of the Main/Ferry Street district with streetscape improvements including street trees, sidewalk improvements and street lighting to create a sense of place.
- (3) To recognize the role this area plays and its importance to the character of the South River community.
- (4) To create opportunities to create a landmark public space for the Borough.
- (5) Creation of a visual terminus point at key locations through the use of building massing and visual corner elements.
- (6) Provision of new retail or other non-residential space along Main Street wrapping around corners of other collector streets.
- (7) Provision for a "density bonus" or "floor area bonus" for property owners/developers in the zone to encourage development.
- (8) To provide a coordinated parking program intended to meet residential need and to encourage non-residential uses.

- (9) To eliminate buildings in poor repair and inappropriate land uses and to encourage development at a pedestrian-friendly scale and with linkages to public transit.
- C. District Location. The location of the Main Street Revitalization Zone shall be indicated on the Zoning Map of the Borough of South River, based on the recommendations found in the 2011 Master Plan and shall include all parcels and public lands contained therein.
- D. Permitted principal uses.
- (1) All uses permitted in the B-1 Neighborhood Business Zone.
 - (2) Residential apartments (on upper floors only).
 - (3) All office and personal service uses permitted in the O-P Office Professional Zone.
 - (4) Art/artisan galleries, museums, art studios, health and fitness centers, day spas, licensed physical therapists and licensed massage and acupuncturists.
 - (5) Restaurants, cafes, excluding drive-in and drive-through restaurants
 - (a) Restaurants and eating establishments shall be permitted to entertainment in the form of various acts including musicians, comedians, magicians, diverse musical groups.
 - (b) Restaurants in this zone are permitted and encouraged to provide outdoor eating areas with tables and chairs, provided that all eating areas on the front façade of a building shall be of temporary nature and shall not block pedestrian circulation on any Borough sidewalk.
 - (6) In no fashion should any use permitted in this code be intended to permit any type of entertainment or adult use in this zone or permit any use that would violate Alcoholic Beverage Control, Health Regulations, or Police/Fire Regulations.
- E. Accessory uses. Uses and buildings incidental to the above uses, including any use on the same lot with and customarily incidental to any use permitted in this district.
- F. Conditional uses.
- (1) Recreational facilities, video arcades, entertainment facilities including bowling alleys, staking rinks, indoor theatres, taverns, nightclubs shall all be conditional uses and shall be subject to site plan review and approval from the appropriate Board.
- G. Prohibited uses.
- (1) Adult uses of any kind including strip clubs, juice bars, go-go bars, pole dancing, nude clubs, adult book/novelty sales, and unlicensed massage parlors.
 - (2) Boarding or rooming houses.
 - (3) Freestanding residential uses.
 - (4) Drive-through or drive-in uses.
 - (5) Gasoline stations, automobile sales, service and repair garages.
 - (6) Houses of worship.
 - (7) All uses not specifically permitted are prohibited.
- H. Bulk requirements.
- (1) Minimum lot area shall be 2,500 square feet.
 - (2) Minimum lot width shall be twenty five (25'). Minimum lot depth shall be one-hundred feet (100').
 - (3) All buildings having a frontage on Main Street and Ferry Street shall be located so as to provide a zero feet (0') setback to those streets, with a tolerance of five feet (5'). In the case of in-fill development, new buildings shall be aligned with the average front alignment of the

surrounding buildings. In no case shall any building have a front setback to Main or Ferry Street greater than five feet (5').

- (4) All buildings fronting on all streets other than Main and Ferry Street shall provide a front setback of ten feet (10') to those streets. In the case of in-fill development, new buildings shall be aligned with the average front alignment of the surrounding buildings.
- (5) The side yard setback shall be zero feet (0') provided that the lot line does not abut a residential district in which case the minimum requirement will be fifteen feet (15').
- (6) The rear yard setback shall be twenty feet (20').
- (7) When due to building orientation, lot configuration or other conditions that preclude entry into the rear of the property for parking area access, loading, refuse collection, emergency access, or similar purpose, a paved alleyway no greater than fifteen feet (15') shall be permitted alongside or within the frontage of the building. Where a building shall contain more than one (1) story, additional stories may be constructed above said alleyway pursuant to all applicable building codes with the aforementioned side yard requirements.
- (8) All buildings shall be two and a half (2½) story or three (3) story buildings with a maximum building height of forty feet (40').
- (9) The maximum percent of building coverage shall be seventy percent (70%). The maximum percent of impervious coverage shall be ninety five (95%) percent.

I. Mixed-Use Requirements.

- (1) All retail uses shall be located in all ground floor locations in all buildings in this zone. Retail uses may be extended to the 2nd floor and then the 3rd floor space above an existing ground floor retail space when interior stairways or elevators are provided to connect the spaces.
- (2) All office and personal service uses shall be located on the ground floor, 2nd floor or 3rd floor, provided that no office or personal service use shall be located over a residential use.
- (3) All buildings may provide residential uses on any floor except the ground floor or the basement floor. No more than 67% of the total floor area of any building shall be dedicated to residential use.
- (4) Regardless of the gross floor area of any building, the maximum floor area of each and any separate and individual permitted use shall be no greater than 2,500 square feet. Each single space greater than 2,500 square feet shall require relief from the appropriate Board.

J. Requirements for Buildings.

- (1) Maximum building footprint shall be 10,000 square feet.
- (2) No building shall exceed a building width of 200' along a single street frontage unless broken up by a plaza or courtyard.
- (3) Buildings should be placed to frame street corners.
- (4) To be compatible with a pedestrian scale, each ground level individual business shall provide a functioning, direct primary street entry. A shared entry is permitted for access to upper level units and shall provide a glazed commercial doorway and an entrance lobby area.
- (5) All building shall have a base, middle and top with the base differentiated with different materials than the upper floors. The top portions of all flat roof buildings should provide parapets or deep cornices on front facades.
- (6) Buildings shall present a complete and discrete vertical façade composition at an average street frontage of every 50 feet.

- (7) Allowable projections on any 2nd or 3rd floor façade include bow windows, and flat canopies and may project two feet (2') into a front right-of-way. French balconies shall project not more than one foot (1').
- (8) Corner and tower elements are encouraged to create an architectural focus for the area. Such an approved element may exceed the building height without violating this ordinance so long as the element does not exceed the building height by eight feet (8') for a total height of no greater than forty eight feet (48').

K. Parking requirements.

- (1) Unless hereinafter specified, all parking designs requirements of the Parking Chapter of this ordinance shall apply.
- (2) All properties within this district with street frontage along any street are subject to the special parking requirements on that frontage.
- (3) Due to the availability of existing parking for individual properties and existing street parking spaces along Main and Ferry Streets and along its streets, all ground floor retail, personal service and restaurant uses that are permitted within the geographic limit of this Zone shall not be subject to any parking requirement. Future parking needs, as they become evident, shall be satisfied through the construction of strategic parking lots on properties to be rendered available along or in the vicinity of Main Street.
- (4) All office, bank and commercial uses that are permitted within the geographic limit of this Zone shall be subject to parking requirements specified in Parking Subsection of the Borough of South River Land Development Ordinance.
- (5) All residential uses that are permitted or approved by variance within the geographic area of the Zone shall have parking requirements based on the Residential Site Improvement Standards. Residential parking shall be provided off-street.
- (6) All on-site parking facilities shall be located in the side or rear yards of each property, subject to all other requirements of the Parking Chapter of this ordinance. All parking shall be prohibited in front yards.
- (7) Buildings on individual parcels in the Zone are permitted to have contiguous on-site parking areas with free flowing traffic between said parking areas.
- (8) No parking lots shall be no closer than five (5) feet to any property line of the parcel on which they are located, except for points of cross-access. There shall be available as necessary, access to the rear of such properties for accessing parking areas, refuse collection, loading/unloading, entry of public safety vehicles and other necessary functions which require such entry.

L. Loading Requirements.

- (1) Loading shall be subject to the loading chapter of this subsection.
- (2) On street loading/unloading and dumpster tipping in the MSR District shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m.
- (3) All loading/unloading shall be permitted in the rear yard area only.
- (4) Where rear or side yard parking, loading or other utilitarian activities are proposed, a minimum ten (10) foot wide buffer area shall be required adjacent to all residential uses, all rights-of-way, and all residential zones. Said buffer screen shall be comprised of a five (5) foot to six (6) foot high living evergreen wall and six (8) foot high solid fencing to provide screening for the abutting incompatible uses.

M. Landscaping Requirements. Landscaping in this zone shall be subject to the landscaping chapter of this subsection.

N. Signs.

- (1) All signs are subject to the Sign regulations chapter of this ordinance.
- (2) No ground signs shall be permitted. Only façade signs are permitted in this district.
- (3) The maximum permitted sign area shall be ten (10%) percent of the front façade. On corner lots, signs may increase to account for both façade areas. There shall be a limit of one sign per use or tenant.
- (4) When a ground sign is proposed such signs shall be monument style signs with a height no greater than four (4') feet. A planter base shall be provided around the base of the sign. Such signs shall require relief from the appropriate Board.
- (5) Shingle signs are permitted on the first and second floors. The maximum area should not exceed 4 square feet, the materials should be either painted wood or painted metal, and they should include ornamental metal brackets of some kind. They should only be externally illuminated and the message should only give the symbol or the name of the business.
- (6) Surface mounted signs on the first floor cornice/sign band shall contain individually mounted letters or symbols and not be a large board sign that obscures the cornice and its details. They should be externally illuminated and the message should only contain the name or the symbol of the business.
- (7) Surface mounted signs are not permitted above first floor.
- (8) Awning signs shall be limited by the size of the fringe or the main area of the awning, depending on the location of the sign.
- (9) All billboard signs are prohibited.

O. Awnings.

- (1) Cloth and canvas awnings are encouraged over building entrances and shall provide a minimum of eight foot (8') clearance and shall not extend more than four feet (4) from the building façade.
- (2) If an awning is so steeply sloped that it serves as a sign rather than as shelter, the sign must meet all the criteria (size, message, lighting, etc.) for wall signs that could be above the first floor.
- (3) All types of colors and patterns are acceptable if they meet the criteria for colors and signs: plain, striped, patterned, decorative, and so on. They must however, be compatible with the overall building.
- (4) If a single building contains more than one shop front and more than one shop, the two awnings can either be identical to complement the building, or they can differ, to add variety and to express the identity of the individual shops. 2) If a single shop occupies the ground floor of two adjacent buildings, the awnings in each building can be identical, since the objective of maintaining the identity of the two buildings is met by the building designs.

P. Architectural Design Standards.

- (1) The following activities regarding any of the buildings in the AAR Zone shall render the building(s) subject to the "Architectural Appearance requirements: listed below:
 - (a) The new construction of a primary use building on a parcel of land.
 - (b) The addition to an existing primary use building that is ten (10%) percent or more of the gross floor area of the existing building.

- (c) The renovation or alteration in any manner of any outer wall of a building that faces street frontage or is considered the front of the building including addition of windows, doors or similar elements.
- (d) The renovation or alteration in any manner of any outer wall or combination of outer walls of a building.
- (e) The major internal renovation or alteration of a building which constitutes forty-nine (49%) percent or more of the gross floor area.

(2) Architectural Appearance Requirements

- (a) Since all of the existing buildings within the limits of this Zone vary considerably in age and architecture in their present state, it is difficult to impose on them a rigid architectural design standard. Although beauty and character are subjective, there shall be an underlying design theme to the buildings and specifically to the facades so that a sense of conformity to a time period is achieved. Variation, creativity, uniqueness and distinction are encouraged provided that there is a visual flow from building to building with no evidence of abrupt change or disruption in design or theme. Each building, although having its own identity should compliment the others in style and taste without the look of an exact copy.
- (b) The prominent veneers to be used for facades and sides of buildings facing the street shall be real brick, (mortar or painted), limestone, unpolished granite.
- (c) The unpainted brick colors shall be in the brown, beige or red tones. Stone coloring shall be more flexible but maintain a subdued color scheme in keeping with the brick tones.
- (d) Other veneers such as wood shingles, hardi-plank, cementitious fiber shingles, cast iron, terra cotta, fiberglass, glazed tile, painted wood or metal or other manmade siding products and wood veneer products shall be considered secondary veneers to compliment the brick or stone. The colors of such veneers shall be in subdued tones to blend in a compatible and aesthetic fashion. The use of fluorescent colors is prohibited as are abrupt color changes, even in the subdued tones, that clash visually.
- (e) Aluminum siding, vinyl siding, faux brick face, metal panels, stucco/EIFS treatments are strongly discouraged except in utilitarian areas not visible from the street.
- (f) No blank walls. All facades or sides of buildings facing the street shall have a décor that prohibits for a maximum distance of fifteen (15) feet horizontally, bare unadorned walls along each floor. These walls shall have appurtenances either decorative or functional to satisfy the condition. Such appurtenances shall consist of windows, doors, columns, lintels, cornices, balconies, overhangs, awnings, arches, railings or any other architectural items that fit the herein recommended design theme.
- (g) Roofs should create visual interest. Roofs shall be of the "A" frame peak type wherever possible and include turrets, dormers, cupolas, towers and gables to reflect "turn of the century" attributes. Where it is necessary to install other than a peaked roof due to structural or height restrictions, parapets, cornices, eaves, turrets and other architectural devices that also reflect the above stated attributes shall be utilized.
- (h) Windows for upper floors shall provide exterior muntins, casings, aprons, trims, shutters, etc to provide an attractive and visually interesting façade.
- (i) Window glass shall be clear or lightly tinted. Dark tinted or mirrored windows are prohibited.
- (j) Windows should occupy 70% of the linear expanse of a retail façade. Night security gates, grills or other security coverings of windows is prohibited.

- (k) Exterior façade sconce or gooseneck style lighting is encouraged.
- (l) Rooftop mechanical equipment shall be fully screened from the street.
- (m) Buildings shall be richly detailed to create a visually interesting façade.

Q. Public and Quasi-Public Improvements.

- (1) Public Plaza. The 2011 Master Plan envisions a public plaza at a highly-visible location creating an “entrance way” into the Main Street Revitalization District. To accomplish this, any developer may, as a part of any development application may propose the creation of this plaza as a public or quasi-public space. Such a plaza may contain civic buildings, civic monuments, pedestrian areas, transportation links, and public art. It should be barrier free, extensively landscaped and situated to attract pedestrians into abutting retail spaces.
- (2) Off-site improvements. Within all lots in the district, the developer/property owner shall construct and maintain all streetscape improvements located on the street frontage of each property. This shall include installing sidewalks, access alleys, utility easements, curbs, gutters, undergrounding utilities, street furniture: benches, trash receptacles, bicycle racks, street trees and planters, and street lights.
- (3) Outdoor Dining.
 - (a) Tables, chairs, umbrellas, small private trash containers, and planters are all desirable elements of the street furnishings.
 - (b) All furniture should be made of painted metal, painted wood, stained wood, or of some combination of these materials. The character of all furniture should complement the design of the building and the business that they adjoin.
 - (c) The size of the table and chair groupings is limited to that which will maintain a 4’ 0” clear walking path on the sidewalk-a sufficient width to permit pedestrians to pass but also to create the slightly crowded feeling of a truly vibrant place.
 - (d) Overhead elements, such as umbrellas, should allow for clearance for passing pedestrians. A 7’-0” clearance height is required which is adequate for most pedestrians, and yet preserves the sense of intimacy and shelter that an umbrella gives to a seated group.
 - (e) Outdoor dining uses shall comply with all other dining chapters in this ordinance.
- (4) Planters.
 - (a) Planters that sit on the sidewalk should be made of durable materials. Plain ceramic pots and ornamental ceramic pots are the most common style, but stone, some ornamental concrete designs and certain large fiberglass pots can also be appropriately attractive.
 - (b) The size of these pots should allow a walking clearance on the sidewalk of at least 4’ 0”.
 - (c) Pots can be located either along the storefront or at the curb; if at the curb they cannot be in the way of swinging car doors – 1’-6” clear of the inside face of the street curb.
 - (d) Wooden window boxes under the storefronts are permitted.
 - (e) Plants should be selected which can stand the downtown climatic conditions and which need a minimum of maintenance. Merchants and/or building owners shall maintain all planters they use on their property.

Criteria for Redevelopment Area Determination

The following criteria are contained in Section 5 of the Local Housing and Redevelopment Law and are considered in evaluating the Study Area.

- 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 un-tenantable.
- 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 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 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.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels that do not meet the criteria if they are necessary for the effective redevelopment of the area, stating:

"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 in which they are a part."

General applicability of criteria used in this report

- a. The "a" criteria focuses on the physical conditions of the buildings located on site that pose a direct threat to public health, safety, welfare or contribute to unwholesome working or living conditions. This criteria is used in the study area. A property/building description and applicability statement(s) are included in the property information sheet(s) where this criteria is used.
- b. The "b" criteria is applied when buildings were previously used for manufacturing, industrial or commercial purposes have been abandoned and/or have fallen into such great disrepair as to be un-tenantable. This criteria is used in the study area. A property/building description and applicability statement(s) are included in the property information sheet(s) where this criteria is used. Several of the properties satisfying this criteria have fallen into such great disrepair that existing improvements have already started to be demolished.
- c. The "c" criteria applies to government owned buildings, OR property which is vacant and has been so for at least ten years before the adoption of the study area resolution, and suffers from a problem with its location, remoteness, or poor access to other development areas of the municipality. This criteria is used in the study area. A property/building description and ownership information is included in the property information sheet where this criteria is used.
- d. The "d" criteria focuses on the overall layout and design of the site including buildings and other related improvements. This criteria expands the analysis of the statutory criteria under subsection "a" to include a review of the condition of other site improvements, including parking lots, accessways, loading and site design. Some of the factors of analysis of the "d" criteria include the location and relationship of building to each other, to the lot, and to the street, parking, on-site circulation, land use conflicts, and lot and building coverage. This criteria is used extensively in the study area. A property/building description and applicability statement(s) are included in the property information sheet(s) where this criteria is used. In general, the study area contains several textbook examples of obsolete layout and design:
 - Several parcels contain both residential uses and non-residential uses and provide little or no off-street parking to serve these uses.

- Many parcels are not served by a parking lot. Unorganized and unsafe parking occurs on paved areas which, over the years have become used for vehicle parking. This has led to parking problems on surrounding residential streets.
- Parking occurs in undefined or poorly defined circulation aisles. The layout and design of numerous de-facto “parking areas” are not delineated with clear and safe drive aisles, fire lanes, parking stalls, storm-water management infrastructure, fire department access, pedestrian protection, barrier free access and/or safety lighting.
- Parking and storage of vehicles, equipment, trash containers, and unscreened outside storage can be frequently observed throughout the properties identified.
- Many of these parcels have limited or unclear vehicular access. Some parcels have “rear” access over other parcels, or private property, where no right-of-way exists.
- Some parcels operate retail businesses, grocery stores or restaurants and have no direct street access for rear loading, trash removal, or employee parking.
- Many parcels exhibit a lack of adequate landscaping, screening and buffering to separate residential uses from offensive/intense commercial or use or activity. This residential activity may be occurring in the abutting R-75 Zone or within pre-existing non-conforming uses in the MSR Zone.
- Many parcels have no or poor pedestrian access from “parking areas” to or with sidewalks.

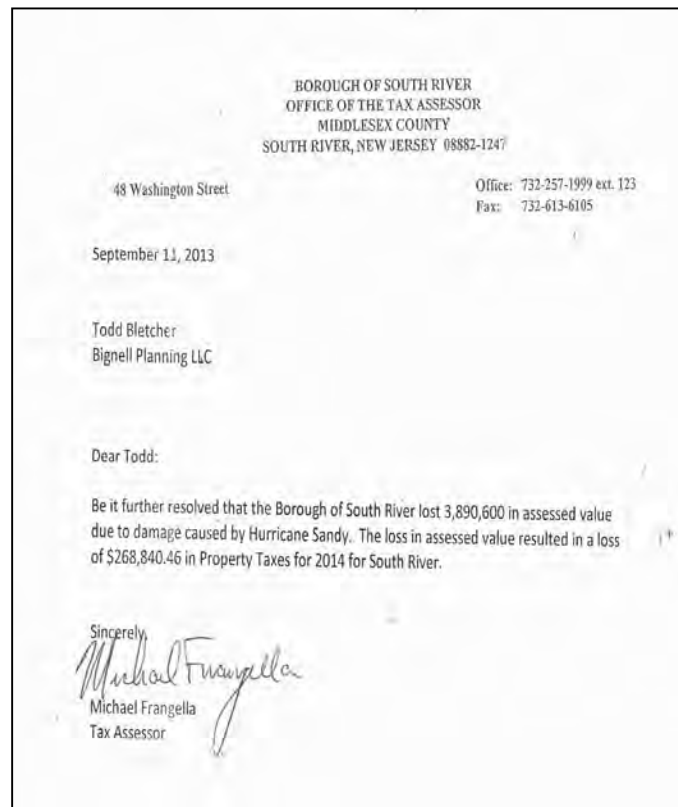
Where present, the above conditions provide substantive evidence that portions of the study area satisfy the “d” criteria of the statute and qualify as a redevelopment area.

- e. The “e” criteria applies when there is an economic under-utilization or a “growing lack of proper utilization” of an area and where title and ownership issues affect land in the study area. This may be the result of diverse ownership and title problems, property configuration or “other conditions” that result in a “not fully productive condition” of an area, which through its redevelopment could better serve the general welfare of the community. Properties meeting this criteria may include unimproved parcels which are “stagnant and unproductive,” properties that exhibit poor design and arrangement consistent with criteria “d,” or areas not developed in a manner consistent with the comprehensive planning and economic development objectives of the municipality. Unimproved land, underutilized land, or land owned by a variety of property owners preventing them from being consolidated, subdivided, or developed in a comprehensive manner with the goals of the community’s master plan and zoning objectives also qualify under this criteria. This criteria is used in the study area. A property/building description and applicability statement(s) are included in the property information sheet where this criteria is used. Several of the properties satisfying this criteria are situated with a physical layout satisfying the “d” criteria, but which also contain abutting parcels complicated by diverse title and ownership. Parcels qualifying under this criteria have historically been developed with those abutting parcels under common ownership. The dissolution of the former Laffin campus is a classic example of this criteria. Over one-dozen parcels were part of the former dealership complex containing a showroom, service garage, driveways, office buildings and automobile storage lots and were design to be used by a single entity. As users and title-holders to the lots have diversified over time, some parcels have developed layout and access problems – driveways, doors, internal access-ways and street connections are now located on another entity’s private property. Other parcels are undergoing environmental remediation and are

now/will be encumbered by title or deed restrictions limiting economic use. This situation satisfies the "stagnant and unproductive" language in the criteria. A similar situation can be anticipated, but has not yet materialized, with the closed Bank of America parcels on Main Street.

f. The "f" criteria applies to large areas of land that have been impacted by natural disasters, such as hurricane and flood impacts. Properties may qualify under this criteria upon a showing that the aggregate assessed value of the area has been material depreciated. This criteria considers the Study Area or sub-area as a contiguous area, and every individual parcel in the study area or sub-area need not have been damaged or individually depreciated from a disaster event. When the entire area can be shown as both impacted and value-depreciated, the "f" criteria is satisfied. This criteria is used extensively in the Study Area. Two items are attached to/within this report in support of the use of the "f" criteria:

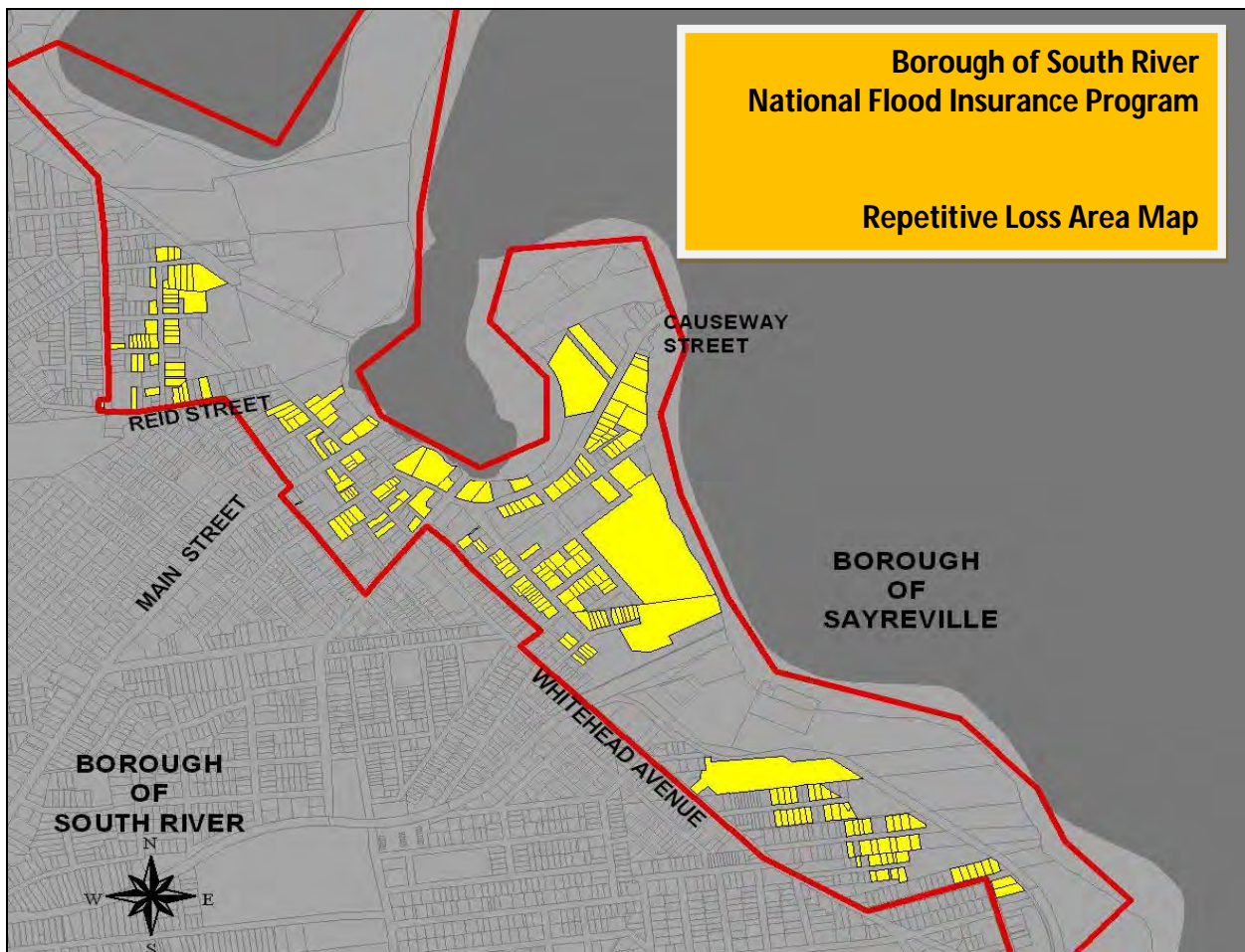
- A letter from the Borough of South River Tax Assessor, dated: September 11, 2013 indicating that the Borough lost \$3,890,600.00 in assessed value due to Superstorm Sandy and that the loss in assessed value resulted in a loss of \$268,840.46 in property tax revenues for 2014. This memorandum was prepared to certify the Borough's participation in an NJDCA program for Superstorm Sandy impacted communities requiring an aggregate assessed value loss of either \$1,000,000.00 or 1.00% of the total assessed value of the municipality.

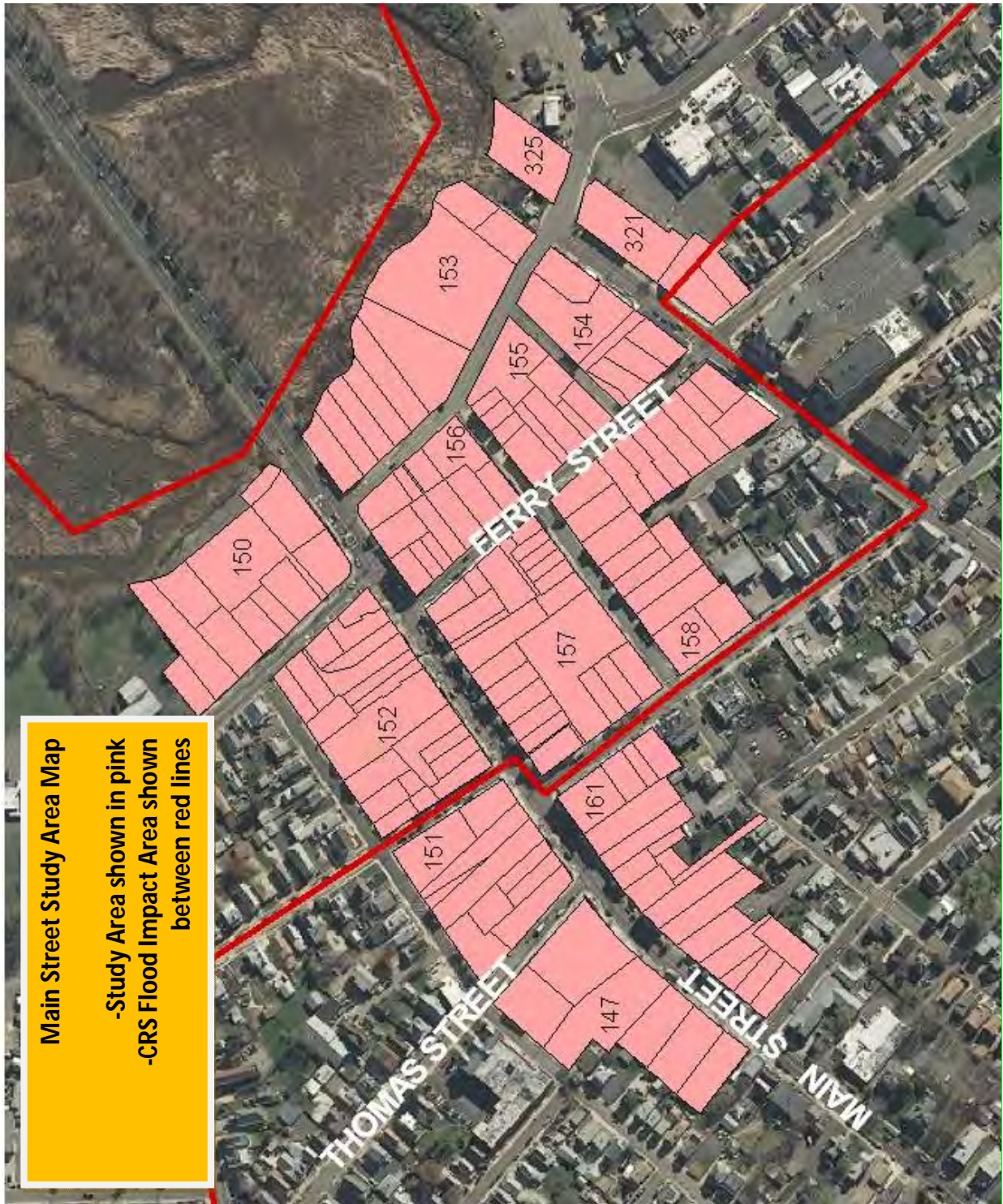


The Borough's Floodplain Neighborhood Acquisition Plan (adopted by Borough Council April 27, 2015) specifically showing the location of the Borough's flood impacted properties, on the *Flood Impacted Properties Map*, *Repetitive Loss Area Map*, *Historical Flood Insurance Claims Map* and the FEMA/Community Rating System (CRS) designated *Repetitive Loss Area Map*. For simplicity, the *Repetitive Loss Area Map* from the Floodplain Neighborhood Acquisition Plan is provided in this report below.

