



Planning Board Hearing  
July 26, 2023

# **PRELIMINARY INVESTIGATION FOR AREA IN NEED OF REDEVELOPMENT**

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# INTRODUCTION

- **Purpose:**
  - Determine whether properties qualify as an area in need of redevelopment
- **Authorization:**
  - Resolution o81-2023 (adopted on March 27, 2023)
- **Non-Condensation:**
  - Per authorizing resolutions, the Study Area shall be subject to a non-condemnation redevelopment area designation.

# THE LOCAL REDEVELOPMENT & HOUSING LAW

- ❑ P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.)
- ❑ Governs the redevelopment process in NJ
- ❑ Provides criteria and procedures for designating areas in need of redevelopment and rehabilitation
- ❑ Defines the roles of the various public agencies in the process
  - Governing Body
  - Planning Board
  - Redevelopment Entities
- ❑ Specifies the required components of a redevelopment plan and procedures for adopting the plan
- ❑ Establishes the powers granted to municipalities upon adoption of the redevelopment plan

# THE FIVE REDEVELOPMENT STEPS

Step One: Determine if the Area is in Need of Redevelopment




Step Two: Prepare and Adopt a Redevelopment Plan



Step Three: Enter into an Agreement with a Redeveloper to Undertake a Redevelopment Project in Accordance with the Plan



Step Four: Review of the Proposed Redevelopment Project by the Planning Board



Step Five: A Completed Redevelopment Project and Implementation of the Community's Vision



# DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

# THE REDEVELOPMENT AREA *DESIGNATION PROCESS...*



Governing Body Resolution Directing the Planning Board to Undertake a Study

Specifies Condemnation or Non-Condemnation



Preparation of a Preliminary Investigation and Report



Public Notice of Hearing



Planning Board Hearing and Recommendation



Governing Body Resolution Designating the Area in Need of Redevelopment

Notice to Property Owners in the Redevelopment Area



Review of Resolution by NJ DCA

## THE REDEVELOPMENT CRITERIA

- A. Substandard Building Conditions Resulting in Unwholesome Living or Working Conditions
- B. Discontinuance of the Use or Abandonment of Commercial, Office, and Industrial Buildings or with Significant Vacancies Over 2 Consecutive Years
- C. Public Land or Privately Owned Vacant Land that has been Vacant for 10 Years that Can't be Developed Privately
- D. Areas with Buildings and Improvements Exhibiting Dilapidation, Obsolescence, Overcrowding, Faulty Arrangement or Design, Lack of Ventilation, Light and Sanitary Facilities, Excessive Land coverage, or Deleterious Land Use – Causing Detrimental Impact

## THE REDEVELOPMENT CRITERIA

- E. A Growing Lack or Total Lack of Proper Utilization of Areas Caused by the Condition of Title, Diverse Ownership of the Properties, or Other Similar Conditions Resulting in a Stagnant and Unproductive Condition
- F. Areas Impacted by Natural Disasters (5+ Acres)
- G. Urban Enterprise Zone (tax exemptions only)
- H. Consistency with Smart Growth Policies per Law or Regulation



214 properties within the  
Study Area



Total of approximately 28  
acres



Study Area spread between  
4 Sub-Areas

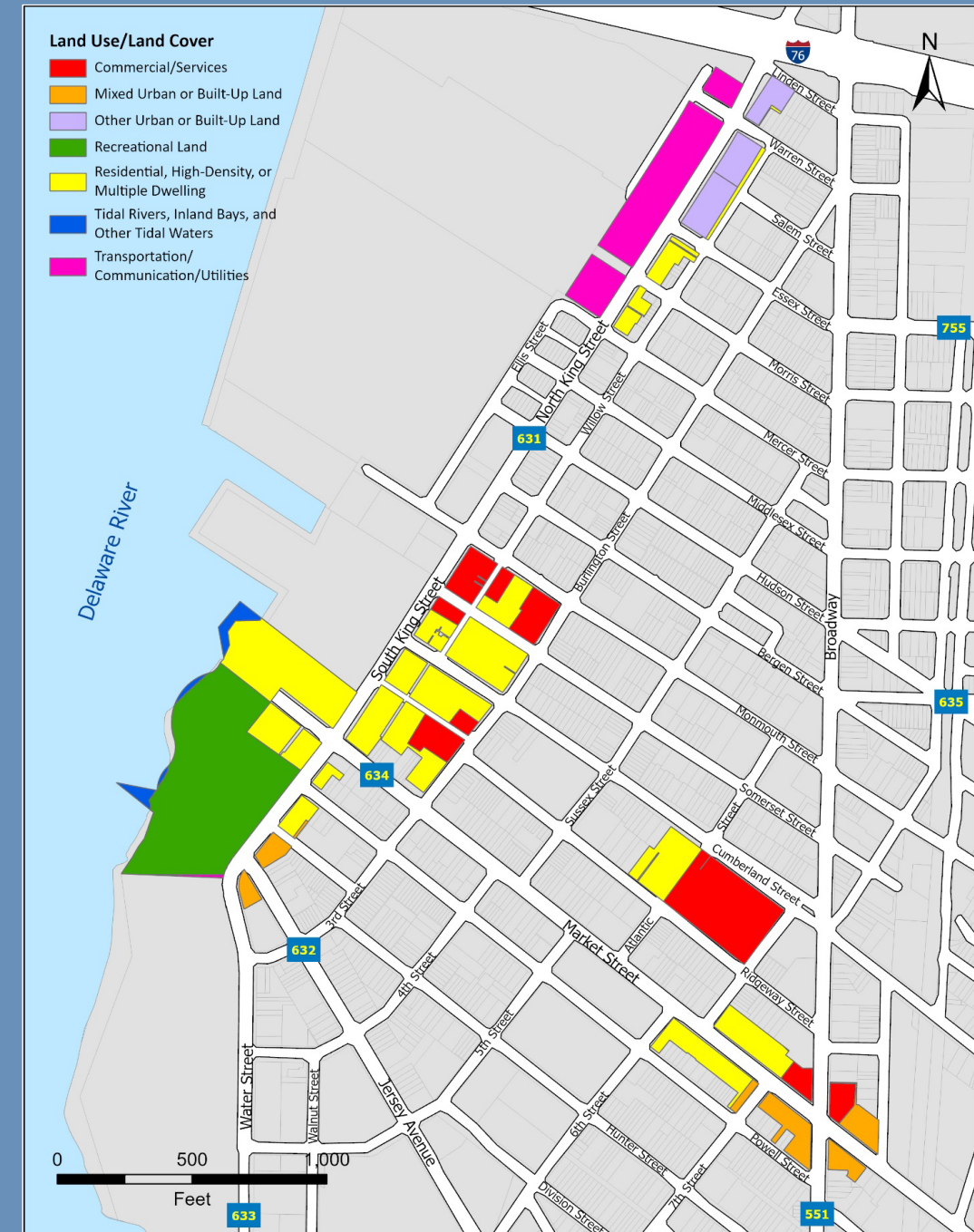
## STUDY AREA



## STUDY AREA AT A GLANCE: LOCATION

# STUDY AREA AT A GLANCE: LAND USE / LAND COVER

Land Use/Land Cover	Acres	% of Study Area
Commercial/Services	4.5	16.2%
Mixed Urban or Built-Up Land	1.6	5.8%
Other Urban or Built-Up Land	1.3	4.8%
Recreational Land	6.4	23.0%
Residential, High-Density, or Multiple-Dwelling	10.3	37.2%
Tidal Rivers, Inland Bays, and Other Tidal Waters	0.4	1.5%
Transportation/Communication/Utilities	3.2	11.6%
Total	27.7	100.0%





