

Redevelopment Study Area with Condemnation: Determination of Need

Block 24, Lot 16

Borough of High Bridge

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Borough of High Bridge

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1. INTRODUCTION

The purpose of this report is to determine whether Block 24, Lot 16, (also referred to as 100 West Main Street, or County Route 513) on the tax maps of the Borough of High Bridge (hereinafter “Study Area”), located in the southwest quadrant of the Borough between Arch Street to the north and Dennis Avenue to the south, qualifies as an Area in Need of Redevelopment as defined by the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., “LRHL”). This analysis has been conducted pursuant to the LRHL, which specifies the conditions that must be met within the delineated areas and the process to be undertaken by the Planning Board during the investigation.

The report is written pursuant to Section 6 of the LRHL (NJSA 40-12A-6) that requires the following:

- a) 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.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.
- b) (1) 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.

- (2) The planning board shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area.

The High Bridge Council, in Resolution 103-2016 dated March 17, 2016 (see Appendix A), directed the Planning Board to undertake a preliminary investigation as to whether the Study Area identified in the resolution is in need of redevelopment pursuant to the LRHL. Such resolution also stipulated that if the parcel is eligible for determination, said determination should also authorize the municipality to exercise the power of eminent domain.

On March 21, 2016, the Planning Board authorized by resolution (see Appendix B) for Maser Consulting to undertake the preliminary investigation of the site to determine its qualifications as an “Area in Need.”

Section 6b(4) of the LRHL also requires the Planning Board to hold a hearing on this matter prior to recommending that the delineated area, or any part thereof, be determined or not determined a redevelopment area by the governing body. After obtaining the Planning Board’s recommendation, the Municipal Council may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area (Section 6b(5) of the LRHL).

Before presenting the Study Area investigation and parcel level analysis, it is important to note that the determination of need presented in this analysis is only the first step of the redevelopment process and does not provide guidance with respect to planning, development or redevelopment of the Study Area.

Section 40A:12A-7 of the LRHL describes the tool (the redevelopment plan) which specifies how the redevelopment should be planned, in addition to the process through which such a plan is prepared.

A redevelopment plan, which may supersede the zoning of an area or serve as an overlay thereto, specifies the following:

- Relationship of the project area to local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market.
- An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan. (Note: not every property in a redevelopment area must be acquired and, in fact, none may be acquired; the redevelopment plan can specify buildings or uses to remain in the redevelopment area and to be incorporated into the future design and development of the area.)
- Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.

This report and investigation are aimed only at determining whether the Study Area meets the statutory criteria to be identified as an Area in Need of Redevelopment and therefore does not contain any of the specific planning guidance contained in a redevelopment plan.

2. CRITERIA FOR REDEVELOPMENT AREA DETERMINATION

Section 5 of the LRHL outlines the criteria that can be considered in evaluating a Study Area. An area may be determined to be in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality concludes by resolution that any one of the following relevant 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or entity, or unimproved vacant land that has remained so for a period of ten years prior to the 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. *(new language from P.L. 2013, Chapter 159 underlined)*
- 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.

In addition to the above criteria, Section 3 of the LRHL, which defines the redevelopment area, allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part".

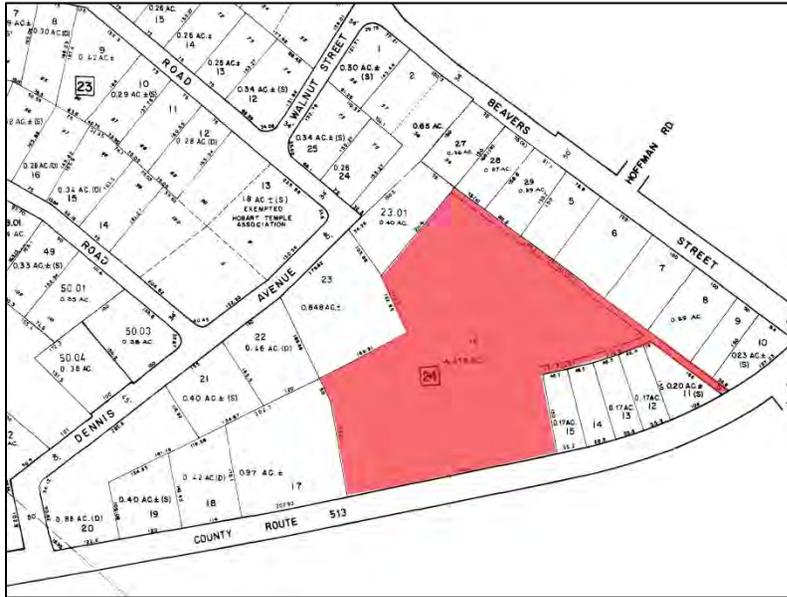
3. DESCRIPTION OF STUDY AREA

3.1 SITE DESCRIPTION

This Report is the culmination of information collected from site visits, analyses of historic aerial images, tax maps, zoning maps and ordinances, Google Maps & Streetview (accessed in 2016), Bing Maps (accessed in 2016), police reports, environmental reports and other available historical and official documents and maps. Unless otherwise mentioned, all photos were taken during a site visit that occurred on January 15, 2016.

The Study Area consists of 4.275 acres, on a single tax lot. The Study Area contains a total of four (4) primary buildings, each with additions evident. The lot in question is located in the southwest quadrant of High Bridge between Arch Street to the north and Dennis Avenue to the south. The

property is roughly 2,000 feet, less than a ten minute walk, from the High Bridge Train Station located on the Raritan Valley New Jersey Transit line.



Map 1: Tax Map of designated Study Area - site in red.

The parcel was used for fifty years as the “Exact Level and Tool Manufacturing” plant for tool production. In the mid-1980s the company closed, and since then the site has regularly been issued violations from the Construction Code Official, Board of Health, Fire Marshall and several others. The property is now in disrepair with a partially collapsed roof and has suffered repeated vandalism over the past thirty years.

The parcel is within a stretch of Main Street that has a combination of residential and commercial uses within the MUC – Mixed Use Corridor Zone. The Exact Tool site sits across from the Borough’s Police Department, Emergency Squad Building and Municipal Building, which is currently under construction. The north, northeastern and northwestern

edges of the site are adjacent to single-family homes. West of the site is a service station and repair shop.



Figure 1: Adjacent service station and repair shop

The site is served by both public water and sewer. The site does not contain any stream, wetland, steep slopes, Forest Resource Area, Critical Habitat Resource Area or Prime Groundwater Recharge Area according to the Highlands Council. The majority of the site is within the Highlands designated riparian area. Additionally, Exact Tool is located within the United States Geological Survey (“USGS”) “Undocumented Floodprone Area”.¹

This deteriorating property creates an unsafe void and is deleterious to the area, which would otherwise be lined with active commercial uses. Additionally, the neglect of the property has created potential health and safety hazards.

This investigation focuses on whether the Study Area as defined is unproductive and a potentially hazardous site that qualifies for designation as a redevelopment area. The designation will facilitate the

redevelopment of this parcel, which has been an eyesore and hazard to the community for approximately 30 years.

The table below, taken from the Borough's tax records², provides the general description of the lot in the Study Area.

Property Information					
Block	Lot	Total Value	Land Value	Improvement Value	Percent Improvement
24	16	\$143,400	\$133,400	\$10,000	6.97%

Generally, a property that is generating normal economic productivity will be developed with improvements that are valued at least as much as the land itself (equal to or greater than an Improvement Ratio of 50%). Properties where the land is worth more than the improvements often indicates that the improvements are either old and obsolete and/or deteriorated; they depreciate rather than appreciate in value as economically productive properties would.

The table on page 4 shows that the parcel does fall well below a 50% improvement ratio at only 6.97%, reflective of negligible improvements and typical of underdeveloped, less-than-desirable, deteriorating buildings or lot conditions.

Upon a search of improvement ratios for nearby lots outside of the Study Area^{3,4}, it was discovered that lots 32 and 42 (the two parcels just southwest of the subject property fronting West Main Street) have improvement ratios of 32% and 42% respectively. Overall, all other parcels on Block 24 fronting West Main Street have improvement ratios between 32% and 47%. Properties on the south side of West Main Street have improvement ratios between 56% and 88% - drastically more productive than the subject parcel. As such, it is clear that the Exact Level and Tool site is underperforming as compared to the adjacent uses, and attention is needed to bring the parcel up to area expectations.



Map 2: Aerial view of parcel (Google Maps) showing the designated Study Area. Boundary lines shown are approximate.



Figure 2: View of Exact Level and Tool from West Main Street

3.2 STUDY AREA HISTORY

A series of historic aerial photographs, tax maps and other documents were extensively analyzed to determine the history of and changes in development that took place on the subject property over the course of the past century.