The memorandum from the Borough Tax Assessor clearly satisfies the first prong of the "f" criteria. Flood damage from Superstorm Sandy has caused a significant depreciation of aggregate assessed value in the Borough. However, this calculation is a Borough-wide and includes all 184 properties shown in the *Flood Impacted Properties Map*. The Floodplain Neighborhood Acquisition Plan provides further refinement. The plan begins by plotting all ±184 flood impacted properties in the Borough, adds FEMA-certified repetitive loss properties, adds all historical flood insurance claims properties and then generates a *Repetitive Loss Area Map*. This *Repetitive Loss Area Map* is the definitive geo-spatial connection between physical flood impact and fiscal flood impact. When the Main Street Study Area is overlaid onto the final *Repetitive Loss Area Map*, several dozen properties are shown located in both planning areas. Taken together with the aggregate loss analysis, properties located in the *Repetitive Loss Area* and within the Study Area satisfy the "f" criteria.

The Repetitive Loss Area Map is shown below, followed by the overlay map showing both the *Repetitive Loss Area* and Study Area.





Main Street Study Area Map
-Study Area shown in pink
-CRS Flood Impact Area shown between red lines

- g. Criteria "g" applies to municipalities located in urban enterprise zone pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) This criteria is does not apply and is not utilized in this study.
- h. The "h" criteria designation permits a municipality to designate an area in need of redevelopment if "designation of the delineated study area is consistent with smart growth planning principals adopted pursuant to law or regulation." (2003 amendments to NJSA 40A:12A-5[h]).

1. Adopted Smart Growth Planning Principal #1: New Jersey State Planning Act

The 1985 New Jersey State Planning Act establishes the framework for State policies and regulations related to Smart Growth. Among the findings of the State Legislature in the State Planning Act are that:

- New Jersey is the nation's most densely populated State, and requires sound planning and integrated statewide planning with local and regional planning in order to conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal. (NJSA 52:18A-196.a.)
- Significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and public sector development agencies if the several levels of government would cooperate in the preparation and adherence to sound and integrated plans (NJSA 52:18A-196.b.)
- It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of the State. (NJSA 52:18A-196.d.)
- Since the overwhelming majority of New Jersey land use planning and development review occurs at the local level, it is important to provide local governments in this State with the technical resources and guidance necessary to assist them in developing land use plans and procedures which are based on sound planning information and practice, and to facilitate the development of local plans which are consistent with the State and regional plans and programs. (NJSA 52:18A-196.f.)

2. Adopted Smart Growth Planning Principal #2: New Jersey State Development and Redevelopment Plan (NJSDRP)

The 2001 New Jersey State Development and Redevelopment Plan was adopted pursuant to the State Planning Act and contains several Smart Growth policies and goals and a map that reflects the State's desired growth patterns. The entire Main Street Study Area, and in fact the entire Borough of South River is located in NJSDRP Planning Area 1 – known as the Metropolitan Planning Area. As indicated in the State Development and Redevelopment Plan, the Metropolitan Planning Area is intended to:

- Provide for much of the state's future redevelopment
- Revitalize cities and towns
- Promote growth in compact forms
- Protect the character of older stable communities
- Stabilize older suburbs
- Redesign areas of sprawl

3. Adopted Smart Growth Planning Principal #3: New Jersey State Office for Planning Advocacy

The New Jersey Office for Planning Advocacy (formerly known as the Office of Smart Growth) is a division of the New Jersey Department of State and defines a Smart Growth area to be an area classified as one of the following:

- PA1 - Metropolitan Planning Area (All study area parcels are located in this Planning Area)
- PA2 – Suburban Planning Area

The Office further indicates that smart growth may exhibit one or more of the following characteristics

- Mixed land uses
- Compact, clustered community design
- Wide range of housing choices and opportunities
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Open space, farmland and scenic resource preservation
- Development directed to existing communities and infrastructure
- Sustainable design
- A variety of transportation options

4. Adopted Smart Growth Planning Principal #4: 2011 South River Master Plan

As described in the 2011 Master Plan, the entire Main Street Study Area has been the focus of Smart Growth planning efforts for several years. *The 2011 Master Plan adopted the same list of Smart Growth principals as was indicated above by the Office for Planning Advocacy.*

When creating the 2011 Master Plan, the Planning Board hosted community visioning workshops which asked residents and stakeholders to rate the most important areas of the Borough for planning attention. Two overwhelming priorities emerged: The Rehabilitation/Redevelopment of Main Street and Rehabilitation/Redevelopment of the Waterfront Area. The Main Street vision established at the workshops, and outlined in the Master Plan, is consistent with New Jersey's Smart Growth principals of:

- Mixed use buildings
- Directing development to existing communities and infrastructure
- Connecting to a variety of transportation options
- Walkability
- Sustainable design
- Distinctive attractive communities offering a sense of place
- Compact community design

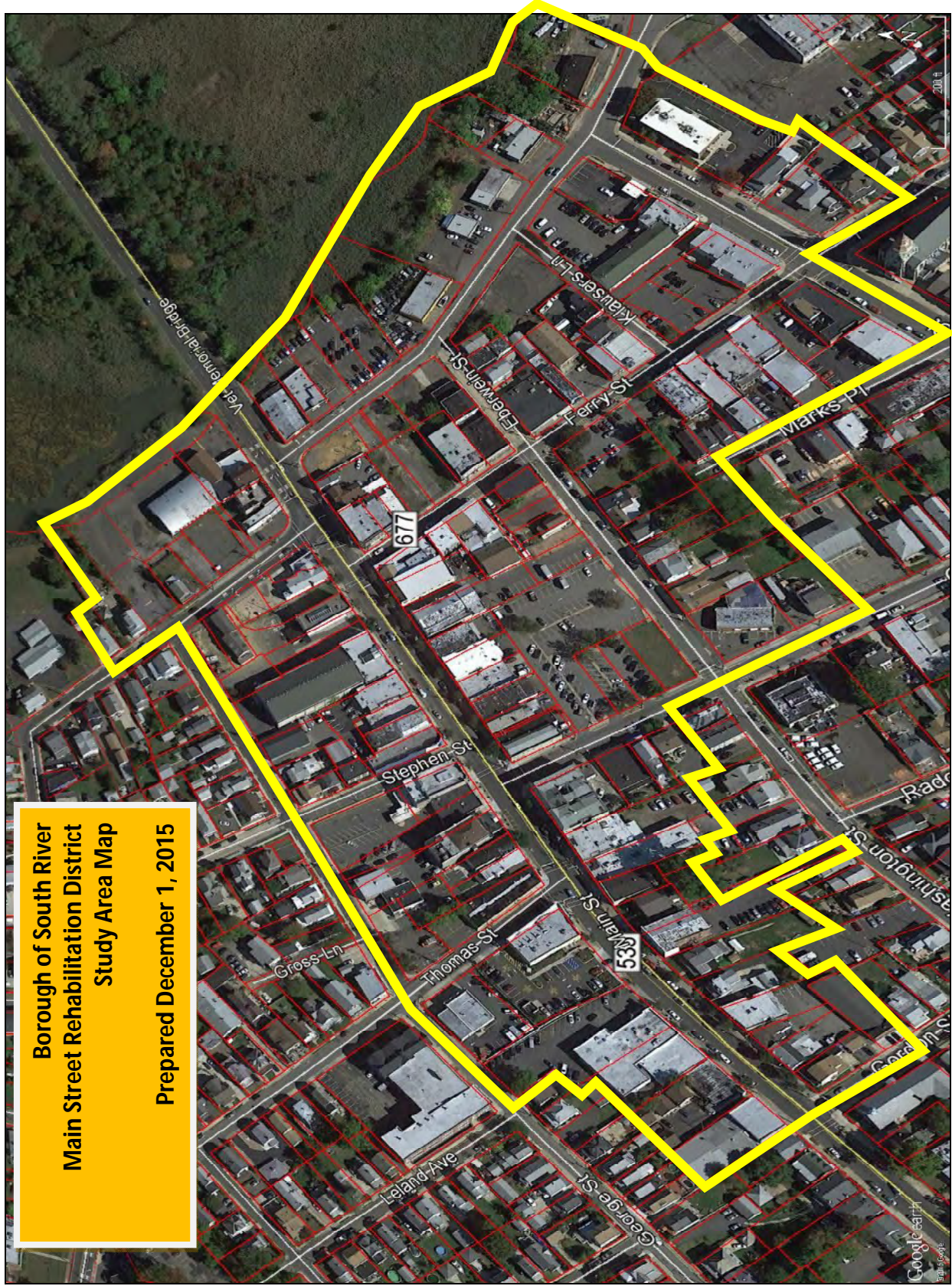
The smart growth Master Plan goals for the Main Street area are focused on creating a mixed-use commercial/residential center and to reinvigorate a once viable downtown. The establishment of a redevelopment area in this location would direct new growth and development to an area infrastructure, utilities and municipal services are available, reuse existing land, preserve remaining open space in the Borough, and enhance and rebuild and aging building stock.

5. Summary of applicability to criteria "h"

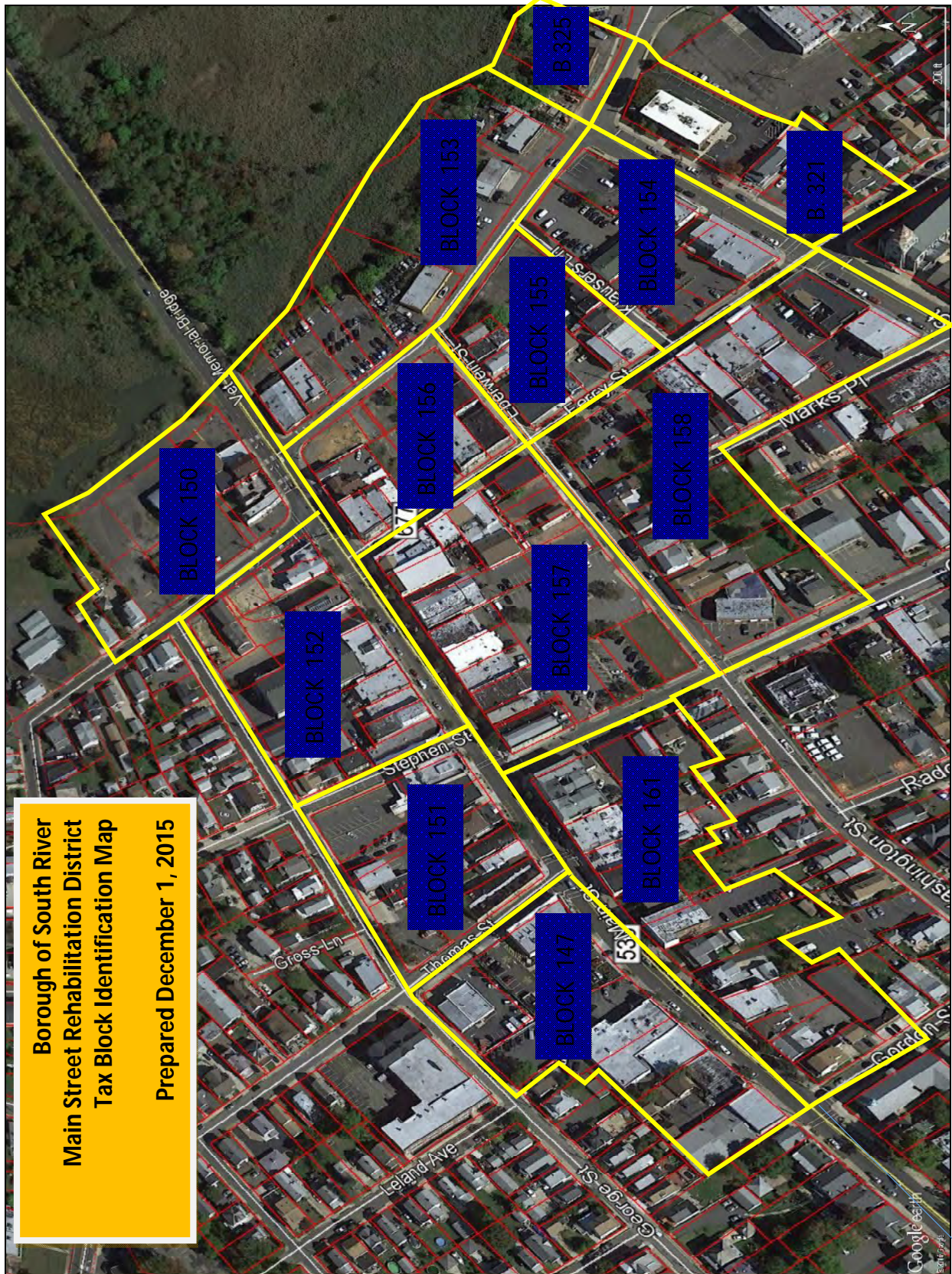
Based on the above, *designating the entire Study Area as a redevelopment area would be consistent with smart growth planning principals adopted pursuant to law or regulation as specified in the "h" criteria of the statute because all properties are located in a designated smart growth area as classified by the New Jersey Office for Planning Advocacy and as envisioned in the State Development and Redevelopment Plan and the Borough of South River Master Plan.* A forthcoming Redevelopment Plan would be effective in controlling the form of development and redevelopment within the Study Area to ensure that the smart growth principals adopted in the 2011 Master Plan could be implemented in accordance with the Master Plan's land use vision for the area. This applicability statement is made in this subsection of this report and is not shown on the individual property information sheet(s).

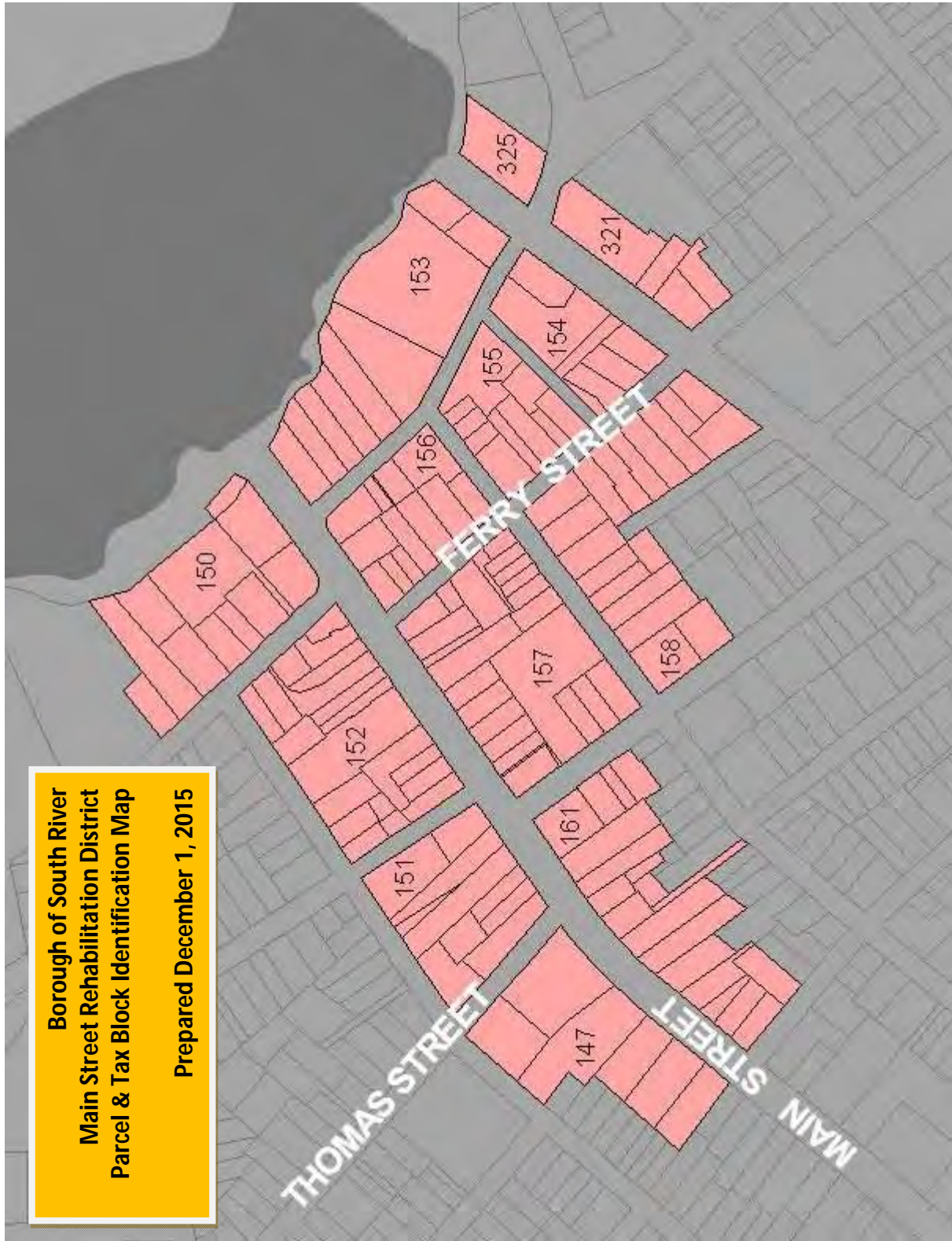
Report Summary and Recommendations

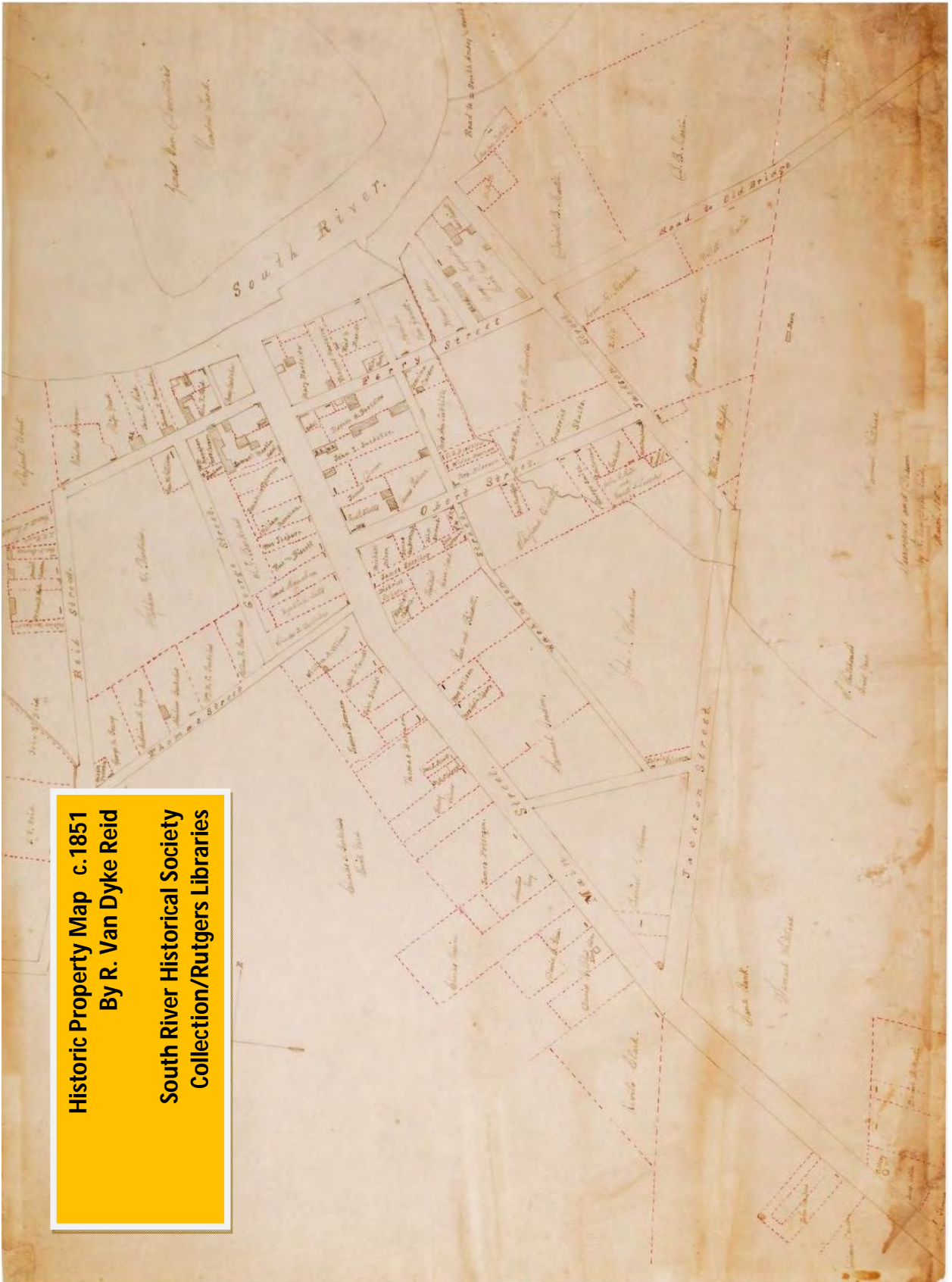
- (1) All parcels in the Study Area satisfy at least one of the redevelopment criteria listed in Section 5 of the Local Housing and Redevelopment Law.
- (2) All parcels in the Study Area satisfy criteria "h" of the redevelopment criteria listed in Section 5 of the Local Housing and Redevelopment Law.
- (3) Many parcels in the Study Area also satisfy criteria "f" of the redevelopment criteria listed in Section 5 of the Local Housing and Redevelopment Law.
- (4) Many parcels in the Study Area also satisfy criteria "d" of the redevelopment criteria listed in Section 5 of the Local Housing and Redevelopment Law.
- (5) Block 161, Lot 21.01 may be excluded from the Redevelopment Area designation.
- (6) Block 321, Lot 11 may be excluded from the Redevelopment Area designation.



**Borough of South River
Main Street Rehabilitation District
Study Area Map
Prepared December 1, 2015**





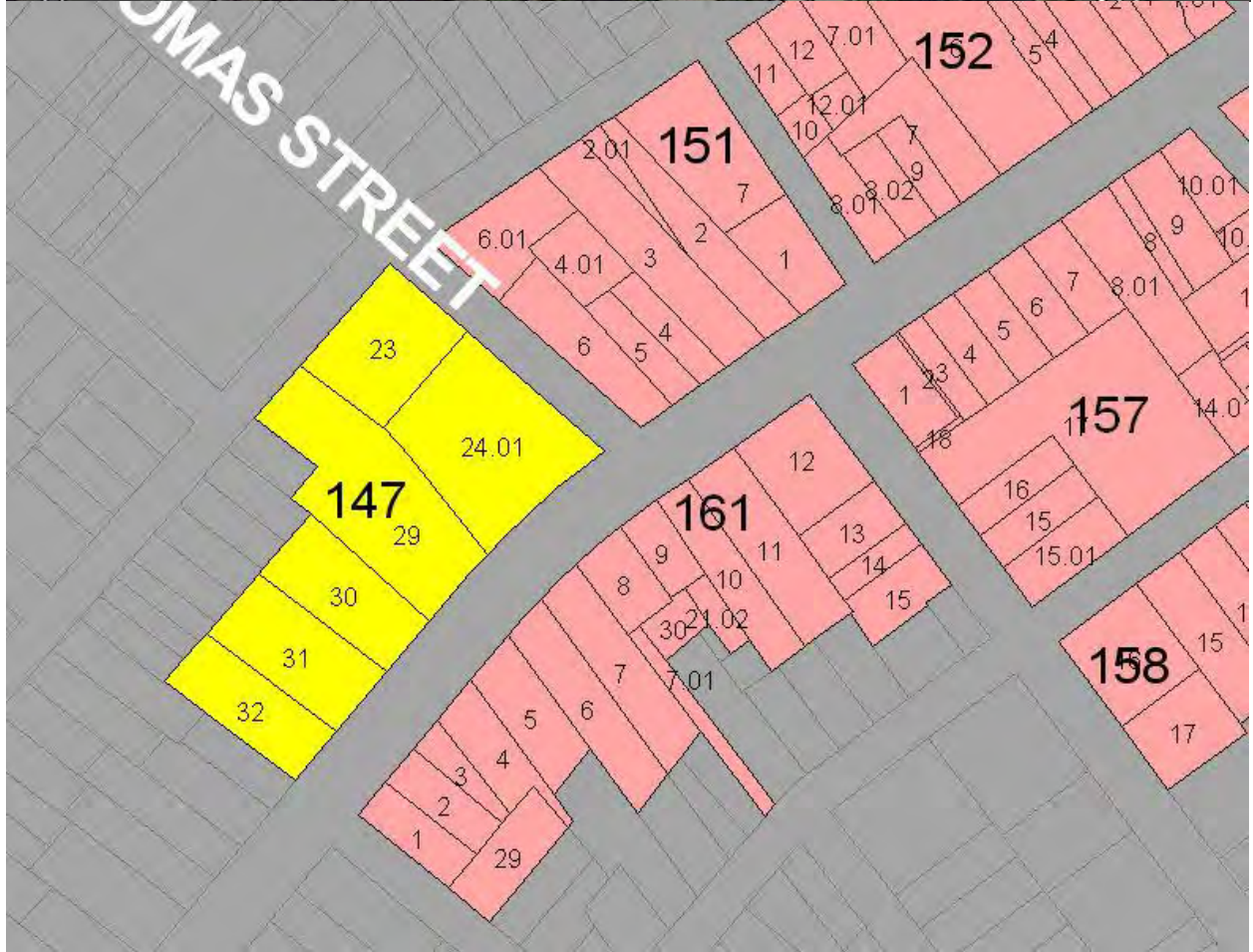
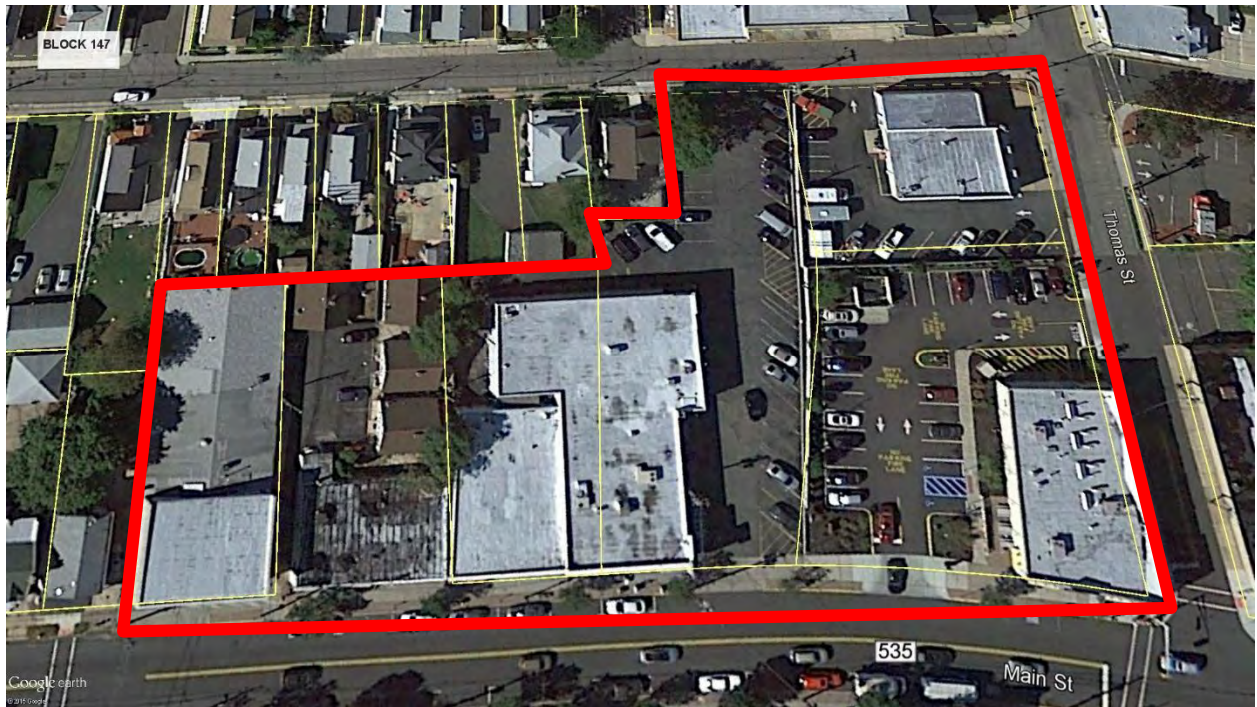