# STUDY AREA AT A GLANCE: PROPERTY CLASSIFICATION

<i>Property Classification</i>	<i># Parcels</i>	<i>Acres</i>	<i>% of Study Area</i>
Vacant (Class 1)	16	3.6	12.7%
Residential (Class 2)	132	5.9	20.8%
Commercial (Class 4A)	21	3.1	10.9%
Apartments (Class 4C)	3	0.3	1.1%
Public School (Class 15A)	1	1.1	3.9%
Public Property (Class 15C)	18	12.3	43.3%
Church & Charitable (Class 15D)	2	0.5	1.8%
Unknown	19	0.4	1.5%
<b>Total</b>	<b>212</b>	<b>27.2</b>	<b>95.9%</b>





# STUDY AREA AT A GLANCE: ZONING

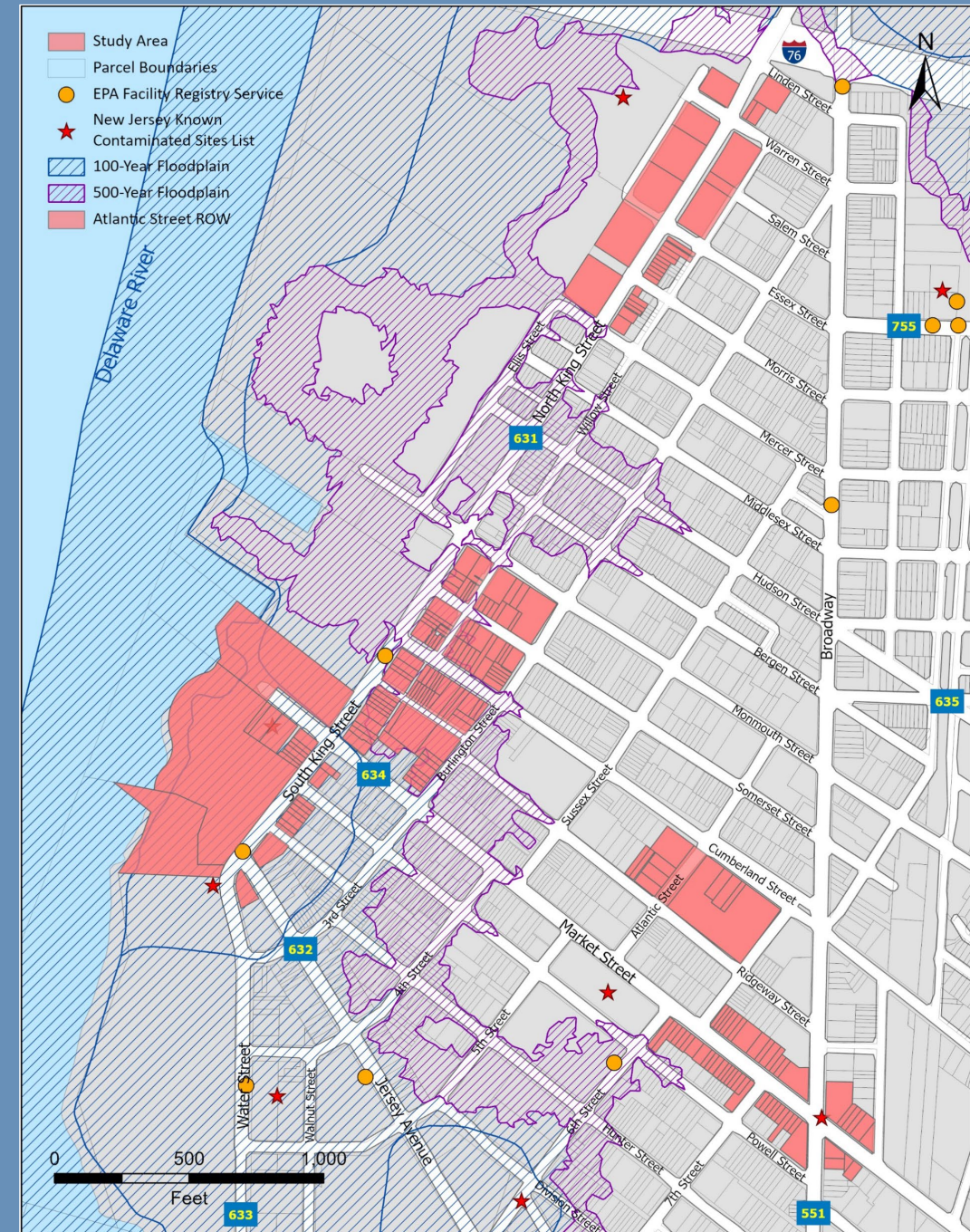
Zoning District	# Parcels
BI - Business Industrial	1
CRO - Commercial, Residential, Office Mixed Use	45
R-M - Residential Medium	134
RC - Retail and Commercial Services	14
RR - Riverfront Recreation	11
RR - Riverfront Recreation & PPI - Port Planned Industrial Development	1
PC - Port Cargo Handling	6
<b>Total</b>	<b>212</b>





