Township of Upper Deerfield Preliminary Investigation

[Seabrook Village & School Lane Village]

November 2019

Scheule Planning Solutions, LLC

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Prepared by

Scheule Planning Solutions, LLC

Randall Scheule, PP, AICP

NJ Professional Planner License No. LI003666

The original of this Preliminary Investigation

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Preliminary Investigation
Seabrook Village & School Lane Village

INTRODUCTION

On August 16, 2018 Upper Deerfield Township Committee adopted Resolution 18-175, directing the Planning Board to conduct a non-condemnation redevelopment area investigation to determine whether the property known as Block 807, Lots 1-6; Block 808, Lots 1-15; Block 906, Lots 1-8; Block 907, Lots 1-12; Block 908, Lots 1-16; Block 909, Lots 1-24; Block 910, Lots 1-16; Block 911, Lots 1-24; Block 912, Lots 1-16; Block 913, Lots 1-24; Block 914, Lots 1-8; Block 915, Lots 1-12 meets the requirements for "an area in need of redevelopment." The non-condemnation clause indicates that the Township has no intention or expectation of using eminent domain to designate a redevelopment area.

The Planning Board acknowledged and accepted Resolution 18-175 (Appendix A) at their September 10, 2018 meeting and authorized the Township Planner to prepare a preliminary investigation report for the study area.

The Seabrook Village and School Lane Village study area is adjacent to the Highway 77 Redevelopment Area. There are a total of 181 parcels in the study area. The (160) parcels comprising the neighborhood bounded by Highway 77, West Parsonage Road, West End Avenue and Fourth Street is referred to as "Seabrook Village." The remaining 21 parcels bounded by School Lane, Vilms Street, and East Parsonage Road on the east side of Highway 77 are referred to as "School Lane Village."

REDEVELOPMENT PROCESS

The Local Redevelopment and Housing Law (NJSA 40A:12A-6) describes the requirements for a preliminary investigation and public hearing as follows.

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.79 (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

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the investigation and hearing to the planning board of the municipality. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").

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.

(3) The hearing notice shall set forth the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the municipal clerk. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be not less than ten days prior to the date set for the hearing. A copy of the notice shall be mailed at least ten days prior to the date set for the hearing to the last owner, if any, of each parcel of property within the area according to the assessment records of the municipality. A notice shall also be sent to 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. The assessor of the municipality shall make a notation upon the records when requested to do so by any person claiming to have an interest in any parcel of property in the municipality. The notice shall be published and mailed by the municipal clerk, or by such clerk or official as the planning board shall otherwise designate. Failure to mail any such notice shall not invalidate the investigation or determination thereon.

(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. 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.

(5) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area. The determination, if supported by substantial evidence, shall be binding and conclusive upon all persons affected by the determination. Notice of the determination shall be served, within 10 days after the determination, upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

(6) If written objections were filed in connection with the hearing, the municipality shall, for 45 days next following its determination to which the objections were filed, take no further action to acquire any property by condemnation within the redevelopment area. *[this is a non-condemnation process]*

(7) If a person who filed a written objection to a determination by the municipality pursuant to this subsection shall, within 45 days after the adoption by the municipality of the determination to which the person objected, apply to the Superior Court, the court may grant further review of the determination by procedure in lieu of prerogative writ; and in any such action the court may make any incidental order that it deems proper.

c. An area determined to be in need of redevelopment pursuant to this section shall be deemed to be a" blighted area" for the purposes of Article VIII, Section III, paragraph 1 of the Constitution. If an area is determined to be a redevelopment area and a redevelopment plan is adopted for that area in accordance with the provisions of this act, the municipality is authorized to utilize all those powers provided in section 8 of P.L. 1992, c.79 (C.40A:12A-8).

Subsequent to the study area being designated as "an area in need of redevelopment" a redevelopment plan will be prepared in accord with NJSA 40A:12A-7. The redevelopment plan will describe its relationship to specific municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and indicate proposed land uses and building requirements in the redevelopment area. The Township Committee may thereafter adopt the redevelopment plan by ordinance, at which time it becomes an explicit amendment to the Township's zoning code and zone district map.

DESCRIPTION OF THE PROPERTY

Parcel Data

The property includes 181 individual parcels identified as Block 807, Lots 1-6; Block 808, Lots 1-15; Block 906, Lots 1-8; Block 907, Lots 1-12; Block 908, Lots 1-16; Block 909, Lots 1-24; Block 910, Lots 1-16; Block 911, Lots 1-24; Block 912, Lots 1-16; Block 913, Lots 1-24; Block 914, Lots 1-8; Block 915, Lots 1-12 as shown on the Upper Deerfield Township Tax Map (the "Property").

Total land area within the study area is 26.77 acres, total 2018 assessment including land and improvements is $14,160,300. All parcels within the study area are improved with residential dwellings. With the exception of Block 807, Lot 2 which contains a two-family dwelling, all properties are improved with detached single-family homes. Figure 1 depicts the general location of the study area.

Figure 1

General Location of Study Area

The aerial imagery in Figure 2 illustrates the relative location and delineation of the Seabrook Village and School Lane Village neighborhoods.

Figure 2

Aerial Image of Study Area (Detail)

The information depicted on Figure 3 is from the Township Tax Maps and illustrates the locations of Seabrook Village and School Lane Village areas (in gold) relative to the Highway 77 Redevelopment Area (in blue) and Pappas-Seabrook Redevelopment Area (in green).

Land Use

Upper Deerfield Township is a rural, farming community with total area of approximately 31.8 square miles. Lands used for agriculture exceed sixty (60) percent, while urbanized areas cover less than fifteen (15) percent of the total land area. Urbanized land forms are primarily divided between residential areas with small individual building footprints and commercial or warehousing buildings with large buildings and accompanying parking lots. Five (5) percent of the land area is wetlands, with the remaining areas classified as forested land.

Figure 3

Potential Seabrook Village/School Lane Village Redevelopment Area

Highway 77 Redevelopment Area	Pappas-Seabrook Redevelopment Area	Potential Seabrook Village/School Lane Village Redevelopment Area

Lot sizes within the study area are generally uniform and range in size from 5,600 – 8,500 square feet. Seabrook Farms Corporation built 160 modest (800± square feet) pre-fabricated single-family homes for its middle managers after World War II. This neighborhood, referred to herein as Seabrook Village, is located on the west side of Route 77 and includes parcels from 1st Avenue to 4th Avenue. Seabrook Farms Corporation also built School House Lane and Seabrook Housing in the 1940's. These two areas consist of 21 modest buildings (22 units) and are referred to herein as School Lane Village. Additional detail regarding the parcels within the study area can be found in Appendix B.

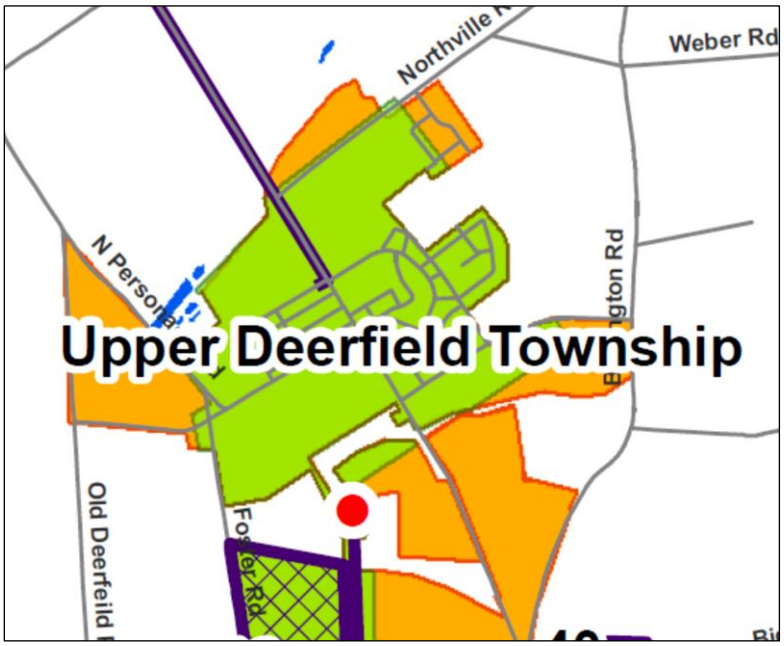
Water and Sewer Infrastructure

Over the past twenty years Upper Deerfield has completed significant upgrades to infrastructure in the study area including sewer and water lines, water meters, transponders and sidewalks with CDBG, NPP and USDA program funds.

