

Borough of Haledon

Area in Need of Redevelopment Study

Belmont Avenue

Prepared For:

Borough of Haledon

510 Belmont Avenue

Haledon, New Jersey 07508

Prepared By:

Neglia Engineering Associates

34 Park Avenue, Lyndhurst, New Jersey 07071



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Passaic County, New Jersey

March 2022

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Table of Contents

Introduction	2
Benefits of Redevelopment Designation	3
Community Overview	3
Borough Roads and Highways	3
Public Transportation within the Borough	4
Redevelopment Study Areas.....	4
Criteria for Redevelopment Areas	6
Criteria for Rehabilitation Area Determination	7
Existing Zoning	8
Relationship to the Master Plan	11
Application of Redevelopment Criteria	12
Conclusion.....	36
Appendix A.....	38
Appendix B.....	76

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Introduction

Neglia Engineering Associates (“NEA”) has been retained by the Governing Body of the Borough of Haledon to determine whether the areas depicted in the Area of Need Study Context Map would qualify as Areas in Need of Redevelopment. These areas include the following:

Block 107, Lots 2-13, 13.01, 14 and 15 - (East portion of Belmont Avenue from Molly Ann Brook to Clinton Street)

Block 91, Lots 1, 2, 2.01, 3, 4, 9 and 9.01 - (East portion of Belmont Avenue from Clinton Street to Zabriskie Street)

Block 90, Lots 1, 2, 2.01, and 19-21 - (East portion of Belmont Avenue from Zabriskie Street to Harris Street)

Block 89, Lots 1-4, 3.01, 20-22, 20.01 & 22.01 - (East portion of Belmont Avenue from Harris Street to Kossuth Street)

Block 88, Lots 1, 1.01, 13-15 and 14.01 - (East portion of Belmont Avenue from Kossuth Street to Mangold Street)

Block 87, Lots 1-8 and 6.01 - (East portion of Belmont Avenue from Mangold Street to Church Street)

Block 55, Lots 27, 29, 31, 33, 35, 37, and 39 - (West portion of Belmont Avenue from Tilt Street to King Street)

This analysis is based on the criteria published by the State of New Jersey in the Local Redevelopment and Housing Law (*NJAC 40A:12A*).

This initial planning study was prepared in accordance with the Local Redevelopment and Housing Law (“LRHL”) as follows:

40A:12A-6a “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 (40A:12A-5). Such determination shall be made after public notice and public hearing as provided in subsection b of this section. The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.”

40A:12A-6b “Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis for the investigation.”

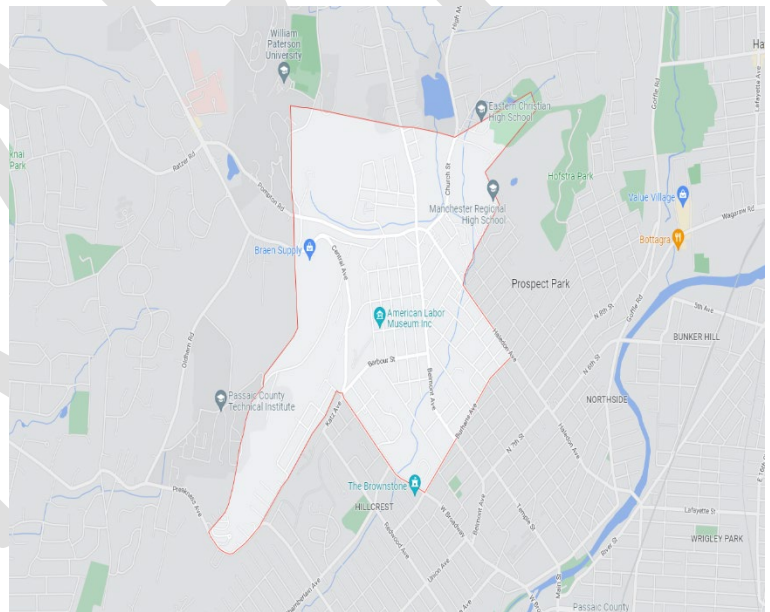
Benefits of Redevelopment Designation

The purpose of a Redevelopment Designation is to stimulate re-utilization of the area in question in a manner more conducive to the needs of the municipality and its residents and addresses the Master Plan with sound planning practices. Accordingly, the designation of an area as being in need of redevelopment, and subsequent introduction of a redevelopment plan allows the municipality to do the following:

- Increase control over development patterns for the properties within the redevelopment area;
- Enter a contractual agreement with a private developer to stimulate the revitalization of the redevelopment area;
- Apply for grant funding specific to the redevelopment area;
- Revise municipal ordinances and regulations to reflect the intent of the redevelopment plan; and
- Study the recommendations of the planning board or governing body for redevelopment of the area.

Community Overview

The Borough of Haledon is located in the southeastern portion of Passaic County, New Jersey. It borders the Borough of North Haledon to the northeast, the Township of Wayne to the west, the Borough of Prospect Park to the east, and the City of Paterson to the south. Molly Ann Brook runs south along the eastern boundary of the municipality and ultimately discharges into the Passaic River. In addition, a portion of an existing quarry is on the western border of the Borough.



Borough of Haledon Location Map

The Borough of Haledon was incorporated in 1908 and includes a total land area of 1.22 square miles, comprised mostly of land without any major water bodies. The population of Haledon is 8,325 as per the United States Census Bureau data from 2019. The State Development and Redevelopment Plan categorize Haledon as a Metropolitan Planning Area (PA1).

Borough Roads and Highways

The Borough of Haledon has a total of approximately 17.73 miles of roadways. Of which, 11.71 miles are maintained by the municipality and 6.02 miles by Passaic County. A major roadway within the municipality includes Pompton Road and Haledon Avenue, which is also known as County Route 504,

and traverses east to west. In addition, the study area is along Belmont Avenue, which is also known as County Route 675, which traverses north to south.

Public Transportation within the Borough

New Jersey Transit provides bus service through the Borough of Haledon to and from the American Dream Meadowlands, Passaic - Main Avenue Terminal, and Paterson - Madison Avenue with bus routes 703, 744, and 748 respectively.

Redevelopment Study Areas

The study area is described as the eastern portion of Belmont Avenue beginning at the Molly Anne Brook and ending at Church Street. In addition, the westerly portion of Belmont Avenue beginning at Tilt Street and ending at King Street is included in this study. The entire study area contains a total of sixty-one (61) lots with a combined area of approximately nine (9) acres. The area being analyzed is mainly within the NC (Neighborhood Business) Zone with the most northern study area being within the C (Business) Zone. The NC Zone contains a total of fifty-two (52) parcels with an approximate area of 8.3 acres and the C Zone contains a total of nine (9) parcels with an approximate area of 0.65 acres. The areas can be seen below on Figures 1,2, and 3 along with Figure 4 which is in Appendix B.