# STUDY AREA AT A GLANCE: ENVIRONMENTAL CONSTRAINTS

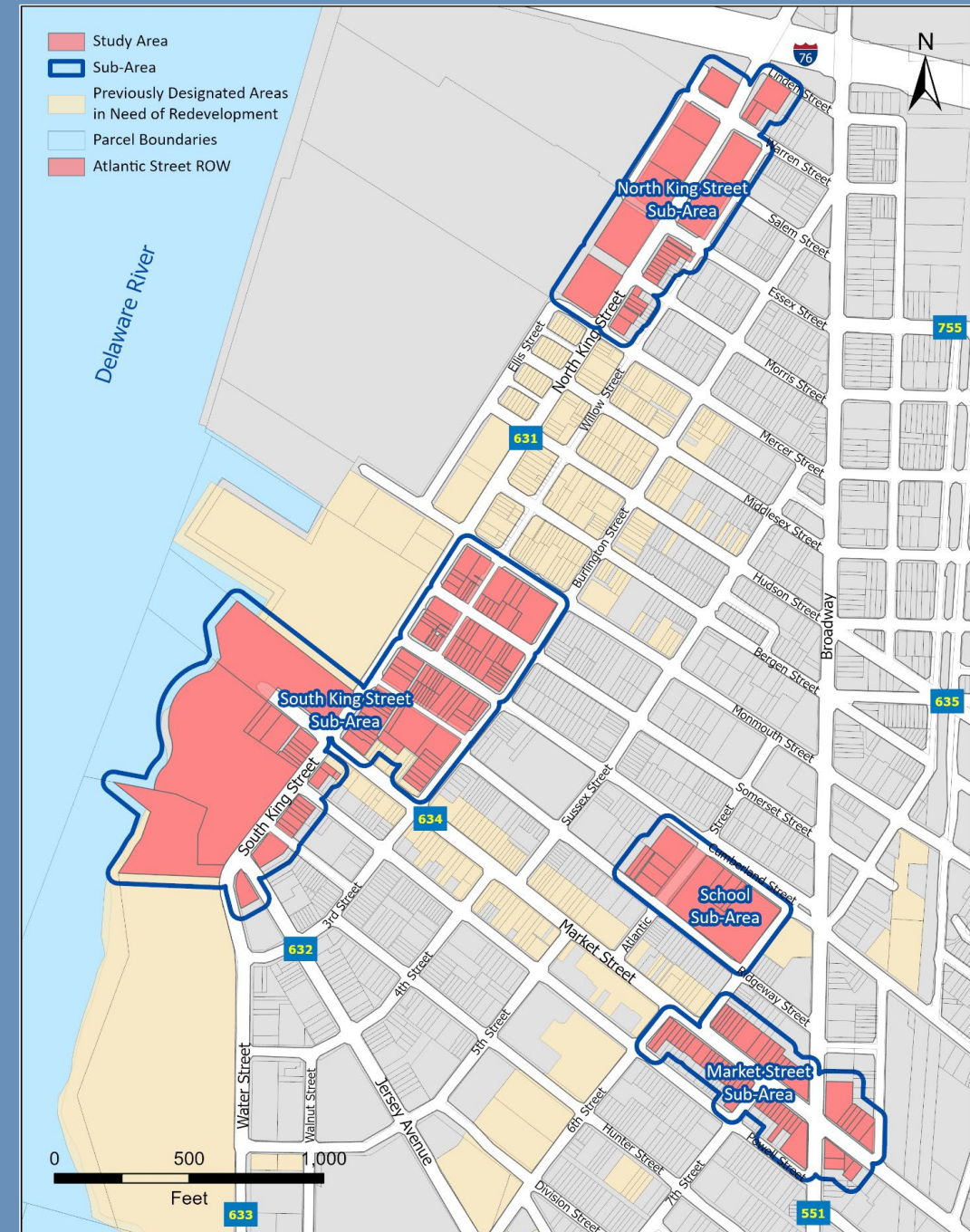
- 41 Parcels intersect 100-year floodplain
- 80 Parcels intersect 500-year floodplain