Upper Deerfield is currently served by a Cumberland County Utility Authority (CCUA) interceptor originating in the Seabrook area and providing sewer service to Seabrook Village, the Carll's Corner and Sunset Lake areas. The sewer system comprised of gravity lines, pump stations and force mains runs directly into the CCUA's treatment facility on Water Street in Bridgeton. The study area is within a designated sewer service area – see Figure 4.

The Township has constructed a new, state of the art water treatment facility to service the Seabrook area. The Seabrook Water Treatment Facility and the Love Lane Water Treatment Facility operate independently on a daily basis; however the Township's water system is designed with a complete loop in the event of an emergent situation. The parcels in the proposed Redevelopment Area have ready access to public water service.

Figure 4
Sewer Service Area



Source: Cumberland County Future Wastewater Service Area Map

Existing Sewer Service Area	Future Sewer Service Area	Pump Station •

MASTER PLAN AND ZONING ANALYSIS

Master Plan

The first master plan for Upper Deerfield Township was prepared in 1979. A comprehensive master plan was completed in 1988. The 1988 Master Plan provides a thorough analysis of the Township and includes all mandatory and discretionary master plan elements identified in the Municipal Land Use Law. The 1988 plan is heavily-focused on land use, development capacity and the effects of potential growth. The Master Plan was reexamined pursuant to the Municipal Land Use Law in 1994, 2002, 2003, 2010 and 2017.

The Township's 1979 Master Plan set out three major goals. These goals were acknowledged and carried forward by the 1988 Master Plan, and have been reviewed and re-validated in conjunction with subsequent Master Plan reexaminations. These three goals are the foundation for more specific goals, objectives, principles and recommendations found in the Master Plan.

1. The preservation of the Township's character and the physical features, both natural and man-made, from which it [the community's character] emanates and is derived.

2. Enhancement of the quality of life for all the community's residents through the improvement of the Township's ability to deal with development.

3. Innovation in and continual evaluation of the approaches and methods used for resolving the conflicts, problems and pressures in the community's evolution.

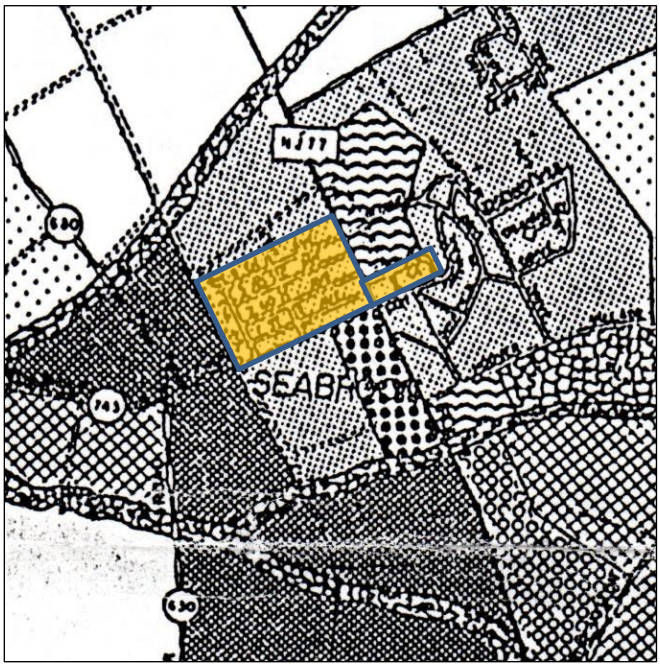
Within the context of these goal statements, the Township seeks to maintain a well-balanced community in which to live, work and recreate in a clean and safe environment. These efforts include housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's age groups, ethnic populations, and income levels. In addition, the Planning Board and Township Committee purposely seek to enhance the historical, environmental, and cultural resources of the community. Preservation of these resources is integral to maintaining the character and quality of life identified within the community.

The Master Plan Future Land Use Plan is designed to address broad land use categories and offers suggested densities and conditions to be met by specific land uses within the identified areas. The Master Plan also makes a conscious effort to accommodate various

residential densities and assure adequate opportunities for commercial and industrial uses to provide a diverse economy and healthy tax base.

Figure 5

Master Plan – Future Land Use Plan



As proposed in the 1988 Future Land Use Plan (Figure 5) the parcels comprising the study area are located within an area recommended for medium density residential. According to the Master Plan, the classification of proposed residential density is directly related to natural conditions of the land, proximity to public services, and existing land use patterns. Medium density infers that conventional development with public sewer and water occurs at a density of two units per acre on lots not less than ¼-acre in size.

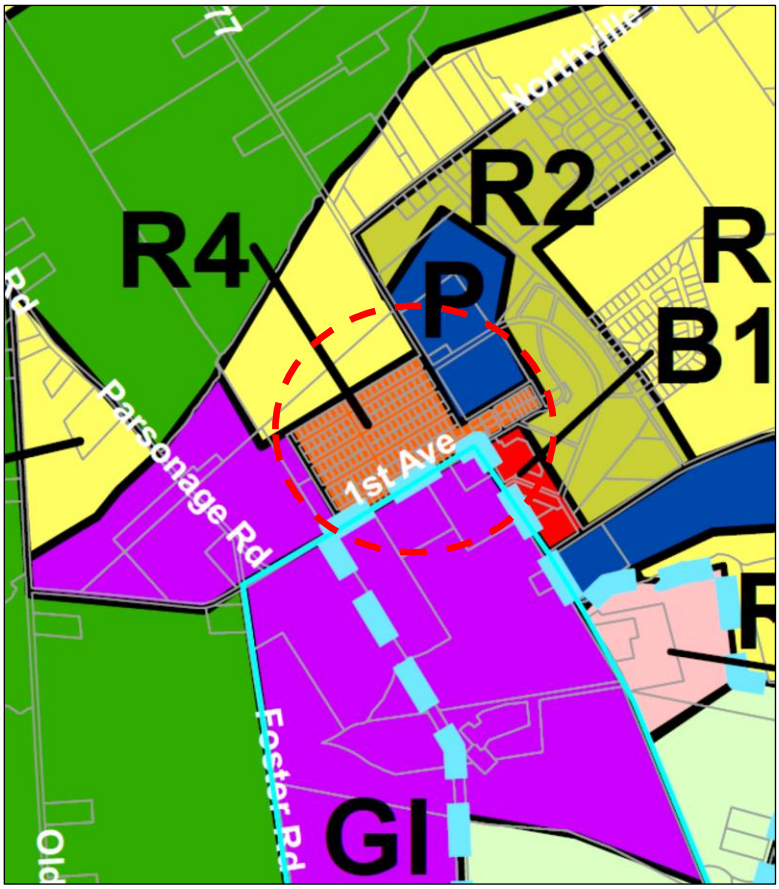
The Housing Element and Fair Share Plan (June 17, 2019) indicates that Seabrook Village may be the location for seven (7) off-site affordable dwellings required in the Seabrook East development. Should the developer take this route, each unit will be acquired, gutted, all of the mechanical systems will be replaced and rebuilt. The dwellings will be held by a separate entity established to own and manage the units as rental dwellings.