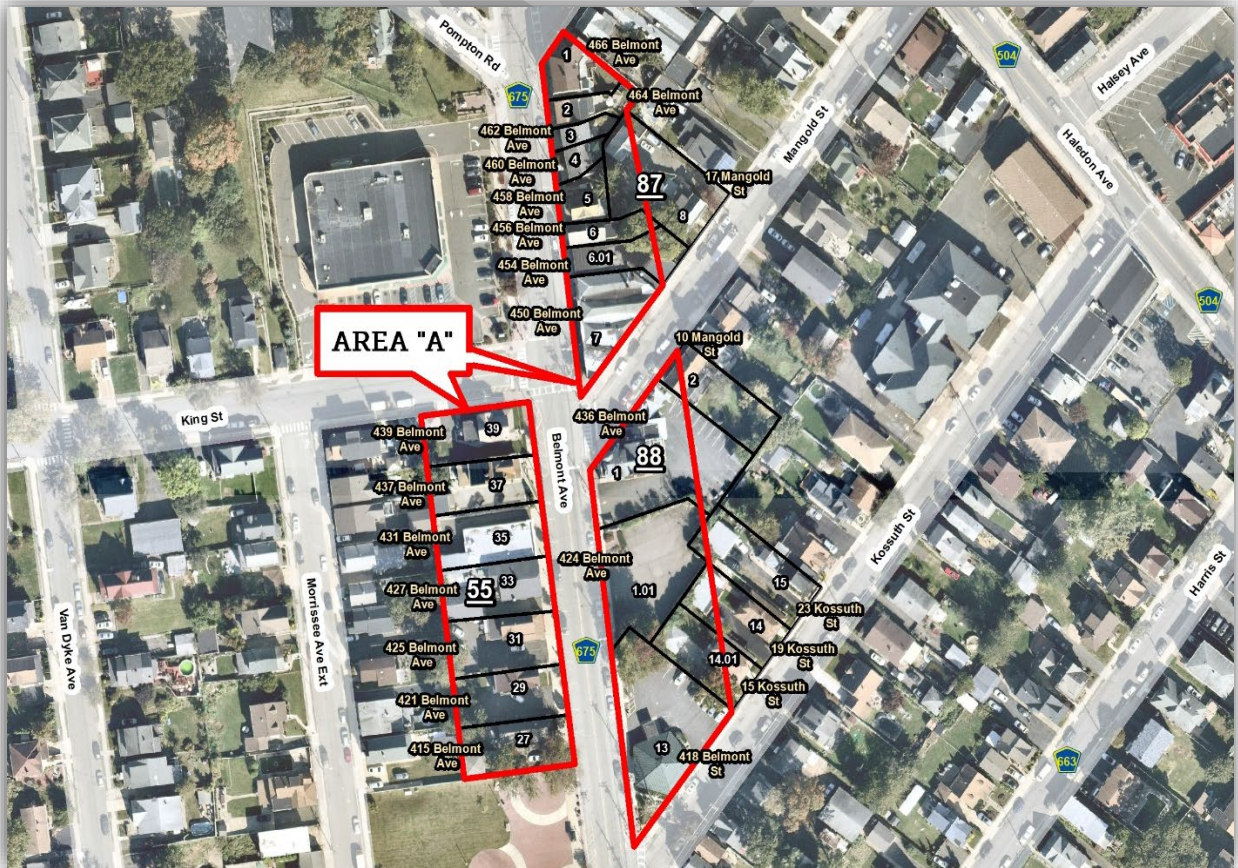


Figure 1: Block 55, Lots 27-29; Block 87, Lots 1-8; Block 88, Lots 1-2 and 13-15

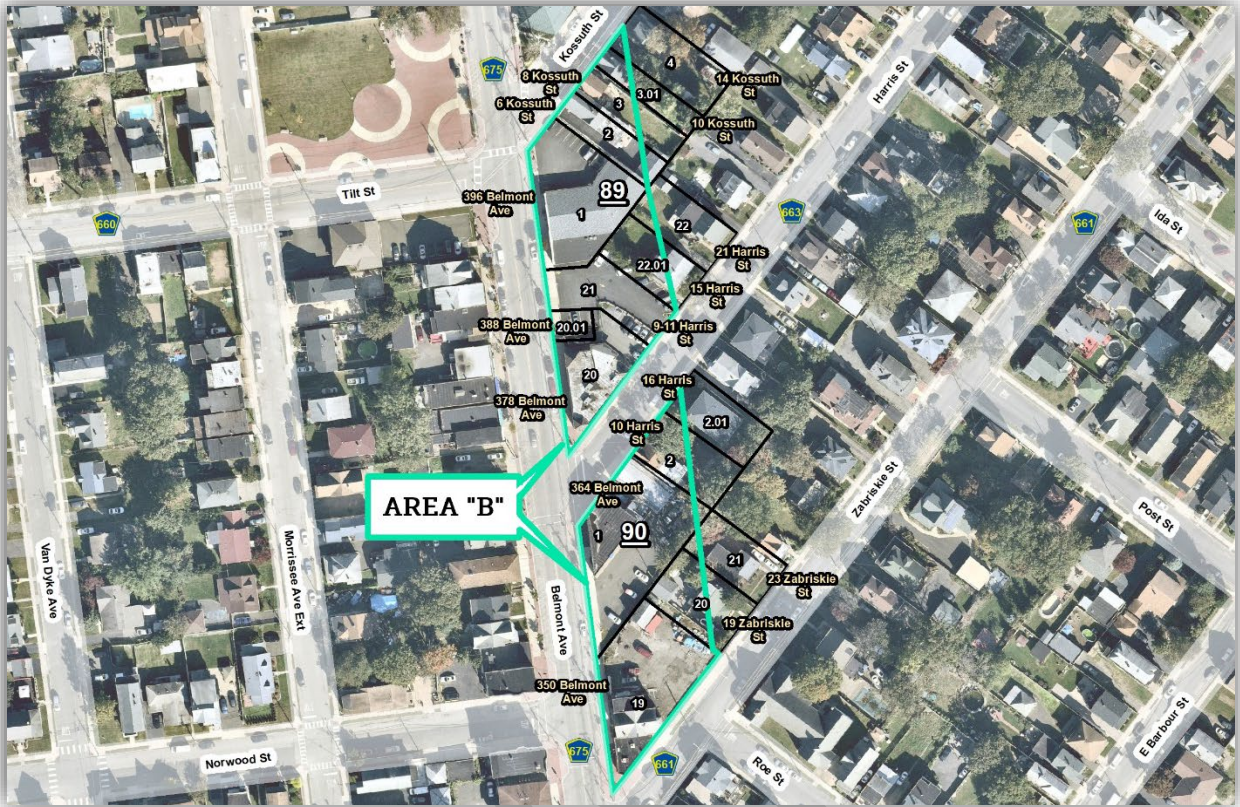


Figure 2: Block 89, Lots 1-4 and 20-22.01; Block 90 Lots 1-2.01, 19-21



Criteria for Redevelopment Areas

Pursuant to N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to 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.

Individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as “Section 3” and is set forth under N.J.S.A. 40A:12A-3, which states in part that “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

Criteria for Rehabilitation Area Determination

A delineated area may be determined to be in need of rehabilitation if the Governing Body determines that a program of rehabilitation can be expected to prevent further deterioration and promote community development and one, or more, of the following conditions exist:

- a. A significant portion of the structures are deteriorated or in substandard condition.
- b. More than 50 percent of the housing stock in the area is more than 50 years old.
- c. There is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area.
- d. There is a persistent arrearage of property taxes in the area.
- e. Environmental contamination is discouraging improvements and investment in properties in the area.
- f. A majority of the water and sewer infrastructure is more than 50 years old and in need of repair or substantial maintenance a finding of need for rehabilitation that has previously been made under C.54:4-3.72 et seq, C.54:4-3.95 et seq, or C.54:4-3.121 et seq can support adoption of a redevelopment plan, as discussed in later sections of this chapter.

Based upon our initial analysis of the areas identified by the governing body it appears the best course of action, based upon the two options detailed above, would be the “Area in Need of Redevelopment” approach in lieu of the “Area in Need of Rehabilitation” approach. This initial analysis will be based upon the “Area in Need of Redevelopment” approach.

Existing Zoning

The study areas are within the NC (Neighborhood Business) Zone and C (Business) Zones within the Borough of Haledon. It should be noted that the bulk standards and permitted uses within the NC Zone are related to the current use on site and zoning can follow either the A (Residence) Zone, B (Residence) Zone, or the NC Zone for commercial uses. The tables on the following pages illustrate the bulk standards and permitted uses based upon the current zoning within the study area:

Below is the criteria for the C (Business) Zone:

Bulk Standards

❖ Minimum Lot Area (SF):	5,000
❖ Minimum Lot Width (LF):	50
❖ Minimum Lot Depth (LF)	100
❖ Minimum Front Yard (LF):	None Required
❖ Minimum Side Yard (LF):	None Required
❖ Minimum Rear Yard (LF):	10% interior lots; No requirement for corner lots
❖ Maximum Lot Coverage (%):	90% interior lots; 100% for corner lots
❖ Maximum Building Height (Ft/Stories):	40/3

Permitted Uses

- ❖ Any use permitted within the A and B Residence Zones
- ❖ Store
- ❖ Office building
- ❖ Business or vocational school
- ❖ Bank
- ❖ Theater
- ❖ Assembly hall
- ❖ Commercial greenhouse
- ❖ Public parking lot
- ❖ Undertaking establishment
- ❖ Personal service establishment, such as a tailor shop for individual customers and not for the trade
- ❖ Shoe shop
- ❖ Hand laundry
- ❖ Barbershop or beauty parlor
- ❖ Restaurant
- ❖ Confectionary
- ❖ Butcher shop
- ❖ Quick-freeze and frozen food locker establishment
- ❖ Retail bakery
- ❖ Shop of a plumber
- ❖ Electrician

- ❖ Radio repairman or similar tradesman
- ❖ Automobile salesroom, including accessory repair shop in rear
- ❖ Public garage
- ❖ Filling or service station for motor vehicles, including repair shop
- ❖ Billiard room
- ❖ Gymnasium or athletic establishment
- ❖ Bowling alley
- ❖ Newspaper or job printing plant, provided that only electric motive power shall be used for any operating machinery used incidentally to a permitted use and provided that no supplies, materials or goods shall be stored outdoors, except that trailers may be stored or exhibited for sale, but under no circumstances shall any trailer be used as a residence in this zone

Below is the criteria for the NC (Neighborhood Business) Zone:

Bulk Standards (If use is permitted under the A (Residence) Zone)

- ❖ Minimum Lot Area (SF): 5,000
- ❖ Minimum Lot Width (LF): 50
- ❖ Minimum Lot Depth (LF) 100
- ❖ Minimum Front Yard (LF): 25
- ❖ Minimum Side Yard (LF): 8 (one side); 12 (both); 10 if adjacent to a street
- ❖ Minimum Rear Yard (LF): 25
- ❖ Maximum Lot Coverage (%): 40%
- ❖ Maximum Building Height (Ft/Stories): 35/2.5

Bulk Standards (If use is permitted under the B (Residence) Zone)

- ❖ Minimum Lot Area (SF): 5,000; 10,000 for duplex
- ❖ Minimum Lot Width (LF): 50; 100 for duplex
- ❖ Minimum Lot Depth (LF) 100
- ❖ Minimum Front Yard (LF): 15
- ❖ Minimum Side Yard (LF): 8 (one side); 12 (both); 10 if adjacent to a street
- ❖ Minimum Rear Yard (LF): 25
- ❖ Maximum Lot Coverage (%): 40%
- ❖ Maximum Building Height (Ft/Stories): 35/2.5

Bulk Standards (For commercial use)

- ❖ Minimum Lot Area (SF): 5,000
- ❖ Minimum Lot Width (LF): 50
- ❖ Minimum Lot Depth (LF) 100
- ❖ Minimum Front Yard (LF): 20

- ❖ Minimum Side Yard (LF): 8 adjacent to residential zone; 0 required but if provided must be no less than 6
- ❖ Minimum Rear Yard (LF): 20
- ❖ Maximum Lot Coverage (%): 40%
- ❖ Maximum Building Height (Ft/Stories): 36/3

Permitted Uses

- ❖ Any residential use permitted in the A and B Residence Zones
- ❖ Any non-residential use permitted in the A and B Residence Zones
- ❖ Retail store
- ❖ Personal Service Establishment
- ❖ Restaurant
- ❖ Retail Bakery
- ❖ Professional or business offices
- ❖ Bus storage facilities
- ❖ Carpet maintenance establishments
- ❖ Carpentry shops manufacturing and assembling cabinets and furniture
- ❖ Club and social recreation buildings
- ❖ Home maintenance and repair store
- ❖ Newspaper, printing and publishing establishment
- ❖ Nursery and plant sales
- ❖ New car sales and service
- ❖ Overhead door sales and storage
- ❖ Roofing supplies and sales
- ❖ Termite and insect control service
- ❖ Tire sales
- ❖ Vocational school

Below are the permitted uses for the A (Residence) Zone:

Permitted Uses

- ❖ A single detached dwelling used as a residence for not more than one family, on a lot not less than 50 feet in width and having an area of not less than 5,000 square feet. Such residence may contain the professional office of its resident owner only where the owner of such dwelling is a member of a recognized profession, provided that the office work therein involves principally the personal services of said owner; and provided further that such office shall be located only on the first floor of said dwelling and that the area thereof shall be limited to not more than 50% of the first-floor area of said dwelling; and provided further that in connection with said office, no overnight hospital facilities shall be provided for persons or animals
- ❖ Church or other place of worship, including parish house and Sunday school building; public school; municipal parks; public recreational facilities; public hospitals; public library; public museum; public art gallery, reading room or any lot or building thereon owned and used exclusively by the federal, state, county or Borough government for public purposes.