- 4 Sites on EPA Facility Registry Service within 500 feet of study area
- 6 Sites on NJ Known Contaminated Site List within 500 feet of study area



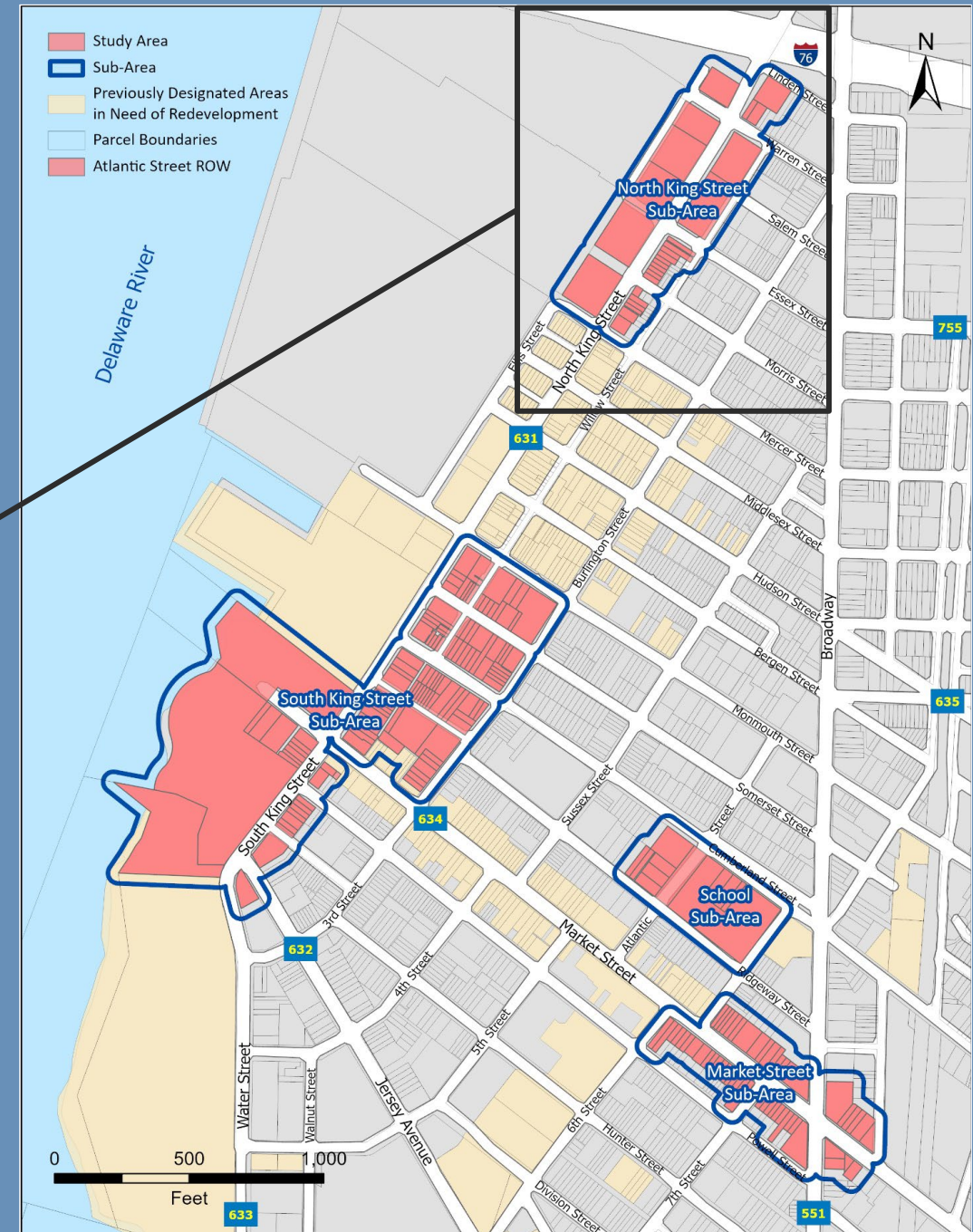
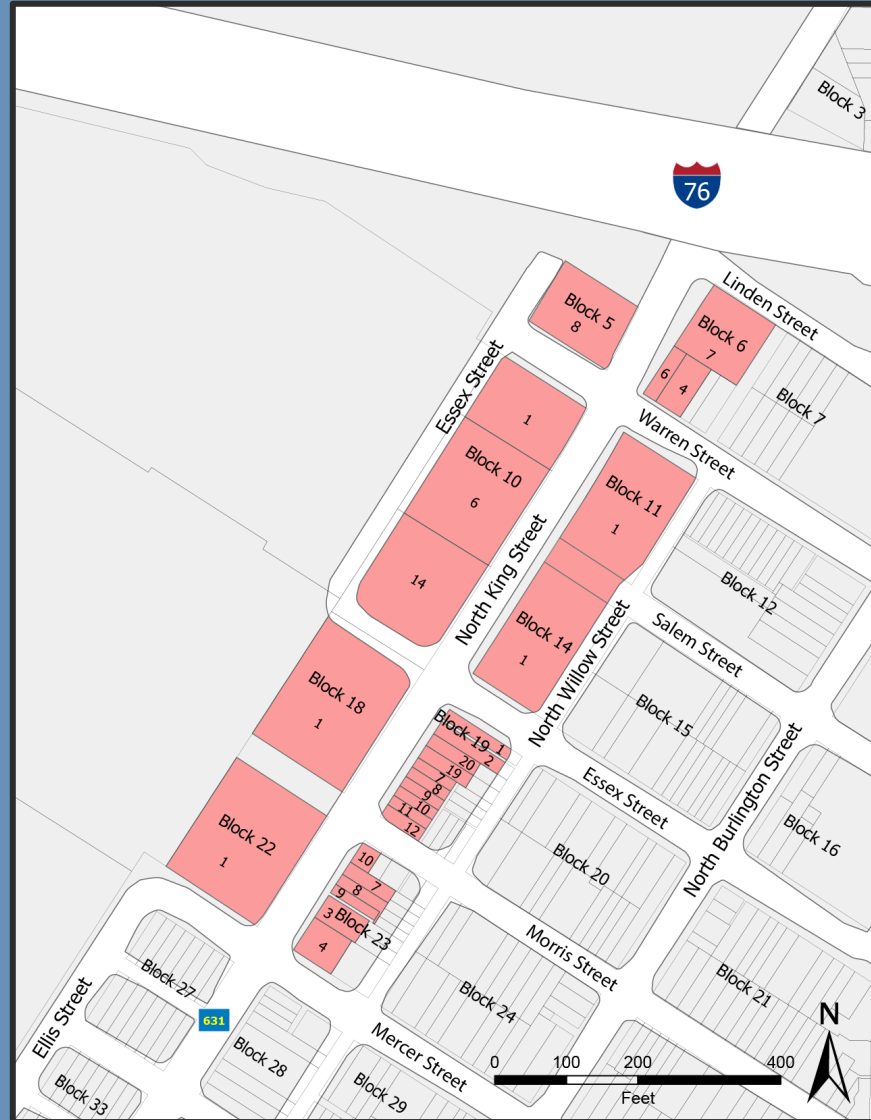