Zoning

Under the current zone plan, the entire study area is within the R-4 Residential District (Figure 6). The R-4 zone is intended for medium density development, and permitted principal uses include detached single-family homes, parks, playgrounds and recreational areas. Minimum required lot size for single-family dwellings in the R-4 zone is 6,000 square feet.

Figure 6

Zoning Map



New Jersey Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan* (the State Plan) is a policy guide used by state, regional, and local agencies to increase the consistency of planning efforts. Municipal, county, and regional plans may be reviewed by the State Planning Commission to evaluate consistency with the State Plan. If the Commission finds a plan to be consistent, then the plan will be eligible for priority assistance and incentives.

According to the State Plan, there are seven planning areas (excluding water) in Cumberland County in addition to four Pinelands Management Areas.

A major goal of the State Plan (noted below) is environmental protection and centers-based growth. This goal is closely aligned with and is supported by the primary goals of the Township Master Plan.

- *Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.*

Upper Deerfield Township contains six of the seven planning areas described in the State Plan, excluding Parks. The Suburban PA is intended to provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

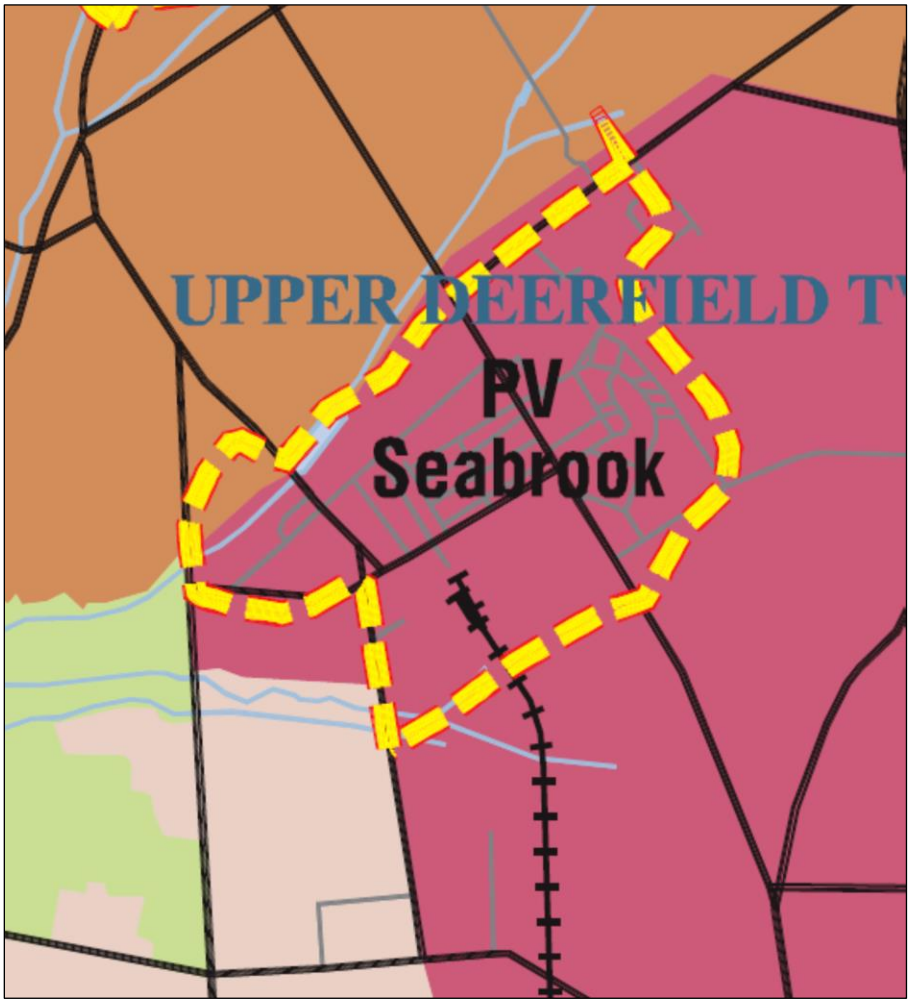
The Suburban Planning Area contains a wide variety of viable, traditional settlements which have been identified as Centers. In the Suburban Planning Area, the State Plan's intention is to:

- provide for much of the state's future development;
- promote growth in Centers and other compact forms;
- protect the character of existing stable communities;
- protect natural resources;
- redesign areas of sprawl;
- reverse the current trend toward further sprawl; and
- revitalize cities and towns.

The study area exhibits land use consistent with the State Plan policy objective for housing, namely to ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities.

Figure 7

State Development & Redevelopment Plan



Suburban PA	Proposed Village

The entirety of the study area is designated as Suburban Planning Area (PA2) and is also within the proposed Seabrook Village. See Figure 7. Villages are primarily residential communities that offer basic consumer services for their residents and

nearby residents. The Township's redevelopment activities in conjunction with its policies encouraging development in the most appropriate locations while preserving agriculture and open space are consistent with Smart Growth Principles which serve to implement the State Development and Redevelopment Plan.

STATUTORY CRITERIA FOR REDEVELOPMENT AREA DESIGNATION

The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at NJSA 40A:12A et seq. This statute grants municipal governing bodies the power to authorize the planning board to conduct an investigation to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing it is found to meet one or more of the following conditions as per NJSA 40A:12A-5.

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 working or living 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 untenantable.
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 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 other 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 areas has been materially depreciated.
g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey 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 evaluating the above-referenced statutory criteria, it is recognized that a redevelopment area determination cannot be made until all of the properties within a

study area are evaluated against all of the conditions cited above, such that an overall conclusion can be made with respect to the area. For purposes of this particular "area in need of redevelopment" investigation, the study area consists of individual properties with separate and/or disparate uses. As such, the most logical way to evaluate the study area and apply the statutory criteria is to consider the property as a whole and ultimately render a determination as to whether one or more of the conditions are prevalent. Such an analysis is provided in the following section of this report.

STUDY AREA ANALYSIS

This section of the report provides an analysis of the study area and considers whether it meets the statutory criteria for an "area in need of redevelopment" as per the statutory requirements. The analysis is based on review of assessment data, surveys of use, occupancy, site conditions and other sources as noted.

Property Evaluation

The study area consists of 181 lots totaling 26.77 acres. One-hundred-sixty parcels comprising the neighborhood bounded by Highway 77, West Parsonage Road, West End Avenue and Fourth Street are referred to as "Seabrook Village." The remaining 21 parcels bounded by School Lane, Vilms Street, and East Parsonage Road on the east side of Highway 77 are referred to as "School Lane Village." Housing density within the study area is 6.76 units/acre.

Total 2018 assessment including land and improvements is $14,160,300. Seventy (70) percent of total assessed value is attributable to the homes which have a mean value of $54,057. According to the US Census, the median housing value in the Township is $189,500.[1] Due to the general condition of housing units, market values in the study area have declined. From 2016 to 2018 assessments on 77 out of the 182 properties have been appealed and reduced which is 42% of the total units in 3 years. Additional tax assessment details for the study area are in Appendix B.