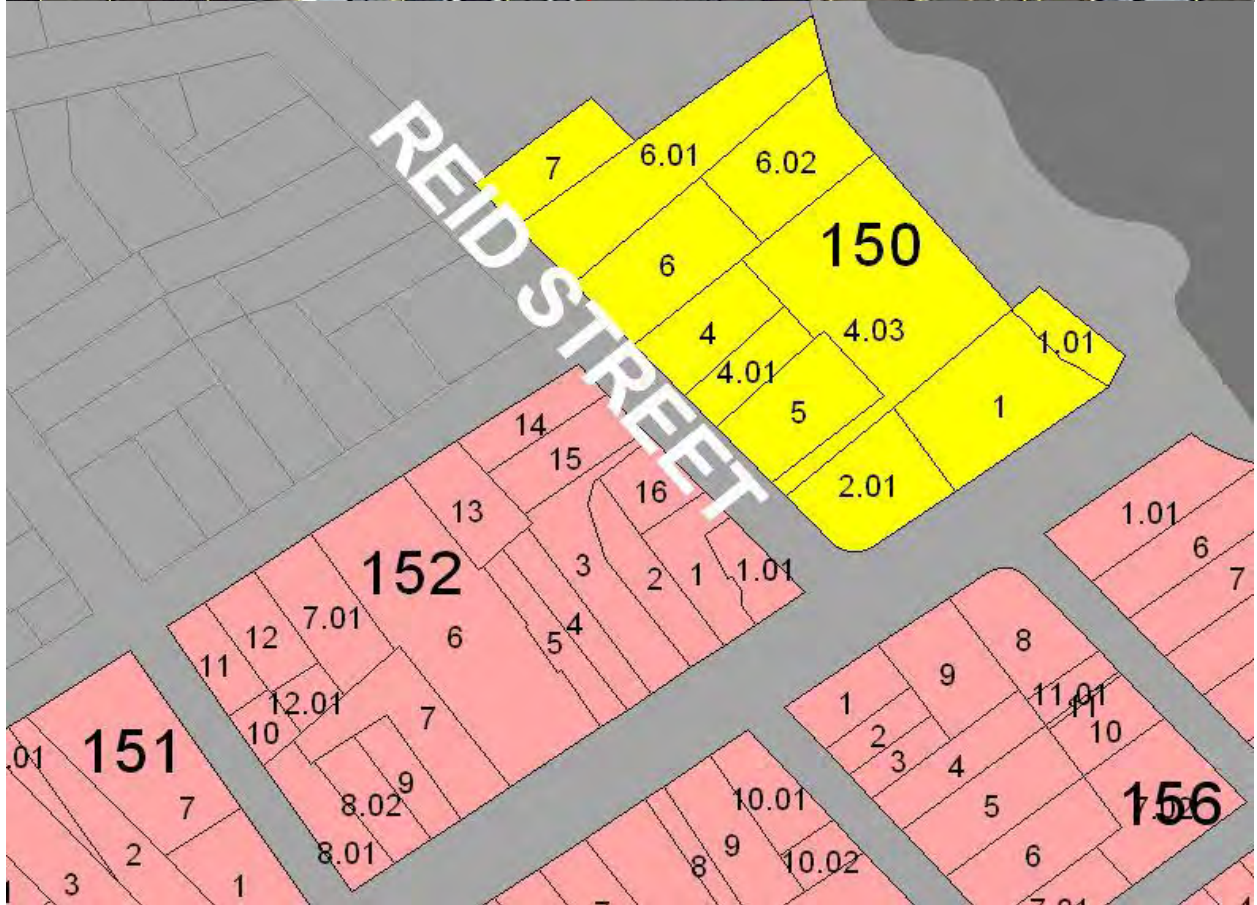
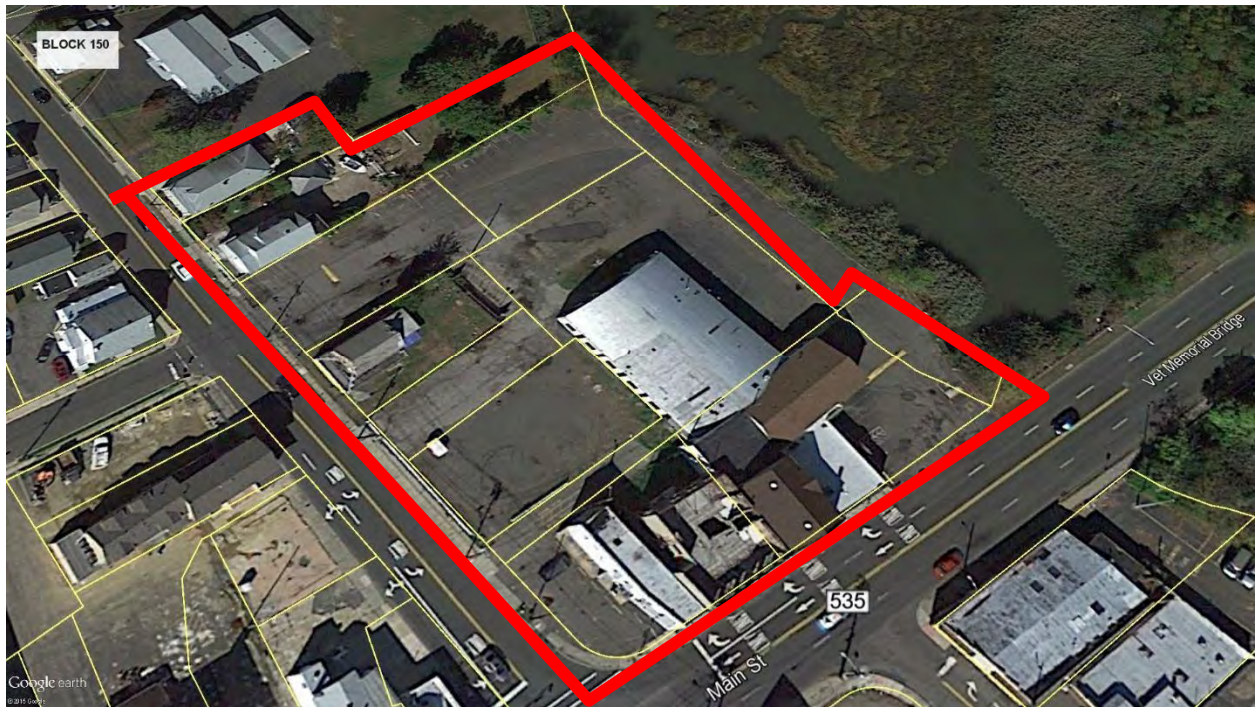
Historic Property Map c. 1851
By R. Van Dyke Reid
South River Historical Society
Collection/Rutgers Libraries

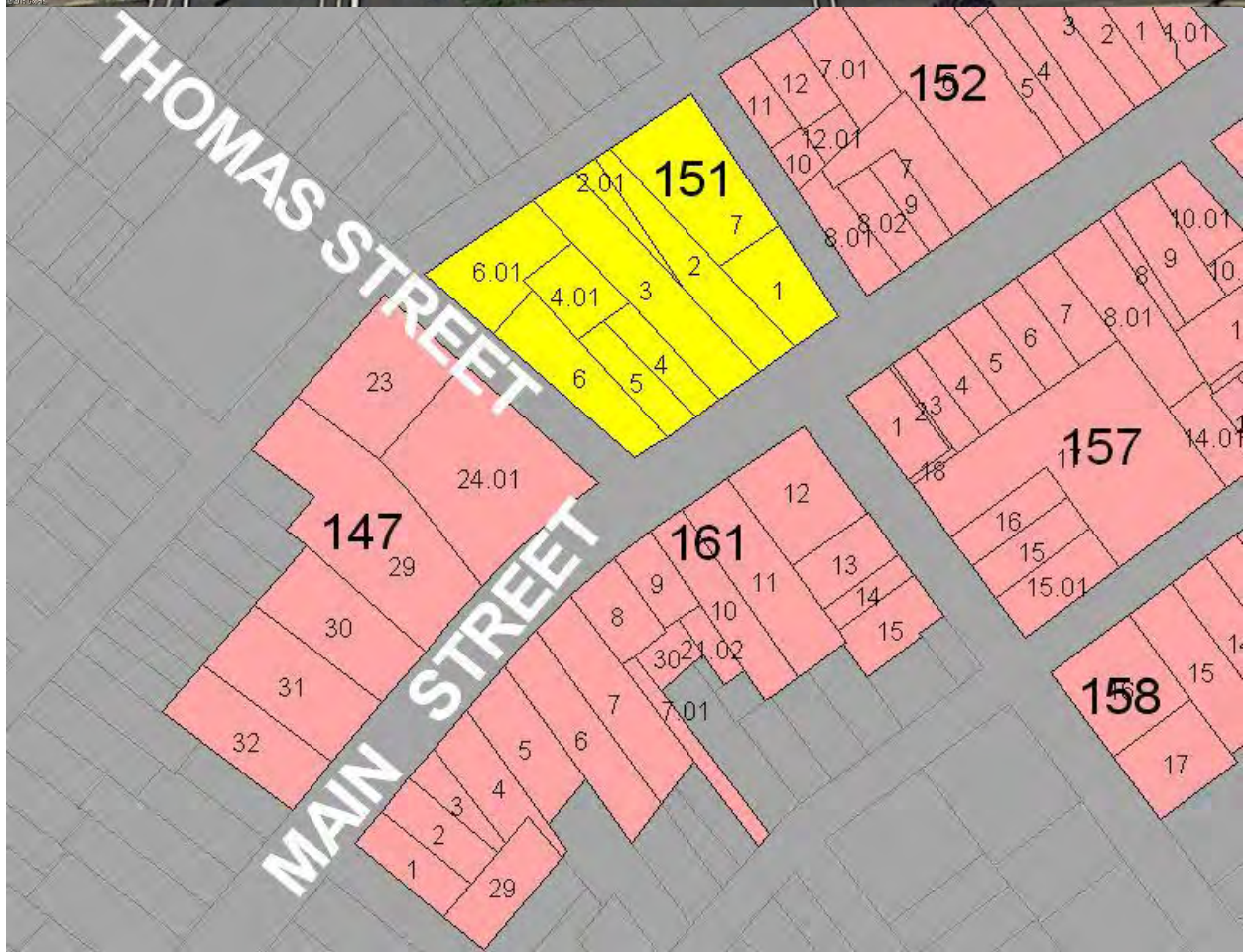
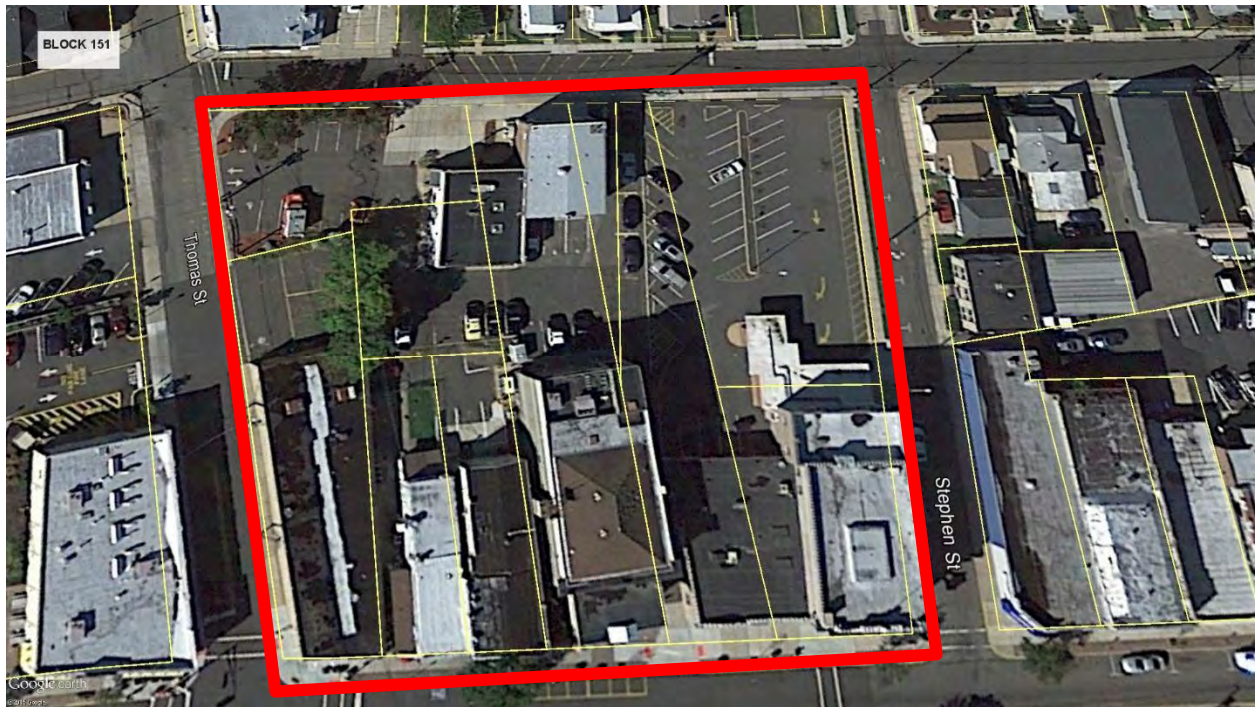
**Reid Historic Property Map c.1851
& Parcel and Identification Map**

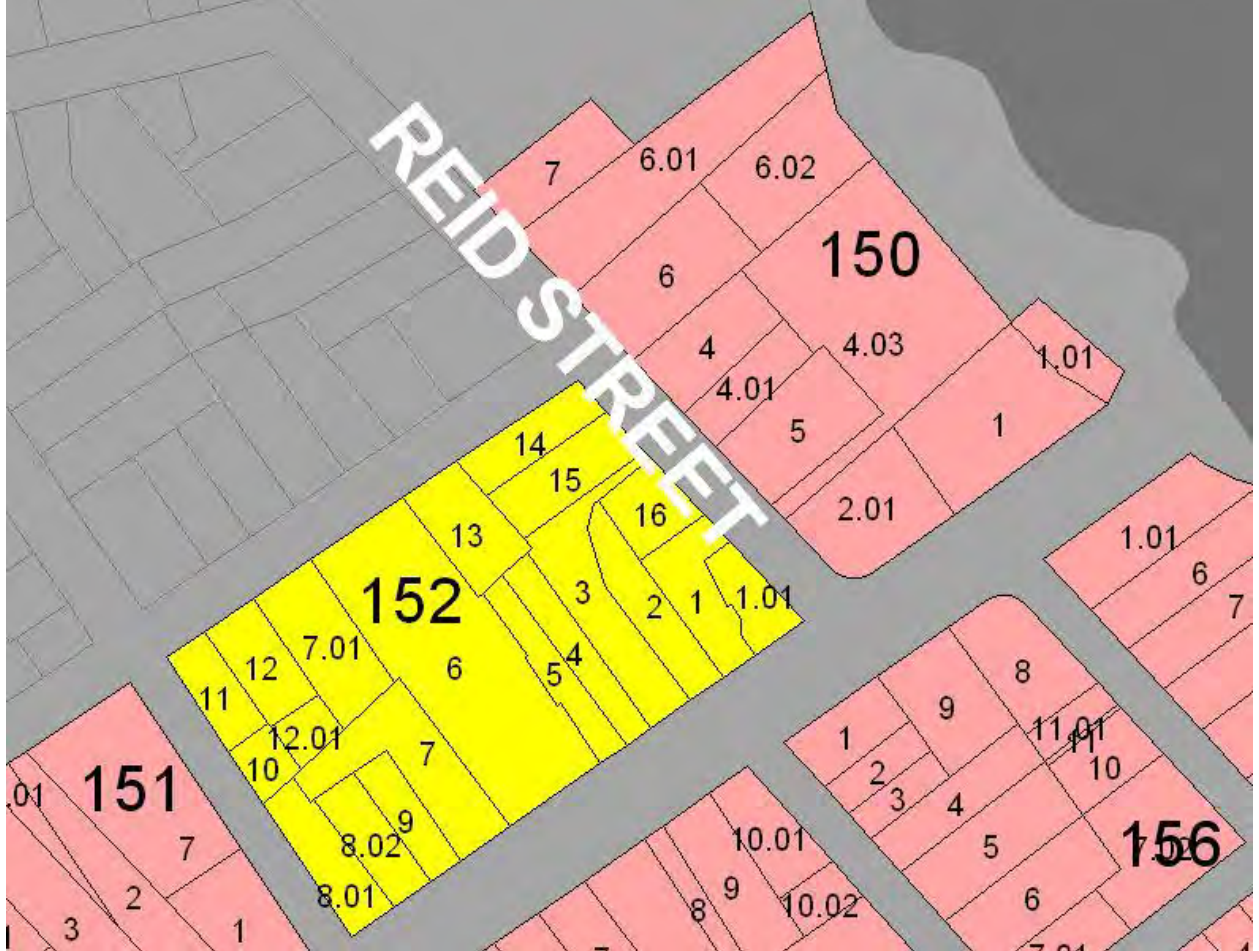
December 15, 2015

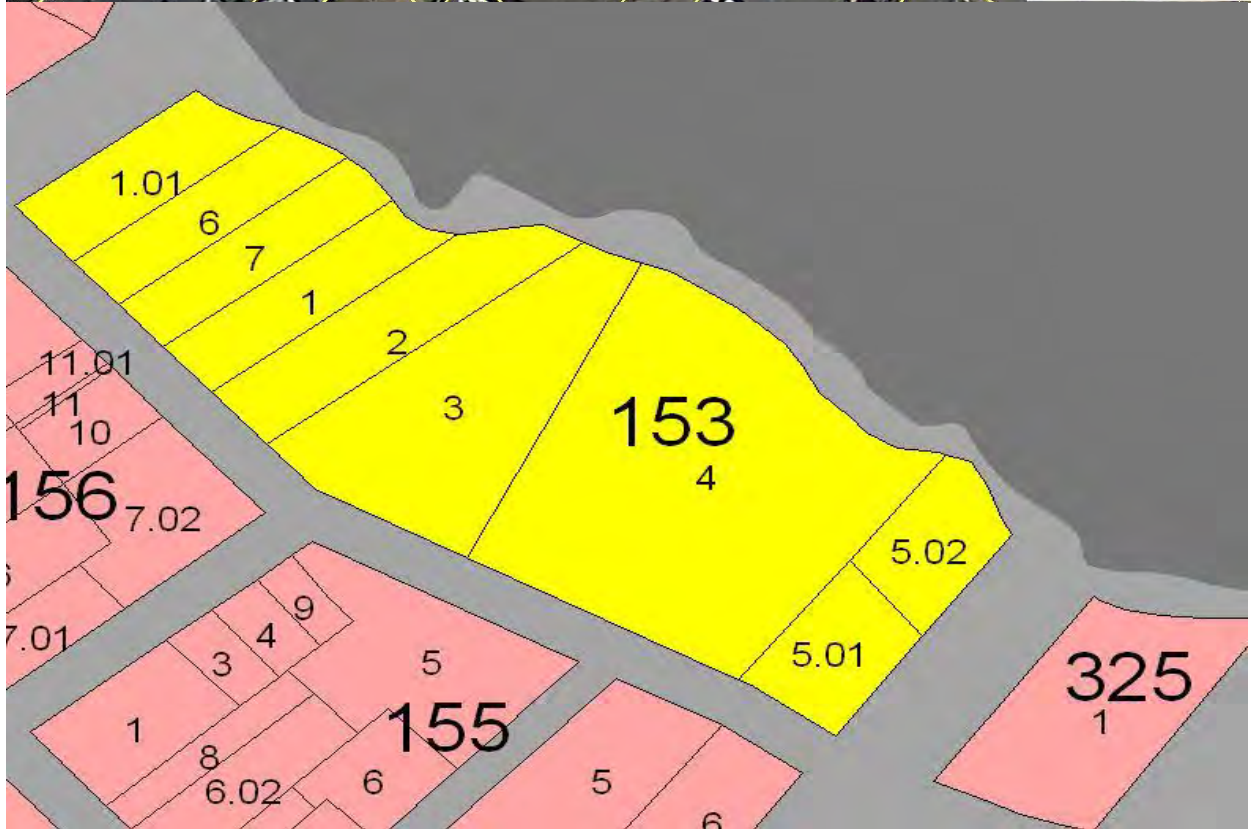


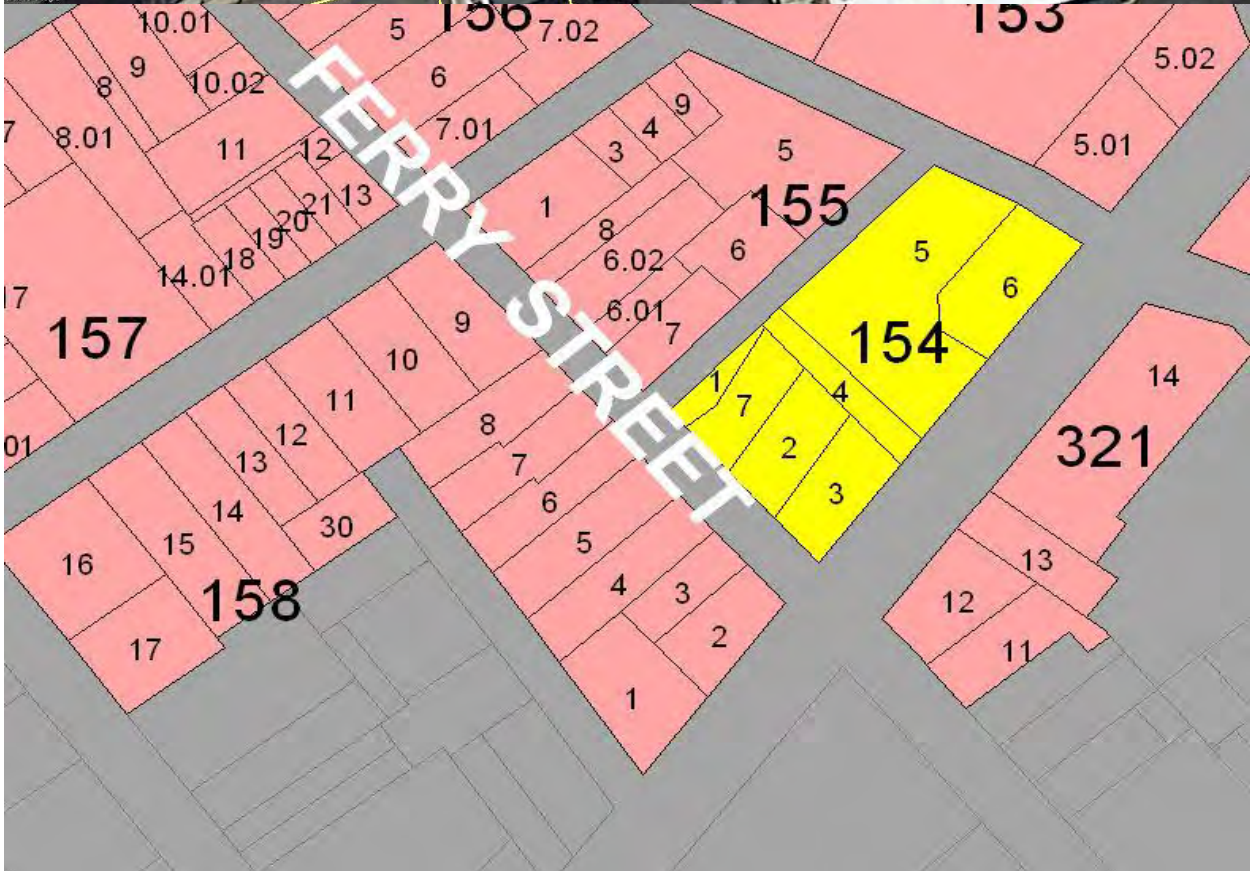
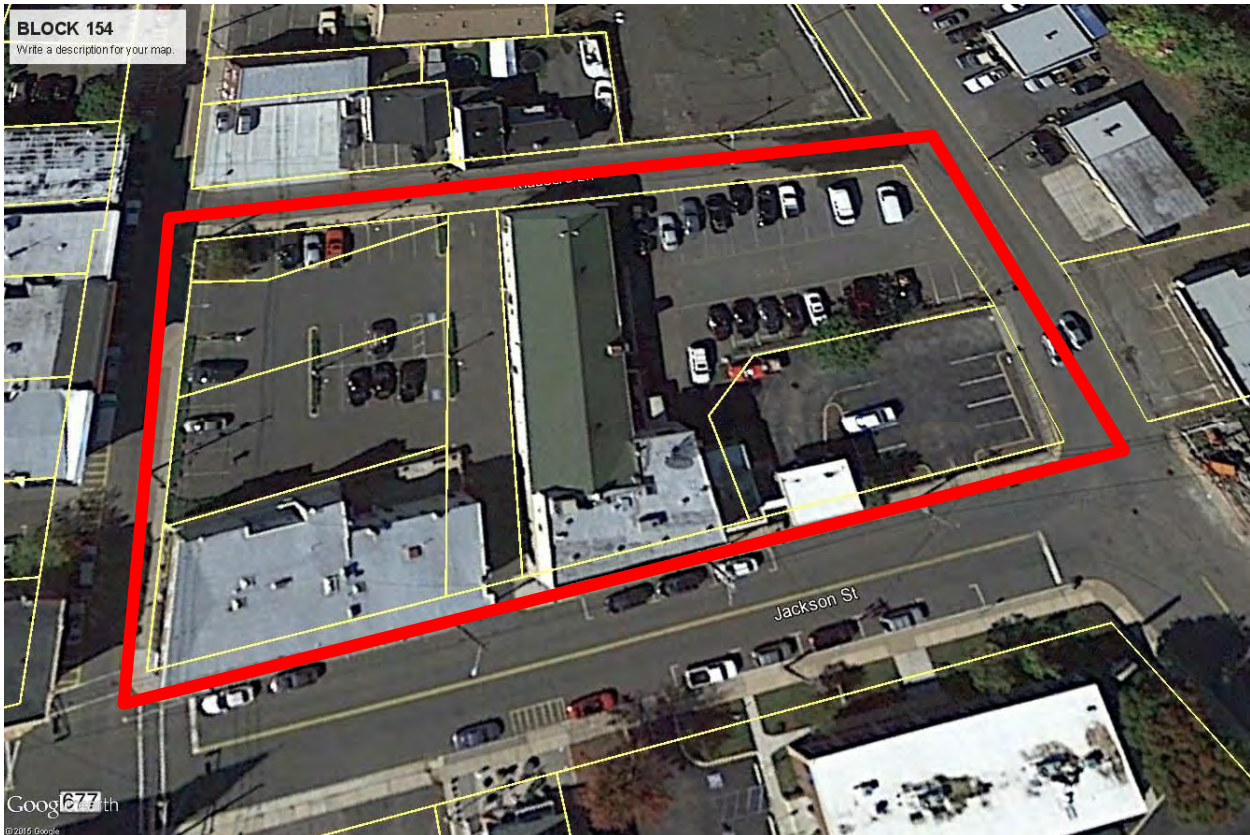