## SUB-AREAS WITHIN THE STUDY AREA:

- North King Street Sub-Area
- South King Street Sub-Area
- School Sub-Area
- Market Street Sub-Area

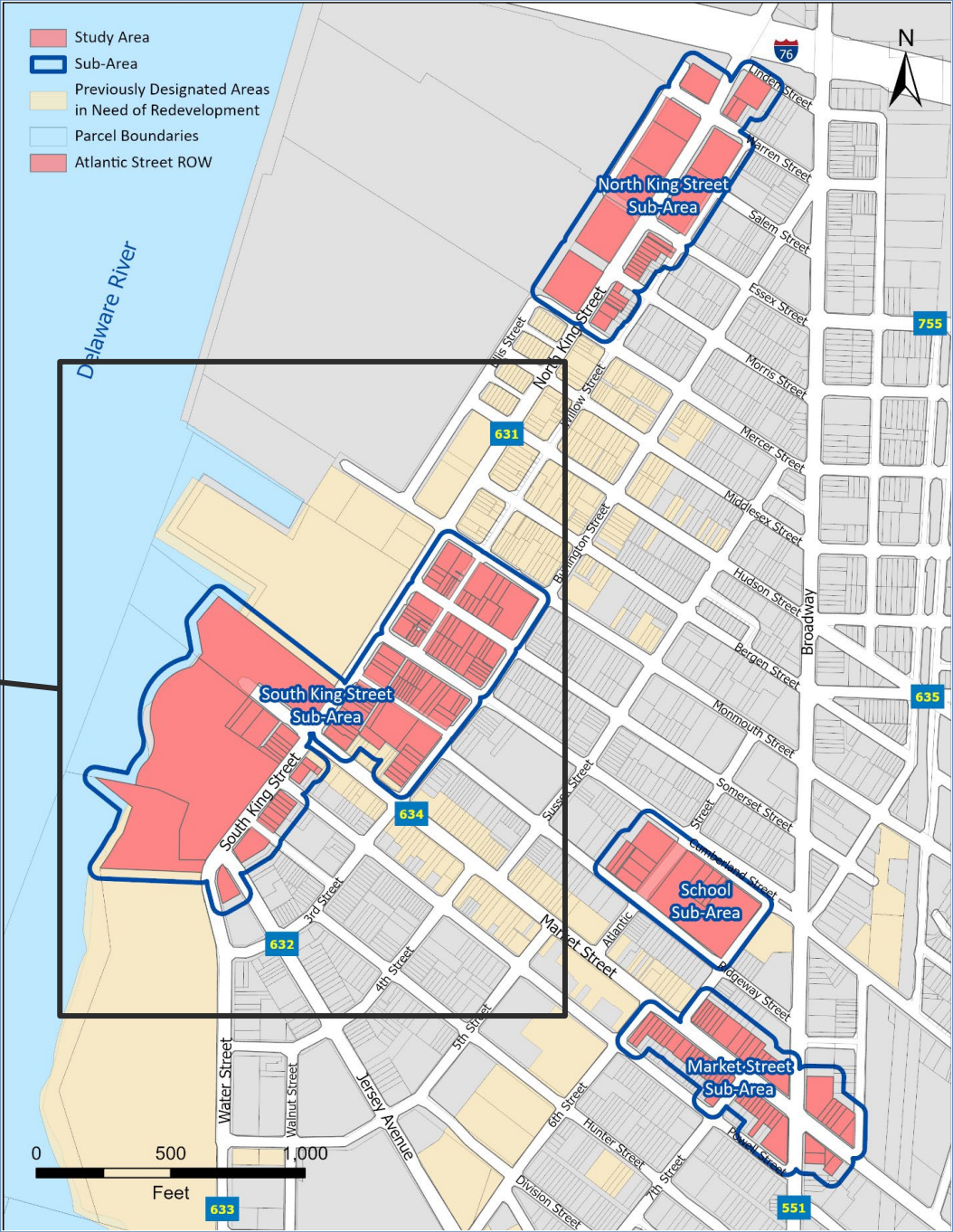


# NORTH KING STREET SUB-AREA



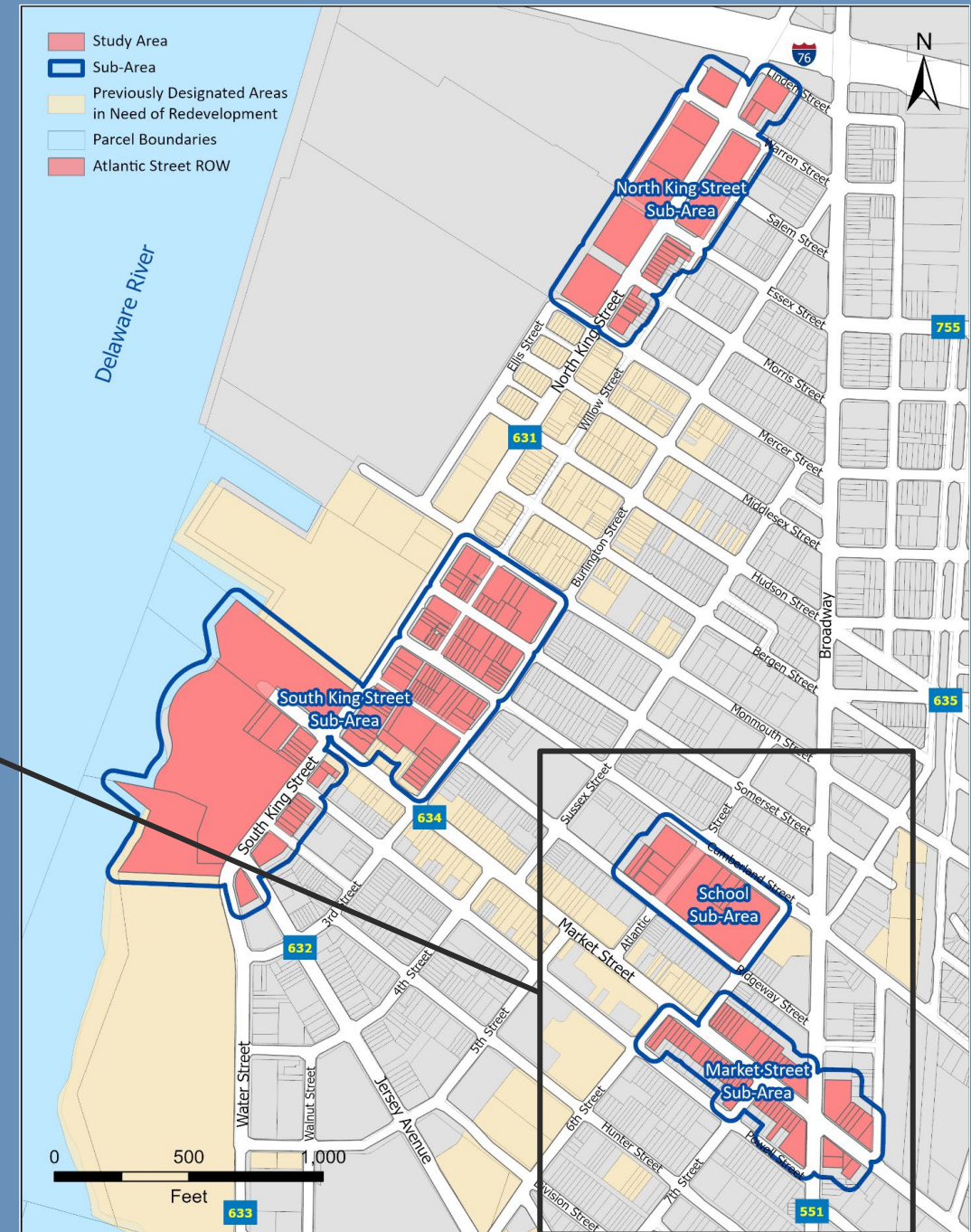
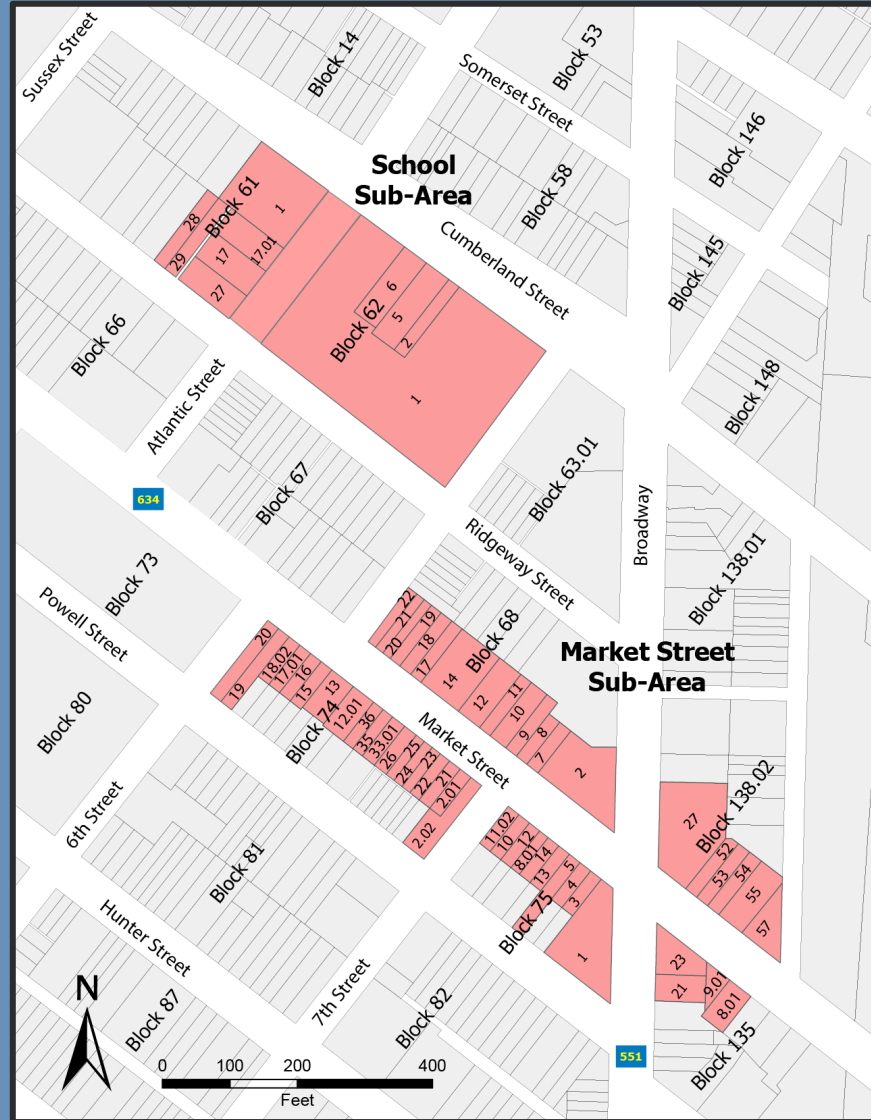