Opened in 1939, Exact Level and Tool Manufacturing Company was founded by Peter P. Vaida and is one of the oldest tool companies in New Jersey. The manufacturing process on the site involved cutting and grinding of aluminum.⁵

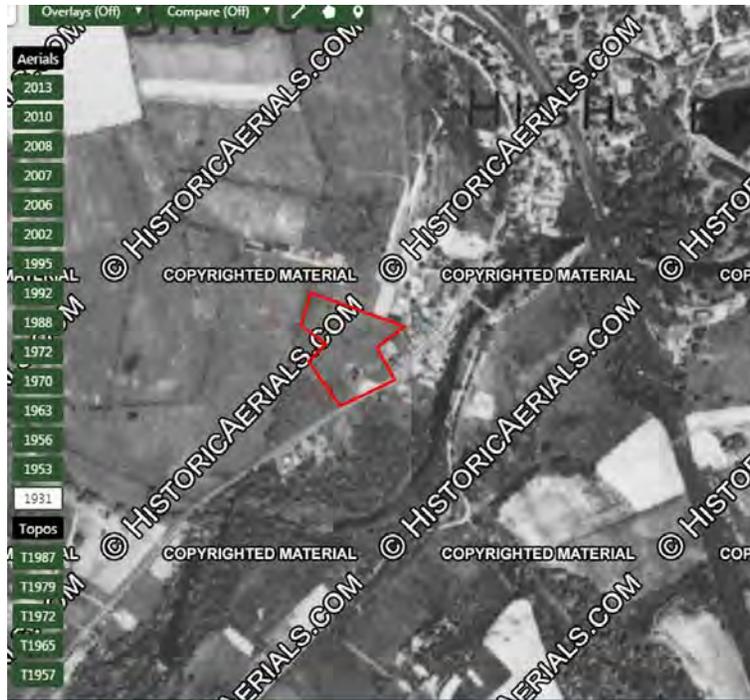
At the height of WWII, the US Army and Navy awarded Exact Tool and Level the prestigious “E” flag. This “Efficiency” recognition was awarded to industrial contractors for their performance in the production of gunnery, engineering, and/or communications, and was a point of pride during the War, celebrated with much pomp and circumstance as shown in Figure 3.

In 1983 the company was sold to Hyde Inc. Finally, in 1985, Exact Level and Tool Manufacturing ceased operations.⁶



Figure 3: “E” Flag Awards ceremony at Exact Tool and Level⁷

By studying aerial imagery, it is possible to follow the development of the subject parcel over the better part of the past century.⁸ The first aerial image available for the Study Area is from 1931 (see Map 3). Though the image quality is poor, one can see that the greater area is largely farmland and the subject site has not been developed. The upper right-hand corner of the image shows the original downtown High Bridge.



Map 3: 1931 Aerial of Study Area

Unfortunately, the next aerial photograph available is from 1953. In 1939 the Exact Level and Tool Manufacturing building was constructed and went through several expansions. The chronology of those events cannot be determined due to the lapse in imagery. Twenty two years later, therefore, one can see in Map 4 generally the same density as existed in 1931, but more clearly illustrates the size of the buildings, which were

likely two to four stories. There appears to be a large cluster of primarily single-family or multi-family residential buildings to the west of the Study Area.



Map 4: 1953 Aerial of Study Area

Map 5 and Map 6 show that little changed between 1953, 1966 and 1970 on the subject property, although residential development in the surrounding area was under construction between 1950 and 1970 the adjacent West High Bridge Heights neighborhood was constructed.⁹

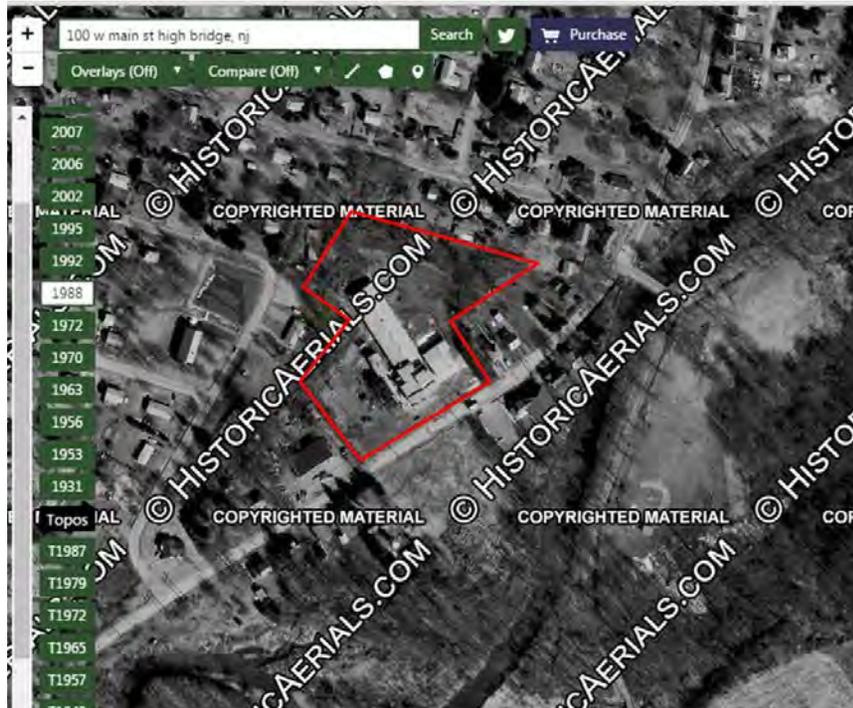


Map 5: 1963 Aerial of Study Area

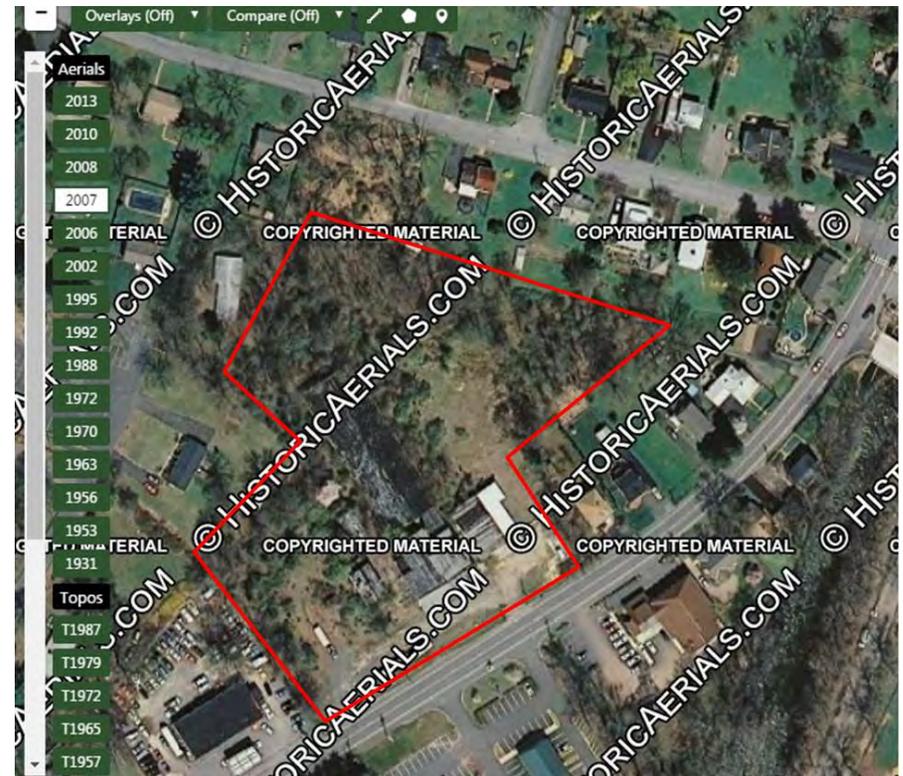


Map 6: 1970 Aerial of Study Area

By 1988, the factory had been closed for three years although the aerial in Map 7 shows that there was still some sort of activity on the property, with cars in the parking lot and no sign of disrepair. These cars may have been related to the Exact Tool operations, or may have been vehicles related to the adjacent repair shop, which has intermittently parked vehicles on Exact Tool's property. Surrounding neighborhoods have also filled in considerably by this time to the north and west of the property.

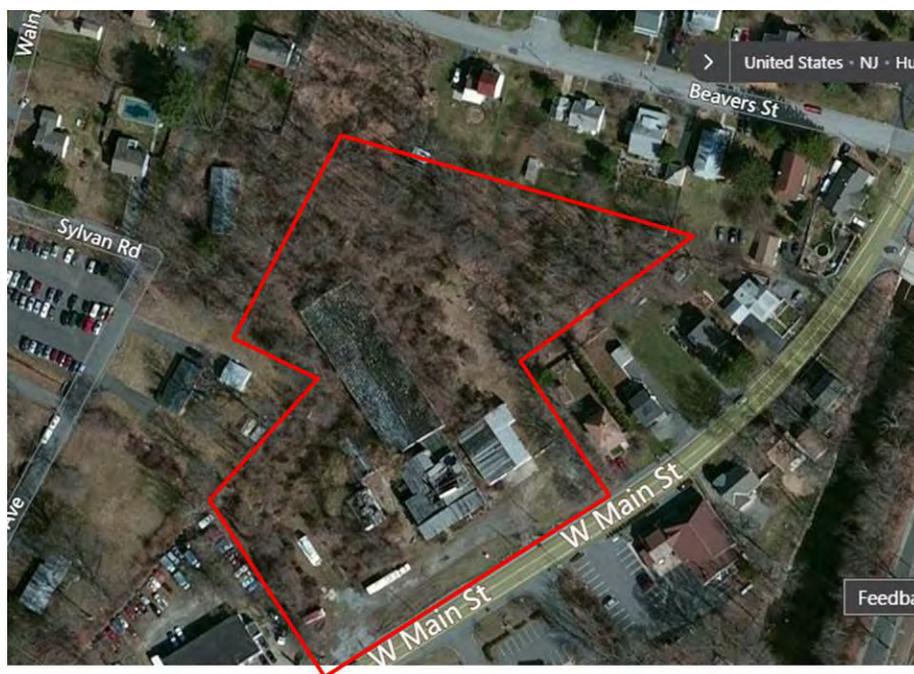


Map 7: 1988 Aerial of Study Area



Map 8: 2007 Aerial of Study Area

Between 1988 and 2007 (Map 8) there was little notable change on the property. And in fact, images through 2013, not included here for lack of clarity, show nothing of significance either. Current aerials do show a collapsed roof on the main building, but this must have happened since 2013 when the last historic images are available.