A majority of the homes in Seabrook Village were constructed in 1945 and 1952, and prevalent unit sizes in this neighborhood are 864 square feet and 960 square feet. Fifty (50) percent of the homes have living area of 864 square feet or less. The predominant dates for housing constructed in School Lane Village are 1940 and 1945, and the most common unit size is 864 square feet. According to the US Census, 764 (27% of total)

[1] Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

homes were constructed in the Township between 1940 and 1952.[2] According to the Census the median number of rooms is 5.9.[3]

With the exception of six properties, all of the homes are one-story ranch-style buildings, and except for the duplex at 1002-1003 Highway 77 all parcels are improved with single-family homes.

Seabrook Village and School Lane Village are located within Seabrook Farms which is a 2.2 square mile unincorporated community and census-designated place (CDP) located within Seabrook (see Figure 8). As of the 2010 United States Census, there were 1,484 people, 508 households, and 388.1 families residing in the CDP. There were 548 housing units at an average density of 252.8 per square mile. The racial makeup of the CDP was 32.41% (481) White, 44.54% (661) Black or African American, 1.21% (18) Native American, 1.15% (17) Asian, 0.00% (0) Pacific Islander, 13.01% (193) from other races, and 7.68% (114) from two or more races. Hispanic or Latino of any race were 21.50% (319) of the population. According to the 2017 American Community Survey renters in Seabrook Farms account for 69.1% of the occupied housing units. Seabrook Farms has the lowest median household income ($34,054) of the ten regional CDPs,[4] and a poverty rate of 13%.[5]

The Township has provided over $1.25 million for home repairs to qualified homeowners since 2002 through the home rehabilitation program. The home rehabilitation program provides assistance up to $25,000 to help with home repairs including windows, roofs, floors, heating systems, insulation, woodwork, plumbing and similar work to remedy serious home deficiencies. Half of the assistance provided converts to a grant in six years if the applicant is still the homeowner. The other half is only paid back (without interest) when the homeowner sells the home.

Neighborhood Preservation funds totaling $100,000 per year for four years were used to rehabilitate properties in Seabrook Village. Although a majority of homes are rentals – and therefore ineligible for grant funding - twenty-six homes were rehabilitated with grants totaling nearly $320,000. Grant funds were also used to remove trees located within the right-of-way, replace sidewalks and plant trees.

Using Small Cities, USDA and NPP funds the Township has replaced water mains, sewer mains, sidewalk, curbs, storm drainage, and roadway pavement in the Seabrook

[2] Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
[3] Ibid.
[4] Seabrook Farms, Olivet, Bridgeton, Rosenhayn, Shiloh, Elmer, Millville, Alloway, Fairton, Vineland
[5] Poverty status uses the standards set by the Office of Management and Budget (OMB).

Village. NJDOT funds have been used to pave streets within Seabrook Village and School Village.

Figure 8

Seabrook Farms CDP

Foreclosure is a legal process in which a lender attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by forcing the sale of the asset used as the collateral for the loan. The foreclosure process as applied to residential mortgage loans is a bank or other secured creditor selling or repossessing a parcel of real property after the owner has failed to comply with an agreement between the lender and borrower. Forty-nine (49) properties representing twenty-seven (27) percent of the study area are in foreclosure and are owned by First-Citizens Bank and Trust Company. Seventeen (17) of the foreclosed properties are in School Lane Village, thirty-two (32) are in Seabrook Village. Foreclosed properties are listed in Appendix C.

Consideration of Redevelopment Area Designation

Based on the information and analysis herein, the study area qualifies as "an area in need of redevelopment" in accord with the following criteria as described in NJSA 40:A-12A-5.

e. A growing lack or total lack of proper utilization of areas caused by the condition of 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.

A number of factors contribute to finding the subject area in need of redevelopment. The small lot sizes, grid street layout and density are unique to this area and are not replicated elsewhere in the Township. Due to a significant number of successful tax appeals, and the general condition of the subject properties, tax assessment data portrays median home values within the study area that are twenty-nine (29) percent of the median housing value in the Township.

The number of bank-owned properties within Seabrook Village and School Lane Village represents a significant challenge to the proper utilization of the area as a residential neighborhood. The impact of foreclosure has been shown to go beyond just homeowners and also expands to towns and neighborhoods as a whole. Communities with high foreclosure rates often experience more crime and thefts with abandoned houses being broken into and properties falling into disrepair. Foreclosures have also been shown to impact neighboring housing values and sales, school mobility of children, and the emotional and physical well-being of residents.

The study area can also be characterized as having a high percentage of rental units – with nearly 70% of occupied units being rentals; housing that is dated in terms of the year built – between 1940 and 1952; and unit size of less than 1,000 square feet where the Census notes the median home size is 5.9 rooms.

Depressed income levels, the high percentage of bank-owned properties, and general housing characteristics within the study area have curtailed meaningful redevelopment, rehabilitation and occupancy that might otherwise be possible.

FINDINGS AND RECOMMENDATION

This Preliminary Investigation has been prepared in response to Township of Upper Deerfield Committee Resolution 18-175, directing the Planning Board to conduct a non-condemnation redevelopment area investigation to determine whether the property known as Block 807, Lots 1-6; Block 808, Lots 1-15; Block 906, Lots 1-8; Block 907, Lots 1-12; Block 908, Lots 1-16; Block 909, Lots 1-24; Block 910, Lots 1-16; Block 911, Lots 1-24; Block 912, Lots 1-16; Block 913, Lots 1-24; Block 914, Lots 1-8; Block 915, Lots 1-12 qualifies as "an area in need of redevelopment" in accordance with NJSA 40:12A-5.

An Area in Need designation must be based upon a demonstration that at least one of the statutory requirements of the LRHL is satisfied or that a parcel is otherwise necessary for the effective redevelopment of the area in need of redevelopment.

All properties within the study area have been evaluated against the criteria cited in NJSA 40:A-12A-5, such that an overall conclusion can be made with respect to the area. Based on the analysis described herein it is concluded that the delineated area satisfies the statutory criteria to be deemed "an area in need of redevelopment." Justification for this conclusion with reference to NJSA 40:12A-5e is provided in preceding section of this report.

In addition, it is concluded that a majority of the identified parcels within the study area are not likely to be developed through the instrumentality of private capital due to financial limitations. Consolidation of the subject parcels into a redevelopment plan and designation of a redeveloper will improve the potential for coordinated and meaningful redevelopment and rehabilitation of the properties identified herein.