# SOUTH KING STREET SUB-AREA





# SCHOOL SUB-AREA & MARKET STREET SUB-AREA

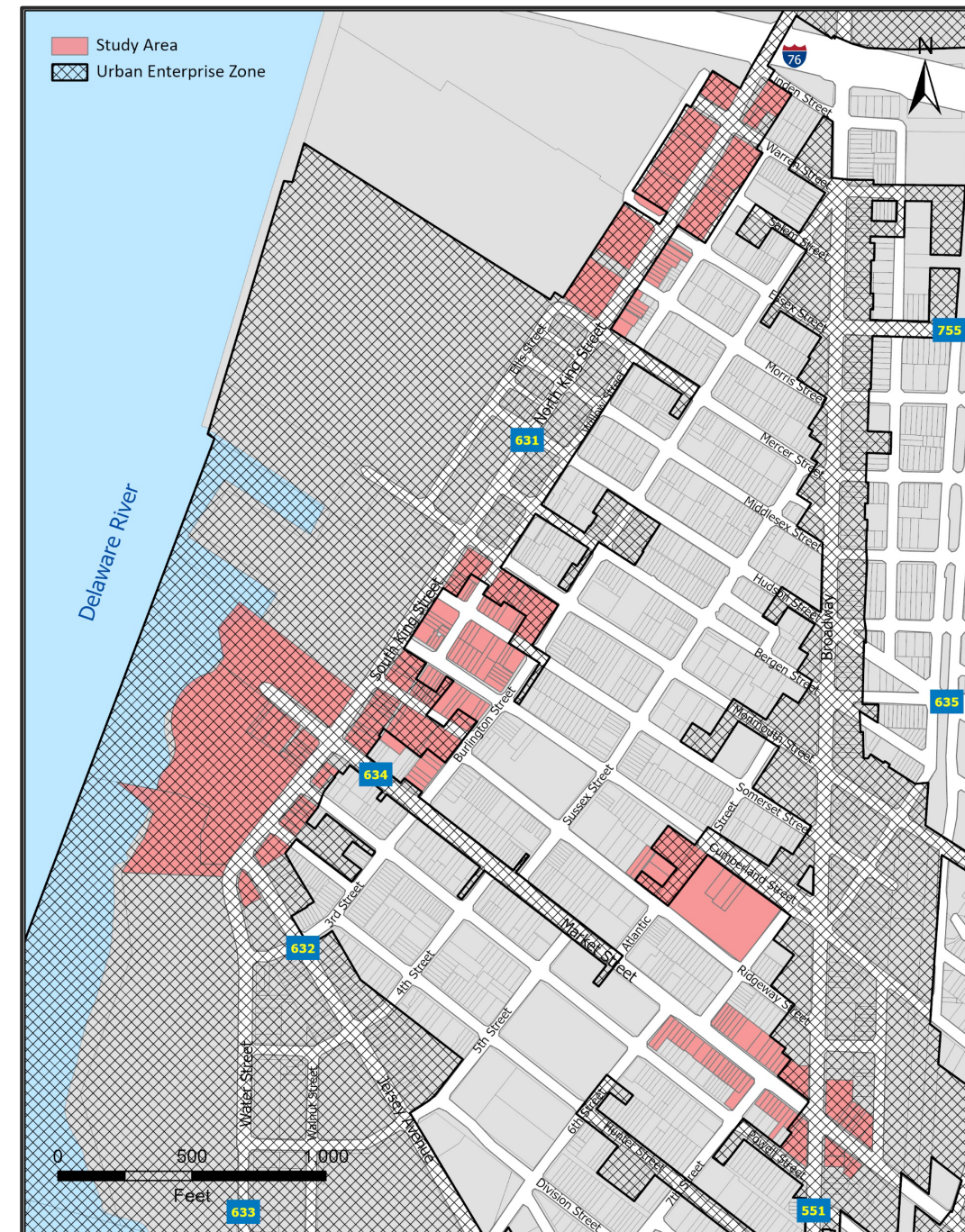


# ANALYSIS OF THE STATUTORY CRITERIA 'G'



# ANALYSIS OF THE STATUTORY CRITERIA 'G'

- “In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act”... the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment... for the purpose of granting tax exemptions within the enterprise zone district... or the adoption of a tax abatement and exemption ordinance... 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 [the Local Redevelopment and Housing Law] 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.”
- 88 parcels meet criteria across study area
- Discussed on pages 42-44 of report
- Checklist in Appendix D identifies specific properties that meet this criterion





# ANALYSIS OF THE STATUTORY CRITERIA 'H'

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- “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”
- Municipal and County Master Plans discuss the use of smart growth planning in the city with a focus on lots along the King and Market Street corridors
- 120 parcels meet criteria across study area
- Discussed on pages 45-48 of report
- Checklist in Appendix D identifies specific properties that meet this criterion



# **ANALYSIS OF THE STATUTORY CRITERIA AS APPLIED TO SCHOOL SUB-AREA**

# SCHOOL SUB AREA FINDINGS

- **11 Parcels** in need of redevelopment
- **5** needed for the effective redevelopment of the area
- Some in common ownership
- A combination of the 'a', 'c', 'd', and 'g' criteria (not the 'h')
- Findings detailed in **Appendix B**

Block	Lot									Needed for the Effective Redevelopment of the Area	Designated (Y/N)
		A	B	C	D	E	F	G	H		
61	1	x	x	x	✓	x	x	✓	x	x	Y
61	17	x	x	x	x	x	x	x	x	✓	Y
61	17.01	x	x	x	x	x	x	x	x	✓	Y
61	27	x	x	x	✓	x	x	✓	x	✓	Y
61	28	x	x	x	✓	x	x	x	x	x	Y
61	29	x	x	x	✓	x	x	x	x	x	Y
62	1	✓	x	x	✓	x	x	x	x	x	Y
62	2	x	x	x	x	x	x	x	x	✓	Y
62	5	x	x	x	x	x	x	x	x	✓	Y
62	6	x	x	x	x	x	x	x	x	✓	Y
Atlantic St ROW		x	x	✓	x	x	x	✓	x	x	Y

# School Sub-Area



# **ANALYSIS OF THE STATUTORY CRITERIA AS APPLIED TO SOUTH KING STREET SUB-AREA**



# SOUTH KING SUB AREA FINDINGS

- **73 Parcels** in need of redevelopment
- **7** needed for the effective redevelopment of the area
- Some in common ownership
- Located along South King Street
- A combination of the 'a', 'b', 'd', 'g', and 'h' criteria Findings detailed in **Appendix B**