Map 9: Current Aerial of Study Area¹⁰

3.3 ENVIRONMENTAL CONTAMINATION

Subsequent to the 1985 closure of the facility and in accordance with State environmental regulations, several areas of concern (“AOC”s) were identified and site investigation and remediation commenced. According to the New Jersey Department of Environmental Protection’s (“NJDEP”) website, remediation began in August of 1986.¹¹

The following AOCs were identified by initial site evaluation as well as further NJDEP inspection:¹²

- Grinding building settling pit
- Two 1,000 gallon fuel oil ASTs
- Waste drum storage area
- Solid waste storage area

- Surface soil stains
- 8,000 gallon fuel oil AST
- Visible petroleum contamination
- Underground storage tanks
- Septic system and leach field area
- Drainage ditch
- Catch basins and pipeline
- Eastern property line
- Historic fill
- Case #84-10-11-0856
- Case #87-10-11-0856N
- 1,000 gallon underground storage tank
- AST
- Ground water
- Vapor intrusion
- Baseline ecological evaluation
- South Branch of Raritan River
- Potential sources underneath building

The following timeline illustrates the testing and monitoring work done on site, with all dates and activities sourced from the Remedial Investigation Report:¹³

November 1988 - Excavation programs “provided information regarding the fill material in the area and the confirmed the existence of a leach field in area south/southwest of Building 5.”

November 1989 - Additional field investigations were conducted at the site and groundwater monitoring wells were installed. “[W]ells MW-1 through MW-5 were installed. Groundwater samples were collected and analyzed for volatile organic compounds (VOCs).”



Figure 4: Monitoring wells observed on site

July 1990 - Excavation programs again “provided information regarding the fill material in the area and the confirmed the existence of a leach field in area south/southwest of Building 5.”

Summer 1990 - Bedrock wells were installed and a total of 11 soil samples were collected from the site, with results indicating that the site is “underlain with fill material, and that the highest concentrations of chlorinated solvent compounds were detected adjacent to Building #2.”

1991 - A soil gas survey was completed, with 33 gas samples collected from the area in and around Building #2. Chlorinated solvents were detected. However, due to the high groundwater table present at the site, it was considered that the analytical results of the soil gas survey may have been more indicative of groundwater conditions.

July 15, 1991 - Three additional offsite wells were installed east and southeast of the site (MW-12, MW-13 and MW-14) to further define the lateral and downgradient extent of groundwater contamination away from the source area.

July - December 1991 - Four more wells were installed (onsite bedrock well MW-9D in the eastern side yard of the lot and offsite bedrock wells MW-14D, MW-15 and MW-15D on the opposite side of West Main Street proximate to the Raritan River) to determine if the groundwater contamination migrated downward into the bedrock aquifer.

August 1992 - Five more wells (MW-9DD, RW-1, RW-2, MW-16 and MW-17) were installed in the eastern side yard area to further delineate the plume and source area.

December 26, 1997 - Sediment and surface water samples were collected from the Raritan River and analyzed for VOCs. Concentrations in all surface water samples were below the NJDEP surface water criteria. VOCs were not detected in sediment except for methylene chloride which was detected in all sediment samples and the trip blank (Field blanks are volatile organic samples prepared prior to the sampling event in the actual sample containers and kept with the investigative samples throughout the sampling event and during analysis to determine the effectiveness of laboratory glassware decontamination, the effect of preservatives, reagents, etc. used in the preparation of environmental samples and the effect of exposure to ambient on-site conditions.) Based on the consistent methylene chloride concentrations in the samples and the trip blank, the presence of this compound was considered to represent a laboratory artifact. The installation and operation of an air sparging/soil vapor extraction (“AS/SVE”) system in the area of Buildings #2 and #3 was recommended in the *Remedial Alternative Evaluation* report (CDM, February 1997).

January 2005 - Recommended air sparging/soil vapor extraction (AS/SVE) system was implemented at AOCs 1, 2 and 4. Soil was excavated at AOC 3, 5, 6, and 8 as described in the May 1990 Cleanup Plan. No Further Action (“NFA”) was required in AOCs 7, 9 and 10 due to an increase in the soil remediation standard (“SRS”) for arsenic from 2 mg/kg to 20 mg/kg; the arsenic SRS is now 19 mg/kg.¹⁴

June 2005 - Between February and June 2005, a new air permit was filed for the system and the integral photo-ionization detector (“PID”) analyzer was installed to measure the influent concentration of solvent-laden air entering the primary GAC vessel and effluent concentration of treated air exiting the secondary vessel. System operation was initiated in June 2005.



Figure 5: Monitoring wells, which are missing their cover

June 2013 – The PID system was shut down to facilitate completion of a remedial optimization evaluation because contaminant concentrations in groundwater were approaching low asymptotic levels.

Substantial remediation has been completed at the site. Soil contamination has been remediated. Soil and groundwater remediation via operation of an air sparging system was implemented at the site from 2005 to 2013. Decreases approached low but asymptotic levels, allowing the sparge/SVE system to be shut off in June 2013 because it was no longer necessary, and a remedial optimization study is currently in progress. Current evaluation and data collection are associated with monitoring to ensure continued receptor protection, and collection of pre-design information for remedy optimization.¹⁵

Current condition of soil

At this point in time, work is ongoing to remove chlorinated solvent compounds from the subsurface. These solvents were commonly used as degreasers as well as home cleaning products.¹⁶ The remaining compounds of concern in soil are “total petroleum hydrocarbons, several polynuclear aromatic hydrocarbons (PAH), tetrachloroethene (PCE), trichloroethene (TCE) and polychlorinated biphenyl compounds (PCBs), based on soil samples collected in the 1980s and 1990s. Results indicate that remaining concentrations are limited and present in isolated locations. Compound concentrations may have been further reduced by flushing, desorption or degradation, and are likely to be substantially lower than when originally sampled.”¹⁷

Current condition of groundwater

The remaining compounds of concern in groundwater, based on 2013 and early 2014 groundwater monitoring, include PCE, TCE, Cis-1,2-DCE and vinyl chloride. Results of a January 2007 sampling event indicates stable or decreasing concentrations of PCE and TCE.¹⁸ “The review of historical data indicated that the remaining compounds of concern in soil are total petroleum hydrocarbons, several polynuclear aromatic hydrocarbons (PAH), tetrachloroethene (PCE), trichloroethene (TCE) and polychlorinated biphenyl compounds (PCBs), based on soil samples collected in the 1980s and 1990s. Results indicate that remaining concentrations are limited and present in isolated locations. Compound concentrations may have been further reduced by flushing, desorption or degradation and are likely to be substantially lower than when originally sampled. The remaining compounds of concern in groundwater, based on 2013 and early 2014 groundwater monitoring, include PCE, TCE, Cis-1,2-DCE and vinyl chloride.”¹⁹

Current condition of indoor air quality

Attempts made to obtain access to the adjacent residence (76 Main Street) were rejected. Sampling at 86 Main Street, a residential property, was conducted in June 2010, where the basement and first floor levels were

sampled, as well as one outdoor ambient air sample. The ambient air sample showed detections of various VOCs including 2-butanone (methyl ethyl ketone) at 2.0 ug/m³, dichlorodifluoromethane at 2.8 ug/m³, toluene at 1.0 ug/m³, and trichlorofluoromethane at 1.3 ug/m³.

Several VOCs were detected in the indoor air samples collected from 86 Main Street. Exact Tool site contaminants PCE and TCE were detected in the indoor air sample collected from the basement; however, results did not exceed NJDEP Indoor Air Screening Levels (“IASL”) criteria.