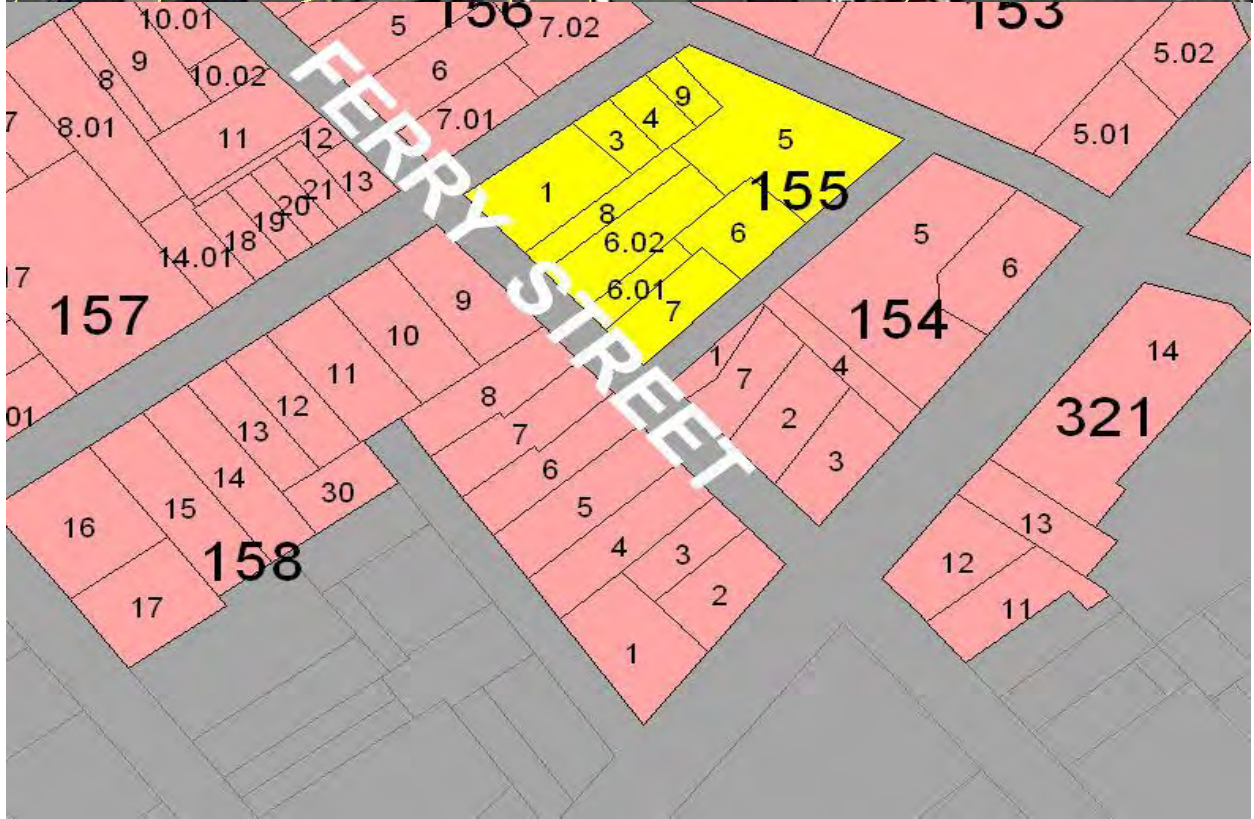


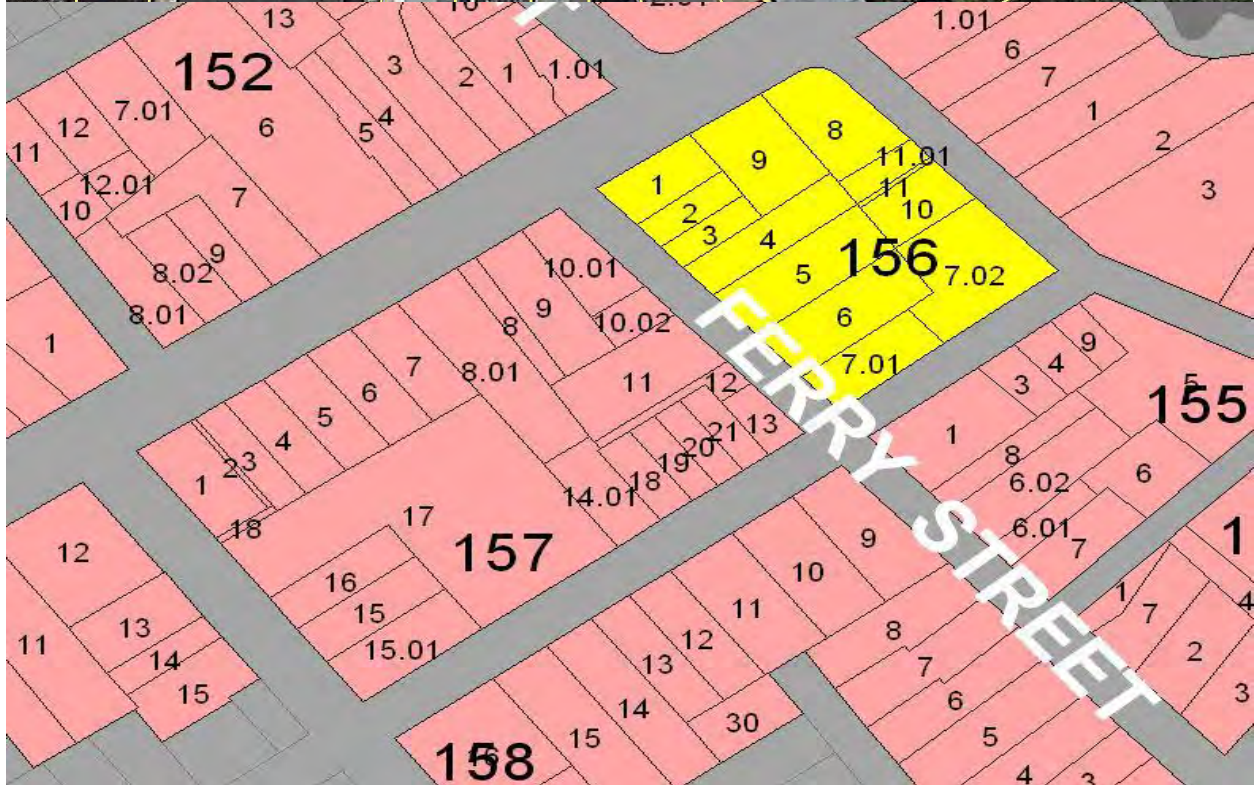
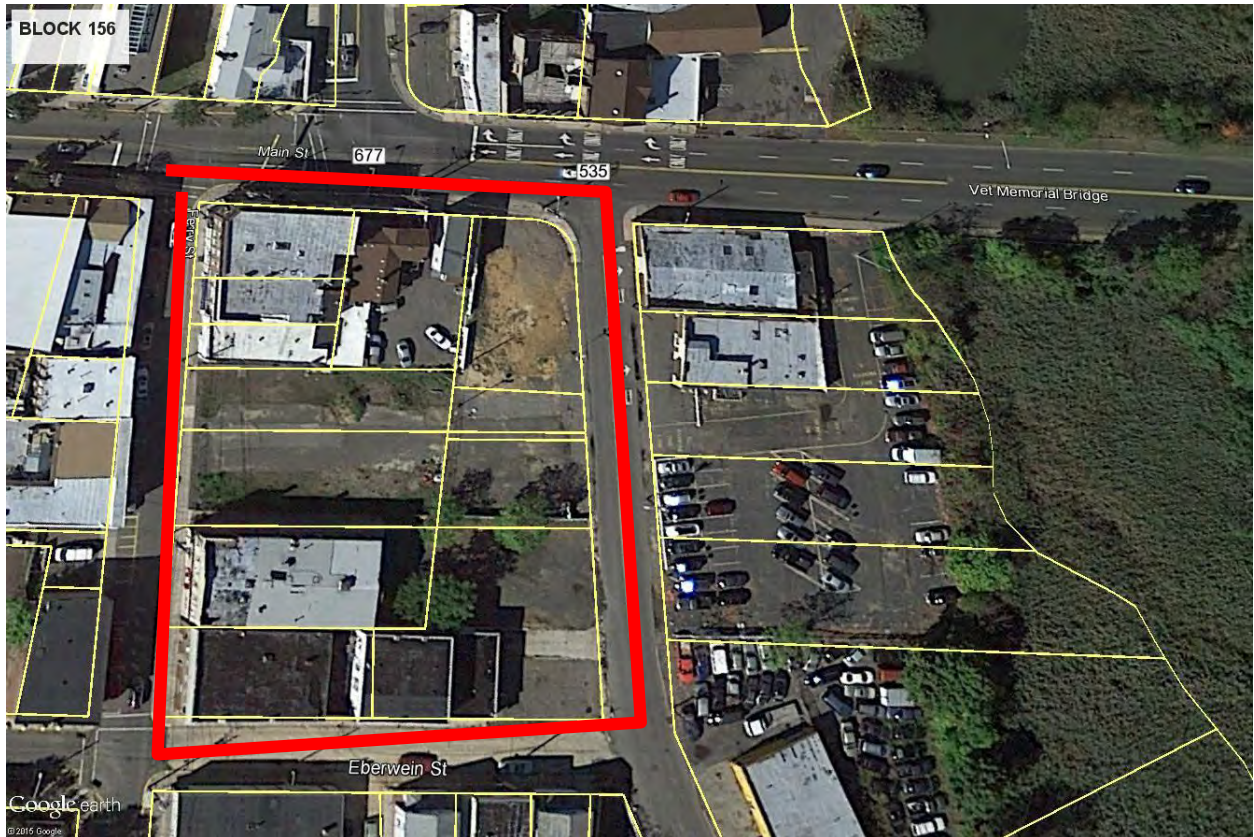


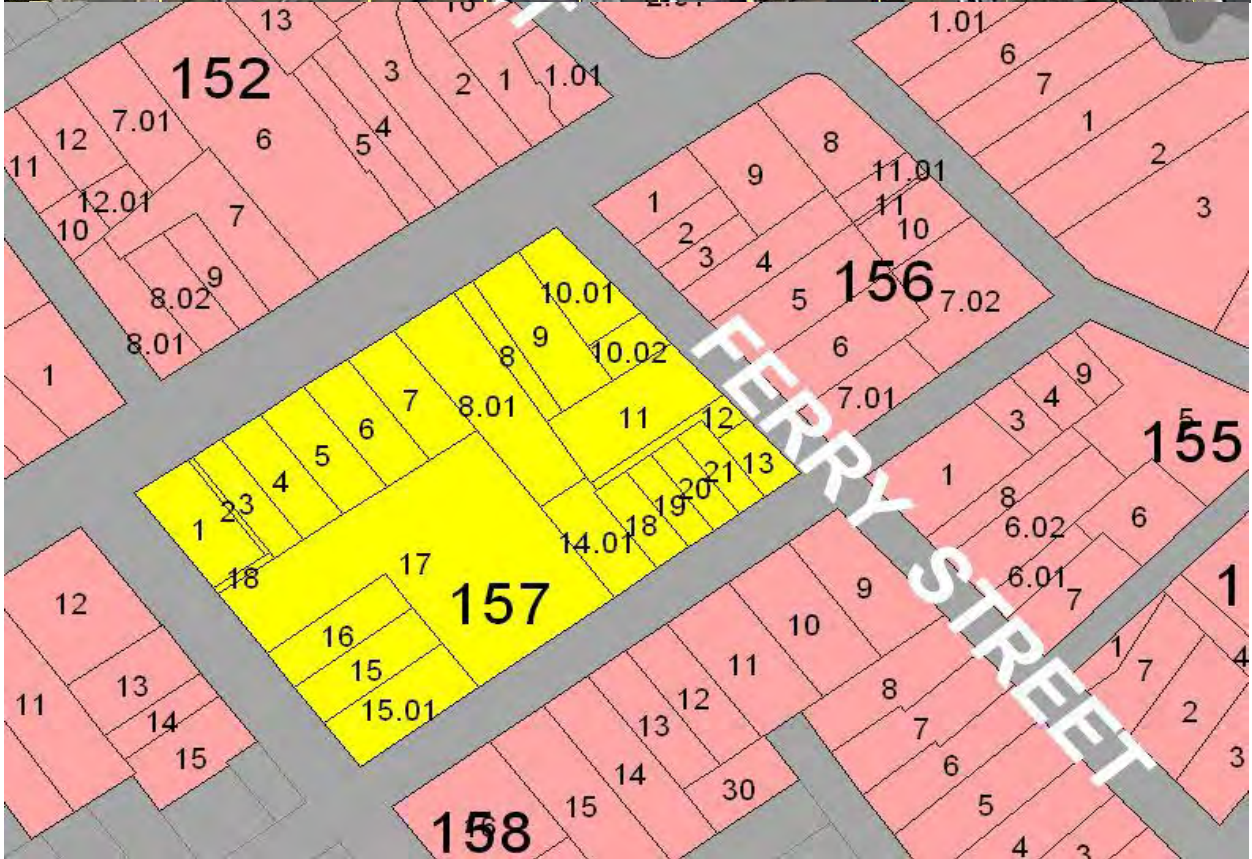


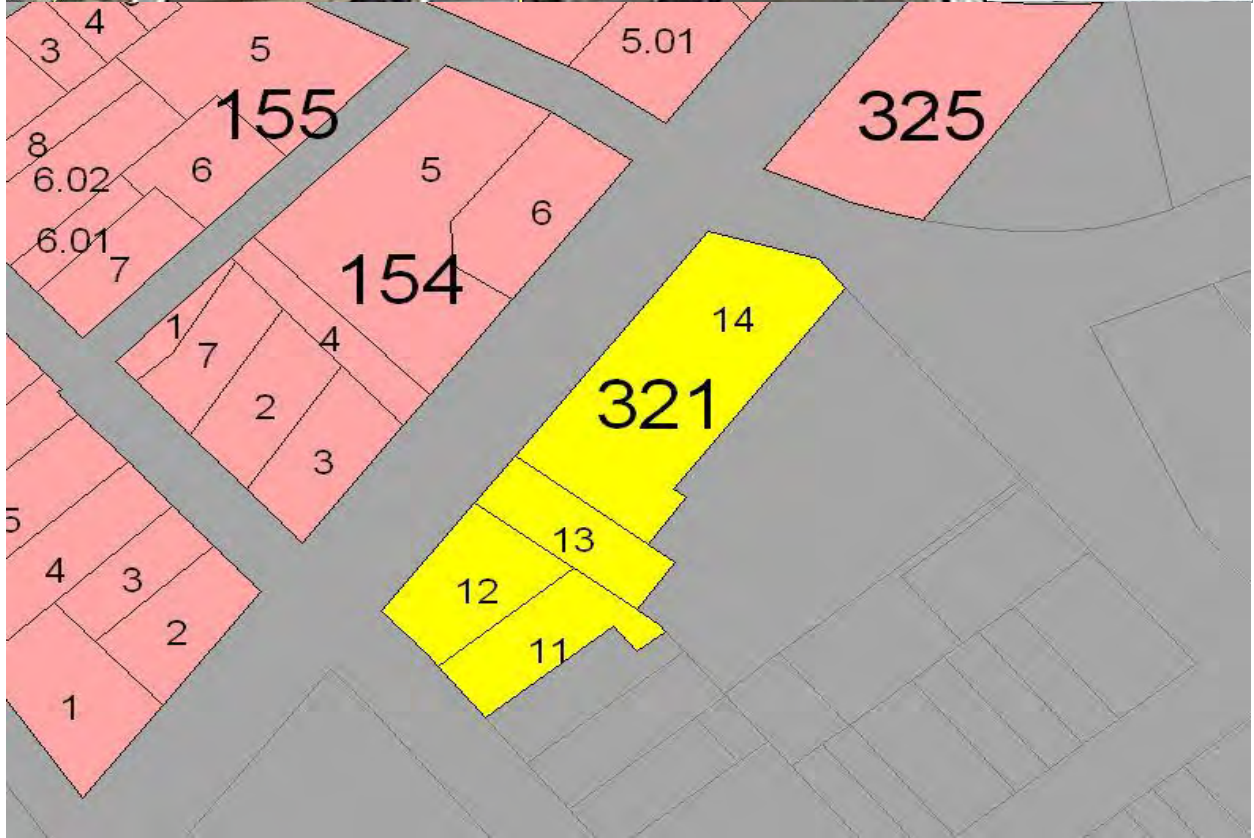
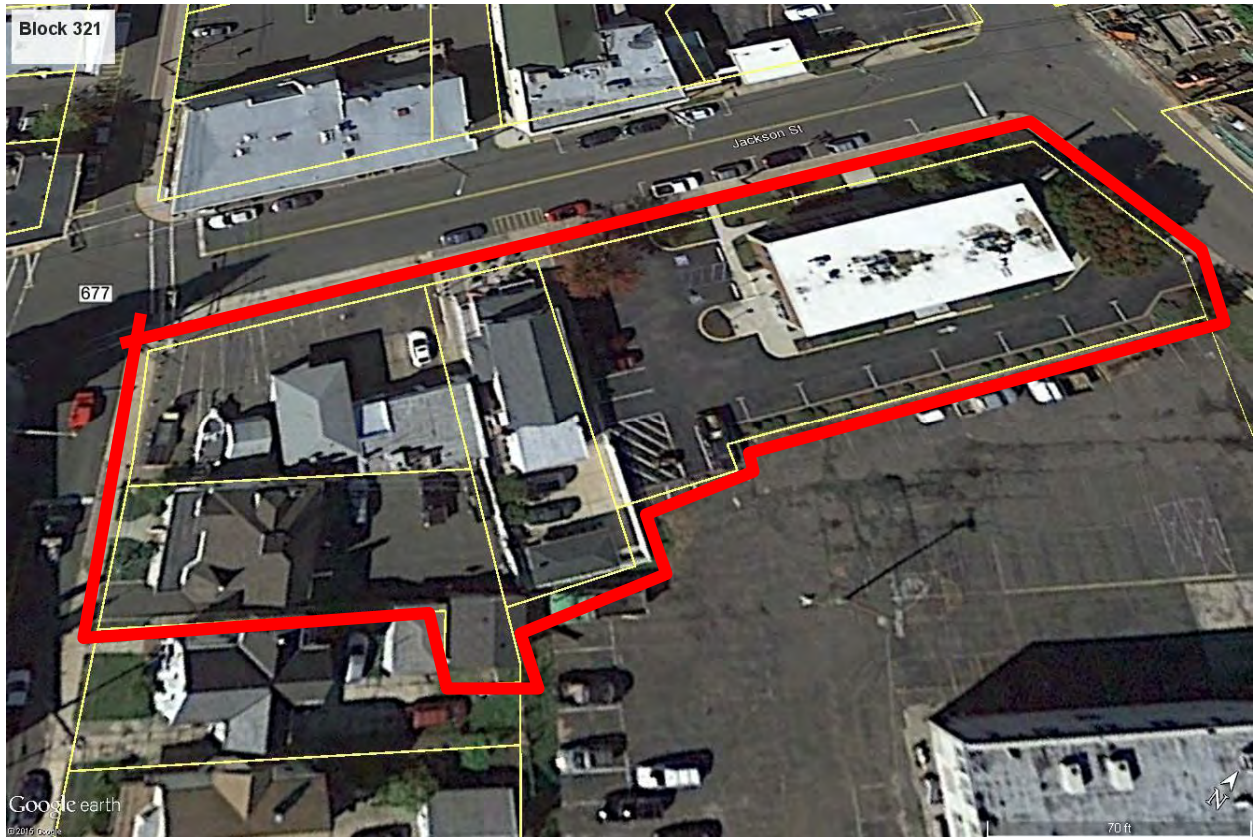


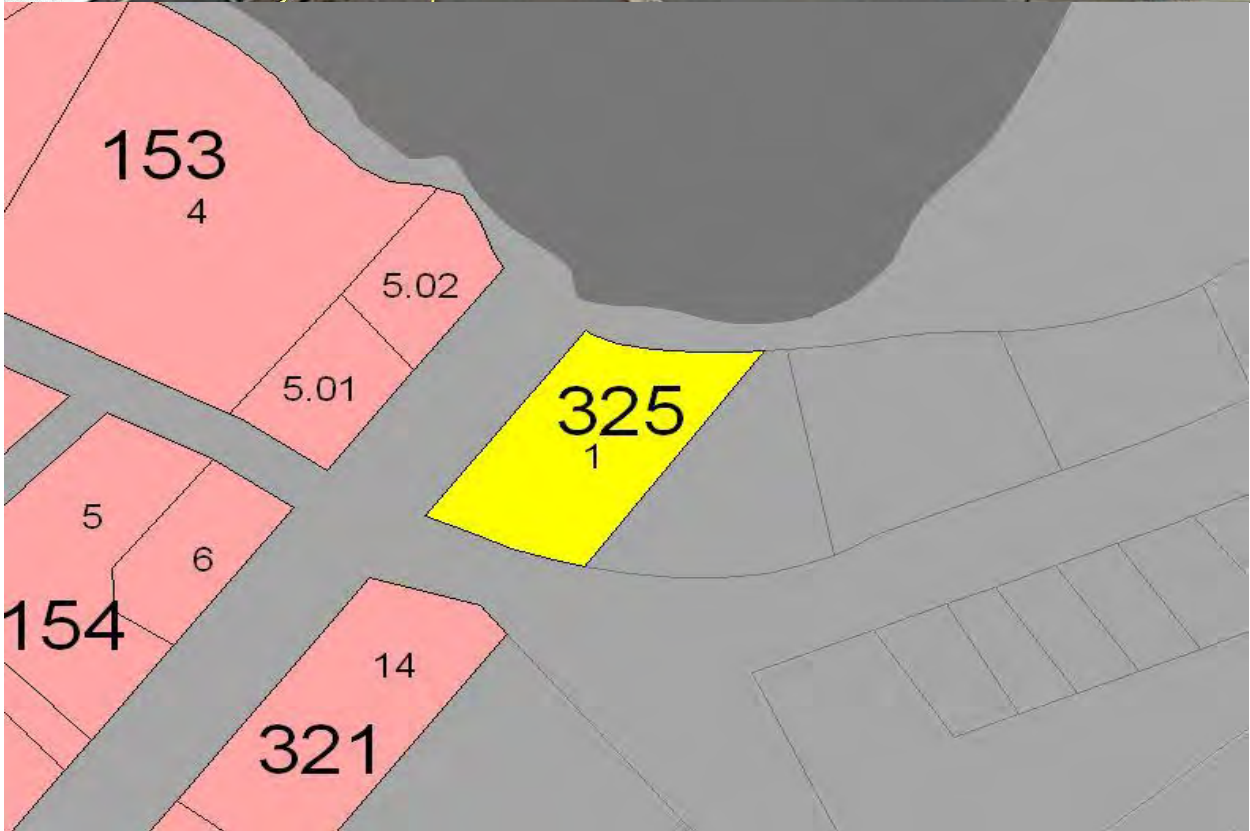




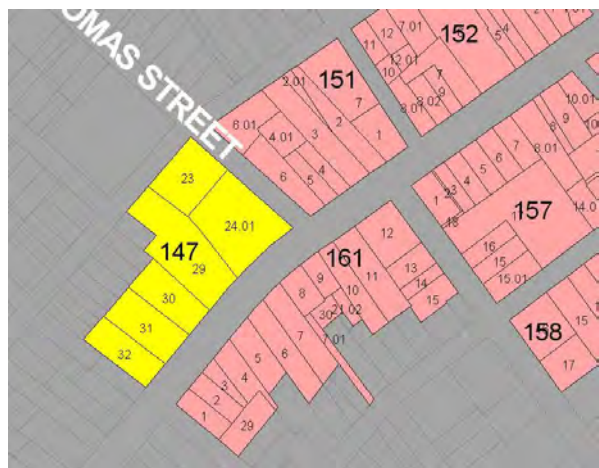






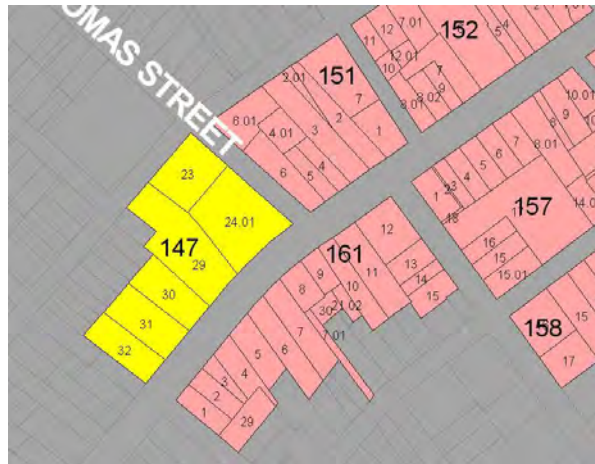


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	147
Lot:	23
Street Address:	6 Thomas Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.29 AC
Owner Information:	Borough of South River
Description:	South River Rescue Squad building and parking lot
Criteria Satisfied:	Criteria c – land owned by the municipality



Additional Field Notes:

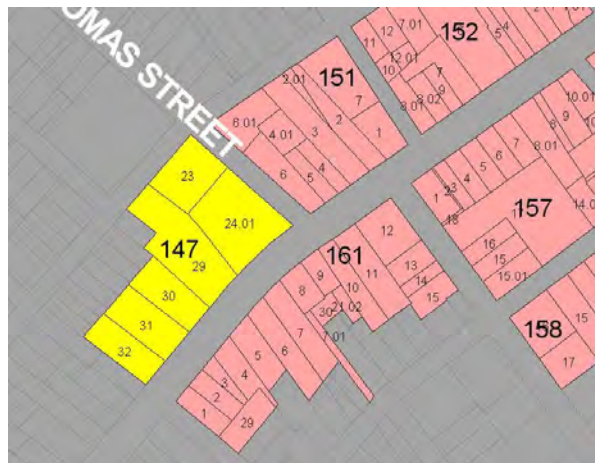
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	147
Lot:	24, 25, 26, & 27 (currently consolidated into Lot 24.01)
Street Address:	75-79 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.47 AC
Owner Information:	Bentley Realty Group, Inc. 2501 HWY 516 Old Bridge, NJ 08857
Description:	1-story commercial building with 2 tenant spaces: restaurant and laundromat & surface parking lot, parking lot is located in front yard of Main Street. Small 2 nd floor office/bathroom area
Criteria Satisfied:	Criteria D – Obsolete layout: isolated surface parking in central business district where 3-story mixed use building are desired along streetscape. One story building and surface parking located in a zoning district seeking 2.5-3-story mixed use buildings



Additional Field Notes:

- #73 – Laundromat
- #75 – Dunkin Donuts restaurant: no drive-thru

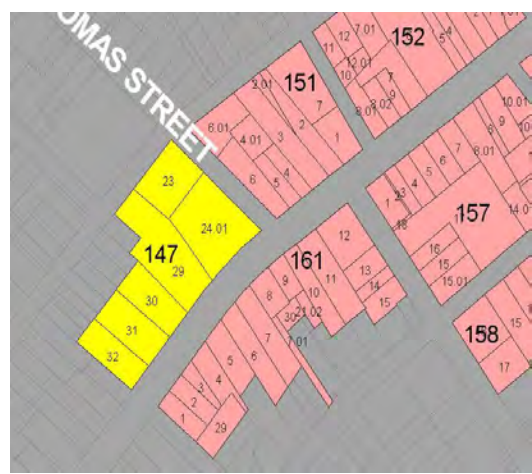
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	147
Lot:	29 & 30
Street Address:	81-91 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.29 AC (Lot 29)
Owner Information:	Shreemaa, LLC 81 Main Street South River, NJ 08884
Description:	Attached 1-story commercial building with 4 tenant spaces and isolated surface parking lot: #81 – Convenience / Liquor Store #87 – Retail jewelry, gold & clocks #89 – Hobby/Skate shop #91 – Restaurant *No address provided for worship space
Criteria Satisfied:	Criteria D – Obsolete layout: isolated surface parking in central business district where 2.5-3-story mixed use buildings are desired along streetscape. One story building located in a zoning district seeking 3-story mixed use buildings, front yard parking is existing



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	147
Lot:	31
Street Address:	93-95-97-99 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.25 AC
Owner Information:	NARAYAN MUNI, LLC & NARAYANDAS, LLC 2 Boston Post Road East Brunswick, NJ 08816
Description:	1-story commercial building with 4 tenant spaces 4 single family detached homes hidden behind commercial building #93 – Bank/office #95 – Vacant storefront #97 – Dry-cleaning facility #99 – Dry cleaning facility Rear – 4 detached dwelling cabin/buildings
Criteria Satisfied:	Criteria D – Obsolete layout and overcrowding with a negative social and economic impact: single family cabins are not an appropriate use hidden behind dry cleaner; detrimental to public health and welfare, substandard location for housing

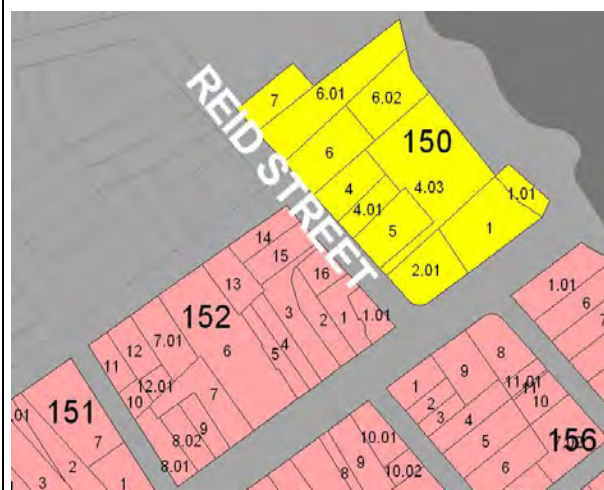


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	147
Lot:	32
Street Address:	101- 103 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.21 AC
Owner Information:	Busch, Howard & Caryl Beth 4 Sagamore Lane East Brunswick, NJ 08816
Description:	1 & 2-story building: automotive parts use on ground floor, commercial space on 2 nd floor
Criteria Satisfied:	Criteria D – Obsolete layout: single entrance to auto use and front yard vehicle storage and access in Main Street district. Front yard spaces on Main Street locations are intended for commercial foot traffic. This site has no rear access for warehouse loading. Criteria H – Auto dependent uses are not compatible with smart growth goals of walkable neighborhoods in Main Street locations

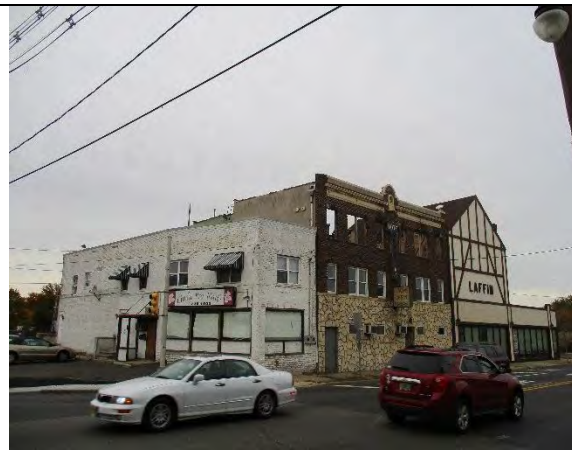
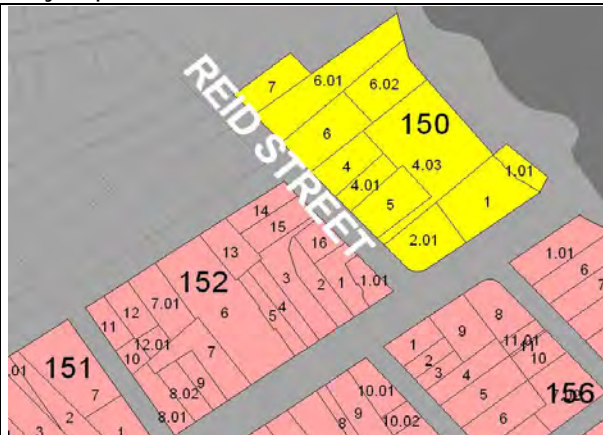


Additional Field Notes:

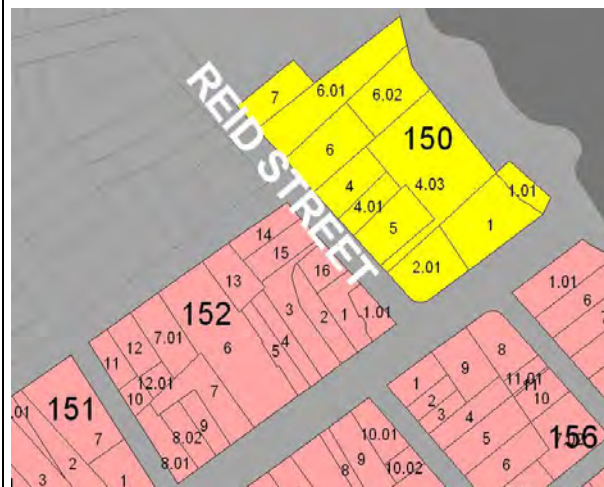
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	1.01 (also shown as 1.1)
Street Address:	Tide water – Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	Middlesex County
Description:	Tidal water and river bank on the northeast side of the former Laffin property. This area is partially paved as a parking lot.
Criteria Satisfied:	Criteria C – Land owned by the Municipality or County