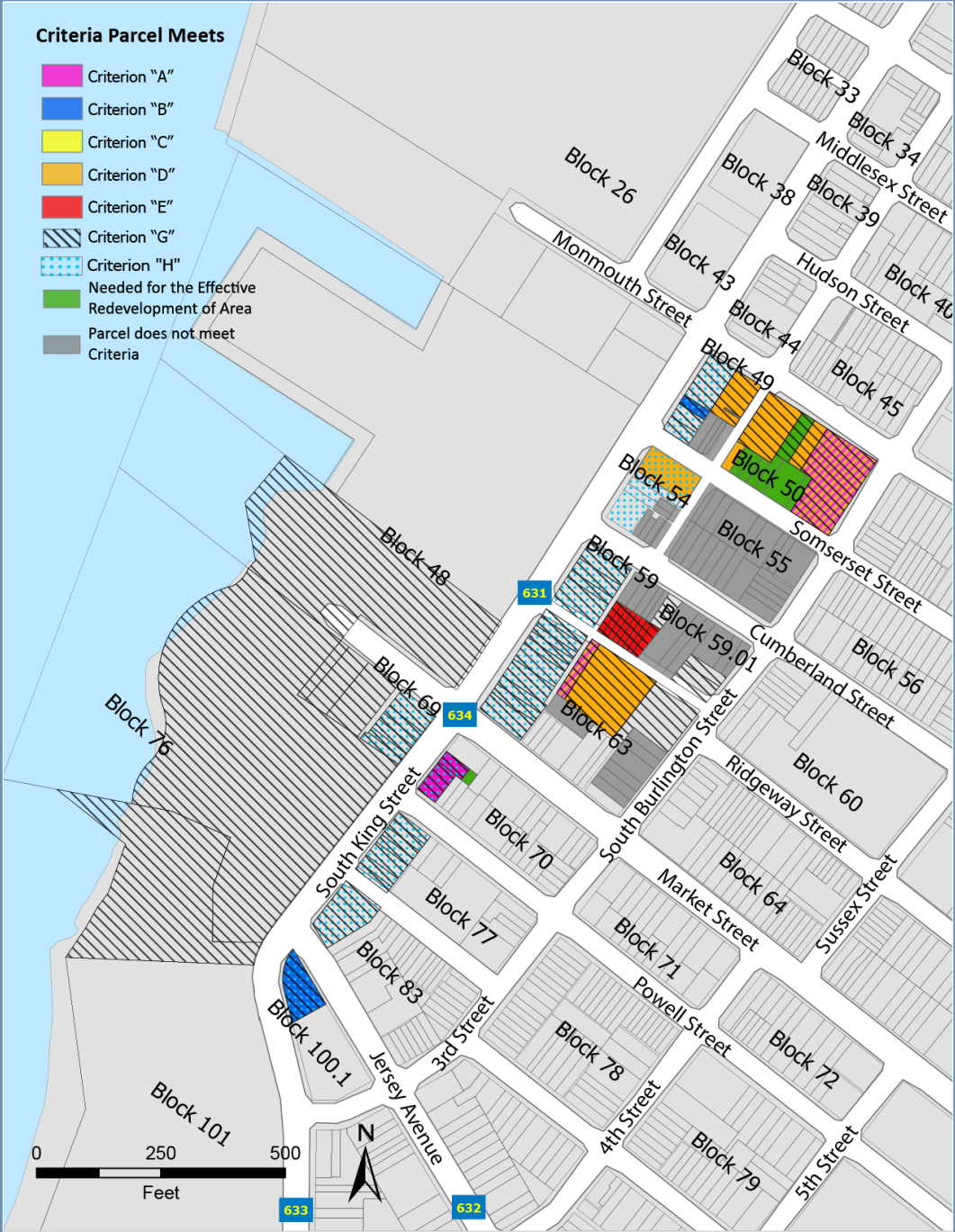
Block	Lot	A	B	C	D	E	F	G	H	Needed for the Effective Redevelopment of the Area	Designated (Y/N)
48	1	x	x	x	x	x	x	✓	x	x	Y*
49	1	x	x	x	✓	x	x	✓	x	x	Y
49	7	x	x	x	x	x	x	✓	✓	x	Y
49	13	x	✓	x	x	x	x	✓	✓	x	Y
49	14	x	x	x	x	x	x	✓	✓	x	Y
49	14.01	x	x	x	x	x	x	✓	✓	x	Y
50	1	✓	x	x	✓	x	x	✓	x	x	Y
50	7	x	x	x	✓	x	x	✓	x	x	Y
50	8	x	x	x	x	x	x	✓	x	✓	Y
50	9	x	x	x	✓	x	x	✓	x	x	Y
50	11	x	x	x	x	x	x	x	x	✓	Y
50	13	x	x	x	x	x	x	x	x	✓	Y
50	15	x	x	x	x	x	x	x	x	✓	Y
50	16	x	x	x	x	x	x	x	x	✓	Y
50	17	x	x	x	x	x	x	x	x	✓	Y
50	18	x	x	x	x	x	x	x	x	✓	Y
50	19	x	x	x	✓	x	x	x	x	x	Y
54	1	x	x	x	✓	x	x	x	✓	x	Y
54	4	x	x	x	x	x	x	x	✓	x	Y
54	5	x	x	x	x	x	x	x	✓	x	Y
54	10	x	x	x	x	x	x	x	✓	x	Y
54	16	x	x	x	x	x	x	x	✓	x	Y
59	1	x	x	x	x	x	x	✓	✓	x	Y
59	3	x	x	x	x	x	x	✓	✓	x	Y
59	5	x	x	x	x	x	x	✓	✓	x	Y
59	6	x	x	x	x	x	x	✓	✓	x	Y
59.01	1.01	x	x	x	x	x	x	✓	x	x	Y*
59.01	4	x	x	x	x	x	x	✓	x	x	Y*
59.01	10	x	x	x	x	x	x	✓	x	x	Y*
59.01	15	x	x	x	x	✓	x	✓	x	x	Y
59.01	16	x	x	x	x	✓	x	✓	x	x	Y
59.01	17	x	x	x	x	✓	x	✓	x	x	Y
59.01	18	x	x	x	x	✓	x	✓	x	x	Y
59.01	19	x	x	x	x	✓	x	✓	x	x	Y
59.01	20	x	x	x	x	✓	x	✓	x	x	Y
59.01	21	x	x	x	x	✓	x	✓	x	x	Y
59.01	22	x	x	x	x	✓	x	✓	x	x	Y
63	1	x	x	x	x	x	x	✓	x	x	Y*
63	15	x	x	x	✓	x	x	✓	x	x	Y

Block	Lot	A	B	C	D	E	F	G	H	Needed for the Effective Redevelopment of the Area	Designated (Y/N)
63	21	✓	✗	✗	✓	✗	✗	✓	✗	✗	Y
63	29	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	30	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	31	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	32	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	33	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	34	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	36	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	38	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	39	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
63	40	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	1	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*
69	2	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*
69	3	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*
69	5	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	5.01	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	6	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	7	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	8	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
69	9	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
70	14	✗	✗	✗	✗	✗	✗	✗	✗	✓	Y
70	17.01	✓	✗	✗	✗	✗	✗	✓	✓	✗	Y
70	19	✓	✗	✗	✗	✗	✗	✓	✓	✗	Y
76	1	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*
77	21	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	21.01	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	21.02	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	21.03	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	22	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	22.01	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
77	22.02	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
83	13	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
100.01	4	✗	✓	✗	✗	✗	✗	✓	✓	✗	Y
101	1.02	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*

\*Parcels that only meet the "g" criterion only qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions.