The levels of contaminants in indoor air that were detected appear to be primarily from background sources within the residence. If incidental vapor intrusion exists from site contaminants of concern, it will continue to be controlled and eventually mitigated by the active remediation system at the site.²⁰

3.4 ZONING IN THE STUDY AREA

The Study Area lies within the MUC (Mixed Use Corridor) zoning district, which was adopted in 2014. Prior to that the area was zoned C (Commercial). The permitted uses for the MUC zone are found in Chapter 145, Article 4, Section 406.1 of the municipal code. Permitted principal uses include the following:

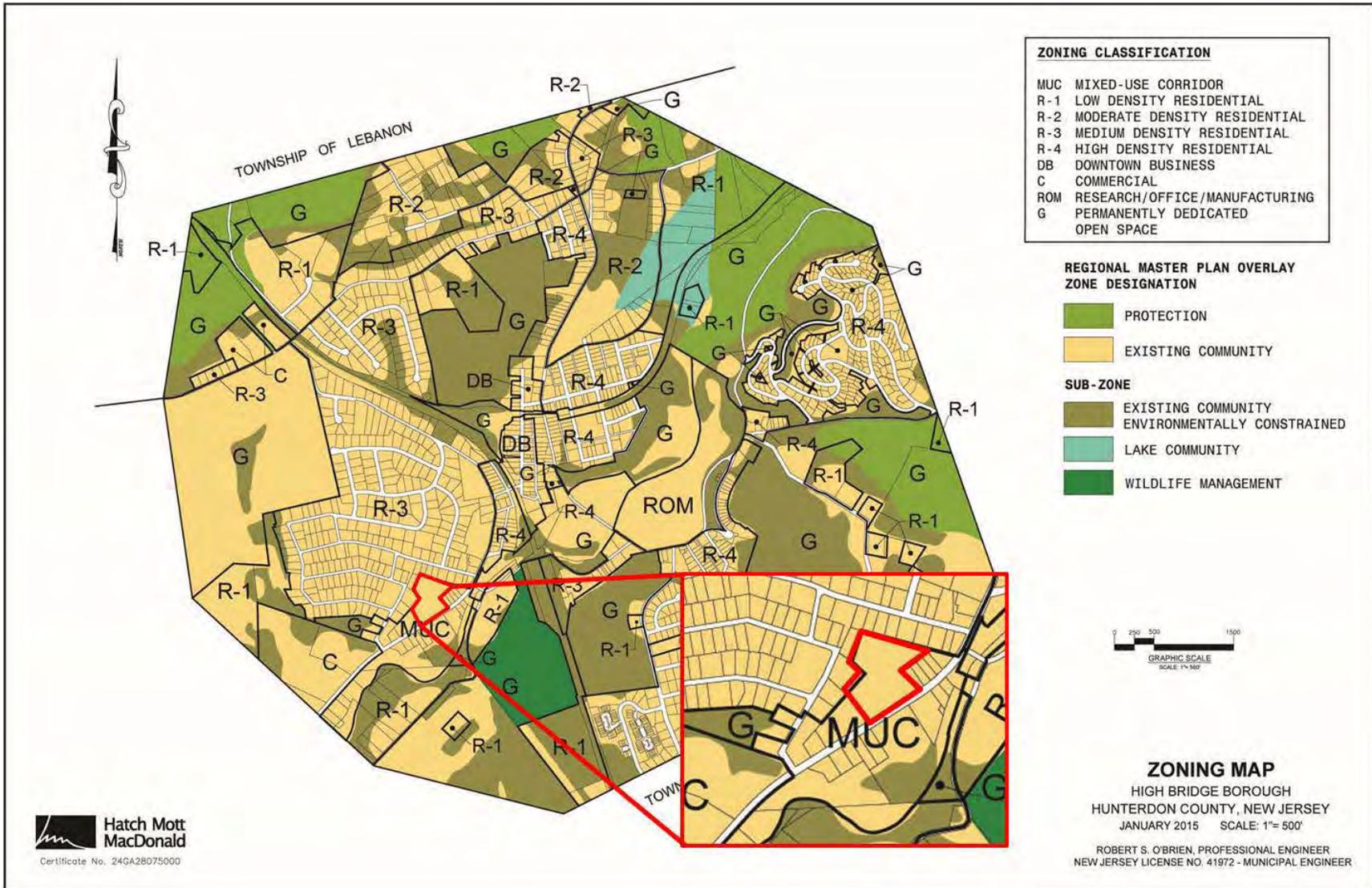
- Retail stores
- Personal service establishments
- Business and professional offices
- Financial services
- Medical and health services
- Health clubs/fitness facilities
- Child-care centers
- Restaurants and taverns
- Municipal parks, playgrounds and buildings
- Mixed-use structures
- Live-work units

Permitted conditional uses in the MUC Zone include:

- Automobile repair, service, gas stations
- Financial services with drive-thru
- Public utilities
- Wireless telecommunications equipment
- Clubs, lodges and fraternal organizations

The bulk standards for the MUC Zone are as follows:

- Minimum Lot Area – 15,000 square feet
- Minimum Lot Frontage – 65 feet
- Minimum Front Yard Setback – 10 feet
- Maximum Front Yard Setback – 40 feet
- Minimum Side Yard Setback – 10 feet
- Minimum Rear Yard Setback – 30 feet
- Maximum Height – 35 feet/3 stories
- Maximum Lot Coverage – 70%



Map 10: Zoning Map with Study Area Identified in red

3.5 MASTER PLAN STUDIES

MUNICIPAL DOCUMENTS

Redevelopment Plans are required to demonstrate any significant relationship “to pertinent municipal development regulations as defined in the Municipal Land Use Law,” and consistency “with the municipal master plan.”²¹ The following documents show that a potential Redevelopment Plan would have not conflict with these municipal documents.

MASTER PLAN REEXAMINATION REPORT (2011)

The Borough of High Bridge’s Master Plan was most recently reexamined in 2011. The current Borough of High Bridge Master Plan was adopted on September 1985, and previously reexamined in 1991, 1995 and 2004. Because of the significant passage of time since original adoption, we will refer only to the 2011 Reexamination for the purpose of this Study, relying it to be the most current and accurate document.

This reexamination report, as well as the 1995 and the 2004 Reexamination Reports, expresses concerns regarding the Route 513 corridor in the area of Exact Level. At that time, this area was zoned Commercial, however there appeared to be no incentive to develop. Subsequently thereto, in 2014 these parcels were rezoned MUC, which is the current zoning.

The report, and the 2004 Reexamination report by reference, specifically recommends that “the Exact Level and Tool property, identified on the Borough’s tax maps as Block 24, Lot 16, be studied to determine if it meets the criteria established by the LRHL”²² In fact, that is the very study that this report has undertaken. Concurrently with the 2011 Reexamination Report, the Planning Board conducted a Feasibility Study of the property to best understand the development potential of the site due to various constraints.

LAND USE PLAN ELEMENT (2013)

This Land Use Plan Element updates a 1985 document, incorporating current concerns and conditions into the land use vision for the municipality, including the adoption of the Highlands Act and High Bridge’s formal conformance therewith in 2010.

As with the 2011 Master Plan Reexamination Report, the 2013 Land Use Element again recommends studying the Exact Level and Tool property, Block 24, Lot 16, as a potential area in need of redevelopment. The Element goes on to say that “[t]he property is contaminated and according to the New Jersey Department of Environmental Protection’s website, remediation began in August of 1986.”²³ But, that upon completion of remediation, the redevelopment of the site should take place.

The Element reiterates that position along with recommended zoning changes, saying, “The Borough should study the Exact Level & Tool property, Block 24, Lot 16, to determine if it meets the criteria to be an area in need of redevelopment, once the extent of environmental contamination has been determined.”²⁴

SUSTAINABLE ECONOMIC DEVELOPMENT PLAN ELEMENT (2011)

This document, completed in 2011, examines the Borough’s economic status and looks at efforts and activities to improve High Bridge’s economic health. Goals, strategies and actions that this report assists in accomplishing or advancing include the identification of the Exact Tool property as a potential redevelopment site, and “[w]orking with the Highlands Council and Exact Level & Tool’s owner to move the property through the cleanup and redevelopment process.”²⁵

In short, this document establishes the frame work to commence this “area in need of redevelopment” study.

COUNTY DOCUMENTS

Redevelopment Plans are required to demonstrate any significant relationship “to (a) the master plans of contiguous municipalities, [and] (b) the master plan of the county in which the municipality is located.”²⁶ The following documents show that a potential Redevelopment Plan would have no conflict with these documents.

HUNTERDON COUNTY GROWTH MANAGEMENT PLAN (2007)

Serving as the County Master Plan, the Hunterdon County Growth Management Plan is largely a document for the preservation of environmental resources and open space in a mostly rural county. However, the document does acknowledge the use of redevelopment as an important revitalization tool for municipalities.

HUNTERDON COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2014)

In 2014, the Hunterdon County Comprehensive Economic Development Strategy plan was adopted. The plan stated that “[r]evitalization of downtown communities combined with ample repurposing and redevelopment will meet the growing demand for compact, walkable communities,”²⁷ and acknowledging the opportunity to “[f]ill vacant industrial, retail, and office space.”²⁸ While not a downtown, this parcel is in walking distance to the train station and downtown district.

The Plan also lists as a goal, “Promote flexible zoning and other incentives to facilitate conversion/redevelopment of vacant buildings for new or mixed uses.”²⁹ The redevelopment of Exact Tool would advance this goal.

STATE DOCUMENTS

Redevelopment Plans are required to demonstrate any significant relationship “the master plans of contiguous municipalities,” as well as “the State Development and Redevelopment Plan.”³⁰ The following documents show that a potential Redevelopment Plan would have no conflict with state documents.

HIGHLANDS REGIONAL MASTER PLAN (2008)

The Highlands Region includes 88 municipalities, including High Bridge. The Regional Master Plan seeks to evaluate how best to protect the natural and cultural resources of the Highlands Region while striving to accommodate a sustainable economy.

Nothing within this document specifically addresses the redevelopment of the Exact Level site. However, the overall Plan does stress smart growth principles and encourage redevelopment. Goal 6H is to promote development and redevelopment in or adjacent to existing developed lands. Policy GH4 is to promote compatible growth opportunities that include infill development, adaptive reuse, redevelopment and brownfields redevelopment in existing developed areas. Policy 6H5 is to promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of development lands and community facilities.

The redevelopment of Exact Tool would advance the above goals and policies of the Highlands Council.

4. AREA EVALUATION FOR CONFORMITY WITH REQUIRED REDEVELOPMENT CRITERIA

4.1 STUDY APPROACH

An analysis of the Study Area's existing physical characteristics, current developed use and structures was conducted between January and May of 2016. This report examined Borough reports and analyzed historic aerial photographs, as detailed previously. Furthermore, tax records, municipal and county Master Plans, the municipal Zoning Ordinance, police reports and other documents were reviewed.