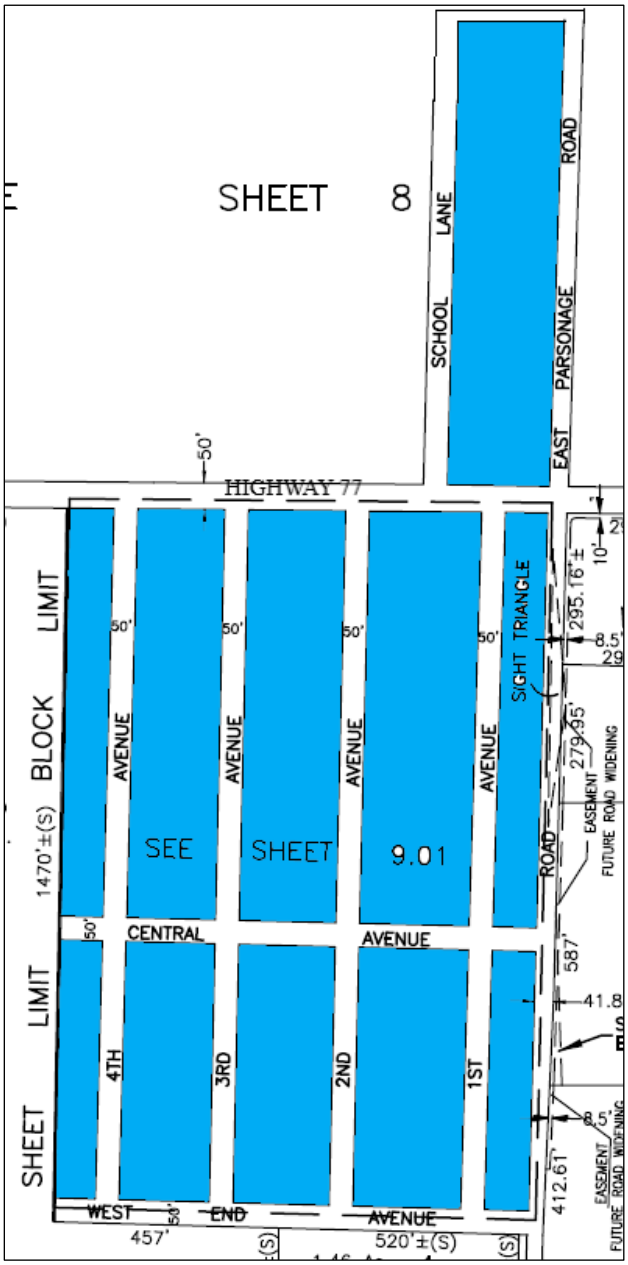
This report further concludes that the existing conditions giving rise to the enumerated statutory criteria are long-term in nature and evidence the unlikelihood of the area achieving a fully productive condition solely through private sector initiative pointing up the need for the application of the powers and benefits which accrue under redevelopment planning pursuant to redevelopment law.

In the event the Seabrook Village/School Lane Village area illustrated in Figure 9 is designated by Upper Deerfield Township Committee as "an area in need of

redevelopment," a redevelopment plan should be prepared as described in NJSA 40A:12A-7. The redevelopment plan will establish the Township's goals and objectives in designating the area in need of redevelopment and describe the action necessary to accomplish the Township's vision for the subject site. The Township Committee may thereafter adopt the redevelopment plan by ordinance, at which time it becomes an explicit amendment to the Township's zoning code and zone district map.

Figure 9

Proposed Seabrook Village/School Lane Village Redevelopment Area



APPENDIX A – RESOLUTION 18-175

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 18-175

DIRECTING THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A STUDY TO DETERMINE WHETHER THE PROPERTIES KNOWN AS BLOCK 807, LOTS 1-6; BLOCK 808, LOTS 1-15; BLOCK 906, LOTS 1-8; BLOCK 907, LOTS 1-12; BLOCK 908, LOTS 1-16; BLOCK 909, LOTS 1-24; BLOCK 910, LOTS 1-16; BLOCK 911, LOTS 1-24; BLOCK 912, LOTS 1-16; BLOCK 913, LOTS 1-24; BLOCK 914, LOTS 1-8; BLOCK 915, LOTS 1-12, AS SHOWN ON THE UPPER DEERFIELD TOWNSHIP TAX MAP MEETS THE REQUIREMENTS FOR A DECLARATION AS AN AREA IN NEED OF REDEVELOPMENT.

WHEREAS, Upper Deerfield Township adopted a Redevelopment Plan dated November 2005 that includes 52 parcels and approximately 1,060 acres adjacent to the Highway 77 corridor; and

WHEREAS, there exists in Upper Deerfield Township certain lands and premises identified as Block 807, Lots 1-6; Block 808, Lots 1-15; Block 906, Lots 1-8; Block 907, Lots 1-12; Block 908, Lots 1-16; Block 909, Lots 1-24; Block 910, Lots 1-16; Block 911, Lots 1-24; Block 912, Lots 1-16; Block 913, Lots 1-24; Block 914, Lots 1-8; Block 915, Lots 1-12 as shown on the Upper Deerfield Township Tax Map (the "Property"); and

WHEREAS, the Property is zoned for development as Residential-4; and

WHEREAS, the Township is considering declaring the aforementioned lots (collectively referred to herein as the "Property"), to be an area in need of redevelopment preparatory to the Township considering an amendment to the Redevelopment Plan; and

WHEREAS, the Township Committee recognizes that the Property could be rehabilitated for residential uses consistent with the Township's Master Plan Housing Element, which is an important goal of the Township Committee; and

WHEREAS, the Township Committee of the Township of Upper Deerfield is requesting that the Planning Board of the Township of Upper Deerfield conduct a "Non-Condemnation Redevelopment Area" investigation to determine whether or not the Property qualifies as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"); and

WHEREAS, the Township Committee of Upper Deerfield Township has agreed to direct the Planning Board to proceed with the necessary studies to determine whether or not the

Property qualifies as an area in need of redevelopment under the Redevelopment Law, without making any commitment as to the declaration of the Property to be an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by Township Committee as follows:

1. The Planning Board is hereby directed to proceed with the study to determine whether or not the Property qualifies as an area in need of redevelopment pursuant to the Redevelopment Law.

2. The action taken herein does not constitute a commitment to declare the Property to be an area in need of redevelopment, and only refers the matter to the Planning Board, for study and report to Township Committee.

Moved By: Bruce T. Peterson

Seconded By: Scott Smith

VOTING	In Favor	Against	Abstain	Absent
James P. Crilley	X			
John L. Daddario	X			
John T. O'Neill, Sr.				X
Bruce T. Peterson	X			
Scott Smith	X			

CERTIFICATION

_____

Roy J. Spoltore, Township Clerk

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held August 16, 2018.

APPENDIX B – 2018 ASSESSMENT DATA

Block	Lot	Address	Owner	Acreage	Zone District	Living Area (SF)	2018 Assessment		
							Land	Improvement	Total
School Lane Village									
807	1	1004 HIGHWAY 77	LOCKER, GEORGE F III & HELLE MAI	0.19	Public	1312	25,900	86,200	112,100
807	2	1002-1003 HIGHWAY 77	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.25	Public	2652	27,000	75,600	102,600
807	3	1001 HIGHWAY 77	MBM PROPERTIES III LLC	0.14	Public	1292	25,000	47,600	72,600
807	4	1007 E PARSONAGE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.2	Public	984	26,100	34,400	60,500
807	5	1006 OLDE RD	MBM PROPERTIES III LLC	0.19	Public	664	25,900	38,600	64,500
807	6	1005 OLDE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.2	Public	664	26,100	37,400	63,500
808	1	1010 OLDE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.17	Public	1320	25,600	53,100	78,700
808	2	1009 OLDE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.16	Public	792	25,400	44,900	70,300
808	3	1008 E PARSONAGE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.18	Public	972	25,700	45,100	70,800
808	4	1017 E PARSONAGE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.14	Public	864	25,000	37,500	62,500
808	5	1018 E PARSONAGE RD	HOLT, WAYNE & KARLA	0.11	Public	864	24,500	68,500	93,000
808	6	1019 E PARSONAGE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.12	Public	864	24,700	44,000	68,700
808	7	1020 E PARSONAGE RD	MBM PROPERTIES III LLC	0.12	Public	864	24,700	44,000	68,700
808	8	1021 E PARSONAGE RD	MBM PROPERTIES III LLC	0.12	Public	864	24,700	42,200	66,900
808	9	1022 E PARSONAGE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.11	Public	864	24,500	28,100	52,600
808	10	1016 SCHOOL LANE RD	WELDON, DAVID S	0.13	Public	864	24,800	61,400	86,200

