

TOWNSHIP OF WALL

RESOLUTION NO. 18-0725

AUTHORIZING THE TOWNSHIP COMMITTEE OF WALL TOWNSHIP TO DESIGNATE BLOCK 810 LOTS 1,3,4 REFERRED TO AS “PEDDLERS VILLAGE” AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

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

WHEREAS, the Local Redevelopment and Housing 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 Township Committee making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment without condemnation set forth in *N.J.S.A.* 40A:12A-5; and,

WHEREAS, the Township Committee on March 28, 2018 passed Resolution 18-0315 which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether the real property referred to as “Peddlers Village” and more commonly known as Block 810 Lots 1, 3 and 4 on the Township of Wall Tax Map, inclusive of any and all streets, “paper” streets, private drives and right of ways (the “Study Area”) may be an appropriate area for consideration for the program of redevelopment without condemnation; and,

WHEREAS, the Wall Township Planner provided a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment Block 810, Lots 1,3,4 which was reviewed by the Planning Board and was made available to the public; and,

WHEREAS, the Wall Township Planner in her Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment Block 810, Lots 1,3,4 determined that the subject area qualified as an area in need of redevelopment without condemnation pursuant to *N.J.S.A.* 40A:12-1 et seq.; and,

WHEREAS, as required by *N.J.S.A.* 40A:12-1 et seq. the Wall Township Planning Board conducted a public hearing on June 18, 2018 at the Wall Township Municipal Building to determine whether the Study Area should be designated as an area in need of redevelopment; and,

WHEREAS, on July 9, 2018 the Wall Township Planning Board determined by Resolution that the property consisting of Block 810 Lots 1,3,4, may be designated by the Township of Wall as an area in need of redevelopment without condemnation; and,

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wall hereby designates Peddlers Village” more commonly known as Block 810 Lots 1, 3 and 4 on the Township of Wall Tax Map as an area of redevelopment without condemnation; and,

BE IT FURTHER RESOLVED that the Township’s determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, excluding the power of eminent domain (hereinafter referred to as “Condemnation Redevelopment Area”); and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED All Township officials including, but not limited to, the Mayor, Township Planner, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on July 25, 2018.



Roberta Lang, RMC
Municipal Clerk

Resolution of the Wall Township Planning Board

Designating Peddlers Village Block 810 Lot 1 (2301 Highway 35) Block 810 Lot 3 (1407 Atlantic Avenue) and Block 810 Lot 4 (1413 Atlantic Avenue) as an Area In Need of Redevelopment without Condemnation pursuant to NJS 40a:12A-1 et seq.

WHEREAS, On March 28, 2018 The Township Committee of the Township of Wall, Monmouth County, New Jersey authorized, by Resolution 18-0315, The Township of Wall Planning Board to undertake a preliminary investigation to determine whether the following properties referred to as “Peddlers Village” qualify for designation as an Area in Need of Redevelopment without Condemnation pursuant to N.J.S.A 40a:12A-1 *et seq.*:

Block 810	Lot 1	2301 Highway 35
Block 810	Lot 3	1407 Atlantic Avenue
Block 810	Lot 4	1413 Atlantic Avenue; and

WHEREAS, pursuant to this authorization, the Planning Board engaged in the preparation of this preliminary investigation to determine whether the specified areas of the Township are in fact in need of Redevelopment without Condemnation; and

WHEREAS, the Planning Board prepared the Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment, Block 810 Lots 1, 3, & 4, which contained maps showing the boundaries of the potential Redevelopment area and the location of properties included therein and provides a statement setting forth the basis for the investigation; and

WHEREAS, The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determination on whether the referred Study Area or portions thereof

shall be designated as a “Non-Condensation Redevelopment Area” prior to making its determination; and

WHEREAS, the documents regarding such reports were made available for public review at the Land Use Office in the Wall Township Municipal Building located at 2700 Allaire Road, Wall, New Jersey; and

WHEREAS, a the Wall Township Planning Board conducted a public hearing on Monday, June 18, 2018 at the Wall Township Municipal Building, located at 2700 Allaire Road Wall, NJ.; and

WHEREAS, Planning Board Planner J. Nora Coyne, P.P., AICP, NJ Professional Planner No. 5967 prepared a Preliminary Investigation Report for Designation of Non-Condensation Area in Need of Redevelopment BLOCK 810 LOTS 1, 3, & 4 which was reviewed by the Board; and

WHEREAS, J. Nora Coyne made a presentation to the Board at the public hearing on June 18, 2018 at the public hearing;

NOW, THEREFORE, BE IT REOLVED, the Wall Township Planning Board does hereby make the following findings:

1. The subject property is located at the southwestern intersection of Atlantic Avenue and State Highway Route 35 and contains three tax lots, all under common ownership, totaling approximately 21.5 acres.
2. Lot 1 is wooded and undeveloped and is comprised of approximately 5.98 acres.
3. Immediately to the west of Lot 1 is Lot 3, which is comprised of approximately 15.18 acres and consists of a vacant shopping center previously known as Circle Factory Outlet Center and Peddlers Village. According to Tax records the building was constructed in 1959.