4.2 PROPERTY EVALUATION

Exact Tool contains 4.275 acres with 400 feet of frontage along West Main Street. The owner is the Estate of Peter P. Vaida, located in Washington, New Jersey. Currently, there are multiple buildings on the property. The roof of the main building is partially caved in and poses a safety risk. All of the buildings are in severe disrepair and are posted with "Private Property - No Trespassing" signs. A shale parking area, located between the front of the buildings and West Main Street, sits in disrepair with a crumbled surface and overgrown vegetation. Mature trees exist along the perimeter of the property and act as a buffer between the buildings and the residential properties to the north.



Figure 6: Main building, broken windows

To the rear of the site is a relatively large unimproved area which now has overgrowth, environmental testing wells, broken glass and other refuse, and abandoned culverts. Liquor bottles attest to the presence of trespassers and vandals on site.

In addition to the environmental issues discussed at length in Section 3.3 of this report, violations have also been issued over the years. In 2015 alone, on May 23, 2015 the zoning office issued violations for the site as a nuisance, including the observation of unsecured property, vermin, debris, uncut vegetation and physical structural deterioration. On May 18, 2015 and again on July 24, 2015, the Hunterdon County Division of Public Health Services issued a violation for the presence of solid waste. And, on August 28, 2015, the State of NJ Department of Community Affairs ("DCA") issued a series of fire code violations.



Figure 7: Plastic containers strewn about the site, evidence of trespassers

Building 1

The main building, located at the center of the site, is hereby referred to as Building 1. The rear of Building 1, running perpendicular to the street, is only one-story in height. The façade of Building 1 has fallen into disrepair, with masonry treatments missing, vines growing into and out of the façade and loose cement finish. Wood roof eaves are rotting and aerial photographs show that the roof itself has collapsed. Many windows are missing from the building, with plywood sealing some openings but others open to the elements. Substantial brush and debris litters the ground around Building 1.



Figure 8: Current Aerial, collapsed roof visible³¹



Figure 9: Building 1



Figure 10: Rear of Building 1



Figure 11: Rear of Building 1 (left) and 3 (right)

Buildings 2 & 3

To the west of Building 1 are Buildings 2 and 3. Building 2 is a narrow two-story masonry structure with two garage bays on the first floor facing

Building 1. It has a slightly lower addition to its rear. Behind it, Building 3 is a one-story garage situated perpendicular to the main footprint of Building 2, providing another garage door. Buildings 2 and 3 have lost their roof sheathing and only beams remain. All windows are missing, with plywood sealing first floor openings but second floor windows open to the elements. Substantial brush and debris litters the ground around these buildings.



Figure 12: Building 2 (foreground) and Building 3 (background)



Figure 13: Building 2, rear



Figure 14: Building 3, rear

Building 4

To the east of Building 1 is Building 4, again a structure that appears to have undergone additions at one point in time. Building 4 includes the “Grinding Shop”, which faces West Main Street. With blocked up windows, a poorly maintained façade and abandoned signage, this building is an eyesore to the area. In addition, a notice dated January 5, 2016 was found on the overhead door from Jersey Central Power & Light warning of impending service shut-off due to unpaid bills. Also considered part of Building 4, to the west of the Grinding Shop is another 1-story masonry garage in similarly neglected condition.



Figure 15: Building 4



Figure 16: Side façade of Building 4, typical to all buildings on site, showing façade disrepair and poor condition, blocked up windows, vines and vegetation, debris in area

All four buildings are in poor conditions and meet Criteria A, B and D due to the fact that the buildings are dilapidated, in substandard conditions, unsafe, obsolete and untenable.

The property conditions were determined based upon the following:

- Good – Structurally sound; well-maintained; safe; and sanitary
- Fair – Structurally sound; some maintenance; some sanitary or safety issues; slightly run-down
- Poor – Not structurally sound; little to no maintenance, or abandoned; significant safety or sanitation issues; overcrowding, lacking in light, air, or space

The following redevelopment criteria apply to the subject parcel and are explained below:

Criteria 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.*

This parcel, in its current state is considered to be substandard, unsafe, unsanitary, dilapidated and obsolescent for the following reasons:

- The condition of the building is poor, with missing and destroyed roofs, cracks in masonry, missing and boarded up windows and vegetation evident within the structures.
- The condition of the site is poor, with litter and debris scattered around, including but not limited to broken glass, tires and construction refuse.
- The site is obsolescent due to its design and specific original intent. It may not easily be repurposed for other uses and not reused at all without significant improvements.

Criteria B: *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

The subject parcel has been abandoned as follows:

- The subject industrial site ceased operations in the mid-1980s and has not been productively used in the 30 years since.
- The buildings on the subject parcel have fallen into disrepair, with missing and destroyed roofs, cracks in masonry, missing and boarded up windows and vegetation evident within the structures rendering them untenable in their current condition.

Criteria D: *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

The subject site in its current state is detrimental to health and safety for the following reasons:

- The site is in a state of considerable dilapidation, with missing and destroyed roofs, cracks in masonry, missing and boarded up windows and vegetation evident within the structures.
- The site is obsolescent due to its layout for its specific original intent. It may not easily be repurposed for other uses and not reused at all without significant improvements.
- The condition of the site is poor, with litter and debris scattered around, including but not limited to broken glass, tires and construction refuse.
- The property is an attractive nuisance as it is accessible and furthermore, located across from municipal buildings and in close proximity to residences. This is evident from the number of beverage containers found strewn about the site.
- The existing conditions on the site constitute a social liability – as the site is only minimally secured and can be easily entered. The present condition of the site has a negative impact on the surrounding properties.
- The various environmental reports paint a thirty-year timeline of environmental cleanup due to the historic activities on the property. The operations at Exact Tool caused soil and groundwater contamination. Groundwater contamination has

been detected offsite and groundwater monitoring wells have been installed on the adjacent gas station, police station and residential properties. In fact, monitoring wells have been installed across the Raritan River, on the Borough's ballfields as shown in Appendix D.

- January 2014 groundwater sampling revealed elevated concentrations of PCD, TCE and c12DCE offsite to the south and west of the property. As shown in Appendix E, PCE was found at two times the Ground Water Quality Criteria ("GWQC") and TCE was found from nine times to 280 times the GWQC at offsite locations. As illustrated by the volumes of environmental reports that have been prepared for the site, without continued remediation of the property, the site poses a deleterious land use to the welfare of the adjacent residential and non-residential neighbors.

Criteria H: *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

The New Jersey Office of Smart Growth ("OSG") and Business Action Center ("NJBAC") define smart growth as "well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation".^{32, 33} OSG lists ten principles of smart growth on their website; of these, the Exact Level site has the potential to achieve seven of the principles:

- Mixed land uses
- Compact, clustered community design
- Range of housing choice and opportunity
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place

- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety

Future redevelopment of the site has the ability to provide for a mixture of uses and it can be designed in a manner that is compact and oriented towards the surrounding community. A future redevelopment plan can be drafted to permit a range of housing choices. The site can be connected to the surrounding residential neighborhood and commercial uses through a sidewalk system to link pedestrians to surrounding facilities. The redevelopment of the property has the ability to transform the existing dangerous eyesore to an attractive location that enhances the corridor. Redevelopment of the Exact Tool site will utilize existing infrastructure, such as water and sewer. Finally, the site is within walking distance of the train station, which provides transportation options to those that may live or work on the site in the future.

5. STUDY CONCLUSION AND RECOMMENDATIONS

The Study Area consists of one tax lot. This parcel has historically been developed as an industrial use for Exact Level and Tool and operated for approximately fifty years in that capacity. The lot was developed with several buildings designed specifically to serve the purposes and needs of that use. With the closure of the business in the 1980s, however, the property suffered serious neglect. Structural dilapidation, lack of maintenance and unsafe conditions are now evident. The lot in question has potential to contribute to the surrounding area, which is otherwise a well-kept stretch of West Main Street. By declaring this parcel in need of redevelopment, development can be incentivized and the eyesore eliminated.

This report also finds that the emphasis of the multiple Master Plan documents on the eventual redevelopment of the Exact Level and Tool site makes this Study in clear alignment with the municipal vision and

consistent with the designation of the Study Area under Criterion A, B, D and H.

The designation of the area described in this report would advance the development of High Bridge and this underutilized, neglected parcel. Based on the above, we recommend that the Study Area qualify for designation as an Area In Need of Redevelopment with Condemnation and that a redevelopment plan be prepared that would advance the Borough's ability to foster development consistent with its Master Plan.