808	11	1015 SCHOOL LANE RD	HYMAN, GERALD P	0.11	Public	864	24,500	52,200	76,700
808	12	1014 SCHOOL LANE RD	MBM PROPERTIES III LLC	0.12	Public	864	24,700	44,000	68,700
808	13	1013 SCHOOL LANE RD	MBM PROPERTIES III LLC	0.12	Public	864	24,700	44,000	68,700
808	14	1012 SCHOOL LANE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.12	Public	864	24,700	32,800	57,500
808	15	1011 SCHOOL LANE RD	SCHOOL VILLAGE LLC % R GRAY ACHEE	0.15	Public	864	25,200	37,500	62,700
Seabrook Village									
906	1	1120 FIRST AVE	PNC BANK NATIONAL ASSOCIATION	0.13	R4	948	23,600	58,600	82,200
906	2	1119 FIRST AVE	MBM PROPERTIES III LLC	0.13	R4	864	23,300	37,500	60,800
906	3	1118 FIRST AVE	MBM PROPERTIES III LLC	0.13	R4	864	23,300	45,500	68,800
906	4	1117 FIRST AVE	BUTLER, BRIAN	0.13	R4	864	23,300	61,400	84,700
906	5	1116 FIRST AVE	GUNNISON VILLAGE, INC.	0.13	R4	864	23,300	43,300	66,600
906	6	1115 FIRST AVE	MBM PROPERTIES III LLC	0.13	R4	864	23,300	32,800	56,100
906	7	1114 FIRST AVE	ARCARA, SEBASTIANO	0.13	R4	864	23,300	63,200	86,500
906	8	1113 FIRST AVE	DAVIS, INDA + HELVE	0.13	R4	864	23,300	64,700	88,000
907	1	1112 FIRST AVE	NIEVES, DELIA	0.13	R4	864	23,300	63,600	86,900
907	2	1111 FIRST AVE	KIRKLAND, JONATHAN B	0.12	R4	864	23,300	65,000	88,300
907	3	1110 FIRST AVE	KOWALENKO, VICTOR	0.12	R4	864	23,300	61,400	84,700
907	4	1109 FIRST AVE	STANTON, STACEY	0.12	R4	864	23,300	65,000	88,300
907	5	1108 FIRST AVE	DAWSON, MARK	0.12	R4	864	23,300	63,300	86,600
907	6	1107 FIRST AVE	GUNNISON VILLAGE INC	0.12	R4	864	23,300	44,200	67,500
907	7	1106 FIRST AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.12	R4	864	23,300	42,200	65,500

907	8	1105 FIRST AVE	ARCARA, CALOGERO	0.12	R4	864	23,300	61,400	84,700
907	9	1104 FIRST AVE	NAKAI, KEVIN	0.12	R4	864	23,300	15,400	38,700
907	10	1103 FIRST AVE	ARCARA, SEBASTIANO	0.12	R4	864	23,300	61,900	85,200
907	11	1102 FIRST AVE	KERR & ASSOCIATES LLC % R G ACHEE	0.12	R4	864	23,300	44,000	67,300
907	12	1101 FIRST AVE	EICHMANN, CHARLOTTE	0.18	R4	864	23,300	61,400	84,700
908	1	1320 SECOND AVE	MANTOOTH, BRIAN	0.18	R4	864	24,200	66,500	90,700
908	2	1319 SECOND AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.16	R4	864	23,900	42,200	66,100
908	3	1318 SECOND AVE	CHACON, ADOLFO L JR & JASMIN	0.16	R4	864	23,900	68,500	92,400
908	4	1317 SECOND AVE	ADRIAN AVENA LLC	0.16	R4	864	23,900	70,900	94,800
908	5	1316 SECOND AVE	CALVIN, VIRGINIA	0.16	R4	864	23,900	61,400	85,300
908	6	1315 SECOND AVE	KHATTHA, SASITHORN	0.16	R4	864	23,900	61,400	85,300
908	7	1314 SECOND AVE	NAKAI, KEVIN MICHAEL SR	0.16	R4	864	23,900	48,800	72,700
908	8	1313 SECOND AVE	PETTY, ROSE M	0.16	R4	864	23,900	67,300	91,200
908	9	1220 FIRST AVE	LOATMAN, DESIRAE R	0.18	R4	864	24,200	72,400	96,600
908	10	1219 FIRST AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.16	R4	864	23,900	44,000	67,900
908	11	1218 FIRST AVE	MBM PROPERTIES III LLC	0.16	R4	864	23,900	43,100	67,000
908	12	1217 FIRST AVE	DODD, PAUL + CHARLOTTE	0.16	R4	864	23,900	71,200	95,100
908	13	1216 FIRST AVE	MBM PROPERTIES III LLC	0.16	R4	864	23,900	44,000	67,900
908	14	1215 FIRST AVE	NAKAI, KEVIN MICHAEL SR	0.16	R4	864	23,900	46,900	70,800
908	15	1214 FIRST AVE	ARREOLA, ENRIQUE	0.16	R4	864	23,900	70,100	94,000
908	16	1213 FIRST AVE	LAWSON, MARELLA	0.16	R4	864	23,900	68,500	92,400

909	1	1312 SECOND AVE	INGRALDI, DENNIS P	0.16	R4	864	23,900	66,500	90,400
909	2	1311 SECOND AVE	ARCARA, SEBASTIANO	0.16	R4	864	23,900	61,400	85,300
909	3	1310 SECOND AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.16	R4	864	23,900	44,000	67,900
909	4	1309 SECOND AVE	LANE, CHRISTY A	0.16	R4	864	23,900	61,400	85,300
909	5	1308 SECOND AVE	NAKAI, KEVIN MICHAEL SR	0.16	R4	864	23,900	48,400	72,300
909	6	1307 SECOND AVE	NAKAI, KEVIN M SR	0.16	R4	864	23,900	49,600	73,500
909	7	1306 SECOND AVE	MBM PROPERTIES III LLC	0.16	R4	864	23,900	42,200	66,100
909	8	1305 SECOND AVE	DOOLEY, EVA	0.16	R4	864	23,900	68,500	92,400
909	9	1304 SECOND AVE	HERNANDEZ-SOSA, YAZMIN & SOLEDAD	0.16	R4	864	23,900	70,100	94,000
909	10	1303 SECOND AVE	SHULTS, GARY L	0.16	R4	864	23,900	77,500	101,400
909	11	1302 SECOND AVE	NAKAI, KEVIN	0.16	R4	864	23,900	67,100	91,000
909	12	1301 SECOND AVE	RUHL, JAMES & JAMES T	0.23	R4	864	25,300	69,200	94,500
909	13	1212 FIRST AVE	ARCARA, SEBASTIANO	0.16	R4	864	23,900	59,700	83,600
909	14	1211 FIRST AVE	HUSSLA, WILLIAM + JUDY	0.16	R4	864	23,900	71,000	94,900
909	15	1210 FIRST AVE	GUNNISON VILLAGE INC	0.16	R4	864	23,900	44,300	68,200
909	16	1209 FIRST AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.16	R4	864	23,900	42,200	66,100
909	17	1208 FIRST AVE	CGA PROPERTIES LLC	0.16	R4	864	23,900	44,500	68,400
909	18	1207 FIRST AVE	MBM PROPERTIES III LLC	0.16	R4	864	23,900	44,000	67,900
909	19	1206 FIRST AVE	ARCARA, SEBASTIANO & CALOGERO M	0.16	R4	984	23,900	64,500	88,400
909	20	1205 FIRST AVE	ARCARA, SEBASTIANO + PAMELA JEAN	0.16	R4	864	23,900	56,900	80,800
909	21	1204 FIRST AVE	MBM PROPERTIES III LLC	0.16	R4	864	23,900	44,000	67,900