- ❖ Accessory uses customarily incidental to the above uses, provided that no garage shall be designed and built for or used for any purpose other than as a garage for not more than three passenger cars and as an accessory to the principal building on said lot, and provided that provisions for the open spaces on any such lot as required by this chapter are maintained. Within any residential zone, the use of garage space by anyone other than the owner or occupant of the main building is prohibited

Below are the permitted uses for the B (Residence) Zone:

- ❖ Any use permitted in an A Residence Zone
- ❖ A single detached building to be used as a dwelling for not more than two families, on a lot not less than 50 feet in width and having an area of not less than 5,000 square feet
- ❖ Duplex dwelling houses to be used as a dwelling for not more than four families, on a lot not less than 100 feet in width and having an area of not less than 10,000 square feet; provided, however, that such houses shall meet with all other requirements of this chapter.
- ❖ Accessory uses customary to the use set forth in above use; provided, however, that no garage shall be designed and built for any purpose other than as a garage for not more than four passenger cars and as an accessory to the principal building on said lot, and provided that the provisions for open spaces on any such lot as required by this chapter are maintained. The use of garage space by anyone other than the owner or occupants of the main building is prohibited.
- ❖ Customary home occupations, such as dressmaking, hat trimming, artwork, laundering, home cooking and embroidery, provided that such occupation shall involve principally the personal service of the resident owner or lessee of the principal building, and that not more than the equivalent of 1/2 the area of one floor shall be used for such purpose and that no display of such products shall be visible from the street.

Relationship to the Master Plan

The 2020 Reexamination of the Master Plan Report was Haledon's first comprehensive planning update in 10 years. The plan includes a myriad of components including preserving existing residential areas, maintaining current residential density, developing senior citizen housing and health care facilities, modifying zoning for business areas to separate smaller scale neighborhood facilities from more intensive commercial uses, implementing the Counties plan for improving major traffic intersections, expand on services for senior citizens, consideration of recreation marijuana zoning, prohibiting cellphone tower use on municipal properties, expanding schools as they have outgrown their current locations, restrictions on the existing Quarry in the Borough, limiting auto bodies as a large amount of them have become junkyards for abandoned car, evaluation of open space / passive recreation, and coordination to comply with COAH's Third Round Rules. The 2020 Master Plan Reexamination goals was to review and identify issues that remain prevalent which were identified as planning goals and objectives within the original 2010 Master Plan to encourage Borough actions to guide appropriate use or development of all lands in Haledon, in a matter which promotes the public health, safety, morals, and general welfare. The 2020 Master Plan Reexamination Report concluded that the 2010 Master Plan has continued applicability in terms of providing planning policy guidance. The 2010 Master Plan sought to guide and regulate orderly growth and development of the Borough; protect the established character and the social and economic well-being of both private and public property; promote, in the public interest, the utilization of land for the purpose for which it is most appropriate; secure safety from fire, panic and other dangers and to provide

adequate light, air, and convenience of access; prevent overcrowding of land or buildings and to avoid undue concentration of population; lessen and, where possible, prevent traffic congestion on public streets and highways; and conserve the value of the buildings and to enhance the value of land throughout the Borough. The 2020 Master Plan Reexamination Report agreed that these goals remain applicable, relevant, and should be retained. Therefore, this Redevelopment Study is in agreement and follows the current planning goals and seeks to accomplish objectives which remain ongoing planning concerns, as identified within the 2020 Reexamination of the Master Plan.

Application of Redevelopment Criteria

In order to evaluate the subject parcels as an Area in Need or Redevelopment, NEA visited the study areas on March 3rd of 2022 of this year to compare the existing conditions to the criteria defined by N.J.S.A. 40A:12A-5. The parcels were also evaluated based on tax records and aerial photographs.

Area 'A' Based on Figures

466 Belmont Avenue, Block 87, Lot 1

Area – 0.075 acres

Assessed Land Value – \$39,000.00

Assessed Improvement Value - \$440,000.00

Owner – Silvino & Hidelberto Salinas – 311 Clarendon Street, Secaucus, NJ 07094

This property contains a three (3) story structure with the first floor occupied by two storefronts, and the remainder of the structure utilized as apartments. The first-floor storefronts are occupied by H&R Modeling Studio – Dental Lab and House of Platters. The site is non-conforming to the C Zone permitted uses as it is of the mixed-use nature. In addition, the parcel does not meet the minimum required lot area and depth. The parking requirements, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use and one and a half (1.5) spaces per dwelling unit. Therefore, the site should provide eighteen (18) total parking spaces with one (1) being ADA accessible. Instead, the property does not provide any off-street parking. The site does not provide adequate ADA access into the structure since multiple entrances require stair access. The non-conforming nature of the lot development and parking layout relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

464 Belmont Avenue, Block 87, Lot 2

Area – 0.071 acres

Assessed Land Value – \$36,900.00

Assessed Improvement Value - \$120,100.00

Owner – CG Estates LLC. – 464 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a two (2) story structure with a Balayage House Salon storefront on the first floor and residential use on the second floor. The site is non-conforming to the C Zone minimum lot area, width, and depth. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) space for each 100 square feet of floor space for the

commercial use and one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing eight (8) parking spaces with one (1) being ADA accessible, but the site provides zero (0) off-street parking. The storefront on site does not provide adequate ADA access into the structure. The roof drains on the structure are discharging directly onto the impervious concrete sidewalk right of way. The extensive non-conforming nature of the site relates it to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

462 Belmont Avenue, Block 87, Lot 3

Area – 0.032 acres

Assessed Land Value – \$21,300.00

Assessed Improvement Value - \$101,300.00

Owner – 147 Church Street, Haledon, NJ 07508

This site is currently occupied by a two (2) story residential dwelling that is attached to the adjacent properties dwelling to the south. The site is non-conforming to the C Zone minimum lot area, width, and depth. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing two (2) off-street parking spaces. However, the site does not provide any off-street parking. The roof drains on the structure are discharging directly onto the impervious concrete sidewalk right of way. The site relates to Criterion D due to its faulty arrangement and overcrowding layout. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

460 Belmont Avenue, Block 87, Lot 4

Area – 0.031

Assessed Land Value – \$21,000.00

Assessed Improvement Value - \$138,900.00

Owner – 460 Belmont LLC. – 321 Continental Avenue, Paramus, NJ 07652

This site is currently occupied by a two (2) story dwelling that is attached to the adjacent property dwelling to the north. The dwelling appears to have three (3) different apartments within the structure. The site is non-conforming to the minimum lot area, width, and depth. The site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing five (5) off-street parking spaces. However, the site does not provide any off-street parking. The roof drains on the structure are discharging directly onto the impervious concrete front yard which directly slopes towards the public right of way. The non-conforming parking layout and land development relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or

welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

458 Belmont Avenue, Block 87, Lot 5

Area – 0.052 acres

Assessed Land Value – \$25,700.00

Assessed Improvement Value - \$109,200.00

Owner – 458 Belmont LLC. – 111 Dumont Avenue, Clifton, NJ 07013

This site is currently occupied by a two (2) story dwelling with an associated concrete driveway. The site is non-conforming to the minimum lot area, width, and depth. In addition, the site does not conform to the rear yard minimum setback requirements for the C zone. The roof drains on the structure are discharging directly onto the impervious concrete sidewalk right of way. The nature of the property relates it Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State’s Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

456 Belmont Avenue, Block 87, Lot 6

Area – 0.070 acres

Assessed Land Value – \$27,000.00

Assessed Improvement Value - \$134,800.00

Owner – Gabriel and Joe Bernando – 38 Tilghman Drive, Wayne, NJ 07470

This site is currently occupied by a two (2) story dwelling with a first-floor storefront occupied by Zac’s Optimal and the second floor occupied by an apartment. The site is non-conforming to the minimum lot area and width. In addition, the site’s use is not permitted within the C Zone. The parking requirements, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use and one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing eight (8) total parking spaces with one (1) being ADA accessible, but instead provides no off-street parking. The roof drains on the structure are discharging directly onto the impervious concrete sidewalk right of way. The aforementioned non-conformities relate the property to Criterion D. Furthermore, Criterion H also applies as the State’s Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

454 Belmont Avenue, Block 87, Lot 6.01

Area – 0.138 acres

Assessed Land Value – \$62,900.00

Assessed Improvement Value - \$174,100.00

Owner – Killion J, LLC. – 454 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story structure that is currently tenanted by J Auto Body and Belmont Hand Car Wash. This parcel is used in conjunction with Block 87, Lot 7 as the structures are

connected and appear to advertise for the adjacent one. Due to the combined uses between lots 7 and 6.01, the structure infringes over the parcel lines for the adjacent lot. The parking requirements, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide fifteen (15) total off-street parking spaces with one (1) being ADA accessible. The site does not provide any off-street parking and due to this along with the obsolete layout, the site relates Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

450 Belmont Avenue, Block 87, Lot 7

Area – 0.236 acres

Assessed Land Value – \$60,400.00

Assessed Improvement Value - \$389,600.00

Owner – Killion J, LLC. – 454 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story structure that is currently tenanted by J Auto Body and Belmont Hand Car Wash. This parcel is used in conjunction with Block 87, Lot 6.01 as the structures are connected and appear to advertise for the adjacent one. Due to the combined uses between lots 7 and 6.01, the structure infringes over the parcel lines for the adjacent lot. The site does not provide adequate ADA access to the front entrance of the structure. The parking requirements, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide sixty-two (62) total off-street parking spaces with one (3) being ADA accessible. The site does not provide any off-street parking and due to this along with the obsolete layout, the site relates Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

17 Mangold Street, Block 87, Lot 8

Area – 0.157 acres

Assessed Land Value – \$74,200.00

Assessed Improvement Value - \$227,500.00

Owner – Ricky and Robin Lezott – 1095 High Mountain Road, Franklin Lakes, NJ 07417

This site is currently occupied by two (2) two (2) story dwellings with an associated driveway and attached four car garage. The site is currently split in half by the C and B Zone. However, the site is used residentially so the B Zone uses will be applied. The structures on site are non-conforming to the permitted uses within the B Zone as they only allow a single detached building for no more than two families. In addition, the structures do not conform to the required minimum front, side, and rear yard setbacks. The roof drains on the structure discharge the stormwater directly onto a concrete strip that is sloped towards the public right of way. The non-conforming land use and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

10 Mangold Street, Block 88, Lot 2

Area – 0.143 acres

Assessed Land Value – \$65,900.00

Assessed Improvement Value - \$162,400.00

Owner – Matari Mustafa – 25 Gathering Road, Pine Brook, NJ 07058

The site is currently occupied by a two (2) story dwelling that appears to be split into two (2) apartments. The site is currently split in half by the C and B Zone. However, the site is used residentially so the B Zone uses will be applied. The structure on site is non-conforming the front and side yard setback requirements. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing three (3) off-street parking spaces. However, the site does not provide any off-street parking. The non-conforming parking layout and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

436 Belmont Avenue, Block 88, Lot 1

Area – 0.311 acres

Assessed Land Value – \$145,900.00

Assessed Improvement Value - \$210,200.00

Owner – U Chooch LLC. – 436 Belmont Avenue, Haledon, NJ 07508

The site is currently occupied by a three (3) story structure that the first floor is occupied by Jimmy Geez Sports Bar and Grill and the remaining floors appear to be residential. The site is currently split in half by the NC Zone and the B Zone. However, the site appears to follow the NC Zone, so those bulk and site requirements apply. The structure is non-conforming to the front and size yard requirements within the zone. In addition, the site does not conform to the permitted uses on site as residential dwellings are not permitted above restaurant establishments. The site does not provide adequate ADA access into the Sports Bar. The roof drains attached to the structure directly discharge onto an impervious concrete area with a positive slope towards the public right of way. Therefore, due to the non-conforming land development and layout the site relates to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

424 Belmont Avenue, Block 88, Lot 1.01

Area – 0.316 acres

Assessed Land Value – \$113,400.00

Assessed Improvement Value - \$21,600.00

Owner – Frank Spano – 427 Belmont Avenue, Haledon, NJ 07508

The site is currently used as an asphalt parking area for the adjacent storefront across the street tenanted by Frank's Fine Wine and Foods. The site is non-conforming to any use within the NC Zone as the zone does not permit an off-street parking lot area as a stand alone use. Therefore, the site is related to

Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area.