APPENDIX

- A. Resolution Authorizing Redevelopment Area Investigation
- B. Planning Board Resolution, dated March 21, 2016
- C. Parcel Map
- D. Site Plan Showing Location Of Monitoring Wells
- E. January 2014 Groundwater Testing Results
- F. Planning Board Resolution, dated June 20, 2016
- G. Council Resolution No. 166-2016



RESOLUTION
Borough of High Bridge
County of Hunterdon
State of New Jersey

NUMBER: 103-2016

ADOPTED: March 17, 2016

AUTHORIZING AND DIRECTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER AN AREA OF THE BOROUGH DESIGNATED ON THE BOROUGH TAX MAP AS BLOCK 24 LOT 16, WITH A STREET ADDRESS OF 100 WEST MAIN STREET, COMMONLY KNOWN AS EXACT LEVEL AND TOOL, MEETS THE STATUTORY CRITERIA FOR “AN AREA IN NEED OF REDEVELOPMENT”, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, there is an area of the Borough designated as Block 24, Lot 16 , with a street address of 100 West Main Street and commonly known as Exact Level and Tool (hereinafter the “Study Area”), upon which exists manufacturing facility, and

WHEREAS, the property has had various Land Use Violation, Construction Code Violations, Board of Health Violations, State Fire Marshal Violations, the property is on the vacant and abandoned list, the property is in complete disrepair with roofs collapsed and walls and windows missing, the property is a nuisance and has become a target for vandals; and

WHEREAS, the Study Area is an area of increasing concern for the Borough as a result of the continual decay since it was last used in 1986, and has repeatedly been cited for the violations listed over many years; and

WHEREAS, such conditions are putting at risk the health, safety and welfare of the residents in the Study Area; and

WHEREAS, to address these unsafe and unwholesome living conditions and the stagnant and unproductive conditions within the Study Area and in order to facilitate the comprehensive and effective redevelopment of the Study Area, the Borough wishes to direct the Planning Board to determine whether the Study Area qualifies as an area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-1, et seq.* (the “Redevelopment Law”); and

WHEREAS, the Redevelopment Law provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Council making a determination as to whether the Study Area qualifies as an area in need of redevelopment, it must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6(a)*, the Council must state whether in its referral resolution whether it wishes to maintain all of the powers available under the Redevelopment Law, including the power of eminent domain and thus establish a “Condemnation Redevelopment Area”, under the Redevelopment Law; and

WHEREAS, the Council wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the Study Area qualifies as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*, and further states that if the Study Area is so designated, it shall authorize the Borough to exercise all of the redevelopment powers within such redevelopment area, including eminent domain, so the designated Study Area would be a Condemnation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby directs the Planning Board to conduct the necessary investigations and to hold a public hearing to determine whether the Study Area does or does not qualify an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

BE IT FURTHER RESOLVED that prior to the public hearing on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcel of property included therein, and appended to the map shall be a statement setting forth the basis for the investigation.

BE IT FURTHER RESOLVED that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by a determination that the Study Area qualifies as an area in need of redevelopment under the Redevelopment Law.

BE IT FURTHER RESOLVED that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Borough Clerk and shall further state that a redevelopment area determination shall authorize the municipality to exercise the power of eminent domain to acquire property in the delineated area.

BE IT FURTHER RESOLVED that a copy of the notice shall be published in a newspaper of general circulation in the Borough of High Bridge once each week for two consecutive weeks, and the last publication shall be not less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed at least ten (10) days prior to the date set for the hearing to the last owner, if any, of each parcel of property within the Study Area according to the assessment records of the Borough of High Bridge, as well as all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel.

BE IT FURTHER RESOLVED that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Council in the form of a Resolution with supportive documentation.

ATTEST:


 John Gregory, Administrator
 Municipal Clerk


 Mark Desire
 Mayor

ROLL CALL VOTE					
COUNCIL MEMBER	Move	Second	Yes	No	Abstain/Absent
Mayor Desire	---	---	---	---	---
Councilwoman Hughes			X		
Vacant Seat	---	---	---	---	---
Councilwoman Shipps			X		
Councilman Stemple	X		X		
Councilman Strange		X	X		
Councilman Zappa			X		

RESOLUTION
BOROUGH OF HIGH BRIDGE - COUNTY OF HUNTERDON - STATE OF NEW JERSEY

NUMBER: PB07-2016

ADOPTED: March 21, 2016

RESOLUTION PB07-2016 OF THE PLANNING BOARD OF THE BOROUGH OF HIGH BRIDGE IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING A PRELIMINARY INVESTIGATION OF THE PROPERTY KNOWN AS BLOCK 24, LOT 16 AT THE ADDRESS OF 100 WEST MAIN STREET, COMMONLY KNOWN AS EXACT LEVEL AND TOOL AS AN AREA IN NEED OF REDEVELOPMENT.

RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AS FOLLOWS:

WHEREAS the Local Redevelopment and Housing Law, N.J.S. A. 40A:12A-1 et. Seq. (hereinafter referred to a "LRHL) authorizes municipalities to engage in certain redevelopment activities following the designation of parcels of land in the municipality as areas in need of redevelopment; and

WHEREAS pursuant to N.J.S.A. 40A:12A-6 of the LRHL, the Municipal Council (hereinafter referred to as "Borough Council") of the Borough of High Bridge (hereinafter referred to as "Borough") authorized the Planning Board of the Borough of High Bridge (hereinafter referred to as "High Bridge Planning Board") on March 17, 2016 to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property commonly known as Block 24, Lot 16, also known as Exact Level and Tool, meets the criteria set forth in J.J.S.A 40A:12A-5 so as to be designated an area in need of redevelopment; or (ii) pursuant to N.J.S.A 40A:12A-3 are necessary, with or without change in their condition, for the effective redevelopment of the proposed redevelopment area (see attached as Exhibit A, Borough Council resolution # 103-2016) and

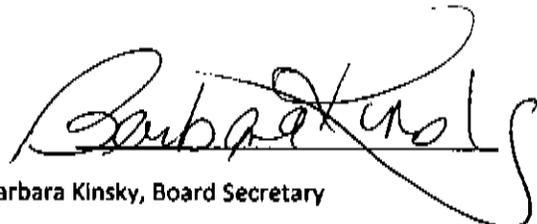
WHEREAS, the High Bridge Planning Board has been directed to conduct such an investigation of the study area and has determined that it will require the services of a Professional Planner to assist it in conducting such an investigation specifically, Maser Consulting P.A.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of High Bridge in the County of Hunterdon, and the State of New Jersey as follows:

1. The High Bridge Planning Board shall conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property commonly known as Block 24, Lot 16, also known as Exact Level and Tool, meets the criteria set forth in N.J.S.A 40A:12A-5 so as to be designated an area in need of redevelopment; or (ii) pursuant to N.J.S.A. 40A:12A-3 are necessary, with or without change in their condition, for the effective redevelopment of the proposed redevelopment area; and
2. The High Bridge Planning Board shall direct a Professional Planner specifically, Maser Consulting P.A, (the "Professional Planner") to assist it with conducting such an investigation; and
3. The High Bridge Planning Board shall conduct its investigation, preparing a map of the proposed redevelopment area, and conduct public hearings at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or part of the Study Area in Need of Redevelopment under the Act; and
4. This resolution shall take effect immediately.



Steve Dhein, Board Chair



Barbara Kinsky, Board Secretary



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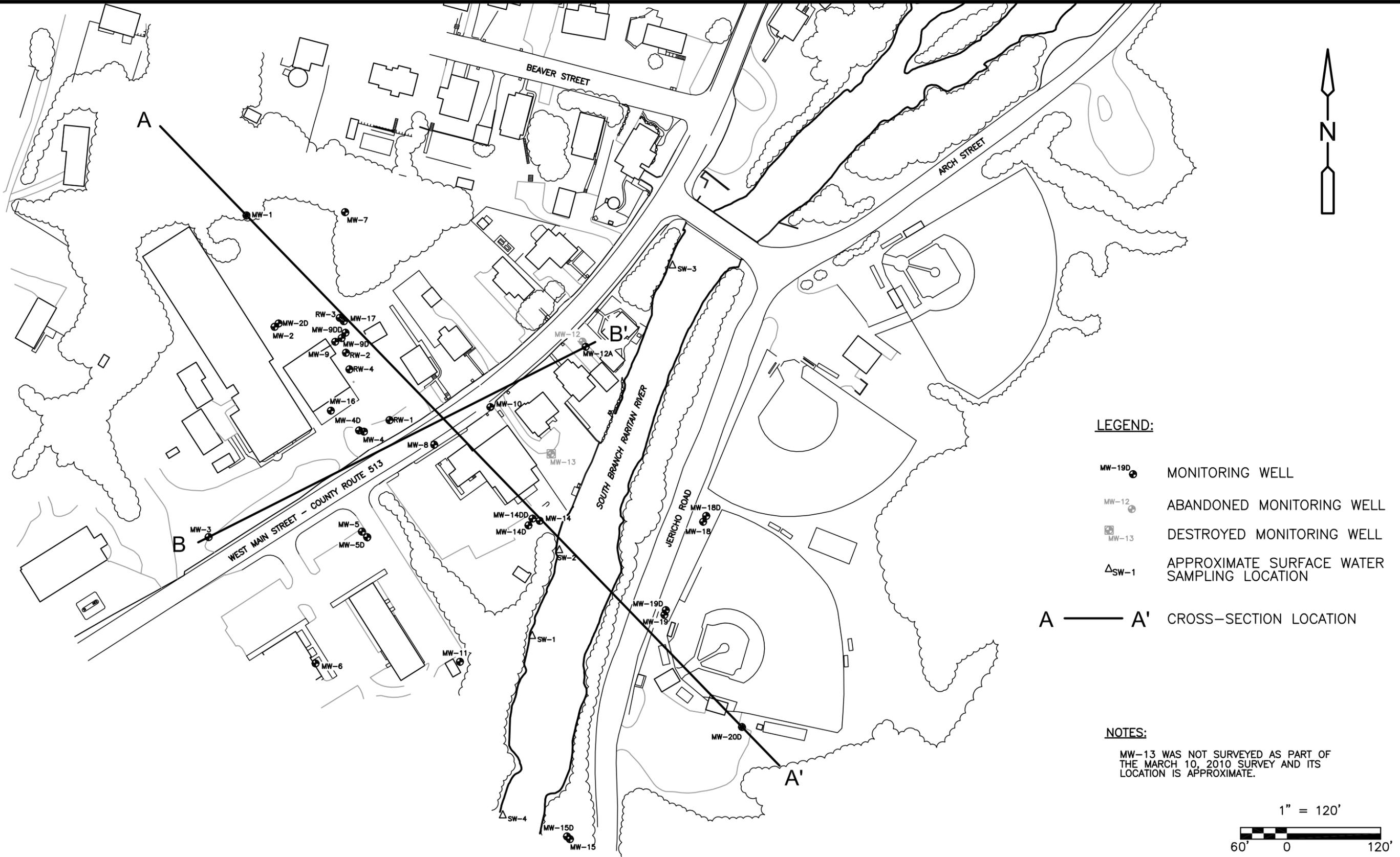