909	22	1203 FIRST AVE	NAKAI, KEVIN MICHAEL SR	0.16	R4	864	23,900	46,900	70,800
909	23	1202 FIRST AVE	ACEVEDO, MARCELINO & MATIAS & PEREZ	0.16	R4	864	23,900	68,500	92,400
909	24	1201 FIRST AVE	WILLIAMSON, ROSEMARIE	0.23	R4	864	25,400	64,900	90,300
910	1	1520 THIRD AVE	HOLT, WAYNE JACOB & KARLA M	0.16	R4	960	24,100	54,500	78,600
910	2	1519 THIRD AVE	ARCARA, SEBASTIAN	0.15	R4	960	23,800	54,500	78,300
910	3	1518 THIRD AVE	ARCARA, SEBASTIANO J	0.15	R4	960	23,800	56,400	80,200
910	4	1517 THIRD AVE	GARLIC, LAWRENCE M JR + DOROTHY R	0.15	R4	960	23,800	54,500	78,300
910	5	1516 THIRD AVE	GREEN, RICHARD + DEBRA	0.15	R4	960	23,800	56,500	80,300
910	6	1515 THIRD AVE	SCYTHES, JESSICA LYN	0.15	R4	960	23,800	54,500	78,300
910	7	1514 THIRD AVE	DUNKLE, ELIZABETH & W PETERSON	0.15	R4	960	23,800	56,500	80,300
910	8	1513 THIRD AVE	MCDOWELL, CAROLYN	0.15	R4	960	23,800	59,800	83,600
910	9	1420 SECOND AVE	CIVILETTO, SAVATORE + GIUSEPPA	0.16	R4	864	23,900	60,400	84,300
910	10	1419 SECOND AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	864	23,600	46,900	70,500
910	11	1418 SECOND AVE	MBM PROPERTIES III LLC	0.15	R4	864	23,600	37,500	61,100
910	12	1417 SECOND AVE	WALKER, TANYELL S	0.15	R4	864	23,600	61,400	85,000
910	13	1416 SECOND AVE	MBM PROPERTIES III LLC	0.15	R4	864	23,600	44,000	67,600
910	14	1415 SECOND AVE	KERR & ASSOCIATES LLC % R G ACHEE	0.15	R4	864	23,600	35,600	59,200
910	15	1414 SECOND AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	864	23,800	46,900	70,700
910	16	1413 SECOND AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	864	23,800	50,000	73,800
911	1	1512 THIRD AVE	OLUSA, OLORUNTOBI	0.15	R4	960	23,800	59,100	82,900
911	2	1511 THIRD AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	1008	23,800	42,600	66,400

911	3	1510 THIRD AVE	WHIPPLE, DARLA	0.15	R4	960	23,800	59,100	82,900
911	4	1509 THIRD AVE	MBM PROPERTIES III LLC	0.15	R4	960	23,800	41,100	64,900
911	5	1508 THIRD AVE	MBM PROPERTIES III LLC	0.15	R4	960	23,800	41,100	64,900
911	6	1507 THIRD AVE	BRISBONE, MELVIN L	0.15	R4	960	23,800	61,200	85,000
911	7	1506 THIRD AVE	VIRUET, EVANGELISTA + LUZ ROSADO	0.15	R4	960	23,800	63,300	87,100
911	8	1505 THIRD AVE	MONTES-MIGUEL, JOSE J & E MONTES	0.15	R4	960	23,800	56,500	80,300
911	9	1504 THIRD AVE	MBM PROPERTIES III LLC	0.15	R4	960	23,800	41,100	64,900
911	10	1503 THIRD AVE	STAGGERS, LARRY D + RUBIE J	0.15	R4	960	23,800	59,100	82,900
911	11	1502 THIRD AVE	VALEZ, LUIS	0.15	R4	960	23,800	59,100	82,900
911	12	1501 THIRD AVE	NAKAI, KEVIN MICHAEL SR	0.2	R4	960	25,000	42,100	67,100
911	13	1412 SECOND AVE	ARCARA, SEBASTIANO JOE	0.15	R4	864	23,700	62,900	86,600
911	14	1411 SECOND AVE	ALLEN, DEBRA E & JOHN W	0.15	R4	864	23,600	70,500	94,100
911	15	1410 SECOND AVE	BENNETT, JAMES V	0.15	R4	864	23,600	66,500	90,100
911	16	1409 SECOND AVE	MCKELVIE, JACKIE & FISHER, SHARON	0.15	R4	936	23,600	67,700	91,300
911	17	1408 SECOND AVE	THOMPSON, ROBERT C	0.15	R4	864	23,600	60,800	84,400
911	18	1407 SECOND AVE	NAKAI, KEVIN SR	0.15	R4	864	23,600	68,600	92,200
911	19	1406 SECOND AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.15	R4	864	23,600	44,000	67,600
911	20	1405 SECOND AVE	NAKAI, KEVIN	0.15	R4	864	23,600	15,200	38,800
911	21	1404 SECOND AVE	MILASK, LAWRENCE + ROSE	0.15	R4	864	23,600	68,500	92,100
911	22	1403 SECOND AVE	MILLER, NAEEMAH	0.15	R4	864	23,600	72,500	96,100
911	23	1402 SECOND AVE	DIJOSEPH. THOMAS	0.15	R4	864	23,600	68,100	91,700

911	24	1401 SECOND AVE	NAKAI, KEVIN	0.2	R4	924	23,400	42,400	65,800
912	1	1720 FOURTH AVE	BOWEN, MARY	0.15	R4	960	23,800	64,400	88,200
912	2	1719 FOURTH AVE	LEVEROCK, CHRISTOPHER	0.13	R4	1248	23,400	78,100	101,500
912	3	1718 FOURTH AVE	BOWLEG, IMANI T	0.13	R4	960	23,400	59,100	82,500
912	4	1717 FOURTH AVE	BORIBOUNE, VILAY	0.13	R4	960	23,400	62,600	86,000
912	5	1716 FOURTH AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
912	6	1715 FOURTH AVE	NELSON, ALEX	0.13	R4	1080	23,400	71,200	94,600
912	7	1714 FOURTH AVE	CIVILETTO, SALVATORE + GUISEPPA	0.13	R4	960	23,400	59,100	82,500
912	8	1713 FOURTH AVE	BRANCH, DUANE & SHVONDA	0.13	R4	960	23,500	61,200	84,700
912	9	1620 THIRD AVE	J & M RENTALS LLC	0.14	R4	960	23,700	56,500	80,200
912	10	1619 THIRD AVE	RAMIREZ-GARCIA, MARIA	0.13	R4	960	23,400	61,200	84,600
912	11	1618 THIRD AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
912	12	1617 THIRD AVE	KEITH, MARIE V	0.13	R4	960	23,400	60,500	83,900
912	13	1616 THIRD AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
912	14	1615 THIRD AVE	CRUZ, MARITZA	0.13	R4	960	23,400	59,100	82,500
912	15	1614 THIRD AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	37,900	61,300
912	16	1613 THIRD AVE	TORRES,GUILLERMO + BAKER,CHRISTINE	0.13	R4	960	23,500	63,200	86,700
913	1	1712 FOURTH AVE	BROWNAWELL, CARL L JR & JILL P	0.13	R4	960	23,400	61,200	84,600
913	2	1711 FOURTH AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
913	3	1710 FOURTH AVE	NAKAI, KEVIN M SR	0.13	R4	960	23,400	41,100	64,500
913	4	1709 FOURTH AVE	MOATS, THOMAS L & ROSE ANN TRUST	0.13	R4	960	23,400	64,900	88,300