# South King Street Sub-Area



# ANALYSIS OF THE STATUTORY CRITERIA AS APPLIED TO NORTH KING STREET SUB-AREA

# NORTH KING SUB AREA FINDINGS

- **28 Parcels** in need of redevelopment
- **2** needed for the effective redevelopment of the area
- Some in common ownership
- Located along North King Street
- A combination of the 'a', 'c', 'd', 'g', and 'h' criteria Findings detailed in **Appendix B**

Block	Lot	A	B	C	D	E	F	G	H	Needed for the Effective Redevelopment of the Area	Designated (Y/N)
5	8	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
6	4	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
6	6	✗	✗	✗	✓	✗	✗	✓	✓	✓	Y
6	7	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
10	1	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
10	6	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
10	14	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
11	1	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
14	1	✗	✗	✗	✓	✗	✗	✓	✓	✗	Y
18	1	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
19	1	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	2	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	4.01	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	7	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	8	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	9	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	10	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	11	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	12	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
19	20	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
22	1	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
23	3	✓	✗	✗	✗	✗	✗	✗	✓	✗	Y
23	4	✗	✗	✗	✗	✗	✗	✗	✓	✓	Y
23	7	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
23	8	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
23	9	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
23	10	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
Salem ROW		✗	✗	✓	✗	✗	✗	✓	✓	✗	Y

# North King Street Sub-Area



# **ANALYSIS OF THE STATUTORY CRITERIA AS APPLIED TO MARKET STREET SUB-AREA**



- **27 Parcels** in need of redevelopment
- **Two** needed for the effective redevelopment of the area
- A combination of the 'a', 'b', 'c', and 'd' criteria (not the 'g' or 'h')
- Findings detailed in **Appendix B**

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- A combination of the 'a', 'b', 'c', and 'd' criteria (not the 'g' or 'h')
- Findings detailed in **Appendix B**

Block	Lot	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YY	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX</
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Block	Lot	A	B	C	D	E	F	G	H	Needed for the Effective Redevelopment of the Area	Designated (Y/N)
75	12	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
75	13	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
75	14	✗	✗	✗	✗	✗	✗	✗	✓	✗	Y
135	8.01	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
135	9.01	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
135	21	✗	✗	✗	✗	✗	✗	✓	✗	✗	Y*
135	23	✗	✓	✗	✗	✗	✗	✓	✓	✗	Y
138.02	27	✗	✗	✗	✗	✗	✗	✓	✓	✓	Y
138.02	52	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
138.02	53	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
138.02	54	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
138.02	55	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y
138.02	57	✗	✗	✗	✗	✗	✗	✓	✓	✗	Y

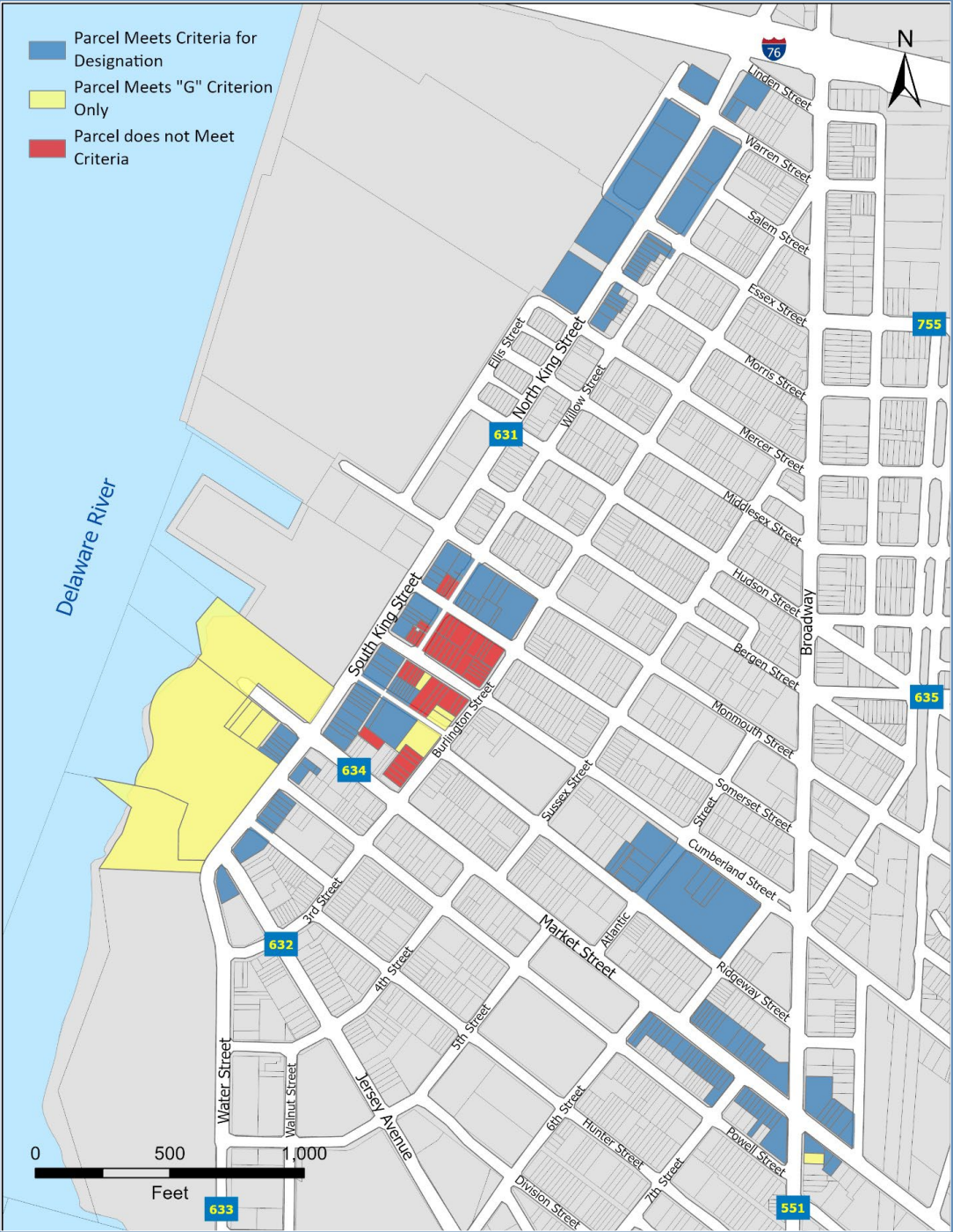
\*Parcels that only meet the "g" criterion only qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions.

# Market Street Sub-Area





Parcels that  
Meet Statutory  
Criteria for Area  
in Need of  
Redevelopment  
Designation





QUESTIONS?