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	2.01 (also shown as 2.1)
Street Address:	11 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.19 AC
Owner Information:	MIKHAIL, MAGDI & SADEK, KHALED 9 BENNINGTON CT. EAST BRUNSWICK, NJ 08816
Description:	3-story former boarding house with ground floor tavern/restaurant space- destroyed by fire 2-story addition on west side of building, retail on ground floor, residential above
Criteria Satisfied:	Criteria A – The generality of buildings are unsafe after fire Criteria D – The site has faulty arrangement and obsolete layout of front yard pavement parking area driveway and driveway conflicting with a major controlled intersection, located at the intersection of two county thoroughfares, the associated parking lot on lot 5 does not abut this property Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

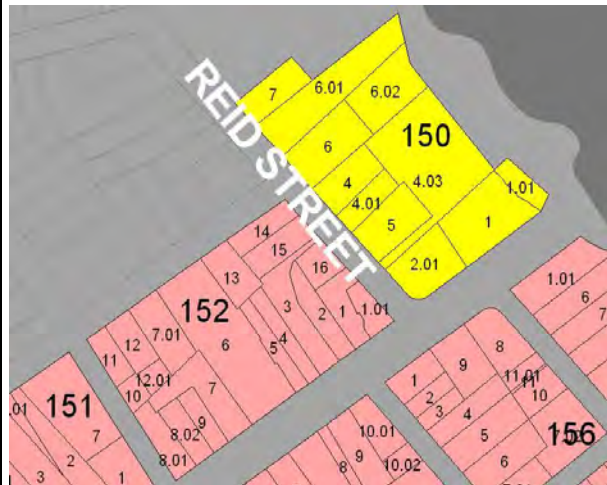


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	4
Street Address:	5 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.10 AC
Owner Information:	New Jersey Department of Environmental Protection - Green Acres
Description:	Former 2-family dwelling, currently vacant and being demolished: land acquired through Post-Sandy Blue Acres Program
Criteria Satisfied:	Criteria C – Public property Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



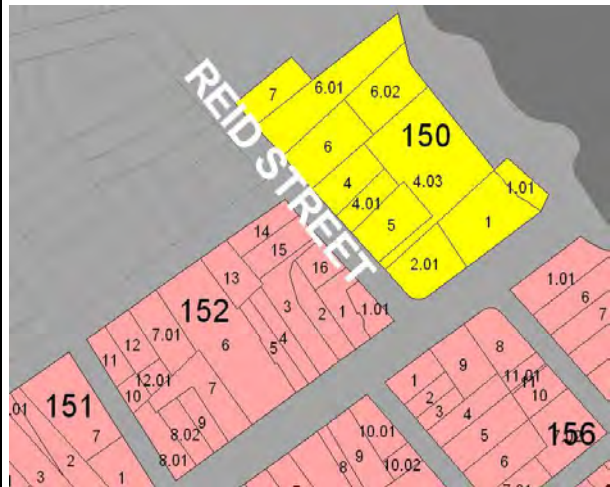
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	4.01 (also shown as 4.1)
Street Address:	3 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
Description:	Vacant land
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

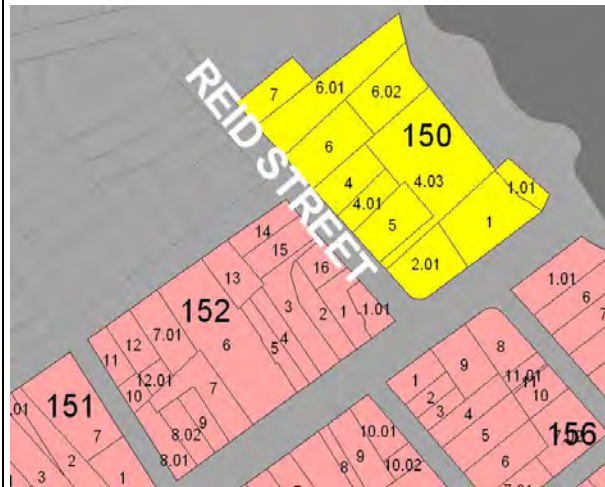


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	4.03 (also shown as lot 4.3) & (Lot 1 Attached)
Street Address:	7 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
Description:	2 story former car dealership building & vehicle storage parking lot
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

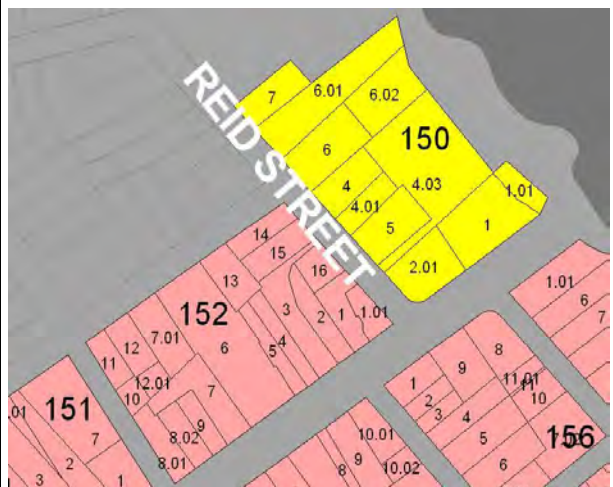


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	5
Street Address:	1 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.17 AC
Owner Information:	KGS ELECTRICAL CONTRACTORS INC 9 BENNINGTON CT. EAST BARUSNWICK, N.J. 08816
Description:	Vacant land used as gravel parking lot
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



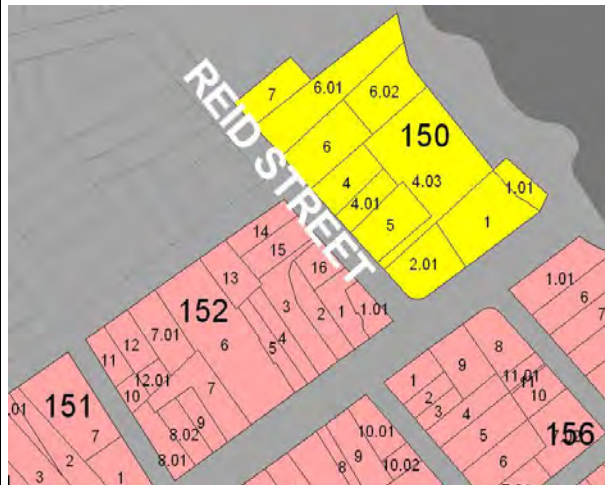
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	6 & 6.02 (also shown as 6.2)
Street Address:	7 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	(0.17 AC + 0.20 AC) = 0.37 AC
Owner Information:	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
Description:	Vacant parking lots formerly used in connection with car dealership storage lot, lot is effectively vacant
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria D - obsolete layout of vehicle sales/storage lot in downtown area, & excessive pavement coverage

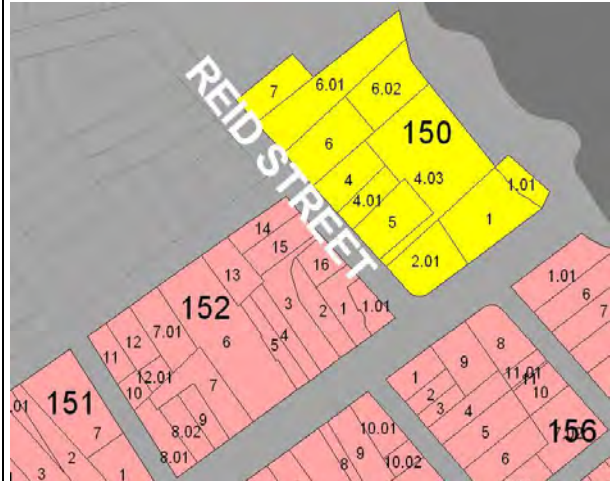


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	6.01 (also shown as 6.1)
Street Address:	9 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.34 AC
Owner Information:	TRZECIAK, AMELIA 9 REID STREET SOUTH RIVER, NJ 08882
Description:	single-family dwelling – elevated after Hurricane Sandy
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

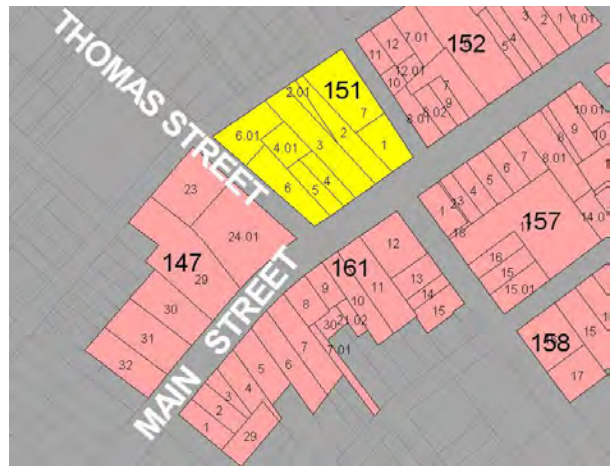


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	150
Lot:	7
Street Address:	13 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.12 AC
Owner Information:	ALVES, MARIA DAROCHA 13 REID ST SOUTH RIVER, NJ 08882
Description:	single-family dwelling – elevated after Hurricane Sandy
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



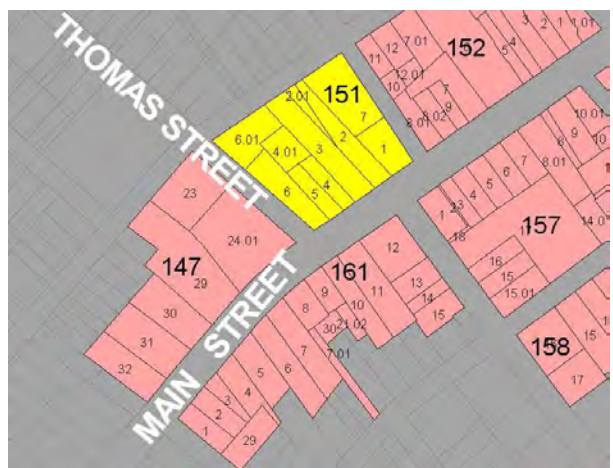
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	1, 2 & 7
Street Address:	55 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	MIDLANTIC BANK C/O PNC REALTY 620 LIBERTY AVE 19TH FLOOR PITTSBURGH, PA 15222
Description:	Lot 1: commercial bank building – 1 story w/mezzanine Lot 2: commercial bank building addition – 1 story Lot 7: rear parking lot with access to George/Charles Street
Criteria Satisfied:	Criteria d – This historic building’s 1- story components are obsolete for the energy, communications, security needs of a modern international financial institution. The 1-story west addition leaves a void in the streetscape and provides no upper-floor space for tenants or other economic benefit
	<p>Additional Field Notes:</p>

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	3 & 2.01
Street Address:	61 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	Borough of South River
Description:	2-story building containing police station, council chambers and municipal court. Detached 2-story fire house on George Street
Criteria Satisfied:	Criteria C – Land owned by the Municipality

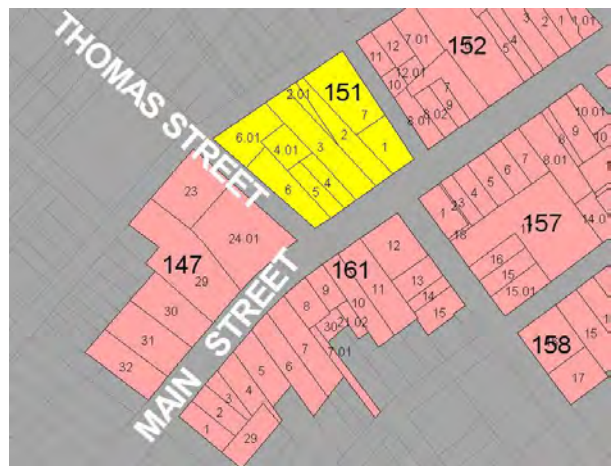


Additional Field Notes:

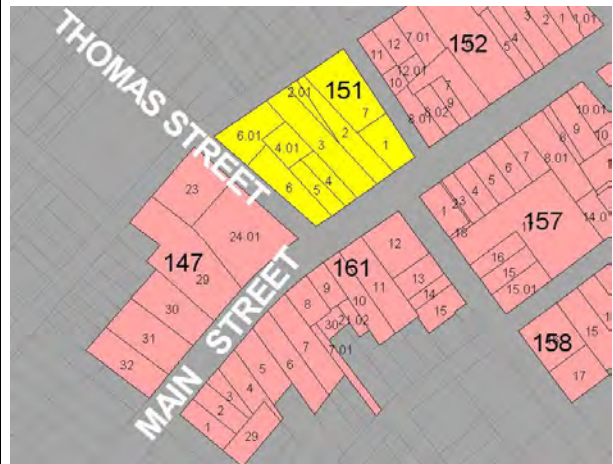
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	4
Street Address:	65 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	65 MAIN STREET ENTERPRISES LLC 65 MAIN ST SOUTH RIVER, NJ 08882
Description:	2-story building: beauty salon on ground floor, residential space on 2 nd floor with several units. Building attached to building at 67 Main Street. #65 Beauty Salon & #65 (above) residential space
Criteria Satisfied:	Criteria D – Obsolete layout: isolated surface parking with no direct street access for employee or tenant parking or loading, rear parking lot is land-locked



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	4.01 (also shown as 4.1)
Street Address:	Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	Borough of South River
Description:	Parking lot and George Street firehouse-west addition
Criteria Satisfied:	Criteria C – Land owned by the Municipality



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	5
Street Address:	67 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.08 AC
Owner Information:	FUCCI, JOSEPH JR & PAMELA A 44 WOODLAND RD SPOTSWOOD, NJ 08884
Description:	2-story building: restaurant on ground floor, residential space on 2 nd floor. Building attached to building at 65 Main Street.
Criteria Satisfied:	Criteria D – Obsolete layout: isolated surface parking with no direct street access, land locked parking and loading area forces access over Borough property.

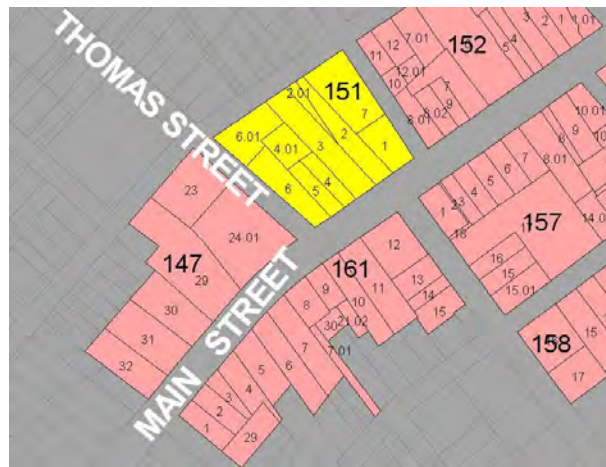


Additional Field Notes:

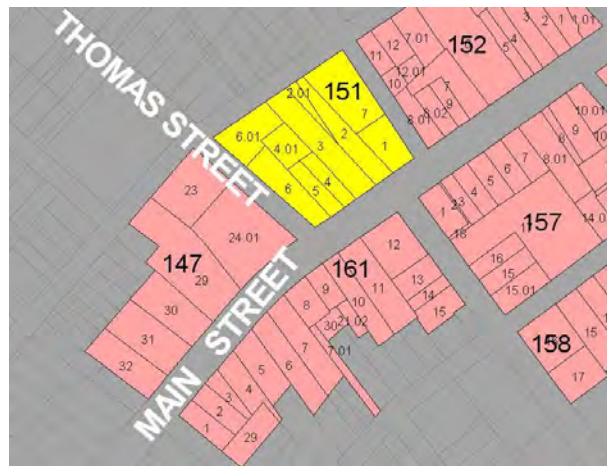
#67 – Villaggio's Food Emporium

#67 – (unmarked) residential space above

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	6
Street Address:	71 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.12 AC
Owner Information:	ROWACK, CHIROPRACTIC CENTER CORP. 228 SPRINGMEADOW WAY MONROE TOWNSHIP, N.J. 08831
Description:	1-story building with 2 tenant spaces: (west) storefront church & (east) retail, limited rear paved parking area on Thomas Street #71 – storefront church & #71 – Retail consignment store Original 2-story building which was damaged by fire. Ground floor was saved and reconstructed. Upper floor demolished.
Criteria Satisfied:	Criteria D - obsolete layout: rear paved area does not provide for adequate parking, circulation or safe movement

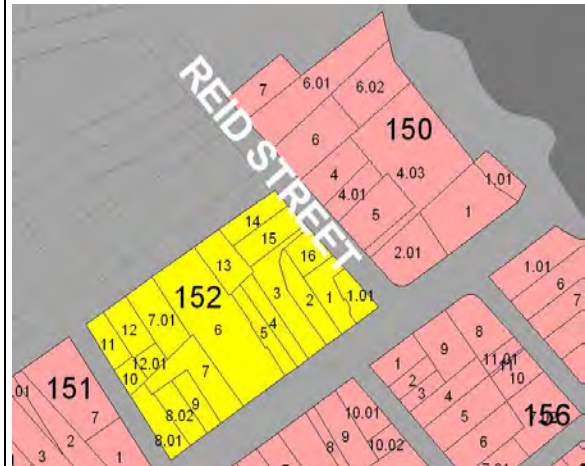


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	151
Lot:	6.01 (also shown as 6.1)
Street Address:	Thomas Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.23 AC
Owner Information:	Borough of South River
Description:	Parking lot for George Street firehouse
Criteria Satisfied:	Criteria C – Land owned by the Municipality

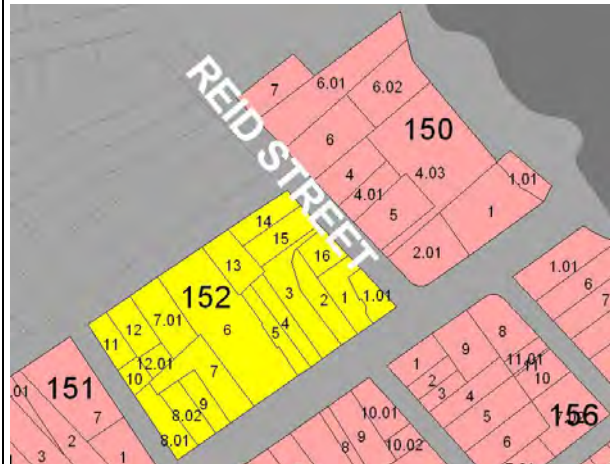


Additional Field Notes:

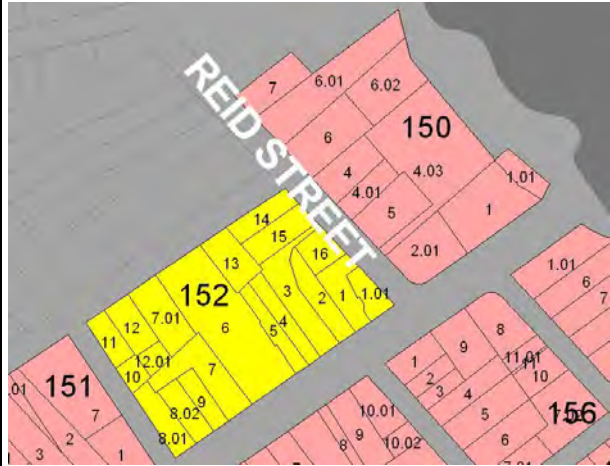
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	1
Street Address:	19 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.05 AC
Owner Information:	ONE GIRL THREE BOYS ENTERPRISE LLC 284 BEACHWAY AVE KEANSBURG, NJ 07734
Description:	2-story building with restaurant, residential above (left "brick" building show below with bakery tenant)
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	1.01
Street Address:	17 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.04 AC
Owner Information:	GAJJAR, SAMEEPA 2 OAK ST NEW BRUNSWICK, NJ 08901
Description:	1 & 2-story building: former law office, current retail use, small 2 nd floor space above
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



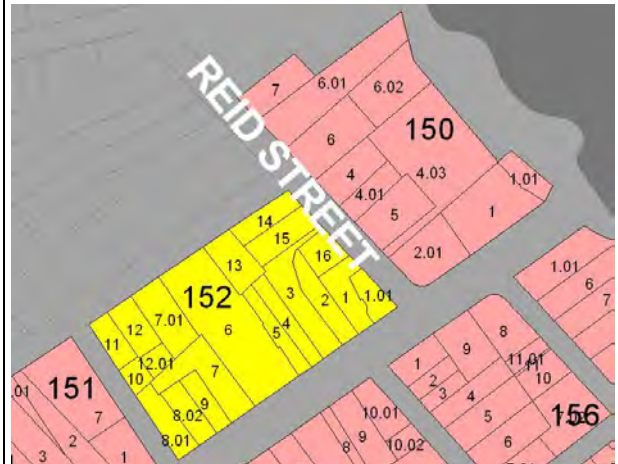
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	2
Street Address:	25 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.12 AC
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORTH TRYON ST CHARLOTTE, N.C. 28255
Description:	Vacant lot for several decades
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria C – Vacant land for more than ten years



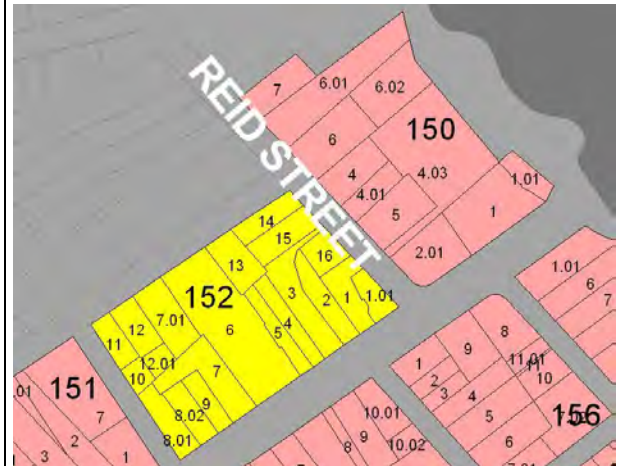
Additional Field Notes:

Tax research shows this lot vacant for several years prior to 2005.

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	3
Street Address:	25 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.10 AC
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORTH TRYON ST CHARLOTTE,N.C. 28255
Description:	Bank building, damaged by Hurricane Sandy and subsequent water damage, interior gutted
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

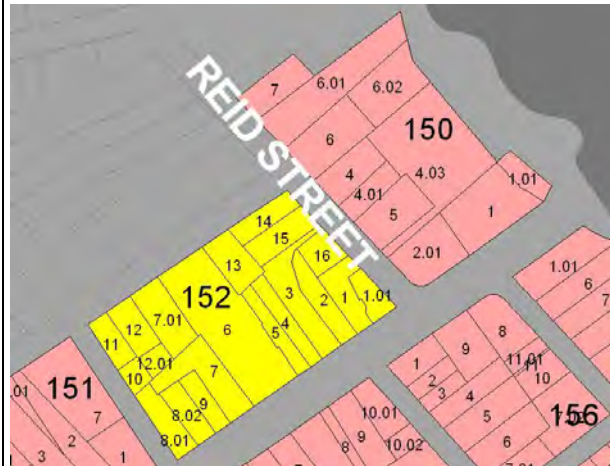


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	4 (associated with lot 3)
Street Address:	25 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORTH TRYON ST CHARLOTTE,N.C. 28255
Description:	Vacant land, paved area of Bank drive-through lane
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



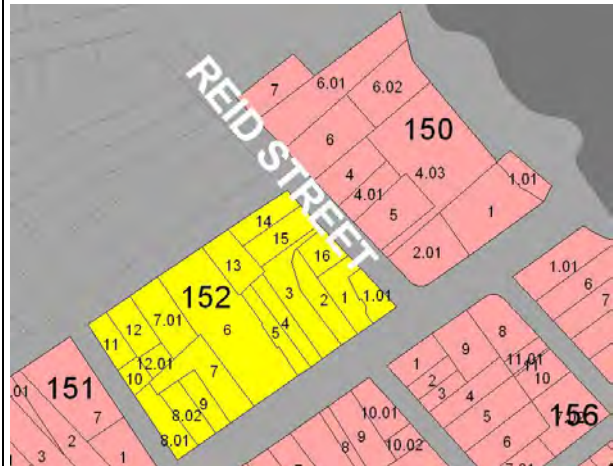
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	5
Street Address:	Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORRTH TRYON ST CHARLOTTE, N.C. 28255
Description:	Vacant parking lot, bypass lane of bank drive through on lots 3 & 4
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

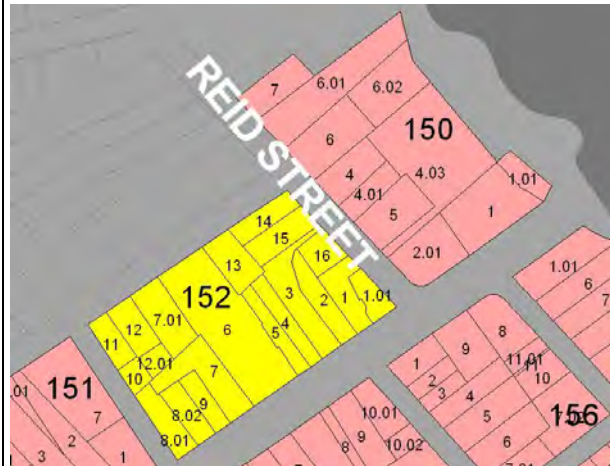


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	6
Street Address:	35-37-39 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.24 AC
Owner Information:	GREENBERG MANAGEMENT, LLC 37 MAIN ST - PO BOX 267 SOUTH RIVER, NJ 08882
Description:	2-story industrial building: 2 retail/restaurant storefront spaces on ground floor frontage, commercial space above & large 2-story warehouse in rear of lot. Former theatre.
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

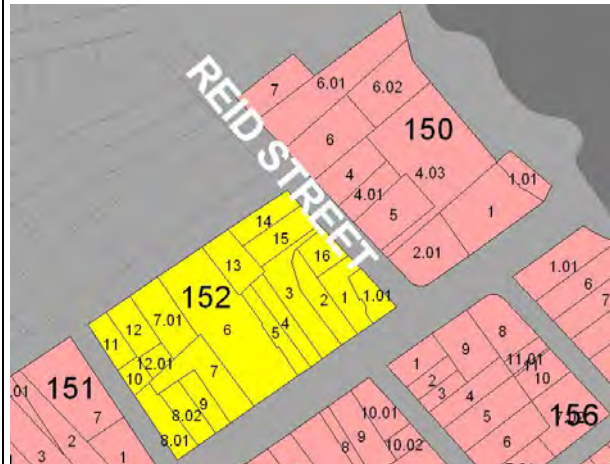


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	7
Street Address:	41-43 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.16 AC
Owner Information:	KKM LLC 6 COLFAX ST SOUTH RIVER, NJ 08882
Description:	Attractive early century brick 2-story building: 2 retail/commercial tenants on ground floor, residential space above, isolated rear parking area with no access to public street
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



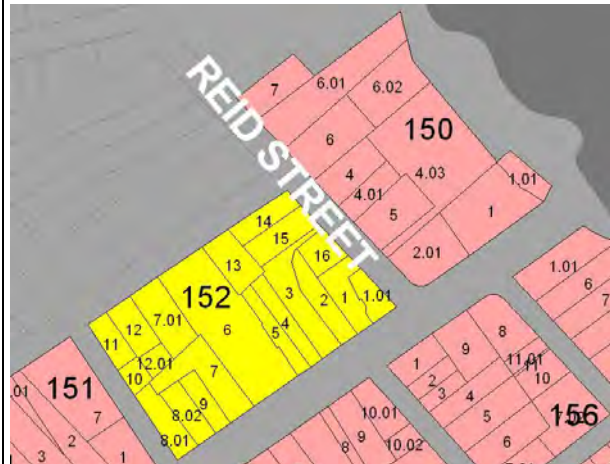
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	7.01 (also shown as 7.1)
Street Address:	20 George Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.17 AC
Owner Information:	JESSEN, PAUL 244 MORGAN AVE SOUTH AMBOY, NJ 08879
Description:	1 story commercial building oriented toward George Street This lot also appear to contain a 10' R-O-W.
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

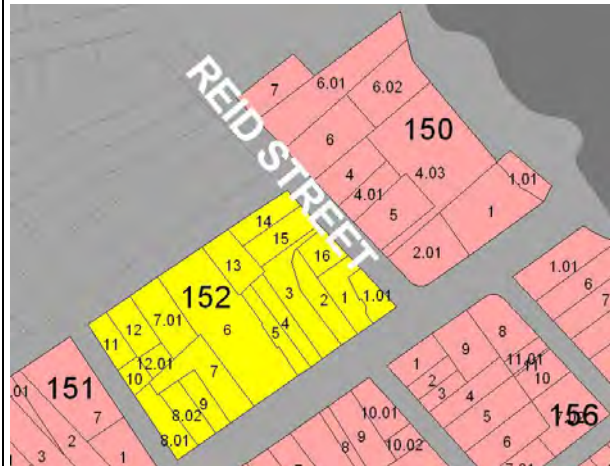


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	8.01 (also shown as 8.1)
Street Address:	51 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	S & C CO 12 ANDERSON COURT SAYREVILLE, NJ 08872
Description:	1 story building, former night club, currently vacant building
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



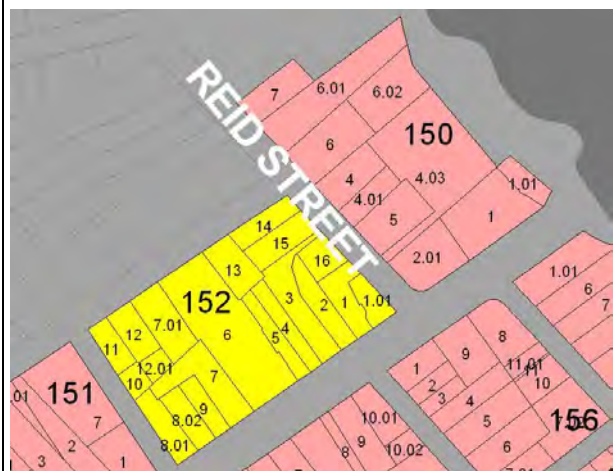
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	8.02 (also shown as 8.2)
Street Address:	49 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	GOLDMAN, SHELLEY S & B REALTY 49 MAIN ST SOUTH RIVER, NJ 08882
Description:	2 story building: ground floor vacant, 2 nd floor former dentist office, (Milton J Goldman, DDS) appears currently vacant, rear parking has no access to any public street
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



Additional Field Notes:

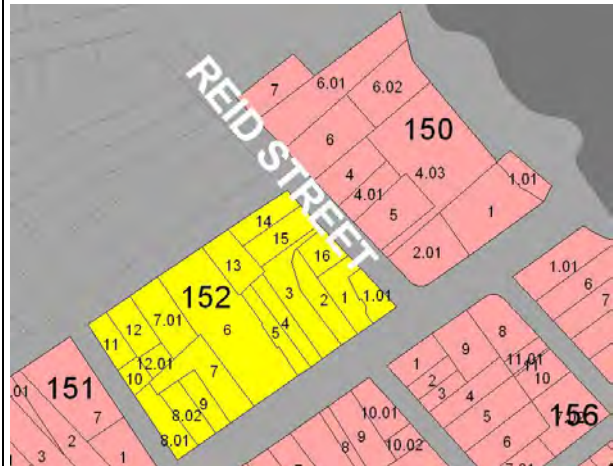
Building appear to be boarded up with paper and currently vacant.