913	5	1708 FOURTH AVE	MEAD, ROBERT + BEVERLY	0.13	R4	960	23,400	66,800	90,200
913	6	1707 FOURTH AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
913	7	1706 FOURTH AVE	GUNNISON PROPERTIES LLC % R G ACHEE	0.13	R4	960	23,400	41,100	64,500
913	8	1705 FOURTH AVE	JOST, ALLAN + GLORIA	0.13	R4	960	23,400	59,100	82,500
913	9	1704 FOURTH AVE	GARRISON, FLORENCE E	0.13	R4	960	23,400	61,200	84,600
913	10	1703 FOURTH AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
913	11	1702 FOURTH AVE	CHEESEMAN, SHANNA L & M S MCCAULEY	0.13	R4	960	23,400	63,100	86,500
913	12	1701 FOURTH AVE	LAWSON, MARITA	0.17	R4	960	24,400	63,200	87,600
913	13	1612 THIRD AVE	HATCH, WILLIE	0.13	R4	960	23,400	59,100	82,500
913	14	1611 THIRD AVE	ARCARA, SEBASTIANO & CALOGERO	0.13	R4	960	23,400	54,500	77,900
913	15	1610 THIRD AVE	REDSTONE CAPITAL GROUP LLC	0.13	R4	960	23,400	59,100	82,500
913	16	1609 THIRD AVE	HICKMAN, EVERETT L + ORRA M HARRIS	0.13	R4	960	23,400	61,200	84,600
913	17	1608 THIRD AVE	NAKAI, KEVIN	0.13	R4	960	23,400	42,600	66,000
913	18	1607 THIRD AVE	AXELSSON, RICHARD G JR & MELISAS A	0.13	R4	960	23,400	59,100	82,500
913	19	1606 THIRD AVE	KERR & ASSOCIATES LLC % R G ACHEE	0.13	R4	960	23,400	41,100	64,500
913	20	1605 THIRD AVE	ALBERT, GARY D & JANE	0.13	R4	960	23,400	41,700	65,100
913	21	1604 THIRD AVE	BOEHM, ROBERT	0.13	R4	960	23,400	63,100	86,500
913	22	1603 THIRD AVE	MBM PROPERTIES III LLC	0.13	R4	960	23,400	41,100	64,500
913	23	1602 THIRD AVE	NAKAI, KEVIN SR	0.13	R4	1008	23,400	44,300	67,700
913	24	1601 THIRD AVE	ELLISON, MICHAEL T + LOLA A	0.17	R4	960	24,500	62,300	86,800
914	1	1820 FOURTH AVE	MOZYKUS, CHARLES JR & LISA L	0.17	R4	960	24,200	54,500	78,700

914	2	1819 FOURTH AVE	ARTIS, CHRISTINA	0.15	R4	960	23,800	60,900	84,700
914	3	1818 FOURTH AVE	NAKAI, KEVIN SR	0.15	R4	960	23,800	45,300	69,100
914	4	1817 FOURTH AVE	CIVILETTO, SALVATORE + GUISEPPA	0.15	R4	960	23,800	59,100	82,900
914	5	1816 FOURTH AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	960	23,800	41,100	64,900
914	6	1815 FOURTH AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	960	23,800	42,400	66,200
914	7	1814 FOURTH AVE	TOMLINSON, DEBORAH	0.15	R4	960	23,800	62,200	86,000
914	8	1813 FOURTH AVE	INGRALDI, DENNIS P & NAOMI	0.15	R4	960	23,900	59,800	83,700
915	1	1812 FOURTH AVE	BAKER, BRIAN	0.15	R4	960	23,800	59,100	82,900
915	2	1811 FOURTH AVE	PEREZ, CARMEN G	0.15	R4	960	23,800	61,800	85,600
915	3	1810 FOURTH AVE	ADAMS, YVONNE	0.15	R4	960	23,800	59,600	83,400
915	4	1809 FOURTH AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	960	23,800	45,500	69,300
915	5	1808 FOURTH AVE	LOMELI, HERIBERTO ET ALS	0.15	R4	960	23,800	65,000	88,800
915	6	1807 FOURTH AVE	NAKAI, KEVIN MICHAEL SR	0.15	R4	960	23,800	41,100	64,900
915	7	1806 FOURTH AVE	LOMELI-LOPEZ, MARIA ET ALS	0.15	R4	960	23,800	61,200	85,000
915	8	1805 FOURTH AVE	GUZMAN, ROBERTO & SANTIAGO, ROCIO	0.15	R4	960	23,800	59,100	82,900
915	9	1804 FOURTH AVE	DEJESUS, JUAN	0.15	R4	960	23,800	59,100	82,900
915	10	1803 FOURTH AVE	MBM PROPERTIES III LLC	0.15	R4	960	23,800	41,100	64,900
915	11	1802 FOURTH AVE	IRWIN, JAMES L	0.15	R4	960	23,800	64,800	88,600
915	12	1801 FOURTH AVE	BRAZIEL, NADINE D	0.19	R4	960	24,800	61,800	86,600
TOTALS				**26.77 Acres**			**$4,321,800**	**$9,838,500**	**$14,160,300**

APPENDIX C – FORECLOSURES

Block	Lot	Street Address	Year Built	Square Feet
807	2	1002-1003 HIGHWAY 77	1940	2,652
807	3	1001 HIGHWAY 77	1940	1,292
807	4	1007 E PARSONAGE RD	1940	984
807	5	1006 OLDE RD	1940	664
807	6	1005 OLDE RD	1940	664
808	1	1010 OLDE RD	1940	1,320
808	2	1009 OLDE RD	1945	792
808	3	1008 E PARSONAGE RD	1940	972
808	4	1017 E PARSONAGE RD	1945	864
808	6	1019 E PARSONAGE RD	1945	864
808	7	1020 E PARSONAGE RD	1945	864
808	8	1021 E PARSONAGE RD	1945	864
808	9	1022 E PARSONAGE RD	1945	864
808	12	1014 SCHOOL LANE RD	1945	864
808	13	1013 SCHOOL LANE RD	1945	864
808	14	1012 SCHOOL LANE RD	1945	864
808	15	1011 SCHOOL LANE RD	1945	864
906	2	1119 FIRST AVE	1945	864
906	3	1118 FIRST AVE	1945	864
906	6	1115 FIRST AVE	1945	864
907	7	1106 FIRST AVE	1945	864
907	11	1102 FIRST AVE	1945	864
908	2	1319 SECOND AVE	1945	864
908	10	1219 FIRST AVE	1945	864
908	11	1218 FIRST AVE	1945	864
908	13	1216 FIRST AVE	1945	864
909	3	1310 SECOND AVE	1945	864
909	7	1306 SECOND AVE	1945	864
909	16	1209 FIRST AVE	1945	864
909	18	1207 FIRST AVE	1945	864
909	21	1204 FIRST AVE	1945	864
910	11	1418 SECOND AVE	1945	864
910	13	1416 SECOND AVE	1945	864
910	14	1415 SECOND AVE	1945	864

911	4	1509 THIRD AVE	1952	960
911	5	1508 THIRD AVE	1952	960
911	9	1504 THIRD AVE	1952	960
911	19	1406 SECOND AVE	1945	864
912	5	1716 FOURTH AVE	1952	960
912	11	1618 THIRD AVE	1952	960
912	13	1616 THIRD AVE	1952	960
912	15	1614 THIRD AVE	1952	960
913	2	1711 FOURTH AVE	1952	960
913	6	1707 FOURTH AVE	1952	960
913	7	1706 FOURTH AVE	1952	960
913	10	1703 FOURTH AVE	1952	960
913	19	1606 THIRD AVE	1952	960
913	22	1603 THIRD AVE	1952	960
915	10	1803 FOURTH AVE	1952	960

November 22, 2019