418 Belmont Avenue, Block 88, Lot 13

Area – 0.306 acres

Assessed Land Value – \$123,100.00

Assessed Improvement Value - \$635,900.00

Owner – Hudson United – 380 Wellington St 12th Floor, London, Ontario N6A454

This site is currently occupied by a one (1) story structure that is tenanted by TD Bank and has an associated asphalt parking area along with a drive-up window and ATM machine. The current on-site use of a bank is not permitted within the NC Zone. In addition, the site does not conform to the minimum required side and front yard setback. The aforementioned non-conformities relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area.

15 Kossuth Street, Block 88, Lot 14.01

Area – 0.115 acres

Assessed Land Value – \$61,800.00

Assessed Improvement Value - \$79,800.00

Owner – Joan Gruber – 15 Kossuth Street, Haledon, NJ 07508

This site is occupied by a two (2) story one (1) family dwelling with a detached garage and is split between the NC and B Zone. However, the site's use is related to the B Zone so those bulk coverage and permitted uses will apply. The structure on site does not conform to the minimum front and side yard setback requirements. In addition, the site infringes over adjacent property lines. The obsolete land development relates the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

19 Kossuth Street, Block 88, Lot 14

Area – 0.115 acres

Assessed Land Value – \$65,000.00

Assessed Improvement Value - \$124,300.00

Owner – L Silva, L Martinez, and L Vega – 19 Kossuth Street, Haledon, NJ 07508

This site is occupied by a two (2) story one (1) family dwelling with a detached garage and is split between the NC and B Zone. However, the site's use is related to the B Zone so those bulk coverage and permitted uses will apply. The structure on site does not conform to the minimum front and side yard setback requirements. In addition, the site infringes over adjacent property lines. The obsolete land development relates the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator

mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

23 Kossuth Street, Block 88, Lot 15

Area – 0.143 acres

Assessed Land Value – \$65,900.00

Assessed Improvement Value - \$154,600.00

Owner – Leonardo Altamirano – 23 Kossuth Street, Haledon, NJ 07508

This site is occupied by a two (2) story one (1) family dwelling with a detached garage and is split between the NC and B Zone. However, the site's use is related to the B Zone so those bulk coverage and permitted uses will apply. The structure on site does not conform to the minimum front and side yard setback requirements. In addition, the site infringes over adjacent property lines. The obsolete land development relates the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

439 Belmont Avenue, Block 55, Lot 39

Area – 0.115 acres

Assessed Land Value – \$45,000.00

Assessed Improvement Value - \$161,600.00

Owner – John and Aurora Hochhold – 3 Standfield Place, Haledon, NJ 07508

This site is currently occupied by a three (3) story structure that appears to have three separate apartments and an associated asphalt driveway area. The site is within the NC Zone and does not conform to the permitted uses as the maximum number of families in a single detached building is one two (2). In addition, the site does not conform to the front yard setback requirement. Therefore, due to the land development and site use, the property is related to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

437 Belmont Avenue, Block 55, Lot 37

Area – 0.115 acres

Assessed Land Value – \$42,800.00

Assessed Improvement Value - \$209,100.00

Owner – Balazs Orosz – 437 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a three (3) story structure that appears to have three separate apartments and an associated paver driveway area. The site is within the NC Zone and does not conform to the permitted uses as the maximum number of families in a single detached building is one two (2). In addition, the site does not conform to the front and side yard setback requirement and infringes onto the adjacent property. The structure has an attached roof drain that directly discharges onto an impervious concrete walkway that directly slopes towards the public right of way. Therefore, due to the land development and site use, the property is related to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

431 Belmont Avenue, Block 55, Lot 35

Area – 0.115 acres

Assessed Land Value – \$60,000.00

Assessed Improvement Value - \$237,000.00

Owner – Frank Spano – 427 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a two (2) story structure with the first floor being a storefront for Frank's Fine Wine and Foods with the second floor appearing to be used residentially. The site uses Lots 35 and 33 within Block 55 for the structure and uses Block 88 Lot 1.01 as the associated off-street asphalt parking area. The mixed-use nature of the site does not conform to the NC Zone. In addition, the site does not meet the minimum front and rear yard setback requirements. Due to the obsolete land development and land use, the site is related to Criterion D as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area.

427 Belmont Avenue, Block 55, Lot 33

Area – 0.115 acres

Assessed Land Value – \$60,000.00

Assessed Improvement Value - \$365,000.00

Owner – Frank Spano – 35 Young Avenue, Totowa, NJ 07508

This site is currently occupied by a two (2) story structure with the first floor being a storefront for Frank's Fine Wine and Foods with the second floor appearing to be used residentially. The site uses Lots 35 and 33 within Block 55 for the structure and uses Block 88 Lot 1.01 as the associated off-street asphalt parking area. The mixed-use nature of the site does not conform to the NC Zone. In addition, the site does not meet the minimum front and rear yard setback requirements. Due to the obsolete land development and land use, the site is related to Criterion D as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area.

425 Belmont Avenue, Block 55, Lot 31

Area – 0.115 acres

Assessed Land Value – \$60,000.00

Assessed Improvement Value - \$153,200.00

Owner – David M and Cleide Salcedo – 397 E 25th Street, Paterson, NJ 07514

This site is occupied by a two (2) story structure with the first floor being occupied by CLEIDE Hair Salon and the second floor appears to be used residentially. The site is within the NC Zone and does not fit within the permitted uses for this zone. In addition, the site does not meet the required front yard setback. The structure has an attached roof drain that directly discharges onto an impervious asphalt driveway that slopes directly towards the public right of way. Additionally, the salon does not provide adequate ADA access into the storefront. Due to the aforementioned non-conformities and faulty land arrangement, the site is related to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area.

421 Belmont Avenue, Block 55, Lot 29

Area – 0.115 acres

Assessed Land Value – \$42,800.00

Assessed Improvement Value - \$164,500.00

Owner – Angelo and WF Cacciola – 149 Sawmill Road, North Haledon, NJ 07508

This site is currently occupied by a three (3) story structure that appears to have three separate apartments within the structure. The site is within the NC Zone and having a single detached dwelling with more than two (2) families is not permitted in this zone. Therefore, the site does not conform to the permitted uses within the zone along with not meeting the minimum required front yard setback and infringes onto the adjacent property. Due to the non-conforming land development and use, the site is related to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

415 Belmont Avenue, Block 55, Lot 27

Area – 0.115 acres

Assessed Land Value – \$45,000.00

Assessed Improvement Value - \$224,200.00

Owner – William J. Minery – 259 Grove Street, Ramsey, NJ 07446

This parcel contains a three (3) story dwelling containing multiple apartments and is within the NC Zone. The structure on site does not conform to the required front and side yard setbacks within the zone. Additionally, the structure has two (2) roof drains attached that directly discharge onto impervious concrete walkways that directly slope towards the public right of way. The non-conformities of the site along with obsolete land development relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

Area 'B' Based on Figures

14 Kossuth Street, Block 89, Lot 4

Area – 0.143 acres

Assessed Land Value – \$69,400.00

Assessed Improvement Value - \$78,000.00

Owner – RandyRick Bombelyn – 14 Kossuth Street, Haledon, NJ 07508

This site is currently occupied by a two (2) story single family dwelling and is split between the NC and B Zone. Since the site's use correlates more to the B (Residence) Zone, the B Zone's lot, bulk, and site development requirements will apply. The site does not conform to the required front yard setback and provides a roof drain that directly discharges onto an impervious concrete walkway that slopes directly towards the adjacent property and public right of way. The aforementioned site conditions relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

10 Kossuth Street, Block 89, Lot 3.01

Area – 0.072 acres

Assessed Land Value – \$51,900.00

Assessed Improvement Value - \$142,100.00

Owner – 10 Kossuth Street, Haledon, NJ 07508

This property is currently occupied by a three (3) story single family dwelling and is split between the NC and B Zone. Since the site's use correlates more to the B Zone, the B Zone's lot, bulk, and site development requirements will apply. The site does not conform to the front and side yard setback requirements and the structure on site infringes onto the adjacent property. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing two (2) off-street parking spaces. However, the site does not provide any off-street parking. The site also provides a roof drain that directly discharges onto an impervious asphalt area with a direct slope towards the adjacent property and the public right of way. The non-conforming parking layout and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

8 Kossuth Street, Block 89, Lot 3

Area – 0.072 acres

Assessed Land Value – \$51,900.00

Assessed Improvement Value - \$58,400.00

Owner – Pierre Herrera – 8 Kossuth Street, Haledon, NJ 07508

This property is currently occupied by a three (3) story single family dwelling and is split between the NC and B Zone. Since the site's use correlates more to the B Zone, the B Zone's lot, bulk, and site development requirements will apply. The site does not conform to the front and side yard setback requirements and does not meet the minimum lot area. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing two (2) off-street parking spaces. However, the site does not provide any off-street parking. The non-conforming parking layout and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