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	9
Street Address:	45-47 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.06 AC
Owner Information:	SUCHCICKI, MARTA & WOJCIECH 7 POTTER PL MILLTOWN, NJ 08850
Description:	1 story retail building
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria D – faulty arrangement/obsolete layout: rear parking area has no access to public street



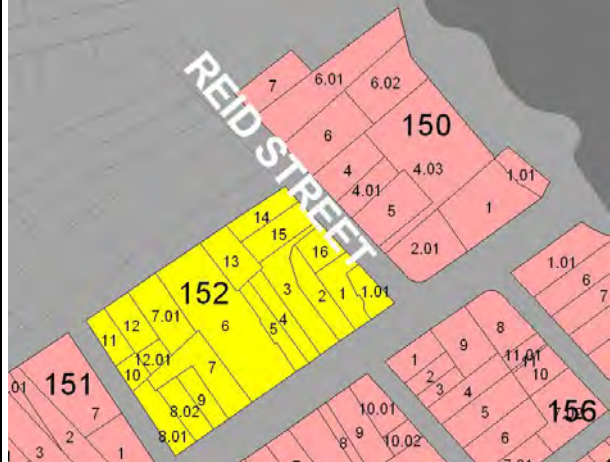
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	10 & 12.01
Street Address:	11 Stephen Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.03 AC (Lot 10 only)
Owner Information:	F & T REALTY PO BOX 300 SOUTH RIVER, NJ 08882
Description:	2 story office building w/ 1 story rear building on lot 12.01
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



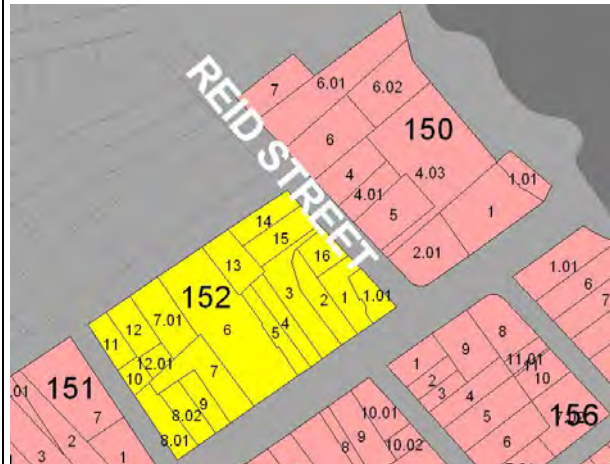
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	11
Street Address:	26 George Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	BARBOSA, JOSE MILTON PO BOX 335 SOUTH RIVER, NJ 08882
Description:	2-family home building appears to be operated as multi-unit dwelling
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



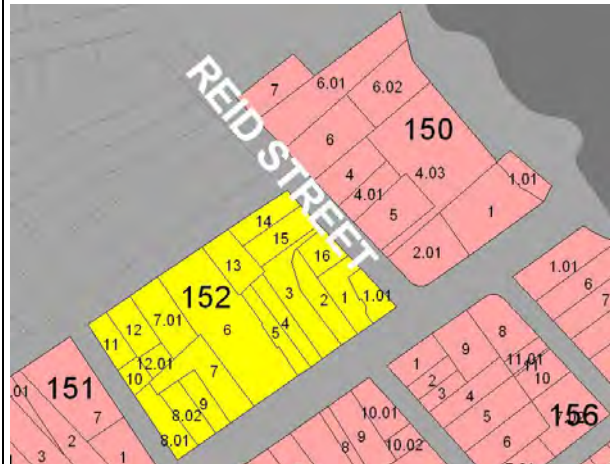
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	12
Street Address:	24 George Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.07 AC
Owner Information:	COSTA, CRISTIANO A & TECO, MELISSA 24 GEORGE STREET SOUTH RIVER, NJ 08882
Description:	Single-family dwelling
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



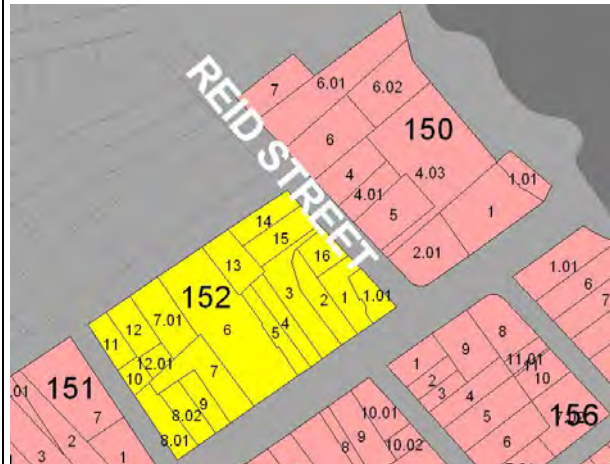
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	13
Street Address:	George Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORRTH TRYON ST CHARLOTTE, N.C. 28255
Description:	Vacant parking lot, access driveway to bank drive through on lots 3 & 4
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



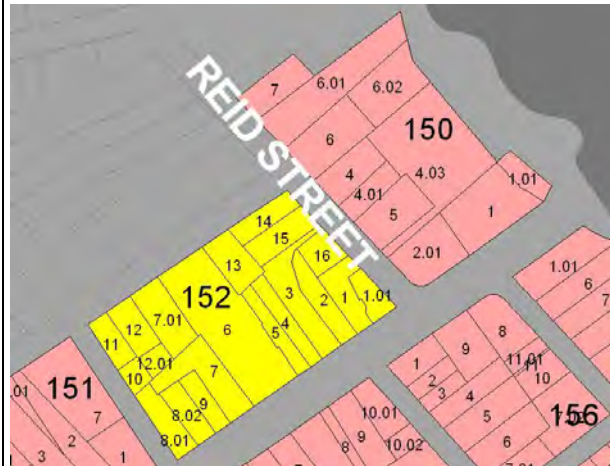
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	14
Street Address:	Corner of George Street and Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	BANK OF AMERICA NC1-001-03-81 101 NORRTH TRYON ST CHARLOTTE, N.C. 28255
Description:	Vacant lot, formerly used for bank parking and later construction storage
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



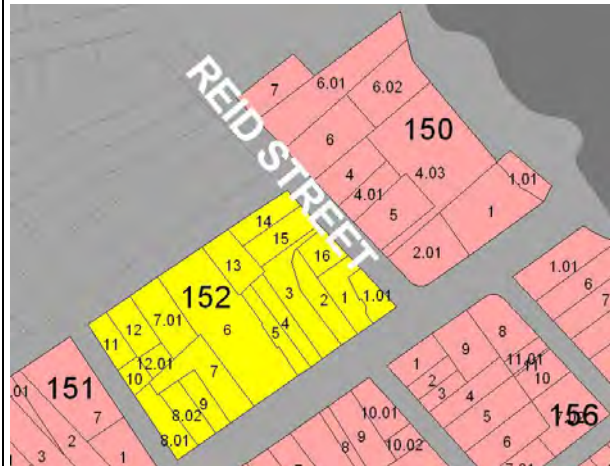
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	15
Street Address:	10 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.08 AC
Owner Information:	10 REID LLC 41 HOLLANDER ST SOUTH RIVER, NJ 08882
Description:	Multi-family apartment building, damaged by Hurricane Sandy, & elevated c. 2014, 4 dwelling units inside
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



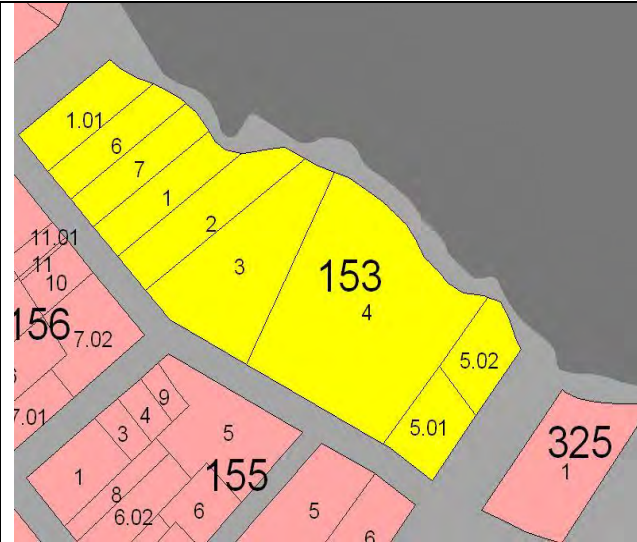
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	152
Lot:	16
Street Address:	6 & 8 Reid Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.05 AC
Owner Information:	6-8 REID ST LLC 1716 CONEY ISLAND AVE-4TH BROOKLYN, NY 11230
Description:	Vacant lot, building demolished c.2007
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria B – un-tenantable building has been demolished



Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	1 & 2 & 7
Street Address:	111 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.21 AC (Lot 1)
Owner Information:	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
Description:	Vacant lot with paved parking area
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria e - Lots 1, 2, 1.01, 6 & 7 are connected via a shared driveway servicing all lots, however lot 1.01 is under separate title than lots 1, 2, 6, & 7 resulting in a stagnant and unproductive situation creating a negative economic impact of potentially useful land.



Additional Field Notes:

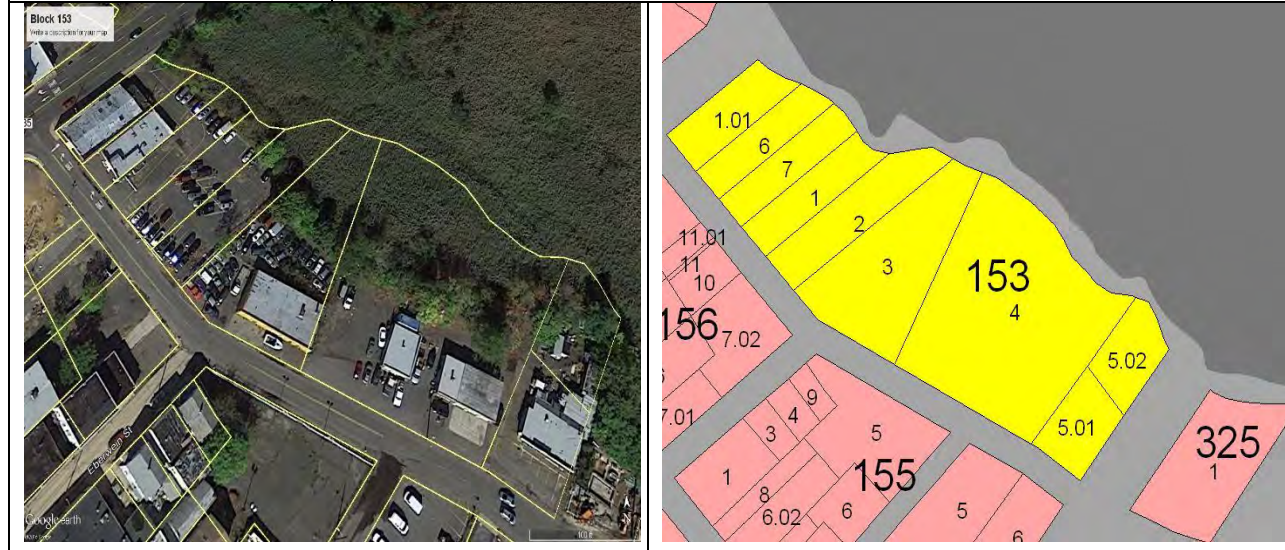
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	1.01 (also shown as 1.1)
Street Address:	Main Street & Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.10 AC
Owner Information:	EBB TIDE CORP 899 POINT HARBOR DR LENOIR CITY TN 37772
Description:	1 story masonry building, designed and formerly used for auto sales, now used for auto repair use
Criteria Satisfied:	Criteria d – Faulty arrangement and obsolete layout: several garage doors fronting on Main Street /South River Bridge with 0' setback is a dangerous condition to vehicles traveling into site and on roadway. Building was formerly part of a multi auto-sales complex. Now an independent use.



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	3
Street Address:	109 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.43 AC
Owner Information:	109 WATER STREET LLC 109 WATER STREET SOUTH RIVER, NJ 08882
Description:	1 story masonry building used as auto body repair
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	4
Street Address:	101 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.35 AC
Owner Information:	FERRO, PETER 15 BLUEBEARD DRIVE WARETOWN, NJ 08758
Description:	Former gasoline station, currently used as auto repair. West building: 2-car garage East building: 3 repair bays
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated

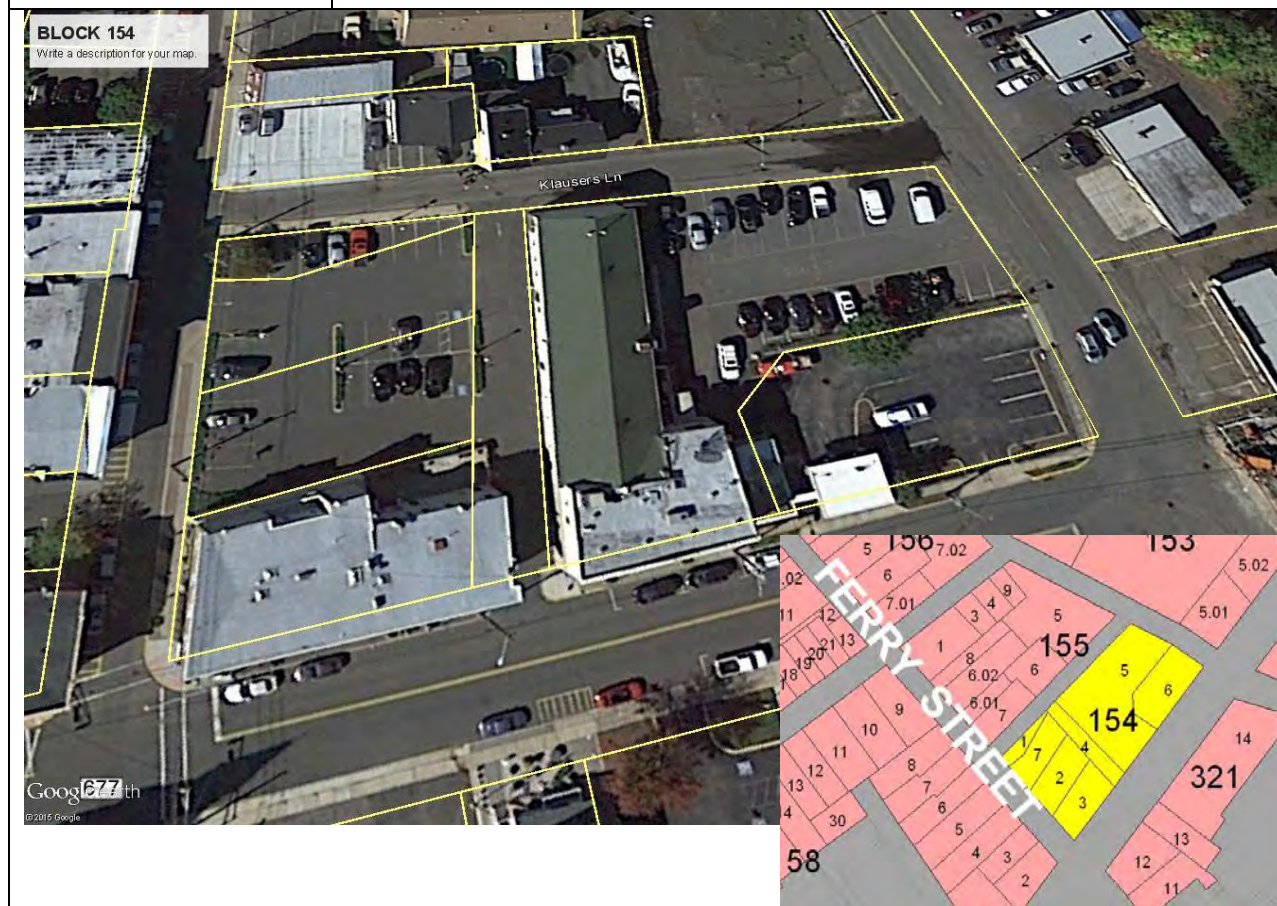


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	6
Street Address:	Lot 6: 91 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
Description:	Lot 6: garage (shown on right of image below, attached to garage on lot 1.01)
Criteria Satisfied:	Criteria f – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria e- Lots 1, 2, 1.01, 6 & 7 are connected via a shared driveway servicing all lots, however lot 1.01 is under separate title than lots 1, 2, 6, & 7 resulting in a stagnant and unproductive creating a negative economic impact of potentially useful land.
	<p>Additional Field Notes:</p>

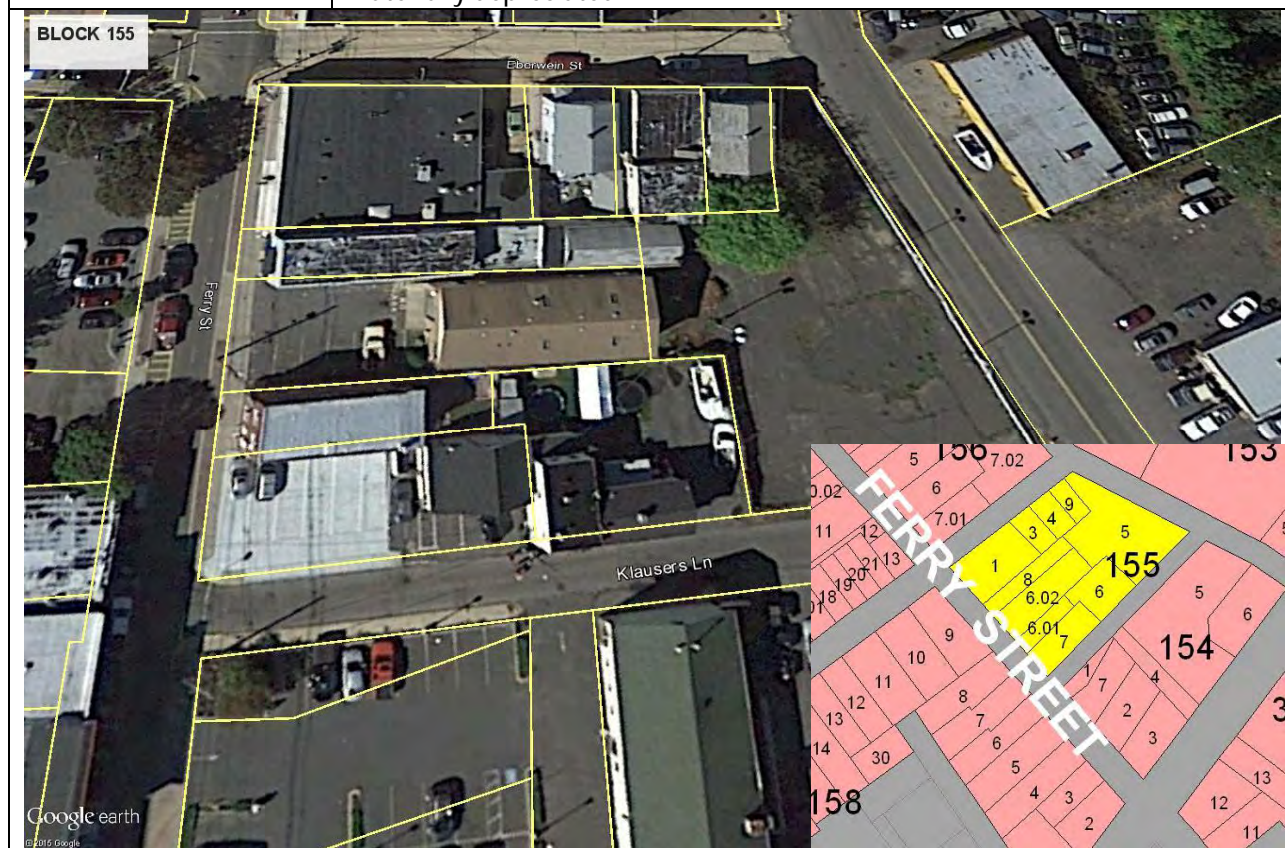
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	153
Lot:	5.01 and 5.02 (also shown as 5.1 and 5.2)
Street Address:	99 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	SCHOTT'S INC C/O B WEINSTEIN 24 MACEDULSKI TER SOUTH AMBOY, NJ 08879
Description:	1 story building, severely visibly dilapidated, formerly used as restaurant with 6 parking spaces and rear junk/storage yard/dumping
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated Criteria b – dilapidated, abandoned, un-tenantable building



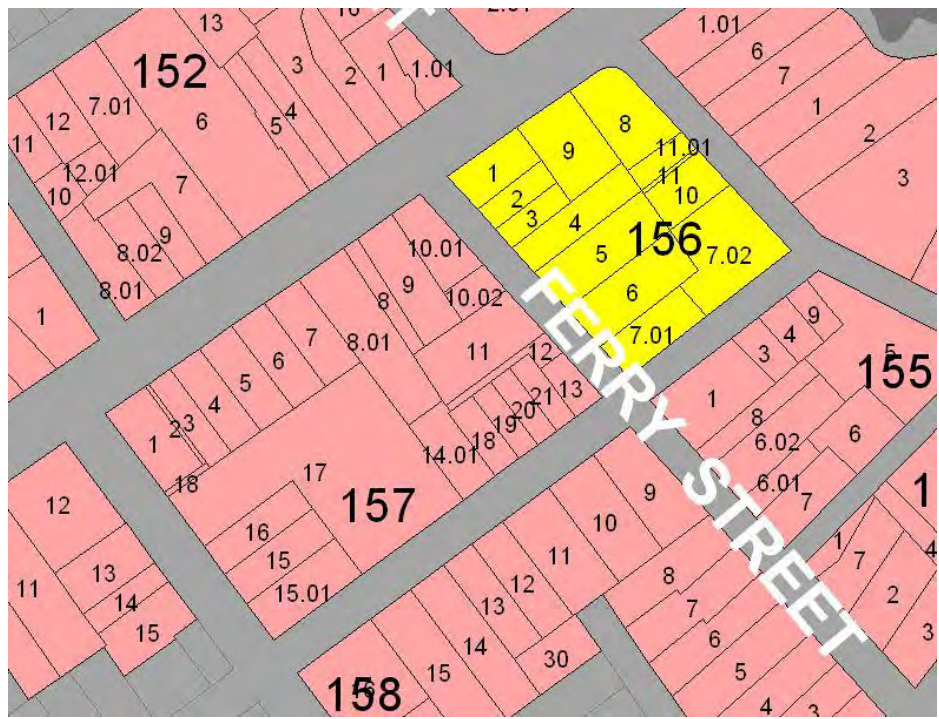
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	154
Lot:	All lots on this block including, 1, 2, 3, 4, 5, 6 & 7
Street Address:	Jackson Street, Ferry Street, Whitehead Avenue and Klausers Lane
Zoning District:	Main Street Revitalization District
Lot Area:	-
Owner Information:	(1,2,5,7) SILVA PROPERTIES L.L.C. 11 JACKSON ST SUITE 2D SOUTH RIVER (3) J. MOTA PROPERTIES LLC 152 JOHNSON PLACE SOUTH RIVER (6) PROVIDENT BANK PO BOX 1001 ISELIN, NJ 08830 (4) UNKNOWN 2 KLAUSERS LANE SOUTH RIVER
Description:	This is the city block bounded by Jackson Street, Ferry Street, Whitehead Avenue and Klausers Lane and contains a 2-story restaurant building, a separate 2-story building and the drive-through banking shelter associated with the bank on the south side of Jackson Street. The tract also contains paved parking lots with street access.
Criteria Satisfied:	Criteria F – storm impacted area of ±24.8 acres were aggregate assessed value has been materially depreciated



Main Street Rehabilitation District Study Area: Site Characteristics			
Block:	155		
Lot:	All lots on this block including, 1,3, 4, 5, 6, 6.01, 6.02, 7, 8 & 9		
Street Address:	EBerwein-Ferry-Water-Klausers Lane		
Zoning District:	Main Street Revitalization District		
Owner Information:	1	35-37-39-41 FERRY ST	E D G L LLC
	3	6 EBERWEIN ST	BERTO PROPERTIES LLC
	4	8 EBERWEIN ST	HRANG RUIMIN & REN, REIDIN
	5	1 KLAUSERS LANE	OLCHASKEY, RICHARD
	6	5-7 KLAUSERS LANE	TOTO, ANTONIO J & CATHY M
	6.01	27 FERRY ST	FERNANDES, MARIA CLARA
	602	29-31 FERRY ST	ANGELEVSKI, SASHO
	7	9 KLAUSERS LANE	JMOTA PROPERTIES LLC
	8	33 FERRY ST	CALIFORNIA REALTY, LLC
	9	4 EBERWEIN ST	MALEK, JEFFREY
Description:	This is the city block bounded by Eberwein Street, Ferry Street, Water Street and Klausers Lane and contains several commercial and residential buildings and vacant lots. All buildings are 1 or 2-story buildings. The tract also contains paved parking lots with street access.		
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated.		



Main Street Rehabilitation District Study Area: Site Characteristics			
Block:	156		
Lot:	All lots on this block including, 1,2,3, 4, 5, 6, 7.01, 7.02, 8, 8.PT, 9, 10, 11, 11.01		
Street Address:	Eberwein-Ferry-Water-Klausers Lane		
Zoning District:	Main Street Revitalization District		
Owner Information:	1	65 FERRY ST	MIKHAIL, MAGDI & SADEK, KHALED 9 BENNINGTON CT. EAST BRUNSWICK, NJ 08816
	2	61 FERRY ST	DONATIELLO, GUISEPPE 170 THROCKMORTON LANE, OLD BRIDGE, NJ 08857
	3	57 & 59 FERRY ST	DONATIELLO, GUISEPPE & MARGARET (Same as above)
	4	55 FERRY ST	OLCHASKEY, RICHARD 220 FIRST ST SOUTH AMBOY, NJ 08879
	5	49 FERRY ST	OLCHASKEY, RICHARD (Same as above)
	6	45 FERRY ST	45 FERRY STREET LLC 45 FERRY ST SOUTH RIVER NJ 08882 (Map shows: Exempt - Polish Falcons)
	7.1 & 7.2	43 FERRY ST	43 FERRY ST LLC SOUTH RIVER, NJ 08882
	8	WATER ST	OLCHASKEY, RICHARD (Same as above) (Map shows this as Middlesex County Property)
	8.PT	WATER ST & MAIN ST	MIDDLESEX COUNTY (0.003 acre not on Map)
	9	18-20 MAIN ST	DONATIELLO, GIUSEPPE & MARGARET 170 THROCKMORTON LANE, OLD BRIDGE, NJ 08857
	10	WATER ST	OLCHASKEY, RICHARD (Same as above)
	11 & 11.1	WATER ST	OLCHASKEY, RICHARD (Same as above)
Description:	This is the city block bounded by Eberwein Street, Ferry Street, Water Street and Main Street and contains several commercial and residential buildings and vacant lots. All buildings are 1-2-or 3-story buildings. The tract also contains paved parking lots with street access.		
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated. (See following page for images.)		