1 inch = 150 feet

EXACT TOOL
AERIAL MAP
BOROUGH OF HIGH BRIDGE
HUNTERDON COUNTY, NEW JERSEY



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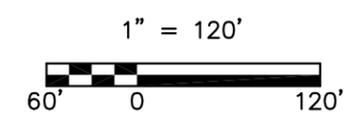
LEGEND:

- MW-19D ● MONITORING WELL
- MW-12 ○ ABANDONED MONITORING WELL
- MW-13 □ DESTROYED MONITORING WELL
- △_{SW-1} APPROXIMATE SURFACE WATER SAMPLING LOCATION

A — A' CROSS-SECTION LOCATION

NOTES:

MW-13 WAS NOT SURVEYED AS PART OF THE MARCH 10, 2010 SURVEY AND ITS LOCATION IS APPROXIMATE.



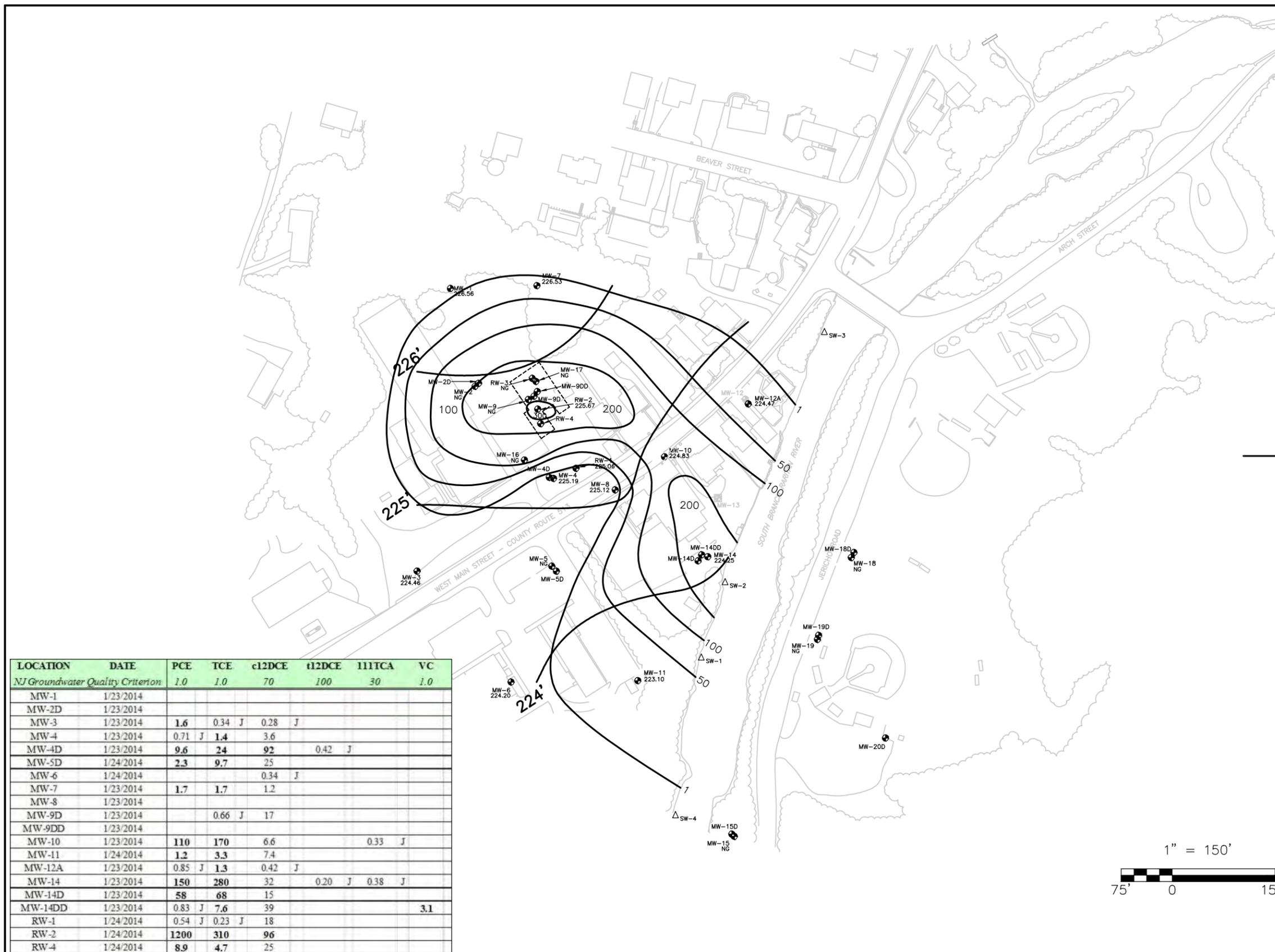
SITE PLAN

ELAT, INC.
 100 WEST MAIN STREET
 HIGH BRIDGE, NEW JERSEY 08829

DATE APR 2014

SHEET NO.		LOCATION		ADDENDUM NO.	FIGURE NO.

P:\1787\58637\04DESIGNSERVICES\02CIVIL\10CADD\01WORKING\CSTPLO17M.DWG
 © 2012 CDM SMITH ALL RIGHTS RESERVED. REUSE OF DOCUMENTS, THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



- LEGEND:**
- MW-19D ● MONITORING WELL
 - MW-12 ○ ABANDONED MONITORING WELL
 - MW-13 □ DESTROYED MONITORING WELL
 - APPROXIMATE LOCATION OF TREATMENT AREA
 - APPROXIMATE OVERBURDEN GROUNDWATER CONTOUR (FT)

NOTES:

MW-13 WAS NOT SURVEYED AS PART OF THE MARCH 10, 2010 SURVEY AND ITS LOCATION IS APPROXIMATE

CONCENTRATION SHOWN IN BOLD INDICATES EXCEEDANCE OF NJ GROUND WATER QUALITY CRITERIA (GWQC)

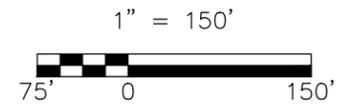
GROUNDWATER QUALITY STANDARDS N.J.A.C. 7:9C – CLASS IIA – HIGHER OF PRACTICAL QUANTITATION LIMIT AND GROUNDWATER QUALITY CRITERION (JULY 2008)

”J” = THE RESULT IS LESS THAN REPORTING LIMIT BUT GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT AND THE CONCENTRATION IS AN APPROXIMATE VALUE

ALL GROUNDWATER ELEVATIONS MEASURED ON JANUARY 23, 2014.

NG = NOT GAUGED

LOCATION	DATE	PCE	TCE	c12DCE	t12DCE	111TCA	VC
<i>NJ Groundwater Quality Criterion</i>		1.0	1.0	70	100	30	1.0
MW-1	1/23/2014						
MW-2D	1/23/2014						
MW-3	1/23/2014	1.6	0.34	J	0.28	J	
MW-4	1/23/2014	0.71	J	1.4	3.6		
MW-4D	1/23/2014	9.6	24	92	0.42	J	
MW-5D	1/24/2014	2.3	9.7	25			
MW-6	1/24/2014			0.34	J		
MW-7	1/23/2014	1.7	1.7	1.2			
MW-8	1/23/2014						
MW-9D	1/23/2014		0.66	J	17		
MW-9DD	1/23/2014						
MW-10	1/23/2014	110	170	6.6		0.33	J
MW-11	1/24/2014	1.2	3.3	7.4			
MW-12A	1/23/2014	0.85	J	1.3	0.42	J	
MW-14	1/23/2014	150	280	32	0.20	J	0.38
MW-14D	1/23/2014	58	68	15			
MW-14DD	1/23/2014	0.83	J	7.6	39		3.1
RW-1	1/24/2014	0.54	J	0.23	J	18	
RW-2	1/24/2014	1200	310	96			
RW-4	1/24/2014	8.9	4.7	25			



JANUARY 2014 OVERBURDEN GROUNDWATER ELEVATION & TCE CONTAMINANT CONCENTRATION CONTOURS

ELAT, INC.
 100 WEST MAIN STREET
 HIGH BRIDGE, NEW JERSEY 08829

DATE April 2014

SHEET NO.	LOCATION	ADDENDUM NO.	FIGURE NO.