6 Kossuth Street, Block 89, Lot 2

Area – 0.095 acres

Assessed Land Value – \$56,800.00

Assessed Improvement Value - \$221,300.00

Owner – Phillip and Lucia Izzo – 196 Manchester Avenue, North Haledon, NJ 07508

This site is currently occupied by a three (3) story dwelling that appears to be split into three (3) apartments. The site also has an associated asphalt driveway along with a detached garage. Since the site's use correlates more to the B Zone, the B Zone's lot, bulk, and site development requirements will apply. The site is non-conforming to the permitted uses within the zone along with not meeting the required minimum front and side yard setback. In addition, the structure on site infringes onto the adjacent property and does not meet the minimum required lot area. The structure has an attached roof drain that directly discharges onto the public right of way sidewalk. The aforementioned faulty land development and site use related the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

396 Belmont Avenue, Block 89, Lot 1

Area – 0.256 acres

Assessed Land Value – \$123,800.00

Assessed Improvement Value - \$501,500.00

Owner – Nablus Realty Investment LLC – 388 / 398 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story farmers market with an associated asphalt parking area. The site utilizes Block 89 Lots 20.01 and 21 as additional asphalt parking areas. The site is non-conforming to the required minimum front and rear yard setback within the NC Zone. The parking requirements, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide sixty-

nine (69) total off-street parking spaces with three (3) being ADA accessible. However, the site only provides twenty (20) parking spaces with two (2) being ADA accessible. The non-conforming land development and parking layout relate the site to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

388 Belmont Avenue, Block 89, Lot 20.01

Area – 0.028 acres

Assessed Land Value – \$14,400.00

Assessed Improvement Value - \$0.00

Owner – Nablus Realty Investment LLC – 388 / 398 Belmont Avenue, Haledon, NJ 07508

This site is currently used as an additional asphalt parking area for Block 89, Lot 1 and is used in conjunction with Block 89, Lot 21. The site is within the NC Zone and the use of a site solely for off-street parking is not permitted within the Zone. In addition, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide sixty-nine (69) total off-street parking spaces with three (3) being ADA accessible. However, the site only provides twenty (20) parking spaces with two (2) being ADA accessible. The non-conforming land use and parking layout relate the site to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

378 Belmont Avenue, Block 89, Lot 20

Area – 0.326 acres

Assessed Land Value – \$81,500.00

Assessed Improvement Value - \$236,500.00

Owner – 378 Belmont Avenue LLC. – 378 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story structure tenanted by Medical Specialists and has an associated asphalt parking area on site. The site is within the NC Zone and the structure does not conform to the required minimum front yard setback and the structure infringes onto the public right of way. In addition, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide thirty-four (34) total off-street parking spaces with two (2) being ADA accessible. However, the site only provides six (6) parking spaces with one (1) being ADA accessible. The non-conforming land use and parking layout relate the site to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

9-11 Harris Street, Block 89, Lot 21

Area – 0.073 acres

Assessed Land Value – \$74,200.00

Assessed Improvement Value - \$0.00

Owner – Nablus Realty Investment LLC – 388 / 398 Belmont Avenue, Haledon, NJ 07508

This site is currently used as an additional asphalt parking area for Block 89, Lot 1 and is used in conjunction with Block 89, Lot 21. The site is within the NC Zone and the use of a site solely for off-street parking is not permitted within the Zone. In addition, as described in Borough Ordinance § 405-30 Off-street parking, require the site to provide one (1) space for each 100 square feet of floor space for the commercial use. Therefore, the site is required to provide sixty-nine (69) total off-street parking spaces with three (3) being ADA accessible. However, the site only provides twenty (20) parking spaces with two (2) being ADA accessible. The non-conforming land use and parking deficiency relate the site to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

15 Harris Street, Block 89, Lot 22.01

Area – 0.115 acres

Assessed Land Value – \$61,800.00

Assessed Improvement Value - \$134,400.00

Owner – Yazid and Adaleh Jawabrah – 15 Harris Street, Haledon, NJ 07508

This site is occupied by a two (2) story single family dwelling with an associated concrete driveway. The site is split between the NC and B Zone, but the on-site use closer relates to the B Zone so that zone's requirements will be applied. The site does not conform to the front and side yard setback requirements, and it appears the associated concrete driveway infringes onto the adjacent property. Due to the non-conforming nature of the site, this property can be related to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

21 Harris Street, Block 89, Lot 22

Area – 0.115 acres

Assessed Land Value – \$61,800.00

Assessed Improvement Value - \$159,900.00

Owner – Felix J and Helen Piccolo – 21 Harris Street, Haledon, NJ 07508

This site is occupied by a two (2) story single family dwelling with an associated concrete driveway. The site is split between the NC and B Zone, but the on-site use closer relates to the B Zone so that zone's requirements will be applied. The structure on site infringes onto the adjacent property and does not meet the required front yard setback. The aforementioned non-conformities relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

16 Harris Street, Block 90, Lot 2.01

Area – 0.115 acres

Assessed Land Value – \$65,000.00

Assessed Improvement Value - \$276,900.00

Owner – Agim and Suzan Gerbeshi – 19 Diamon Lane, Howell, NJ 07731

This site is occupied by a three (3) story house with an attached two (2) car garage on the first floor, along with having an associated asphalt driveway. The site is split between the NC and B Zone, and since the B Zone's uses are more related to this site's use, the B Zone's permitted uses and lot requirements will be analyzed. The structure on site does not conform to the required minimum side yard setback along with surpassing the maximum height allowed in the B zone. Due to the obsolete land development, the site relates to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

10 Harris Street, Block 90, Lot 2

Area – 0.116 acres

Assessed Land Value – \$62,400.00

Assessed Improvement Value - \$146,700.00

Owner – Kathryn Jorge – 3735 101 Street, Corona, NY 11368

This site is occupied by a two (2) story structure that has an associated driveway. The site is split between the NC and B Zone, and since the B Zone's uses are more related to this site's use, the B Zone's permitted uses and lot requirements will be analyzed. The current exterior site conditions exhibit dilapidated pavement sections due to tree roots that can create tripping hazards relating the site to Criterion A as the generality of the site is substandard, unsafe, and possess any of such characteristics as to be conducive to unwholesome living conditions. The dwelling is non-conforming to the front and side yard required minimum setback. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing three (3) off-street parking spaces. However, the site's asphalt driveway only provides two parking spaces. The non-conforming parking layout and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

364 Belmont Avenue, Block 90, Lot 1

Area – 0.354 acres

Assessed Land Value – \$152,400.00

Assessed Improvement Value - \$242,600.00

Owner – 364 Belmont Avenue LLC. – 18 Iron Latch Way, Upper Saddle River, NJ 07458

This site is currently occupied by a two-story structure with the first floor tenanted by Belmont Pharmacy and the second floor has two apartments within. The site is currently in the NC Zone and does not conform to the permitted uses. The site does not meet the required minimum setback for the front and side yards. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit and an additional one (1) space per 100 square feet of commercial floor space. Therefore, the site should be providing twenty-nine (29) off-street parking spaces with two (2) being ADA accessible. However, the site's asphalt parking area only provides eleven striped parking spaces with none being ADA accessible. The storefront does not provide adequate ADA access into the structure. It was observed that a roof drain attached to the structure directly discharges along the impervious concrete sidewalk right of way. The non-conforming parking deficiency and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

350 Belmont Avenue, Block 90, Lot 19

Area – 0.360 acres

Assessed Land Value – \$154,100.00

Assessed Improvement Value - \$95,900.00

Owner – 350 Belmont Avenue LLC. – 350 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by two structures. One structure is a two (2) story dwelling, and the other is a one (1) story storefront that was previously occupied by Beauty Galore NJ. Both structures on site are vacant and have an associated asphalt parking area that is fenced off. The current exterior site conditions exhibit dilapidated pavement sections and missing asphalt that can create tripping hazards relating the site to Criterion A as the generality of the site is substandard, unsafe, and possess any of such characteristics as to be conducive to unwholesome living and working conditions. Due to the discontinuance of the use of buildings previously used for commercial purposes, the site relates to Criterion B. In addition, the existing structures do not conform to the side and front yard minimum setback requirements within the NC Zone, along with infringing along adjacent property lines. The non-conforming land development relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

19 Zabriskie Street, Block 90, Lot 20

Area – 0.115 acres

Assessed Land Value – \$61,800.00

Assessed Improvement Value - \$145,100.00

Owner – Karla and Eduardo Salcedo – 19 Zabriskie Street, Haledon, NJ 07508

This site is currently occupied by a two (2) story dwelling with an associated asphalt driveway and detached one (1) car garage. The site is currently split between the NC and B Zone, and since the current use closer relates to the B Zone, this zone's permitted uses and lot development requirements will be analyzed. The structure on site does not meet the minimum front and side yard setback requirements within this zone, which relates it to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located

within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

23 Zabriskie Street, Block 90, Lot 21

Area – 0.115 acres

Assessed Land Value – \$61,800.00

Assessed Improvement Value - \$205,800.00

Owner – Jonken Realty LLC – 56 Spruce Street, Oakland, NJ 07436

This site is currently occupied by a two (2) story dwelling with an associated asphalt driveway. The site is currently split between the NC and B Zone, and since the current use closer relates to the B Zone, this zone’s permitted uses and lot development requirements will be analyzed. The site does not conform to the required side yard minimum structure setback and does not appear to provide adequate parking as per Borough Ordinance, § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing three (3) off-street parking spaces as there are at minimum two apartments within the dwelling. However, the site’s asphalt driveway only provides enough space for two (2) parking spaces. The structure has two (2) attached roof drains that discharge directly onto impervious surfaces that slope towards the public right of way. Therefore, the parking deficiency and obsolete land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State’s Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

Area ‘C’ Based on Figures

12 Zabriskie Street, Block 91, Lots 9.01 and 10

Area – 0.112 acres

Assessed Land Vale – \$65,000.00

Assessed Improvement Value - \$224,600.00

Owner – Gassan Fashah and Etals Ihsan – 12 Zabriskie Street, Haledon, NJ 07508

This site is currently occupied by a three (3) story dwelling with a detached two (2) car garage. The site is split between the NC and B Zone within the Borough. Since, the current use relates more to the B Zone, this zone’s requirements will be analyzed. The site does not conform to the minimum side and front yard setback requirement and surpasses the maximum height allowed in this zone. In addition, the parcel size does not meet the required minimum lot depth. The site has multiple roof drains attached to the dwelling and garage that directly discharge stormwater into the public right of way. The non -conforming land development relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State’s Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the

inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

8 Zabriskie Street, Block 91, Lot 9

Area – 0.168 acres

Assessed Land Value – \$71,700.00

Assessed Improvement Value - \$187,500.00

Owner – Carlos and Luz Carrillo – 67 Barbour Street, Haledon, NJ 07508

This site is currently occupied by a three (3) story dwelling and is currently split between the NC and B Zone within the Borough. Since the lot's current use is closer related to the B Zone, this zone's requirements will be applied to the property. The structure surpasses the allowed maximum height along with not meeting the required minimum side yard setback within the Zone. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling. Therefore, the site should be providing three (3) off-street parking spaces. However, the site does not provide any off-street parking for the dwelling. The structure has an attached roof drain that directly drains onto the associated paver walkway that slopes towards the public right of way. The non-conforming parking deficiency and land development relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