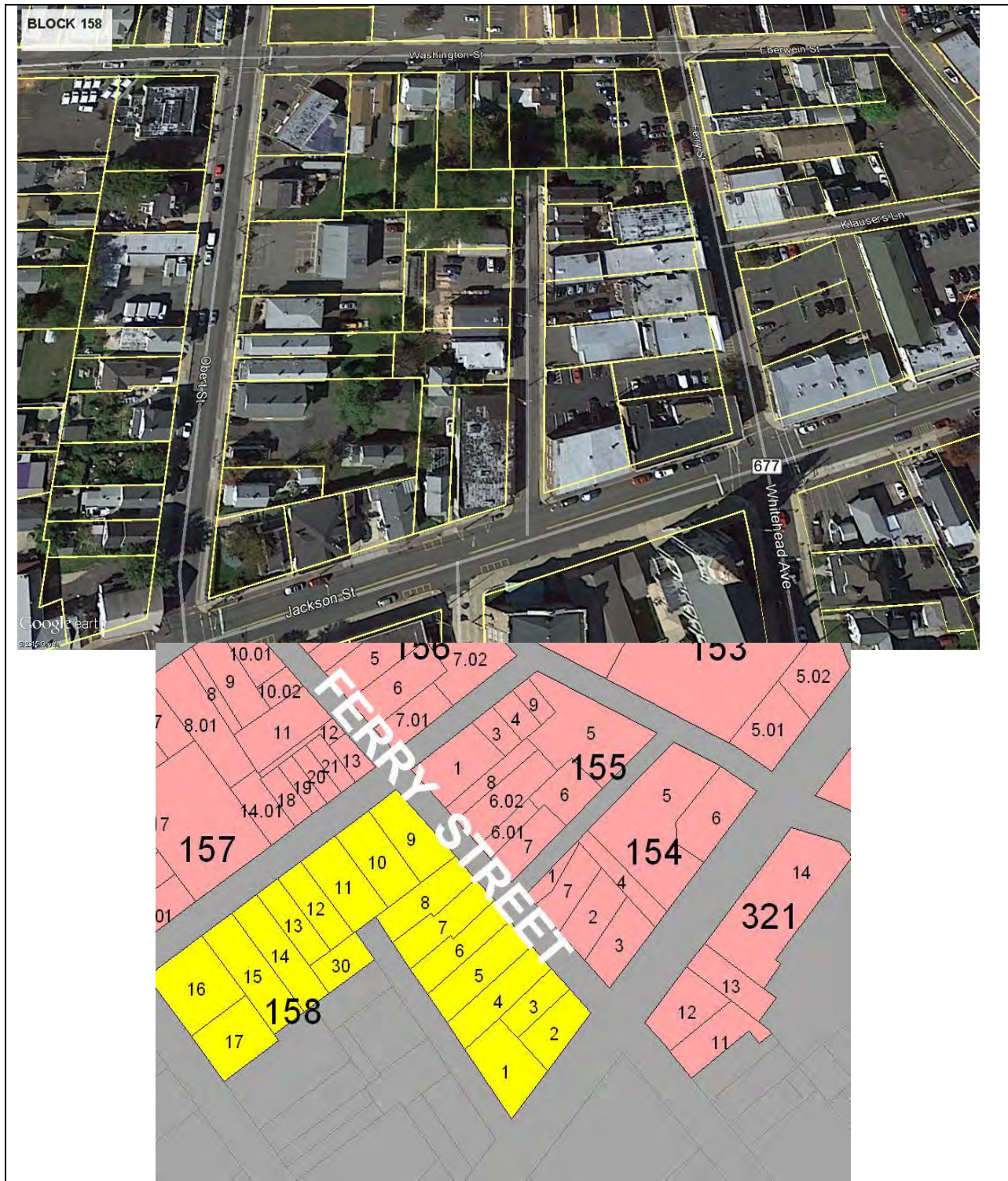


Main Street Rehabilitation District Study Area: Site Characteristics			
Block:	157		
Lot:	All lots on this block including, 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10.01, 10.02, 11, 12, 13, 14.1, 15, 15.1, 16, 17, 18, 19, 20, 21		
Street Address:	Main - Ferry - Obert - Washington		
Zoning District:	Main Street Revitalization District		
Owner Information:	1, 2 & 1B (Lot 18)	52-54 MAIN ST	BASTA, ASHRAF 52-54 MAIN ST SOUTH RIVER, NJ 08882
	3	50 MAIN ST	50 MAIN STREET LLC 50 MAIN STREET SOUTH RIVER, NJ 08882
	4	48 MAIN ST	KALASIN, II, LEON J 48 MAIN ST SOUTH RIVER, NJ 08882
	5	46 MAIN ST	VAJDA, FREDDY A 67 VALLEY FORGE DR EAST BRUNSWICK, NJ 08816
	6	42-44 MAIN ST	42-44 MAIN STREET CORPORATION 55 AVENUE G MONROE TWP., NJ 08831
	7	36-38-40 MAIN ST	PIERWOLA, EDWARD & HONORATA 36-40 MAIN STREET SOUTH RIVER, NJ 08882
	8 & 8.01	30-32-34 MAIN ST	RR&ZZ, INC. 1116 SHORE DR. BRIELLE, N.J. 08730
	9	26-28 MAIN ST	ZIFOVSKI, ZLATAN & LUBA 28 MAIN ST. SOUTH RIVER, NJ 08882
	10.1	24 MAIN ST	JANI, ANIL 21 VICTORIAN DR OLD BRIDGE, NJ 08857
	10.2	60-62 FERRY ST	PEREZ, ARISTIDES C/O D. ROSADO 720 7TH ST 1ST FLOOR UNION CITY, NJ 07087
	11	52-54-56 FERRY ST	ZIFOVSKI, ZLATAN & LUBA 28 MAIN ST. SOUTH RIVER, NJ 08882
	12	50 FERRY ST	ZIFOVSKI, ZLATAN & LUBA, 28 MAIN ST. SOUTH RIVER, NJ 08882
	13	44-46 FERRY ST	TRYGAR, EDWARD L 44 FERRY ST SOUTH RIVER, NJ 08882
	14.1	WASHINGTON ST	RR & ZZ, INC 1116 SHORE DR. BRIELLE, N.J. 08730
	15	OBERT ST	BORO OF SOUTH RIVER
	15.1	53 OBERT ST	MILATT LLC P.O. BOX 336 SOUTH RIVER, NJ 08882
	16	OBERT ST	BORO OF SOUTH RIVER
	17	OBERT ST	BORO OF SOUTH RIVER
	18	7 WASHINGTON ST	NJDEP GREEN ACRES ATTEN: L. PARYSZ PO BOX 420 MAIL CODE501-1 TRENTON, NJ 08625
	19	5 WASHINGTON ST	MARACH, VASILYI & LARISA 5 WASHINGTON ST. SOUTH RIVER, NJ 08882
	20	3 WASHINGTON ST	NJDEP GREEN ACRES ATTN: L. PARYSZ PO BOX 420 MAIL CODE501-1 TRENTON, NJ 08625
21	1 WASHINGTON ST	NJDEP GREEN ACRES ATTN: L. PARYSZ PO BOX 420 MAIL CODE501-1 TRENTON, NJ 08625	

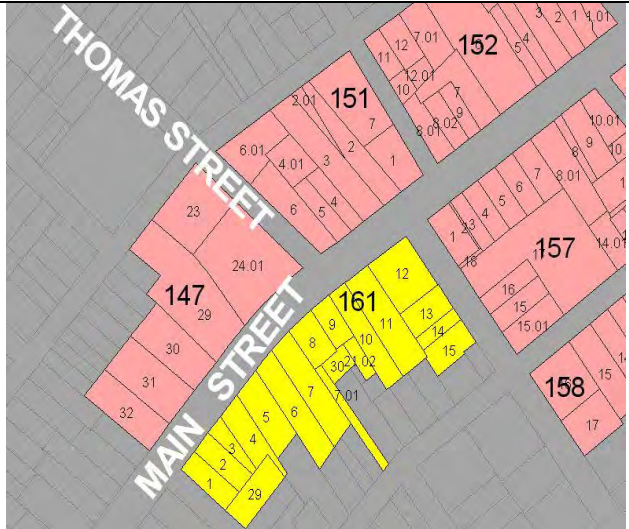
Description:	This is the city block bounded by Main Street, Ferry Street, Washington Street and Obert Street and contains several commercial and residential buildings and vacant lots. All buildings are 1-2-or 3-story buildings. The tract also contains the Borough's paved parking lot with street access.
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated. (See page below for images.)



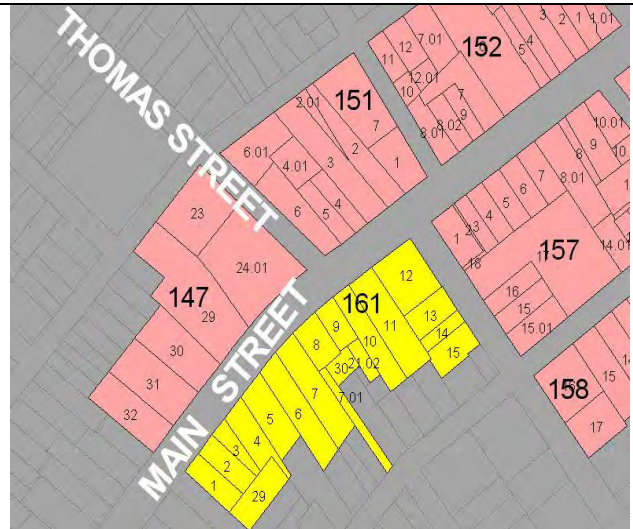
Main Street Rehabilitation District Study Area: Site Characteristics			
Block:	158		
Lot:	Lots, 1,2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 30		
Street Address:	Ferry - Obert – Washington – Jackson - Marks Place		
Zoning District:	Main Street Revitalization District		
Owner Information:	1	27 JACKSON ST	27 JACKSON SR LLC 27 JACKSON STREET SOUTH RIVER, NJ 08882
	2	2 FERRY ST & JACKSON ST	ALMEIDA, MANUEL & MARIA 2 FERRY ST. & JACKSON ST. SOUTH RIVER, NJ
	3	8 FERRY ST	CAVACO, INC 2 FERRY ST SOUTH RIVER, NJ 08882
	4	10 FERRY ST	CAVACO, INC (Same as above)
	5	12-14-16 FERRY ST	PAJ ENTERPRISES LLC P.O. BOX 317 SOUTH RIVER NJ 08882
	6	18-20 FERRY ST	PAJ ENTERPRISES LLC P.O. BOX 317 SOUTH RIVER NJ 08882
	7	22-24 FERRY ST & MARKS PL	ZIFOVSKI, ZLATAN & LUBA 28 MAIN ST. SOUTH RIVER, NJ 08882
	8	16 MARKS PLACE	SPITALERI, ANTHONY J 18 FERRY ST SOUTH RIVER, NJ 08882
	9	36-38-40-42 FERRY ST	S BROS INC 16 SOBECKO RD MANALAPAN, NJ 07726
	10	6 WASHINGTON ST	S BROS INC (Same as above)
	11	8-10 WASHINGTON ST	MIKHAIL, MAGDI & AMAL 9 BENNINGTON CT. EAST BRUNSWICK, N.J. 08816
	12	12 WASHINGTON ST	NJDEP GREEN ACRES PO BOX 420 MAIL CODE501-1 TRENTON, NJ 08625
	13	14 WASHINGTON ST	BUDNEY, STEPHEN J & KATHRYN 14 WASHINGTON ST SOUTH RIVER, NJ 08882
	14	16 WASHINGTON ST	HILLS, RICHARD & DUSTAL, DEBRA 8 NATURE BLVD JACKSON, NJ 08527
	15	18 WASHINGTON ST	MIRZA, MOHAMMED S 18 WASHINGTON ST SOUTH RIVER, NJ 08882
	16	49 OBERT ST	EUGENE & SONS INC 49 OBERT ST SOUTH RIVER NJ 08882
	17	45 OBERT ST	OLIVEIRA, ADRIANO M & MARIA F 45 OBERT ST SOUTH RIVER, NJ 08882
30	13 MARKS PLACE	ALFIERO, CAROLINA C 13 MARKS PL SOUTH RIVER, NJ 08882	
Description:	This is a portion of the city block bounded by Washington Street, Ferry Street, Obert Street, Jackson Street and Marks Place and contains several commercial and residential buildings and vacant lots. All buildings are 1-2-or 3-story buildings.		
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated. (See page below for images.)		



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	1
Street Address:	78-80 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	KOPANAKIS, BASILIOUS & ELPINICKIC 1638 ROUTE 27 EDISON, NJ 08817
Description:	2.5 story 2-family residential dwelling (corner lot) with a detached rear 2-car garage fronting on Gordon Street
Criteria Satisfied:	Criteria d - Faulty arrangement: lots 1, 2, 3, 4 & 29 are arranged with lots 2, 3, and 4, having rear parking areas which are only accessible over a portion of lots 1 & 20.

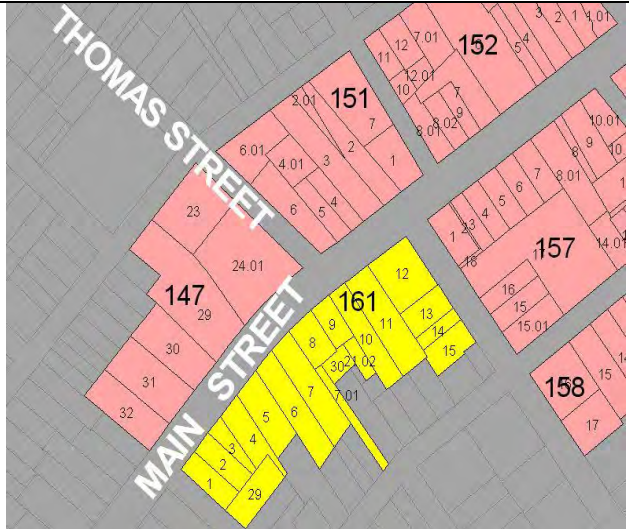


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	2
Street Address:	76 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.09 AC
Owner Information:	MACK, EDWARD JR 30 PULAWSKI AVE SOUTH RIVER, NJ 08882
Description:	2-story building with 2 ground floor units: barber shop in west unit, former apartment in east unit, rear residential apartment 2 nd floor contains residential apartments
Criteria Satisfied:	Criteria d - Faulty arrangement: lots 1, 2, 3, 4 & 29 are arranged with lots 2, 3, and 4, having rear parking areas which are only accessible over a portion of lots 1 & 20.



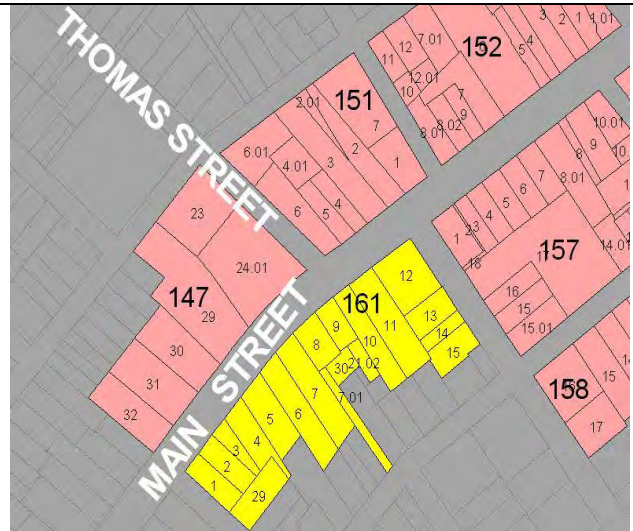
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	3
Street Address:	74 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.08 AC
Owner Information:	DIGIT REALTY LLC P.O. BOX 220 SOUTH RIVER, NJ 08882
Description:	2-story office commercial building: office commercial on both floors
Criteria Satisfied:	Criteria d - Faulty arrangement: lots 1, 2, 3, 4 & 29 are arranged with lots 2, 3, and 4, having rear parking areas which are only accessible over a portion of lots 1 & 20.



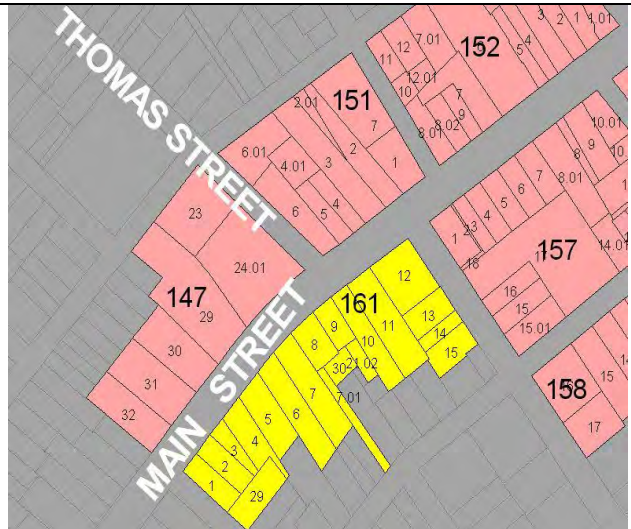
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	4
Street Address:	72 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.10 AC
Owner Information:	SMITH, GERALDINE C 15 FIRST ST. SOUTH RIVER, NJ 08882
Description:	2-story commercial office building Ground floor: Comcast unit and Vacant spaces (former office space) 2 nd floor: residential apartments
Criteria Satisfied:	Criteria d - Faulty arrangement: lots 1, 2, 3, 4 & 29 are arranged with lots 2, 3, and 4, having rear parking areas which are only accessible over a portion of lots 1 & 20.



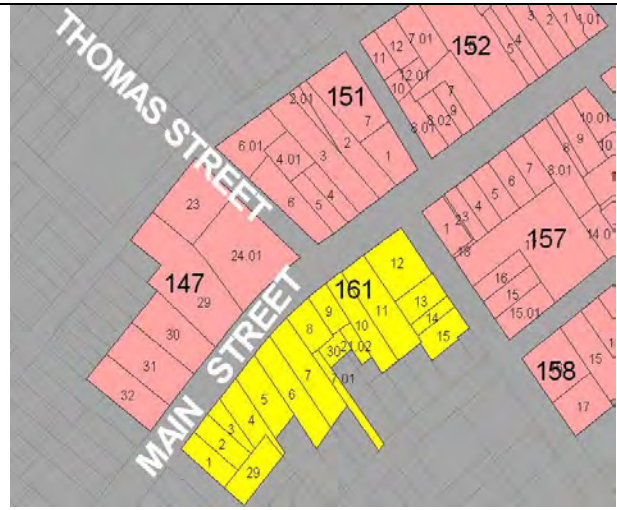
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	5
Street Address:	70 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.13 AC
Owner Information:	WONG, SHERRY & RESENHOEFT, SHANNON 10 MANTON ROAD EAST BRUNSWICK, NJ 08816
Description:	2 uses and buildings on this lot: 1-story commercial building, currently vacant & Single family dwelling on east side No known internal connection This lot appears to connect to a parking area on lot 24.01 (not in study area)
Criteria Satisfied:	Criteria d - generality of the vacant 1-story addition building has been added onto a single-family dwelling. This is an obsolete layout and streetscape for a Main Street location where buildings are desired to be 2.5-3 stories high with mixed uses.



Additional Field Notes:

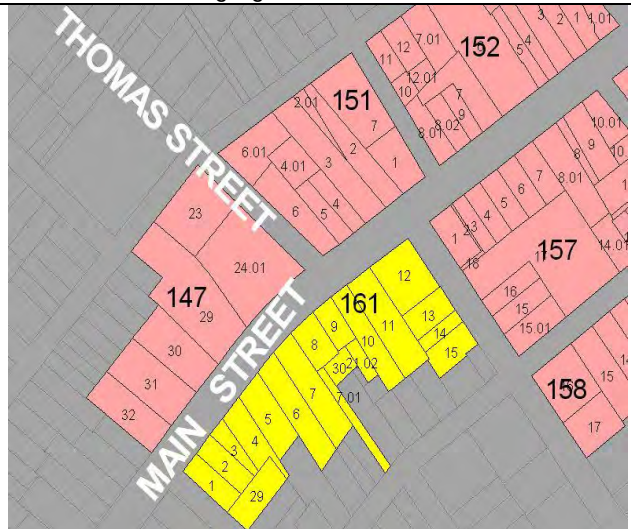
Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	6
Street Address:	68 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.20 AC
Owner Information:	BARRY, MICHAEL & LILLIAN PO BOX 26 NORMANDY BEACH, NJ 08739
Description:	Turn of the century single-family residential dwelling on Main Street location with ±15' front setback and front porch, no driveway or parking provided
Criteria Satisfied:	Criteria d – obsolete design. Single family homes do not reconcile with the multi-level, mixed-use goals of a Main Street/Central Business District



Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics

Block:	161
Lot:	7 & 7.01
Street Address:	66 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.14 AC
Owner Information:	BARRY, MICHAEL & LILLIAN PO BOX 26 NORMANDY BEACH, NJ 08739
Description:	3-story mixed use building with ground floor tavern and martial arts studio 2 nd and 3 rd floors residential apartments, rear parking lot access from Washington Street
Criteria Satisfied:	This property satisfies Section 3: An area in which there are no detriments to the public health, safety or welfare but the inclusion of which is necessary for the effective redevelopment of the area: This tract has the only driveway connection to Washington Street in the study area on this block and is able to connect the building to the street without bringing vehicles onto Main Street.



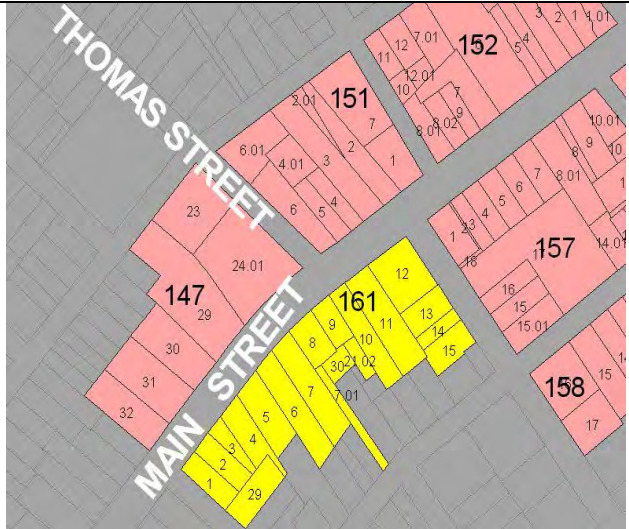
Additional Field Notes:

Lot 7 fronts on Main Street and contains a 50' x 190' lot with a commercial and mixed use building and rear parking area.

Lot 7.01 is a 16' wide x 200' deep strip of land fronting on Washington Street and serves as a driveway for the parking lot on lot 7. Lot 7.01 is attached to lot 7 in the records of the Borough.

The MSR Zone line bifurcates lot 7.01 at the rear lot line of lot 7.

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	8 & 21 & 30 & 21.02
Street Address:	64-66 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.19 AC (All lots)
Owner Information:	Borough of South River
Description:	Historic Borough Hall and building. Rear cemetery.
Criteria Satisfied:	Criteria C - This land is owned by the municipality.



Additional Field Notes:

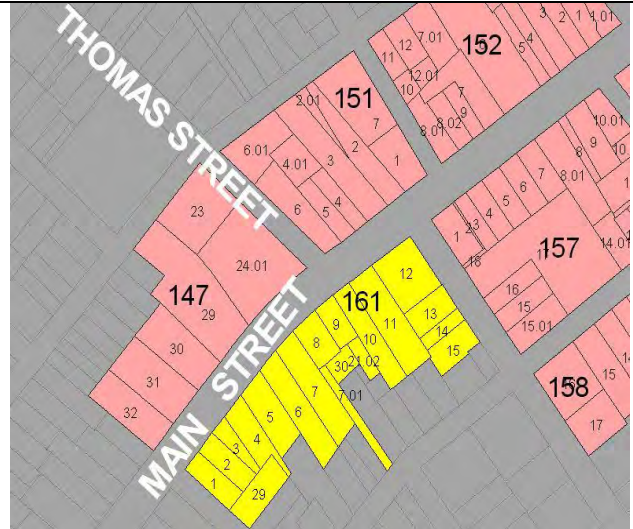
Block 8 is a 54' x 80' lot and contains the former town hall/library/historic building.

Block 30 is a 42' x 50' land-locked parcel abutting the rear of lot 8 and is vacant

Lot 21 is an 18' x 34' land-locked parcel abutting the rear of lot 30 and contains a grave yard.

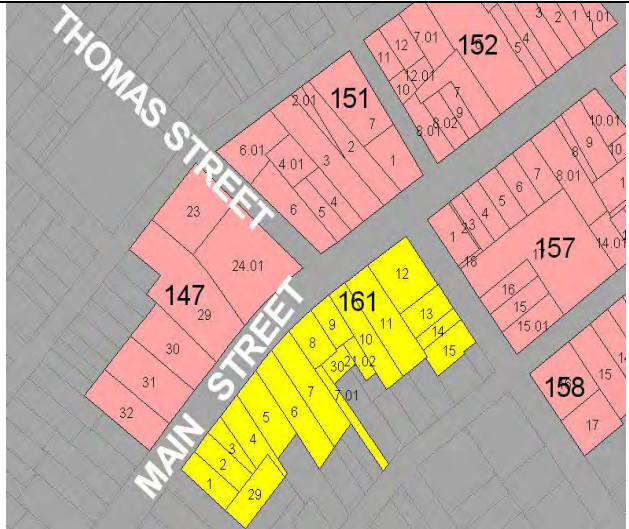
Lot 21.02 is a land-locked, vacant, wooded lot abutting the rear of lot 9 and the east sides of lots 21 and 30.

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	9
Street Address:	64 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.06 AC
Owner Information:	LESSLER, ARTHUR L 540 OLD BRIDGE TURNPIKE SOUTH RIVER, NJ 08882
Description:	2-story building with ground floor retail (2 units: tattoo and nail salon) 2 nd floor residential, no parking provided on site
Criteria Satisfied:	Criteria d - obsolete layout with no parking provided for upper floor residential spaces and no loading for ground floor spaces



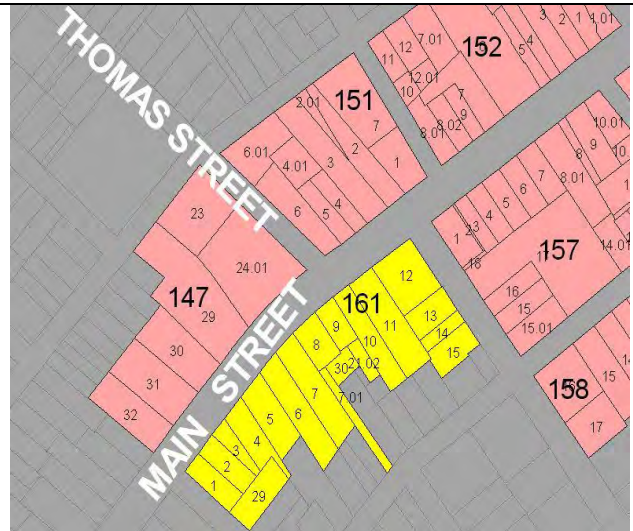
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	10
Street Address:	62 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.17 AC
Owner Information:	MAIN ST LLC 62 MAIN ST SOUTH RIVER, NJ 08882
Description:	40' x 192' lot containing a commercial grocery, no parking, no off-street loading ability, no rear street access
Criteria Satisfied:	Criteria d – obsolete layout in commercial grocery store with no loading access, access is provided through residential use in residential zone



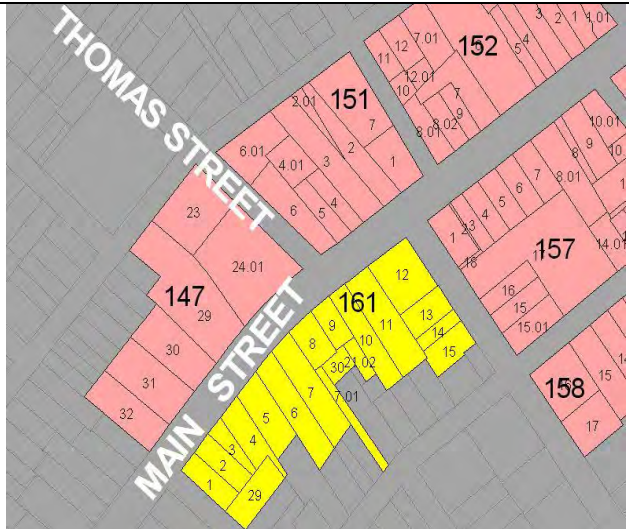
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	11
Street Address:	60 Main Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.21 AC
Owner Information:	MJD HOLDINGS LLC 87 MAIN ST SOUTH RIVER, NJ 08882
Description:	2-story mixed use building with ground floor retail/commercial (2 units) and 2 nd floor residential space, rear parking area has no access to street
Criteria Satisfied:	Criteria d – obsolete layout in commercial/retail store with no loading access, access is provided through residential use in residential zone, rear parking is land locked with no access to street

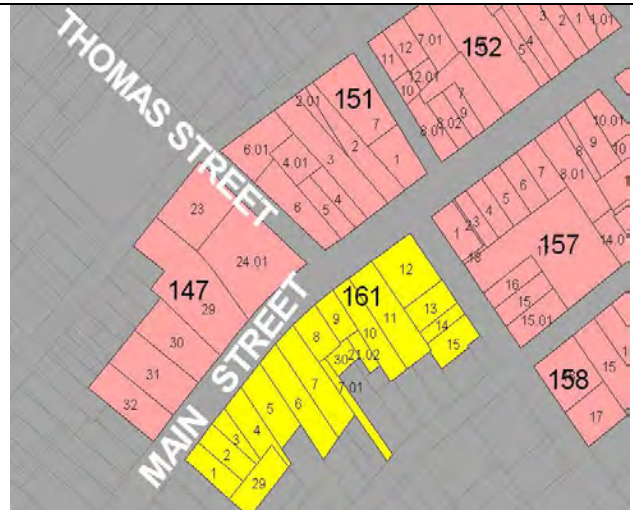


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	12
Street Address:	56-58 Main Street & Obert Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.20 AC
Owner Information:	JOHN 660 GRAND LLC 63 MAJOR DR SAYREVILLE, NJ 08872
Description:	3-story building with several ground floor retail spaces 2 nd and 3 rd floor residential apartments
Criteria Satisfied:	Criteria d – obsolete layout no parking for residential tenants or retail employees.