**RESOLUTION
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

NUMBER: PB __-2016

ADOPTED: June 20, 2016

RESOLUTION PB __-2016 OF THE PLANNING BOARD OF THE BOROUGH OF HIGH BRIDGE IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY CONSTITUTING A REPORT ON RECOMMENDATIONS WITH RESPECT TO THE PRELIMINARY INVESTIGATION OF THE PROPERTY KNOWN AS BLOCK 24, LOT 16 AT THE ADDRESS OF 100 WEST MAIN STREET, COMMONLY KNOWN AS EXACT LEVEL AND TOOL AS AN AREA IN NEED OF REDEVELOPMENT.

RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AS FOLLOWS:

WHEREAS the Local Redevelopment and Housing Law, N.J.S. A. 40A:12A-1 et. Seq. (hereinafter referred to a "LRHL) authorizes municipalities to engage in certain redevelopment activities following the designation of parcels of land in the municipality as areas in need of redevelopment; and

WHEREAS pursuant to N.J.S.A. 40A:12A-6 of the LRHL, the Municipal Council (hereinafter referred to as "Borough Council") of the Borough of High Bridge (hereinafter referred to as "Borough") authorized the Planning Board of the Borough of High Bridge (hereinafter referred to as "High Bridge Planning Board") on March 17, 2016 to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property commonly known as Block 24, Lot 16, also known as Exact Level and Tool, meets the criteria set forth in N.J.S.A 40A:12A-5 so as to be designated an area in need of redevelopment; or (ii) pursuant to N.J.S.A 40A:12A-3 are necessary, with or without change in their condition, for the effective redevelopment of the proposed redevelopment area (see attached as Exhibit A, Borough Council resolution # 101-2016) and

WHEREAS, the High Bridge Planning Board on March 21, 2016 pursuant to Resolution No. PB07-2016 determined to conduct such an investigation of the study area and directed Maser Consulting, P.A. (the "Professional Planner") to assist the Board with conducting such an investigation and

WHEREAS, the Professional Planner has presented a report entitled "Redevelopment Study Area with Condemnation Determination of Need, Block 24, Lot 16" analyzing the study area and concluding that the buildings in the study area are substandard, unsafe, unsanitary, dilapidated and obsolescent, that the buildings have fallen into disrepair and have been rendered untenable in their current condition, the study area in its current state is detrimental to health and safety and the designation of the study area would be consistent with smart growth planning principles, and

WHEREAS, the Planning Board reviewed the Professional Planner's Report and conducted a hearing on June 20, 2016 in which it considered any and all objections to the designation of the study area.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of High Bridge in the County of Hunterdon, and the State of New Jersey as follows:

1. The High Bridge Planning Board adopts the conclusions and recommendations in the Professional Planner's Report and finds that the redevelopment of the study area would be in clear alignment with the municipal vision and consistent with the designation of the Study Area under Criteria A, B, D and H under N.J.S.A 40A:12A-5, and recommends that the Study Area qualify for designation as an Area in Need of Redevelopment with Condemnation and that a redevelopment plan be prepared that would advance the Borough's ability to foster development consistent with its Master Plan.
2. The High Bridge Planning Board recommends to the Borough Council that the Borough Council should designate all of the Study Area in Need of Redevelopment with Condemnation and authorization for the exercise of eminent domain under the LRHL; and
3. This resolution shall take effect immediately.



Steve Dhein, Board Chair



Barbara Kinsky, Board Secretary

RESOLUTION
Borough of High Bridge
County of Hunterdon
State of New Jersey

NUMBER 166-2016

ADOPTED: June 23, 2016

**RESOLUTION DESIGNATING AN AREA OF THE BOROUGH OF HIGH BRIDGE
DESIGNATED ON THE BOROUGH TAX MAP AS BLOCK 24, LOT 16, WITH A
STREET ADDRESS OF 100 WEST MAIN STREET, COMMONLY KNOWN AS EXACT
LEVEL AND TOOL, AS “AN AREA IN NEED OF REDEVELOPMENT” PURSUANT
TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “Redevelopment Law”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Mayor and Council of the Borough of High Bridge by Resolution No. 103-2016 adopted on March 17, 2016 directed the Planning Board to conduct a preliminary investigation to determine whether the following area, inclusive of the following properties, qualifies as an area in need of redevelopment:

Block 24, Lot 16

(the foregoing properties collectively referred to as the “Study Area”); and

WHEREAS, the Borough’s planner Maser Consulting P.A. was retained to undertake a preliminary investigation for determination of area in need of redevelopment including the power of eminent domain; and

WHEREAS, Maser Consulting prepared such a study and undertook to inspect the properties in the Study Area; and

WHEREAS, the Borough of High Bridge Planning Board gave public notice pursuant to N.J.S.A. 40A:12A-6(b) of a public hearing to be held on June 20, 2016 for consideration of whether the Study Area should be determined to be an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, the Planning Board, on June 20, 2016 conducted a public hearing to determine whether the Study Area should be recommended to be an area in need of redevelopment with power of condemnation pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, Maser Consulting presented its report to the Board dated May 25, 2016;
and

WHEREAS, the Maser Consulting report concludes that the Study Area and the properties therein exhibit conditions which conform with various redevelopment criteria, including criteria a, b, d, and h under Section 5 of the Redevelopment Law, N.J.S.A. 40A:12A-5, as more specifically set forth in the report; and

WHEREAS, the Planning Board heard all persons who are interested in or would be effected by a determination that the Study Area qualifies under the redevelopment criteria; and

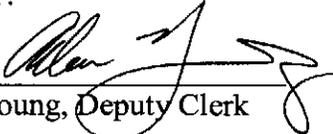
WHEREAS, the Planning Use Board adopted a Resolution at the June 20, 2016 meeting concluding that the Study Area meets the criteria for designation as an area in need of redevelopment with power of condemnation under the Redevelopment Law and recommending that the Borough Council designate the Study Area as an area in need of redevelopment with condemnation, pursuant to the Redevelopment Law; and

WHEREAS, the Mayor and Council accept the conclusions of the Maser Consulting report and the Planning Board's recommendation and wish to designate the Study Area as an area in need of redevelopment .

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of High Bridge, County of Hunterdon, State of New Jersey, as follows:

- 1 The Study Area described herein be and hereby is designated an area in need of redevelopment with authorization for the exercise of eminent domain pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*
- 2 The Clerk of the Borough is directed to provide a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A 40A:12A-6.

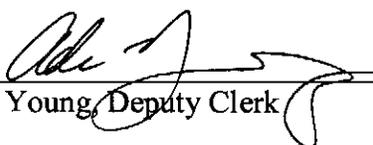
ATTEST:


Adam Young, Deputy Clerk


Mark Desire, Mayor

CERTIFICATION

I, Adam Young, Deputy Clerk of the Borough of High Bridge, hereby certify that this resolution was duly adopted by the Borough of High Bridge Council at a meeting duly held on the 23 day of JUNE, 2016; that this resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.


Adam Young, Deputy Clerk

¹ Borough of High Bridge Feasibility Study, Block 24, Lot 15, prepared by Maser Consulting, June 9, 2010, page. 2.

² City property tax card.

³ Data obtained from eTaxmaps.com, April 26, 2016

⁴ eTaxmap data for Study Area parcel puts it at an improvement ratio of 16%.

⁵ Borough of High Bridge Feasibility Study, Block 24, Lot 15, prepared by Maser Consulting, June 9, 2010, page. 2.

⁶ CDM Transmittal, From Ross Trube to Diane Seals, Borough Clerk, dated January 21, 2010.

⁷ <http://photos.vaida.net/History/Exact-Level-and-Tool-E-Award/i-bHpHC8Z>

⁸ Imagery source: historicaerials.com

⁹ High Bridge Land Use Plan Element, dated 2013, page 17.

¹⁰ Source: Bing.com accessed April 27, 2016

¹¹ http://datamine2.state.nj.us/DEP_OPRA/OpraMain/get_long_report?

¹² Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 4.24

¹³ Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 1, page 1-4 through 1-5.

¹⁴ Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 1, page 1-5.

¹⁵ Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 1, page 1-5.

¹⁶ Trube, Ross, email "100 West Main Street High Bridge NJ site", May 27, 2015

¹⁷ Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 3.5

¹⁸ Groundwater Monitoring Report, Exact Level & Tool, Inc. (ELAT), prepared by CDM Smith, April 2007.

¹⁹ Remedial Investigation Report, prepared by CDM Smith, May 2014. Sec. 3.5, page 4-2.

²⁰ Indoor Air Assessment Report, Exact Level & Tool, Inc. (ELAT), prepared by CDM Smith, September 2010. Sec. 3, page 3-2.

²¹ LRHL, 40A:12A-7

²² Master Plan Reexamination Report, 2011, page. 11

²³ Borough of High Bridge Feasibility Study, Block 24, Lot 15, prepared by Maser Consulting, June 9, 2010, page 3

²⁴ Master Plan Land Use Plan Element, prepared by Maser Consulting, May 20, 2013, page 63

²⁵ Master Plan Sustainable Economic Development Plan Element, prepared by Maser Consulting, October 27, 2011, page 73

²⁶ LRHL, 40A:12A-7

²⁷ Hunterdon County Comprehensive Economic Development Strategy, 2014, page 21.

²⁸ Hunterdon County Comprehensive Economic Development Strategy, 2014, page 22.

²⁹ Hunterdon County Comprehensive Economic Development Strategy, 2014, page 24.

³⁰ LRHL, 40A:12A-7

³¹ Ibid

³² <http://nj.gov/state/planning/smart.html>

³³ <http://www.nj.gov/dca/divisions/osg/smart/>