336 Belmont Avenue, Block 91, Lot 4

Area – 0.186 acres

Assessed Land Value – \$50,000.00

Assessed Improvement Value - \$318,100.00

Owner – Four Plex Realty LLC – 51 Finch Road, Ringwood, NJ 07456

This site is currently occupied by a two (2) story duplex dwelling and is within the NC Zone. The site does not conform to the minimum lot area along with not meeting the required setbacks for the side and rear yard. In addition, the site does not conform to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling. Therefore, the site should be providing six (6) off-street parking spaces. However, the site does not provide any off-street parking for the dwelling. The non-conforming land development and parking layout relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

332 Belmont Avenue, Block 91, Lot 3

Area – 0.130 acres

Assessed Land Value – \$63,600.00

Assessed Improvement Value - \$229,500.00

Owner – Machelie Di Gangi – 21 Stockton Road, North Haledon, NJ 07508

This site is currently occupied by a two (2) story structure with the first floor tenanted by 7 Sins Tattoo and the second floor is occupied by two (2) separate apartments. The property is fully within the NC Zone and it's current mixed-use is not permitted within the zone, in addition the site does not meet the required front yard setback. The site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling and one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing ten (10) off-street parking spaces with one (1) being ADA accessible. However, the site does not provide any off-street parking for the mixed-use structure. The structure has an attached roof drain that directly discharges onto the public right of way. Additionally, the storefront entrance does not provide adequate ADA access. The obsolete land development along with parking deficiency relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

330 Belmont Avenue, Block 91, Lot 2.01

Area – 0.083 acres

Assessed Land Value – \$43,200.00

Assessed Improvement Value - \$189,800.00

Owner – Hercules LLC – 309 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story garage style structure as it is used for automobile servicing. The property is fully within the NC Zone and the site is non-conforming to the permitted uses within the zone. Additionally, the site does not conform to the minimum lot width and area, along with required side and rear yard setbacks. The site is deficient in parking as per Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing twenty-four (24) off-street parking spaces with one (1) being ADA accessible. However, the site does not provide any off-street parking for the automobile service center. The obsolete land development along with the parking deficiency relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

324 Belmont Avenue, Block 91, Lot 2

Area – 0.138 acres

Assessed Land Value – \$51,300.00

Assessed Improvement Value - \$292,300.00

Owner – Joseph and Marcella Lombardo – 259 Highland Road, North Haledon, NJ 07508

This site is currently occupied by a two (2) story structure with the first floor having three (3) storefronts and the second floor having two apartments within, the adjacent Lot 1 is solely used as an asphalt parking area for the mixed-use complex. The three (3) storefronts that occupy the structure as Loveable suds, Lightning Warrior, and Fancy Cleaners. The property is within the NC Zone and its current use is not within the permitted uses in the zone. The structure on site does not meet the required front and rear yard setback requirements along with infringing on adjacent property lines. In addition, the site is non-

conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling and one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing forty-four (44) off-street parking spaces with two (2) being ADA accessible. However, the adjacent lot only provides seven (7) off-street parking spaces with one (1) being ADA accessible. Two (2) of the storefronts do not provide adequate ADA access into the structure. Additionally, multiple roof drains around the structure directly discharge onto the public right of way. The obsolete land development along with the aforementioned parking deficiency relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

424 West Clinton Street, Block 91, Lot 1

Area – 0.139 acres

Assessed Land Value – \$83,300.00

Assessed Improvement Value - \$211,700.00

Owner – Orioriya LLC. – 320 Belmont Avenue, Haledon, NJ 07508

This site is used solely as an asphalt parking area for Block 91 Lot 2. The site is split between the NC and B Zone and since the use is closer related to the NC Zone, this zoning criteria will be analyzed. The site's sole use as an asphalt parking area is not a permitted use within the zone. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling and one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing forty-four (44) off-street parking spaces with one (2) being ADA accessible. However, the adjacent lot only provides seven (7) off-street parking spaces with one (1) being ADA accessible. The obsolete land development along with the aforementioned parking deficiency relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

310 Belmont Avenue, Block 107, Lot 12

Area – 0.086 acres

Assessed Land Value – \$43,900.00

Assessed Improvement Value - \$192,200.00

Owner – 310 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied a two and a half (2.5) story structure with the first floor having two (2) storefronts and the second floor appears to have two (2) apartments within. The property is fully within the NC Zone. The storefronts do not provide adequate ADA access into the structure. The site is non-conforming to the required minimum yard setbacks and does not conform to the minimum lot area. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling and one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing eighteen (18) off-street parking spaces with one (1) being ADA accessible. However, the associated asphalt parking lot only an open asphalt area with no designated striping. The structure has multiple roof drains that discharge to impervious surfaces that slope towards the public right of way. The obsolete land development along with the aforementioned parking deficiency relate the property to Criterion D. Furthermore, Criterion H also

applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

304 Belmont Avenue, Block 107, Lot 11

Area – 0.096 acres

Assessed Land Value – \$46,100.00

Assessed Improvement Value - \$139,900.00

Owner – PSAW LLC. – 306 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story structure that was formerly tenanted by The Maids and is fully within the NC Zone. The current exterior site conditions exhibit dilapidated pavement sections and missing asphalt that can create tripping hazards relating the site to Criterion A as the generality of the site is substandard, unsafe, and possess any of such characteristics as to be conducive to unwholesome living and working conditions. The discontinuance of the use of buildings previously used for commercial purposes relates the property to Criterion B. The site does not meet the required minimum lot area and front yard setback within the zone. In addition, the site provides an unstripped asphalt parking area that is in dilapidated condition which can be unsafe to anyone using the lot. The site has a roof drain that directly discharges onto impervious asphalt that is sloped towards the public right of way. The aforementioned nature of the property relates it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

302 Belmont Avenue, Block 107, Lot 10

Area – 0.085 acres

Assessed Land Value – \$34,500.00

Assessed Improvement Value - \$225,500.00

Owner – Jessica and Andres Gomez – 8 North 16th Street, Prospect Park, NJ 07508

This site is currently occupied by a two (2) story mixed use structure with the first floor tenanted by J & C laundromat and the second floor has two (2) apartments within. The site uses Block 107, Lot 13 and 13.01 in conjunction with this lot as the structure infringes onto both property lines and the entirety of the asphalt parking area is within Block 107, Lot 13 and 13.01. Both lots are fully within the NC Zone and the current use on site is not permitted within said zone. In addition, the site is non-conforming to the minimum lot area requirements along with not meeting the minimum required front yard setback. The site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling and one (1) space per one hundred (100) square feet of commercial floor area. Therefore, the site should be providing twenty-two (22) off-street parking spaces with one (1) being ADA accessible. However, the associated asphalt parking lot only provides nine (9) stripped parking spaces with zero (0) being ADA accessible. The aforementioned parking deficiency and land development relate the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

300 Belmont Avenue, Block 107, Lot 9

Area – 0.122 acres

Assessed Land Value – \$63,900.00

Assessed Improvement Value - \$189,100.00

Owner – Cha Sar LLC. – 300 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a two (2) story dwelling that has two (2) apartments within and the site is fully within the NC Zone. The site is non-conforming to the front and rear yard setbacks within the zone. In addition, the site is non-conforming to the minimum lot area requirements along with not meeting the minimum required front yard setback. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling. Therefore, the site should be providing three (3) off-street parking spaces. However, the associated asphalt driveway only provides enough space for one (1) parking space. Additionally, the site has a roof drain that directly discharges onto the public right of way. The non-conforming land development and parking layout relate the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

294 Belmont Avenue, Block 107, Lot 8

Area – 0.095 acres

Assessed Land Value – \$37,600.00

Assessed Improvement Value - \$179,200.00

Owner – Vasile and Miheala Grosu – 142 Heights Avenue, Fair Lawn, NJ 07410

This site is currently occupied by a three (3) story dwelling with three (3) separate apartments along with having a dilapidated asphalt driveway with associated one (1) car garage. The current exterior site conditions exhibit dilapidated pavement sections and missing asphalt that can create tripping hazards relating the site to Criterion A as the generality of the site is substandard, unsafe, and possess any of such characteristics as to be conducive to unwholesome living conditions. The property is fully within the NC zone and does not meet the required minimum lot area. In addition, the site is non-conforming to the minimum required front and side yard setbacks. The site provides a roof drain that directly discharges onto an impervious awning above the front door. The awning is sloped onto the public right of way with no gutter to catch the stormwater, which will directly correlate to discharging the stormwater into the public right of way. The obsolete land development relates the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

292 Belmont Avenue, Block 107, Lot 7

Area – 0.113 acres

Assessed Land Value – \$59,300.00

Assessed Improvement Value - \$306,700.00

Owner – Salvatore and Rosa La Rosa – 878 Huron Road, Franklin Lakes, NJ 07417

This site is currently occupied by a two (2) story structure that has a partial first floor commercial storefront tenanted by Yahaala Deli and Grocery with three (3) separate apartments in the residential area of the building. The site is fully within the NC zone and the current mixed-use nature of the property is not a permitted use within the zone. In addition, the site does not meet the required front and side yard areas or the minimum required lot area. The site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling. Therefore, the site should be providing eighteen (18) off-street parking spaces with one (1) being ADA accessible. However, the site does not provide an off-street parking. The aforementioned non-conforming properties of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

286 Belmont Avenue, Block 107, Lot 6

Area – 0.253 acres

Assessed Land Value – \$58,600.00

Assessed Improvement Value - \$163,500.00

Owner – Salvatore Larosa – 276 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a one (1) story dwelling with an associated asphalt parking lot. The property appears to be used in conjunction with Block 107, Lots 5,4, and 3. Lots 5 and 4 are also asphalt parking areas solely used for parking for La Neve's Banquet Hall. Since Lots 6, 5, and 4 are used in conjunction as an asphalt parking area, the parking count will combine the three (3) lots. The site does not conform to the minimum side yard setback requirement within the NC Zone. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) parking space per one hundred (100) square feet of gross floor area. Therefore, the site should be providing two-hundred and thirty-four (234) off-street parking spaces with nine (9) being ADA accessible. However, the conjoining asphalt parking areas only provide one hundred and seventeen (117) parking spaces with five (5) being ADA accessible. The non-conforming nature of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