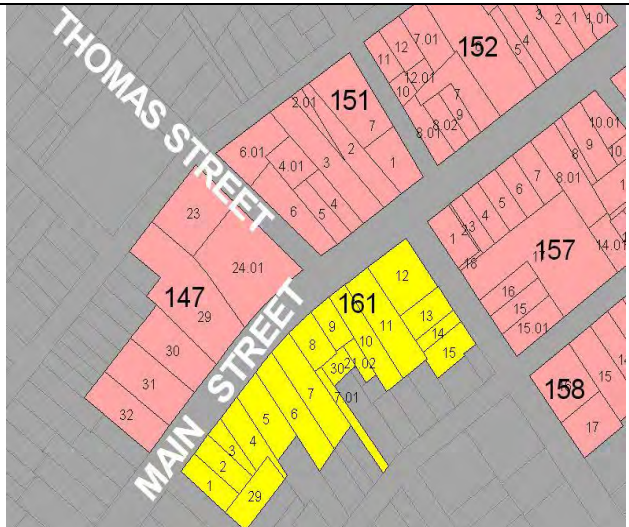


Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	13
Street Address:	58 Obert Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.11 AC
Owner Information:	CANNONE, MARIO & FRANCES 58 OBERT ST SOUTH RIVER, NJ 08882
Description:	1-story commercial building: 3 units: barbershop, pizza restaurant, vacant unit
Criteria Satisfied:	Criteria d - Obsolete building design with 1-story building and no parking in Main Street/downtown area



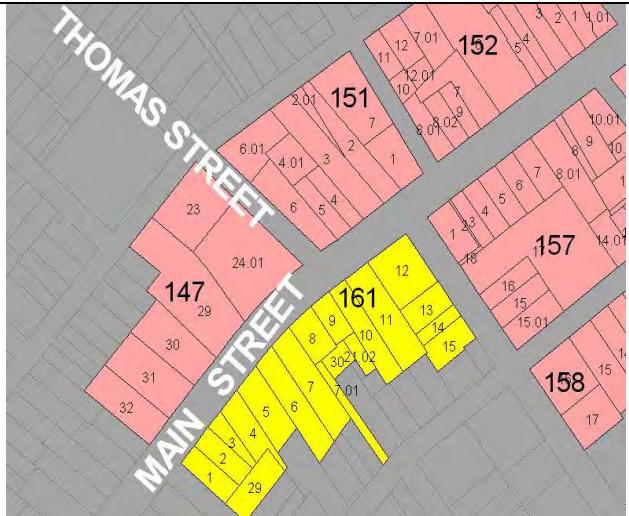
Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	14
Street Address:	56 Obert Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.05 AC
Owner Information:	YUHAS, MICHAEL E & DENISE 109 STAGECOACH RD MILLSTONE, NJ 08510
Description:	25' x 100' lot with commercial use in front and residential building in rear
Criteria Satisfied:	Criteria d – no parking provided for residential unit(s) and no loading for commercial use



Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	15
Street Address:	54 Obert Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.10 AC
Owner Information:	PANACHELLA, GARY 17 HWY TERRACE EDISON, NJ 08817
Description:	2 family residential dwelling
Criteria Satisfied:	Criteria d – 2 family detached dwelling located in Main Street/downtown zone, surrounded by commercial uses

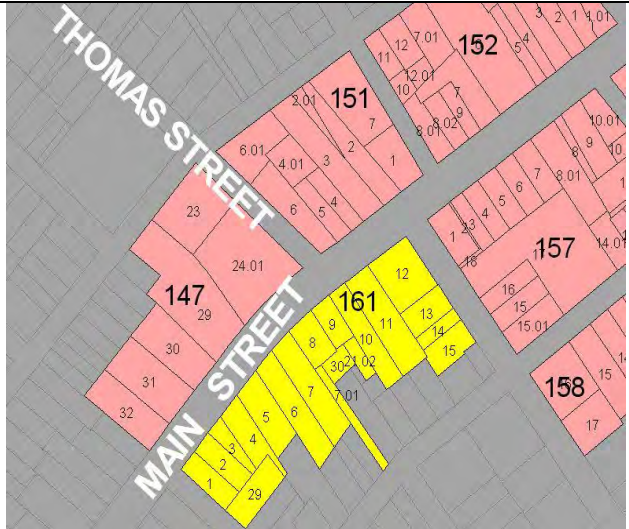


Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	161
Lot:	21.01 (also shown as 21.1)
Street Address:	Attached to rear of 37 Washington Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.05 AC
Owner Information:	HERNANDEZ, RICARDO 37 WASHINGTON STREET SOUTH RIVER, NJ 08882
Description:	39'x 35' land locked parcel used for parking. Lot 20 is attached to this lot and contains a principal dwelling located at 37 Washington Street.
Criteria Satisfied:	This lot is located in the R-75 Zone. This lot may be excluded from the redevelopment area.
<p>Photo not available. Land Locked parcel. No access.</p>	<p>Additional Field Notes:</p> <p>Lot 21.01 is located in the study area</p> <p>Lot 20 is not located in the study area</p> <p>Lot 20 and 21.01 appear to be under common ownership and share one entry in the Borough tax records.</p>

Main Street Rehabilitation District Study Area: Site Characteristics

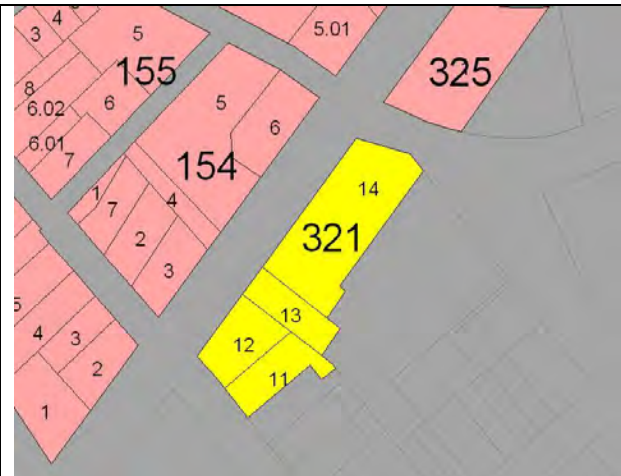
Block:	161
Lot:	29
Street Address:	47 Gordon Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.13 AC
Owner Information:	CARLOS HEATING AND AC 47 GORDON STREET SOUTH RIVER, NJ 08882
Description:	1-story commercial building with storefront and garage door on front façade for auto-related access and entry
Criteria Satisfied:	Criteria d - faulty arrangement: lots 1, 2, 3, 4 & 29 are arranged with lots 2, 3, and 4, having rear parking areas which are only accessible over a portion of lots 1 & 20. Tax maps confirm that no right-of-way exists over this lot.



Additional Field Notes:

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	321
Lot:	11
Street Address:	211 Whitehead Avenue
Zoning District:	Main Street Revitalization District
Lot Area:	0.11 AC
Owner Information:	ROCHA, JOAO P & PEREIRA, SYLVIE 211 WHITEHEAD AVE SOUTH RIVER, NJ 08882
Description:	2-family/3-family dwelling fronting on Whitehead Avenue
Criteria Satisfied:	This lot may be excluded from the redevelopment area.
	<p>Additional Field Notes:</p>

Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	321
Lot:	13 & 14
Street Address:	(Lot 13): 12 Jackson Street (Lot 14): 6 Jackson Street
Zoning District:	Main Street Revitalization District
Lot Area:	N/A
Owner Information:	(Lot 13) ALMEIDA, MANUEL & MARIA 12 JACKSON ST SOUTH RIVER, NJ 08882 (Lot 14) PROVIDENT BANK PO BOX 1001 ISELIN, NJ 08830
Description:	Lot 13 is a residential lot with one dwelling on an interior lot. (Left image) Lot 14 contains a 2-story bank and office building. (Right image)
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated.



Main Street Rehabilitation District Study Area: Site Characteristics	
Block:	325
Lot:	1
Street Address:	77 Water Street
Zoning District:	Main Street Revitalization District
Lot Area:	0.16 AC
Owner Information:	77 WATER STREET INC PO BOX 695 E. BRUNSWICK, NJ 08816
Description:	1-story former office building
Criteria Satisfied:	Criteria f – areas of 5 contiguous acres whereon buildings or improvements have been altered by storm in such a way that aggregate value has been materially depreciated.
	<p>Additional Field Notes:</p>

PROPERTY OWNERS OF RECORD BY OFFICAL MAILING ADDRESS:				
Block	Lot:	Property Owner	Mailing Address:	City-State-ZIP
147	23	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
147	24.01	BENTLEY REALTY GROUP, INC.	2501 HWY 516	OLD BRIDGE, NJ 08857
147	29 & 30	SHREEMAA, LLC	81 MAIN STREET	SOUTH RIVER, NJ 08882
147	31	NARAYAN MUNI, LLC & NARAYANDAS, LLC	2 BOSTON POST ROAD	EAST BRUNSWICK, NJ 08816
147	32	BUSCH, HOWARD & CARYL BETH	4 SAGAMORE LANE	EAST BRUNSWICK, NJ 08816
150	1.01	MIDDLESEX COUNTY CLERK	75 BAYARD STREET	NEW BRUNSWICK, NJ 08901
150	2.01	MIKHAIL, MAGDI & SADEK, KHALED	9 BENNINGTON CT.	EAST BRUNSWICK, NJ 08816
150	4	NJDEP- GREEN ACRES	PO BOX 420, MAIL CODE 501-1	TRENTON, NJ 08625
150	4.01, 6, 6.02	OLCHASKEY, RICHARD	220 FIRST ST	SOUTH AMBOY, NJ 08879
150	4.03 & 1	OLCHASKEY, RICHARD	220 FIRST ST	SOUTH AMBOY, NJ 08879
150	5	KGS ELECTRICAL CONTRACTORS INC	9 BENNINGTON CT.	EAST BARUSNICK, N.J. 08816
150	6.01	TRZECIAK, AMELIA	9 REID STREET	SOUTH RIVER, NJ 08882
150	7	ALVES, MARIA DAROCHA	13 REID ST	SOUTH RIVER, NJ 08882
151	1,2,7	MIDLANTIC BANK C/O PNC REALTY	620 LIBERTY AVE 19TH FLOOR	PITTSBURGH, PA 15222
151	2.01	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
151	3	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
151	4	65 MAIN STREET ENTERPRISES LLC	65 MAIN ST	SOUTH RIVER, NJ 08882
151	4.01	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
151	5	FUCCI, JOSEPH JR & PAMELA A	44 WOODLAND RD	SPOTSWOOD, NJ 08884
151	6	ROWACK, CHIROPRACTIC CENTER CORP.	228 SPRINGMEADOW WAY	MONROE TOWNSHIP, N.J. 08831
151	6.01	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
152	1	ONE GIRL THREE BOYS ENTERPRISE LLC	284 BEACHWAY AVE	KEANSBURG, NJ 07734

152	1.01	GAJJAR, SAMEEPA	2 OAK ST	NEW BRUNSWICK, NJ 08901
152	2,3,4,5,13, 14	BANK OF AMERICA NC1-001-03-81	101 NORTH TRYON ST	CHARLOTTE, N.C. 28255
152	6	GREENBERG MANAGEMENT, LLC	37 MAIN ST - PO BOX 267	SOUTH RIVER, NJ 08882
152	7	KKM LLC	6 COLFAX ST	SOUTH RIVER, NJ 08882
152	7.01	JESSEN, PAUL	244 MORGAN AVE	SOUTH AMBOY, NJ 08879
152	8.01	S & C CO	12 ANDERSON COURT	SAYREVILLE, NJ 08872
152	8.02	GOLDMAN, SHELLEY S & B REALTY	49 MAIN ST	SOUTH RIVER, NJ 08882
152	9	SUCHCICKI, MARTA & WOJCIECH	7 POTTER PL	MILLTOWN, NJ 08850
152	10, 12.01	F & T REALTY	PO BOX 300	SOUTH RIVER, NJ 08882
152	11	BARBOSA, JOSE MILTON	PO BOX 335	SOUTH RIVER, NJ 08882
152	12	COSTA, CRISTIANO A & TECO, MELISSA	24 GEORGE STREET	SOUTH RIVER, NJ 08882
152	15	10 REID LLC	41 HOLLANDER ST	SOUTH RIVER, NJ 08882
152	16	6-8 REID ST LLC	1716 CONEY ISLAND AVE-4TH	BROOKLYN, NY 11230
153	1,2,6,7	OLCHASKEY, RICHARD	220 FIRST ST	SOUTH AMBOY, NJ 08879
153	1.01	EBB TIDE CORP	899 POINT HARBOR DR	LENOIR CITY TN 37772
153	3	109 WATER STREET LLC	109 WATER STREET	SOUTH RIVER, NJ 08882
153	4	FERRO, PETER	15 BLUEBEARD DRIVE	WARETOWN, NJ 08758
153	5.01&5.02	SCHOTT'S INC C/O B WEINSTEIN	24 MACEDULSKI TER	SOUTH AMBOY, NJ 08879
154	1,2,5,7	SILVA PROPERTIES L.L.C.	11 JACKSON ST SUITE 2D	SOUTH RIVER, NJ 08882
154	3	J. MOTA PROPERTIES LLC	152 JOHNSON PLACE	SOUTH RIVER, NJ 08882
154	4	OWNER	2 KLAUSERS LANE	SOUTH RIVER, NJ 08882
154	6	PROVIDENT BANK	PO BOX 1001	ISELIN, NJ 08830
155	1	E D G L LLC	35-37-39-41 FERRY ST	SOUTH RIVER, NJ 08882
155	3	BERTO PROPERTIES LLC	6 EBERWEIN ST	SOUTH RIVER, NJ 08882
155	4	HRANG RUMIN & REN, REIDIN	240 NEW YORK AVENUE	NEW BRUNSWICK, NJ 08901
155	5	OLCHASKEY, RICHARD	220 FIRST STREET	SOUTH AMBOY, NJ 08879

155	6	TOTO, ANTONIO J & CATHY M	126 OLD BRIDGE TPK	SOUTH RIVER, NJ 08882
155	6.02	ANGELEVSKI, SASHO	368 RYDERS LANE	E. BRUNSWICK, NJ 08816
155	6.01	FERNANDES, MARIA CLARA	144 TAYLORS MILLLS ROAD	MANALAPAN, NJ 07726
155	7	JMOTA PROPERTIES LLC	152 JOHNSON PLACE	SOUTH RIVER, NJ 08882
155	8	CALIFORNIA REALTY LLC	136 WINSTON DRIVE	MATAWAN, NJ 07747
155	9	MALEK, JEFFREY	20 TWAIN AVENUE	OLD BRIDGE, NJ 08857
156	1	MIKHAIL, MAGDI & SADEK, KHALED	9 BENNINGTON CT	EAST BRUNSWICK, NJ 08816
156	2,3,9	DONATIELLO, GUISEPPE	170 THROCKMORTON LANE	OLD BRIDGE, NJ 08857
156	4,5,8,10,11,11.1	OLCHASKEY, RICHARD	220 FIRST ST	SOUTH AMBOY, NJ 08879
156	6	45 FERRY STREET LLC	45 FERRY STREET	SOUTH RIVER, NJ 08882
156	7.01,7.02	43 FERRY ST LLC	43 FERRY ST	SOUTH RIVER, NJ 08882
157	1,2,1B	BASTA, ASHRAF	52-54 MAIN ST	SOUTH RIVER, NJ 08882
157	3	50 MAIN STREET LLC	50 MAIN STREET	SOUTH RIVER, NJ 08882
157	4	KALASIN, II, LEON J	48 MAIN ST	SOUTH RIVER, NJ 08882
157	5	VAJDA, FREDDY A	67 VALLEY FORGE DR	EAST BRUNSWICK, NJ 08816
157	6	42-44 MAIN STREET CORPORATION	55 AVENUE G	MONROE TWP., NJ 08831
157	7	PIERWOLA, EDWARD & HONORATA	36-40 MAIN STREET	SOUTH RIVER, NJ 08882
157	8,8.01,14.1	RR&ZZ, INC.	1116 SHORE DR.	BRIELLE, N.J. 08730
157	9,11,12	ZIFOVSKI, ZLATAN & LUBA	28 MAIN ST.	SOUTH RIVER, NJ 08882
157	10.01	JANI, ANIL	21 VICTORIAN DR	OLD BRIDGE, NJ 08857
157	10.02	PEREZ, ARISTIDES C/O D. ROSADO	720 7TH ST 1ST FLOOR	UNION CITY, NJ 07087
157	13	TRYGAR, EDWARD L 44 FERRY ST	44 FERRY ST	SOUTH RIVER, NJ 08882
157	15	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
157	15.1	MILATT LLC	P.O. BOX 336	SOUTH RIVER, NJ 08882
157	16	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
157	17	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882

157	18	NJDEP- GREEN ACRES	PO BOX 420, MAIL CODE 501-1	TRENTON, NJ 08625
157	19	MARACH, VASILIIY & LARISA	5 WASHINGTON ST.	SOUTH RIVER, NJ 08882
157	20	NJDEP- GREEN ACRES	PO BOX 420, MAIL CODE 501-1	TRENTON, NJ 08625
157	21	NJDEP- GREEN ACRES	PO BOX 420, MAIL CODE 501-1	TRENTON, NJ 08625
158	1	27 JACKSON SR LLC	27 JACKSON STREET	SOUTH RIVER, NJ 08882
158	2	ALMEIDA, MANUEL & MARIA	2 FERRY ST. & JACKSON ST.	SOUTH RIVER, NJ 08882
158	3&4	CAVACO, INC	2 FERRY ST	SOUTH RIVER, NJ 08882
158	5,6	PAJ ENTERPRISES LLC	P.O. BOX 317	SOUTH RIVER NJ 08882
158	8	SPITALERI, ANTHONY J	18 FERRY ST	SOUTH RIVER, NJ 08882
158	7	ZIFOVSKI, ZLATAN & LUBA	28 MAIN ST.	SOUTH RIVER, NJ 08882
158	9,10	S BROS INC	16 SOBECKO RD	MANALAPAN, NJ 07726
158	11	MIKHAIL, MAGDI & AMAL	9 BENNINGTON CT.	EAST BRUNSWICK, N.J. 08816
158	12	NJDEP- GREEN ACRES	PO BOX 420, MAIL CODE 501-1	TRENTON, NJ 08625
158	13	BUDNEY, STEPHEN J & KATHRYN	14 WASHINGTON ST	SOUTH RIVER, NJ 08882
158	14	HILLS, RICHARD & DUSTAL, DEBRA	8 NATURE BLVD	JACKSON, NJ 08527
158	15	MIRZA, MOHAMMED S	18 WASHINGTON ST	SOUTH RIVER, NJ 08882
158	16	EUGENE & SONS INC	49 OBERT ST	SOUTH RIVER NJ 08882
158	17	OLIVEIRA, ADRIANO M & MARIA F	45 OBERT ST	SOUTH RIVER, NJ 08882
158	30	ALFIERO, CAROLINA C	13 MARKS PL	SOUTH RIVER, NJ 08882
161	1	KOPANAKIS, BASILIOUS & ELPINICKIC	1638 ROUTE 27	EDISON, NJ 08817
161	2	MACK, EDWARD JR	30 PULAWSKI AVE	SOUTH RIVER, NJ 08882
161	3	DIGIT REALTY LLC	P.O. BOX 220	SOUTH RIVER, NJ 08882
161	4	SMITH, GERALDINE C	15 FIRST ST.	SOUTH RIVER, NJ 08882
161	5	WONG, SHERRY & RESENHOEFT, SHANNON	10 MANTON ROAD	EAST BRUNSWICK, NJ 08816
161	6,7,7.1	BARRY, MICHAEL & LILLIAN	PO BOX 26	NORMANDY BEACH, NJ 08739
161	8	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ

				08882
161	9	LESSLER, ARTHUR L	540 OLD BRIDGE TURNPIKE	SOUTH RIVER, NJ 08882
161	10	MAIN ST LLC	62 MAIN ST	SOUTH RIVER, NJ 08882
161	11	MJD HOLDINGS LLC	87 MAIN ST	SOUTH RIVER, NJ 08882
161	12	JOHN 660 GRAND LLC	63 MAJOR DR	SAYREVILLE, NJ 08872
161	13	CANNONE, MARIO & FRANCES	58 OBERT ST	SOUTH RIVER, NJ 08882
161	14	YUHAS, MICHAEL E & DENISE	109 STAGECOACH RD	MILLSTONE, NJ 08510
161	15	PANACHELLA, GARY	17 HWY TERRACE	EDISON, NJ 08817
161	21	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
161	29	CARLOS HEATING AND AC	47 GORDON STREET	SOUTH RIVER, NJ 08882
161	30	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
161	21.01	HERNANDEZ, RICARDO	37 WASHINGTON STREET	SOUTH RIVER, NJ 08882
161	21.02	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET	SOUTH RIVER, NJ 08882
321	11	ROCHA, JOAO P & PEREIRA, SYLVIE	211 WHITEHEAD AVE	SOUTH RIVER, NJ 08882
321	12	DEMBINSKI, J. ESTATE C/O M.GALINSKI	155 SNOWHILL ST	SPOTSWOOD, NJ 08884
321	13	ALMEIDA, MANUEL & MARIA	12 JACKSON ST	SOUTH RIVER, NJ 08882
321	14	PROVIDENT BANK	PO BOX 1001	ISELIN, NJ 08830
325	1	77 WATER STREET INC	PO BOX 695	E. BRUNSWICK, NJ 08816

THE FOLLOWING PROPERTIES ARE INCLUDED IN THE REDEVELOPMENT STUDY:

BLOCK	LOT(S):	PROPERTY OWNER OF RECORD:	STREET ADDRESS OF PARCEL:
147	23	BOROUGH OF SOUTH RIVER	48 WASHINGTON STREET
147	24.01	BENTLEY REALTY GROUP, INC.	75-79 MAIN STREET
147	29 & 30	SHREEMAA, LLC	81-91 MAIN STREET
147	31	NARAYAN MUNI, LLC & NARAYANDAS, LLC	93-99 MAIN STREET
147	32	BUSCH, HOWARD & CARYL BETH	101-103 MAIN STREET
150	1.01	MIDDLESEX COUNTY CLERK	TIDAL WATERS
150	2.01	MIKHAIL, MAGDI & SADEK, KHALED	11 MAIN STREET
150	4	NJDEP- GREEN ACRES	5 REID STREET
150	4.01, 6, 6.02	OLCHASKEY, RICHARD	3 & 7 REID STREET
150	4.03 & 1	OLCHASKEY, RICHARD	7 MAIN STREET
150	5	KGS ELECTRICAL CONTRACTORS INC	1 REID STREET
150	6.01	TRZECIAK, AMELIA	9 REID STREET
150	7	ALVES, MARIA DAROCHA	13 REID ST
151	1,2,7	MIDLANTIC BANK C/O PNC REALTY	55 MAIN STREET
151	2.01	BOROUGH OF SOUTH RIVER	61 MAIN STREET
151	3	BOROUGH OF SOUTH RIVER	61 MAIN STREET
151	4	65 MAIN STREET ENTERPRISES LLC	65 MAIN STREET
151	4.01	BOROUGH OF SOUTH RIVER	MAIN STREET
151	5	FUCCI, JOSEPH JR & PAMELA A	67 MAIN STREET
151	6	ROWACK, CHIROPRACTIC CENTER CORP.	71 MAIN STREET
151	6.01	BOROUGH OF SOUTH RIVER	THOMAS STREET
152	1	ONE GIRL THREE BOYS ENTERPRISE LLC	19 MAIN STREET
152	1.01	GAJJAR, SAMEEPA	17 MAIN STREET
152	2,3,4,5,13, 14	BANK OF AMERICA NC1-001-03-81	25 MAIN STREET & GEORGE STREET
152	6	GREENBERG MANAGEMENT, LLC	35-39 MAIN STREET
152	7	KKM LLC	41-43 MAIN STREET
152	7.01	JESSEN, PAUL	20 GEORGE STREET
152	8.01	S & C CO	51 MAIN STREET
152	8.02	GOLDMAN, SHELLEY S & B REALTY	49 MAIN STREET
152	9	SUCHCICKI, MARTA & WOJCIECH	45-47 MAIN STREET
152	10, 12.01	F & T REALTY	11 STEPHEN STREET
152	11	BARBOSA, JOSE MILTON	26 GEORGE STREET
152	12	COSTA, CRISTIANO A & TECO, MELISSA	24 GEORGE STREET
152	15	10 REID LLC	10 REID STREET
152	16	6-8 REID ST LLC	6 & 8 REID STREET
153	1,2,6,7	OLCHASKEY, RICHARD	91 & 111 WATER STREET
153	1.01	EBB TIDE CORP	MAIN STREET AND WATER STREET
153	3	109 WATER STREET LLC	109 WATER STREET
153	4	FERRO, PETER	101 WATER STREET
153	5.01&5.02	SCHOTT'S INC C/O B WEINSTEIN	99 WATER STREET
154	1,2,5,7	SILVA PROPERTIES L.L.C.	7, 11, 13, 15, 17, 21 FERRY STREET & 9-13 JACKSON STREET
154	3	J. MOTA PROPERTIES LLC	17-19 JACKSON STREET
154	4	UNKNOWN OWNER	2 KLAUSERS LANE

154	6	PROVIDENT BANK	7 JACKSON STREET
155	1	E D G L LLC	35-37-39-41 FERRY ST
155	3	BERTO PROPERTIES LLC	6 EBERWEIN ST
155	4	HRANG, RUIMIN & RED REIDIN	8 EBERWEIN ST
155	5	OLCHASKEY, RICHARD	1 KLAUSERS LANE
155	6	TOTO, ANTONIO J & CATHY M	5-7 KLAUSERS LANE
155	6.02	ANGELEVISKI, SASHO	29-31 FERRY ST
155	6.01	FERNANDES, MARIA CLARA	27 FERRY ST
155	7	JMOTA PROPERTIES LLC	9 KLAUSERS LANE
155	8	CALIFORNIA REALTY LLC	33 FERRY ST
155	9	MALEK, JEFFREY	4 EBERWEIN ST
156	1	MIKHAIL, MAGDI & SADEK, KHALED	65 FERRY STREET
156	2,3,9	DONATIELLO, GUISEPPE	57, 59, 61 FERRY STREET & 18-20 MAIN STREET
156	4, 5, 8, 10, 11, 11.1	OLCHASKEY, RICHARD	49,55 FERRY STREET & WATER STREET
156	6	45 FERRY STREET LLC	45 FERRY STREET
156	7.01,7.02	43 FERRY ST LLC	43 FERRY ST
157	1,2,1B	BASTA, ASHRAF	52-54 MAIN ST
157	3	50 MAIN STREET, LLC	50 MAIN STREET
157	4	KALASIN, II, LEON J	48 MAIN STREET
157	5	VAJDA, FREDDY A	46 MAIN STREET
157	6	42-44 MAIN STREET CORPORATION	42-44 MAIN STREET
157	7	PIERWOLA, EDWARD & HONORATA	36-40 MAIN STREET
157	8,8.01,14.1	RR&ZZ, INC.	30-34 MAIN STREET & WASHINGTON STREET
157	9,11,12	ZIFOVSKI, ZLATAN & LUBA	26-28 MAIN STREET & 50-56 FERRY STREET
157	10.01	JANI, ANIL	24 MAIN STREET
157	10.02	PEREZ, ARISTIDES C/O D. ROSADO	60-62 FERRY STREET
157	13	TRYGAR, EDWARD L	44-46 FERRY ST
157	15	BOROUGH OF SOUTH RIVER	OBERT STREET
157	15.1	MILATT LLC	53 OBERT STREET
157	16	BOROUGH OF SOUTH RIVER	OBERT STREET
157	17	BOROUGH OF SOUTH RIVER	OBER STREET
157	18	NJDEP- GREEN ACRES	7 WASHINGTON STREET
157	19	MARACH, VASILIIY & LARISA	5 WASHINGTON STREET
157	20	NJDEP- GREEN ACRES	3 WASHINGTON STREET
157	21	NJDEP- GREEN ACRES	1 WASHINGTON STREET
158	1	27 JACKSON SR LLC	27 JACKSON STREET
158	2	ALMEIDA, MANUEL & MARIA	2 FERRY ST. & JACKSON ST.
158	3&4	CAVACO, INC	8-10 FERRY ST
158	5&6	PAJ ENTERPRISES LLC	12-20 FERRY STREET
158	8	SPITALERI, ANTHONY J	16 MARKS PLACE
158	7	ZIFOVSKI, ZLATAN & LUBA	22-24 FERRY STREET AND MARKS PLACE
158	9,10	S BROS INC	36-42 FERRY STREET & 6 WASHINGTON STREET
158	11	MIKHAIL, MAGDI & AMAL	8-10 WASHINGTON STREET
158	12	NJDEP- GREEN ACRES	12 WASHINGTON STREET

158	13	BUDNEY, STEPHEN J & KATHRYN	14 WASHINGTON STREET
158	14	HILLS, RICHARD & DUSTAL, DEBRA	16 WASHINGTON STREET
158	15	MIRZA, MOHAMMED S	18 WASHINGTON ST
158	16	EUGENE & SONS INC	49 OBERT ST
158	17	OLIVEIRA, ADRIANO M & MARIA F	45 OBERT ST
158	30	ALFIERO, CAROLINA C	13 MARKS PL
161	1	KOPANAKIS, BASILIOUS & ELPINICKIC	78-80 MAIN STREET
161	2	MACK, EDWARD JR	76 MAIN STREET
161	3	DIGIT REALTY LLC	74 MAIN STREET
161	4	SMITH, GERALDINE C	72 MAIN STREET
161	5	WONG, SHERRY & RESENHOEFT, SHANNON	70 MAIN STREET
161	6,7,7.1	BARRY, MICHAEL & LILLIAN	66-68 MAIN STREET
161	8	BOROUGH OF SOUTH RIVER	MAIN STREET
161	9	LESSLER, ARTHUR L	64 MAIN STREET
161	10	MAIN ST LLC	62 MAIN STREET
161	11	MJD HOLDINGS LLC	60 MAIN ST
161	12	JOHN 660 GRAND LLC	56-58 MAIN STREET
161	13	CANNONE, MARIO & FRANCES	58 OBERT ST
161	14	YUHAS, MICHAEL E & DENISE	56 OBERT STREET
161	15	PANACHELLA, GARY	54 OBERT STREET
161	21	BOROUGH OF SOUTH RIVER	OLD BORO HALL
161	29	CARLOS HEATING AND AIR CONDITIONING	47 GORDON STREET
161	30	BOROUGH OF SOUTH RIVER	OLD BORO HALL
161	21.01	HERNANDEZ, RICARDO	37 WASHINGTON STREET
161	21.02	BOROUGH OF SOUTH RIVER	OLD BORO HALL
321	11	ROCHA, JOAO P & PEREIRA, SYLVIE	211 WHITEHEAD AVE
321	12	DEMBINSKI, J. ESTATE C/O M.GALINSKI	14 JACKSON STREET
321	13	ALMEIDA, MANUEL & MARIA	12 JACKSON ST
321	14	PROVIDENT BANK	6 JACKSON STREET
325	1	77 WATER STREET INC	77 WATER STREET