284 Belmont Avenue, Block 107, Lot 5

Area – 0.121 acres

Assessed Land Value – \$58,300.00

Assessed Improvement Value - \$12,000.00

Owner – Salvatore Larosa – 878 Huron Road, Franklin Lakes, NJ 07417

This site is currently solely used as an asphalt parking area in conjunction with Block 107, Lots 6 and 4. The property appears to be used in conjunction with Block 107, Lots 6,4, and 3. Lots 6 and 4 are also asphalt parking areas solely used for parking for La Neve's Banquet Hall. Since Lots 6, 5, and 4 are used in conjunction as an asphalt parking area, the parking count will combine the three (3) lots. The site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) parking space per one hundred (100) square feet of gross floor area. Therefore, the site should be providing two-hundred and thirty-four (234) off-street parking spaces with nine (9) being ADA accessible. However, the conjoining asphalt parking areas only provide one hundred and seventeen (117) parking

spaces with five (5) being ADA accessible. The non-conforming nature of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

282 Belmont Avenue, Block 107, Lot 4

Area – 0.231 acres

Assessed Land Value – \$106,900.00

Assessed Improvement Value - \$154,100.00

Owner – Rosa Larosa – 276 Belmont Avenue, Haledon, NJ 07508

This site is currently solely used as an asphalt parking area in conjunction with Block 107, Lots 6 and 5. The property appears to be used in conjunction with Block 107, Lots 6,5, and 3. Lots 6 and 5 are also asphalt parking areas solely used for parking for La Neve's Banquet Hall. Since Lots 6, 5, and 4 are used in conjunction as an asphalt parking area, the parking count will combine the three (3) lots. The site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) parking space per one hundred (100) square feet of gross floor area. Therefore, the site should be providing two-hundred and thirty-four (234) off-street parking spaces with nine (9) being ADA accessible. However, the conjoining asphalt parking areas only provide one hundred and seventeen (117) parking spaces with five (5) being ADA accessible. The non-conforming nature of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

276 Belmont Avenue, Block 107, Lot 3

Area – 0.591 acres

Assessed Land Value – \$367,600.00

Assessed Improvement Value - \$2,003,400.00

Owner – Salvatore Larosa – 276 Belmont Avenue Haledon, NJ 07508

This site is currently occupied by a two (2) story structure tenanted by La Neve's Banquets and uses Block 107, Lots 4,5, and 6 to provide stripped asphalt parking areas. The site is non-conforming to the minimum required front yard setback. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one (1) parking space per one hundred (100) square feet of gross floor area. Therefore, the site should be providing two-hundred and thirty-four (234) off-street parking spaces with nine (9) being ADA accessible. However, the conjoining asphalt parking areas only provide one hundred and seventeen (117) parking spaces with five (5) being ADA accessible. The non-conforming nature of the site relate it to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

266 Belmont Avenue, Block 107, Lot 2

Area – 0.217 acres

Assessed Land Value – \$105,100.00

Assessed Improvement Value - \$394,900.00

Owner – Ace Security Inc. – 266-268 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a partial two (2) story structure with four (4) storefronts occupying the first floor with a residential use on the second floor. The site is currently within the NC Zone and is non-conforming to the permitted uses along with the front yard required setback. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit and one (1) parking space per one hundred (100) square feet of gross floor area. Therefore, the site should be providing sixty-seven (67) parking spaces with three (3) being ADA accessible. However, the site only provides a relatively small asphalt parking area with no corresponding striping. Additionally, a storefront on site does not provide adequate ADA access into the structure. The non-conforming nature of the site relate it to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area.

403 West Clinton Street, Block 107, Lots 14

Area – 0.095 acres

Assessed Land Value – \$59,000.00

Assessed Improvement Value - \$116,100.00

Owner – 403 West Clinton Street, Haledon, NJ 07508

This site is currently occupied by a two (2) story single family dwelling and is split between the NC and B Zone. Since the current use is closer related to the B Zone, this zone's criteria will be applied to this site. The lot does not meet the minimum required lot area along with not meeting the required front and side yard setbacks. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing two (2) off-street parking spaces. However, the site does not provide any off-street parking. The non-conforming nature of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

399 West Clinton Street, Block 107, Lot 15

Area – 0.113 acres

Assessed Land Value – \$61,400.00

Assessed Improvement Value - \$163,500.00

Owner – 399 West Clinton Street, Haledon, NJ 07508

This site is currently occupied by a two (2) story dwelling with an associated asphalt driveway and detached two (2) car garage. The site is split between the NC and B Zone, and since the B Zone's uses are more related to this site's use, the B Zone's permitted uses and lot requirements will be analyzed. The structure does not meet the front, side, and rear yard setback requirements within the Zone and the detached garage infringes onto adjacent property lines. The structure has an associated roof drain that directly discharges onto the impervious asphalt driveway that slopes towards the public right of way. The aforementioned non-conforming land development relates the property to Criterion D. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates

that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

397 West Clinton Street, Block 107, Lot 16

Area – 0.098 acres

Assessed Land Value – \$56,600.00

Assessed Improvement Value - \$112,500.00

Owner – Salvatore and Rosa Larosa – 276 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a two (2) story dwelling with an associated asphalt driveway and is split between the NC and B Zone. The site's current use is more related to the B Zone, so this zone's requirements will be compared to the current condition. The site is non-conforming to the front and side yard setback requirements within the zone and infringes over adjacent property lines. The dwelling has an attached roof drain that directly discharges onto the impervious asphalt driveway that slopes towards the public right of way. The obsolete site layout relates the property to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

385 West Clinton Street, Block 107, Lot 5.01

Area – 0.148 acres

Assessed Land Value – \$77,700.00

Assessed Improvement Value - \$128,300.00

Owner – Salvatore and Rosa Larosa – 276 Belmont Avenue, Haledon, NJ 07508

This site is currently occupied by a two (2) story dwelling and is within the B Zone. The site is non-conforming to all of the required yard setbacks. In addition, the site is non-conforming to Borough Ordinance § 405-30 Off-street parking, as the site is required to provide one and a half (1.5) spaces per dwelling unit. Therefore, the site should be providing two (2) off-street parking spaces. However, the site does not provide any off-street parking. The site has multiple roof drains that directly discharges onto the public right of way. The non-conforming nature of the site relate it to Criterion D, as it limits the potential for successful stimulus through individual lot redevelopment. Furthermore, Criterion H also applies as the State's Taking Care of Business Site Evaluator mapping system indicates that the entirety of the study area is located within a Smart Growth area. The site relates to Section 3 as a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

Conclusion

This initial analysis/inventory of properties was prepared at the request of the Borough of Haledon. Based upon our initial analysis/inventory of properties and criteria illustrated in this report, the properties

identified above could qualify as “Areas in Need of Redevelopment.” After the review of our initial report and feedback from the Governing Body, the next step would require a resolution to initiate the formal “Area in Need of Redevelopment” study. This resolution must indicate whether the area subject to the study will be considered as a “condemnation redevelopment area” or as a “non-condemnation redevelopment area”.

In addition, the goals and objectives of the 2010 Master Plan & 2020 Master Plan Reexamination would be advanced and further accomplished by the designation of this study areas as “Areas in Need of Redevelopment.”

DRAFT

Appendix A

*Site Inspection Photographs Prepared by Neglia
Engineering Associates*



Location: 466 Belmont Avenue (Block 87, Lot 1)

Description: Study area from the north side of Church Street facing southeast along Church Street and Belmont Avenue.



Location: 466 Belmont Avenue (Block 87, Lot 1)

Description: Study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 464, 462, and 460 Belmont Avenue (Block 87, Lots 2,3, and 4)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 464, 462, and 460 Belmont Avenue (Block 87, Lots 2,3, and 4)

Description: The study area from the west side of Belmont Avenue facing northeast along Belmont Avenue.



Location: 458 and 456 Belmont Avenue (Block 87, Lots 5 and 6)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 458 and 456 Belmont Avenue (Block 87, Lots 5 and 6)

Description: The study area from the west side of Belmont Avenue facing northeast along Belmont Avenue.



Location: 454 and 450 Belmont Avenue (Block 87, Lots 6.01 and 7)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 454 and 450 Belmont Avenue (Block 87, Lots 6.01 and 7)

Description: The study area from the south side of Mangold Street facing northwest along Mangold Street.



Location: 17 Mangold Street (Block 87, Lot 8)

Description: The study area from the south side of Mangold Street facing north along Mangold Street.



Location: 17 Mangold Street (Block 87, Lot 8)

Description: The study area from the south side of Mangold Street facing north along Mangold Street.



Location: 10 Mangold Street (Block 88, Lot 2)

Description: The study area from the north side of Mangold Street facing south along Mangold Street.



Location: 10 Mangold Street (Block 88, Lot 2)

Description: The study area from the north side of Mangold Street facing south along Mangold Street.



Location: 436 Belmont Avenue (Block 88, Lot 1)

Description: The study area from the north side of Mangold Street facing south along Mangold Street.



Location: 436 Belmont Avenue (Block 88, Lot 1)

Description: The study area from the west side of Belmont Avenue facing southeast along Belmont Avenue.



Location: 424 Belmont Avenue (Block 88, Lot 1.01)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 418 Belmont Avenue (Block 88, Lot 13)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 418 Belmont Avenue (Block 88, Lot 13)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 418 Belmont Avenue (Block 88, Lot 13)

Description: The study area from the south of Kossuth Street facing north along Kossuth Street.



Location: 15 Kossuth Street (Block 88, Lot 14.01)

Description: The study area from the south of Kossuth Street facing north along Kossuth Street.



Location: 19 Kossuth Street (Block 88, Lot 14)

Description: The study area from the south of Kossuth Street facing north along Kossuth Street.



Location: 23 Kossuth Street (Block 88, Lot 15)

Description: The study area from the south of Kossuth Street facing north along Kossuth Street.



Location: 439 Belmont Avenue (Block 55, Lot 39)

Description: The study area from the north side King Street facing southeast along King Street.



Location: 439 Belmont Avenue (Block 55, Lot 39)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 437 Belmont Avenue (Block 55, Lot 37)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 431 Belmont Avenue (Block 55, Lot 35)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 427 Belmont Avenue (Block 55, Lot 33)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 425 Belmont Avenue (Block 55, Lot 31)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 421 Belmont Avenue (Block 55, Lot 29)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 415 Belmont Avenue (Block 55, Lot 27)

Description: The study area from the east side of Belmont Avenue facing west along Belmont Avenue.



Location: 14 Kossuth Street (Block 89, Lot 4)

Description: The study area from the north side of Kossuth Street facing south along Kossuth Street.



Location: 10 Kossuth Street (Block 89, Lot 3.01)

Description: The study area from the north side of Kossuth Street facing south along Kossuth Street.



Location: 6 and 8 Kossuth Street (Block 89, Lots 2 and 3)

Description: The study area from the north side of Kossuth Street facing south along Kossuth Street.



Location: 6 and 8 Kossuth Street (Block 89, Lots 2 and 3)

Description: The study area from the north side of Kossuth Street facing south along Kossuth Street.



Location: 396 Belmont Avenue (Block 89, Lot 1)

Description: The study area from the north side of Kossuth Street facing south along Kossuth Street and Belmont Avenue.



Location: 396 Belmont Avenue (Block 89, Lot 1)

Description: The study area from the west side of Belmont Avenue facing southeast along Belmont Avenue.



Location: 388 Belmont Avenue (Block 89, Lot 20.01)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 378 Belmont Avenue (Block 89, Lot 20)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 378 Belmont Avenue (Block 89, Lot 20)

Description: The study area from the south side of Harris Street facing northwest along Harris Street.



Location: 15 Harris Street (Block 89, Lot 22.01)

Description: The study area from the south side of Harris Street facing north along Harris Street.



Location: 21 Harris Street (Block 89, Lot 22)

Description: The study area from the south side of Harris Street facing north along Harris Street.



Location: 16 Harris Street (Block 90, Lot 2.01)

Description: The study area from the north side of Harris Street facing south along Harris Street.



Location: 10 Harris Street (Block 90, Lot 2)

Description: The study area from the north side of Harris Street facing south along Harris Street.



Location: 364 Belmont Avenue (Block 90, Lot 1)

Description: The study area from the north side of Harris Street facing south along Harris Street and Belmont Avenue.



Location: 364 Belmont Avenue (Block 90, Lot 1)

Description: The study area from the west side of Belmont Avenue facing southeast along Harris Street and Belmont Avenue.



Location: 364 Belmont Avenue (Block 90, Lot 1)

Description: The study area from the west side of Belmont Avenue facing northeast along Belmont Avenue.



Location: 350 Belmont Avenue (Block 90, Lot 19)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 350 Belmont Avenue (Block 90, Lot 19)

Description: The study area from the south side of Zabriskie Street facing north along Zabriskie Street.



Location: 350 Belmont Avenue (Block 90, Lot 19)

Description: The study area from the south side of Zabriskie Street facing northwest along Zabriskie Street.



Location: 19 Zabriskie Street (Block 90, Lot 20)

Description: The study area from the south side of Zabriskie Street facing north along Zabriskie Street.



Location: 23 Zabriskie Street (Block 90, Lot 21)

Description: The study area from the south side of Zabriskie Street facing north along Zabriskie Street.



Location: 12 Zabriskie Street (Block 91, Lot 9.01 and 10)

Description: The study area from the north side of Zabriskie Street facing south along Zabriskie Street.



Location: 12 Zabriskie Street (Block 91, Lot 9.01 and 10)

Description: The study area from the east side of Roe Street facing west along Roe Street.



Location: 8 Zabriskie Street (Block 91, Lot 9)

Description: The study area from the north side of Zabriskie Street facing south along Zabriskie Street.



Location: 336 Belmont Avenue (Block 91, Lot 4)

Description: The study area from the north side of Zabriskie Street facing south along Zabriskie Street.



Location: 336 Belmont Avenue (Block 91, Lot 4)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 332 Belmont Avenue (Block 91, Lot 3)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 332 and 330 Belmont Avenue (Block 91, Lot 3 and 2.01)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 324 Belmont Avenue (Block 91, Lot 2)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 324 Belmont Avenue and 424 West Clinton Street (Block 91, Lot 1 and 2)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 310 Belmont Avenue (Block 107, Lot 12)

Description: The study area from the north side of West Clinton Street facing west along West Clinton Street.



Location: 310 Belmont Avenue (Block 107, Lot 12)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 304 Belmont Avenue (Block 107, Lot 11)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 302 Belmont Avenue (Block 107, Lot 10)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 300 Belmont Avenue (Block 107, Lot 9)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 294 Belmont Avenue (Block 107, Lot 8)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 292 Belmont Avenue (Block 107, Lot 7)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 286, 284, and 282 Belmont Avenue (Block 107, Lot 6, 5, and 4)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 276 Belmont Avenue (Block 107, Lot 3)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 276 Belmont Avenue (Block 107, Lot 3)

Description: The study area from the west side of Belmont Avenue facing northeast along Belmont Avenue.



Location: 266 Belmont Avenue (Block 107, Lot 2)

Description: The study area from the west side of Belmont Avenue facing east along Belmont Avenue.



Location: 403 West Clinton Street (Block 107, Lot 14)

Description: The study area from the east side of West Clinton Street facing west along West Clinton Street.



Location: 399 West Clinton Street (Block 107, Lot 15)

Description: The study area from the east side of West Clinton Street facing west along West Clinton Street.



Location: 397 West Clinton Street (Block 107, Lot 16)

Description: The study area from the east side of West Clinton Street facing west along West Clinton Street.



Location: 385 West Clinton Street (Block 107, Lot 5.01)

Description: The study area from the east side of West Clinton Street facing west along West Clinton Street.

Appendix B

*Area of Need Study Map
for Borough of Haledon*

Area "A"	Belmont Ave from Church St to Kossuth St. Block 55 Lots 27-39, Block 87 Lots 1-8, Block 88 Lots 1-2, 13-15. 3.00 AC
Area "B"	Belmont Ave from Kossuth St to Zabriskie St. Block 89 Lots 1-4, 20-22.01, Block 90 Lots 1-2.01, 19-21. 2.374 AC
Area "C"	Belmont Ave from Zabriskie St to Henry St. Block 91 Lots 1-4, 9-10, Block 107 Lots 2-16. 3.459 AC

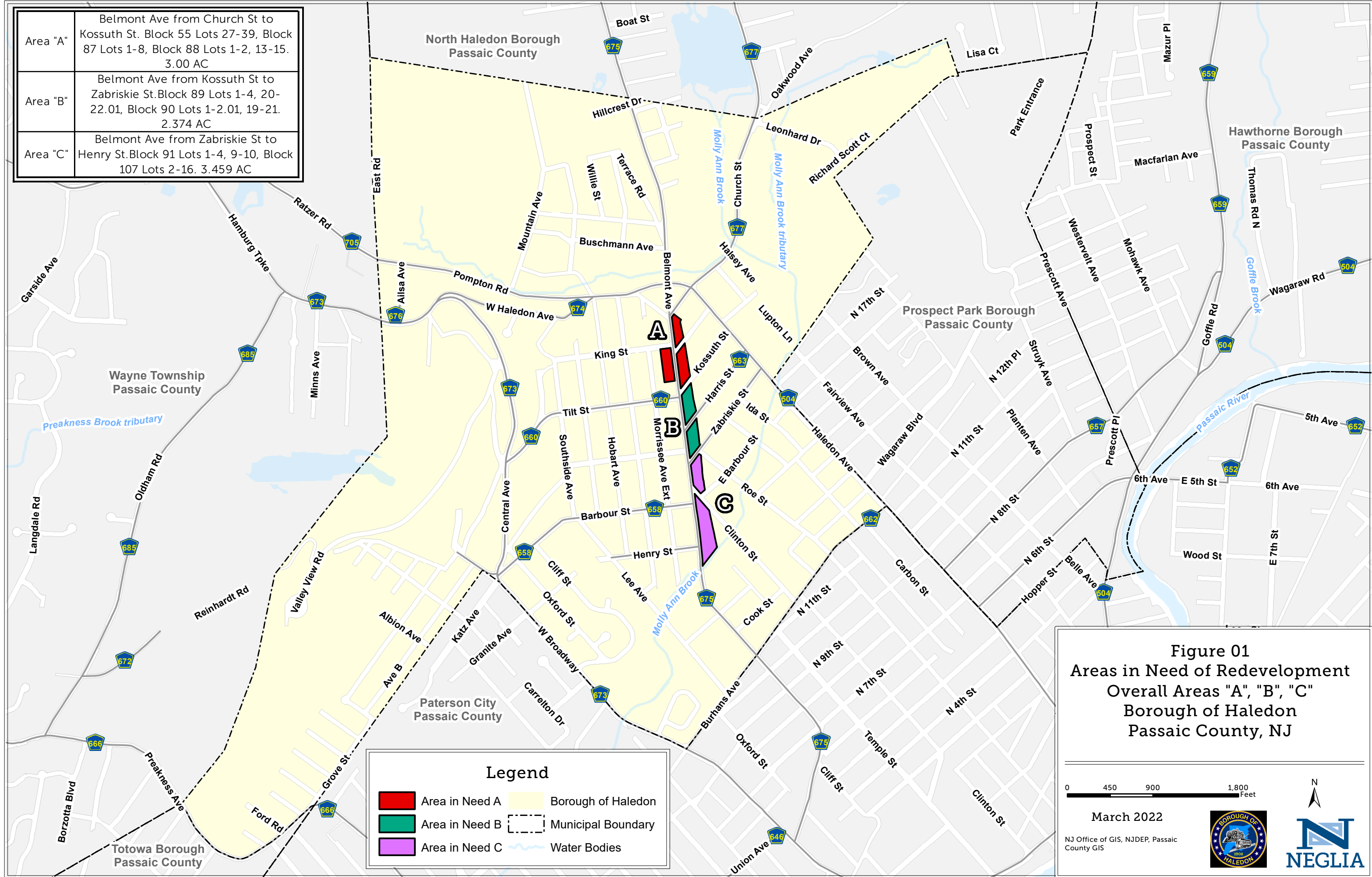








Figure 01
Areas in Need of Redevelopment
Overall Areas "A", "B", "C"
Borough of Haledon
Passaic County, NJ

Legend

	Area in Need A		Borough of Haledon
	Area in Need B		Municipal Boundary
	Area in Need C		Water Bodies

0 450 900 1,800 Feet

March 2022

NJ Office of GIS, NJDEP, Passaic County GIS