4. Lot 4 fronts Atlantic Avenue and lies to the west of Lot 3. Lot 4 is comprised of approximately 0.29 acres. It is currently vacant.
5. The Land Use Plan of the Wall Township Master Plan designates the entire study area for Highway Business Land Uses.
6. Based upon the advice of the Board's planner, the Board finds that Pursuant to the Local Redevelopment and Housing Law, an area may be determined to be in need of redevelopment if it meets one or more of the eight criteria listed below.
 - 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 open 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 purpose; 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 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 of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
 - D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
 - E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- F. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
 - G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient of 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 of 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 palling board have also take the actions and fulfilled the requirements as 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.
 - I. Pursuant to section 40A:12A-3, a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are part.
7. The Board finds, in accordance with the presentation of Board Planner J. Nora Coyne, that Lot 3 meets criterion A. In order for a property to meet the "A" criterion, it must be found that the buildings have depreciated to a point where they constitute a threat to people working or living in them. The building on Lot 3 is no longer occupied by tenants, however, it has fallen into such disrepair that any use, occupation or tenancy of the building would be unsafe. The dilapidated conditions of the building on the property, are listed below:

Broken signage with exposed electrical wires dangling to within human reach,

Broken glass windows,

Loose shingles and roof material,

Holes in the foundation wall,

Unsecured entrances leading to interior portions of the building,

A collapsed roof and section of the building in the rear of the site,

An unsecured antenna dangling from an electrical wire.

8. Lot 3 also meets criterion “B”. In order to meet criterion “B” an area must exhibit a discontinuance of the use of buildings previously used for commercial purpose, the abandonment of such buildings, or the use/abandonment causing the building to fall into so great a state of disrepair as to be untenable. Lot 3 has been completely abandoned and routine maintenance has not taken place as evidenced by the lack of backflow tests on the site since 2014. Additionally, photographs of the building and site presented in Appendix B of the report, in combination with the dilapidated building conditions set forth under criterion “A,” illustrate why the building on Lot 3 could not be rented or sold for use in its current state.

9. “C” Criterion

Privately owned land that has remained unimproved and vacant for at least ten years can qualify as an area in need of Redevelopment under the “C” criterion. Google Earth Imagery indicates that Lot 1 of the Study Area has remained unimproved and vacant as far back as 1995. Wall Township tax records Confirm that the site has been vacant for at least ten years. The sharp slope of the property and difficult street access onto Route 35 has likely lead to the prolonged vacancy of the property. As a result, the property is not likely to be

developed in the future because of development limits resulting from the unique topography and access constraints.

10. *“D” Criterion.* Criterion “D” states that an area can be designated in need of Redevelopment by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of 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. Criterion “D” focuses on the poor development of the site as opposed to focusing on the condition of buildings, as set forth in Criteria “A” and “B”.
11. Lot 3 of the study area exhibits the conditions of obsolescence, dilapidation, excessive land coverage, and deleterious land use, which qualify it under the “D” criterion. Appendix B illustrates photographs of the dilapidated conditions of the site based on a visit of the study area on January 18, 2018, which are further discussed below:
 - A. The main access to the site has been barricaded off with cement barriers and traffic cones.
 - B. The parking lot has fallen into disrepair with faint or non-existing parking and circulation striping, lack of circulation signage, severely damaged pavement, and debris in parking and circulation areas.
 - C. The exterior of the site has severe damage, including broken, splintered railings and fences, damaged pedestrian walkways, and materials and debris throughout the rear of the site.
 - D. Graffiti markings throughout the exterior of the building indicates that the property has been subject to trespassing and vandalism.

In addition, Lot 3 has an obsolete design, which include a building within the required rear yard setback, as well as an impervious coverage that far exceeds the maximum permitted lot coverage for the zone previously set forth in Table 2. It should be noted that there have been multiple police reports filed on the property, which are included in

Appendix C. This, in combination with evidence of trespassing and vandalism, indicate that leaving Lot 3 in its current state without any improvement would be detrimental to the welfare of the surrounding neighborhood and community.

12. Needed for effective Redevelopment Lot 4 is a severely undersized lot at the northwestern most corner of the Study Area. It previously housed a nonconforming residential use, which has since been demolished. It cannot be developed on its own without numerous variances because of the small size of the lot. The lot is under common ownership as are the additional lots of the study area. Although Lot 4 may not specifically meet the criteria for an Area in Need of Redevelopment, Lot 4 has the potential to provide additional access to the site at a safer distance from the Route 35 traffic circle than currently exists. It also creates a more uniform lot shape to allow for the site to be developed more efficiently. As a result, it must be included for the effective Redevelopment of the area, as permitted pursuant to N.J.S.A. 40A:12A-3.

13. Based on this analysis and study, and the recommendation of the Board's Planner, the Planning Board hereby determines that Lot 1 and Lot 3 meet at least one of the qualifying criteria, while Lot 4 was determined to be necessary for effective redevelopment. As a result, it is recommended that Lot 1, Lot 3, and Lot 4 are recommended to the Wall Township Committee to be considered for designation as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment

**Without Condemnation under the criteria and pursuant to the public hearing process
set forth in N.J.S.A. 40A:12A-1, et seq.**

Adopted on a Roll Call By: FERRARO

Seconded By: WONSALA

CERTIFICATION

I hereby certify that I, the undersigned, am the secretary of the Planning Board of the Township of Wall, County of Monmouth, State of New Jersey and I hereby certify that the foregoing Resolution is a true copy of a resolution adopted by the Planning Board of the Township of Wall at a regular meeting held on June 18, 2018 and memorialized at the meeting held on July 9, 2018.



**Lauren Lake, Interim Board Secretary
Wall Township Planning Board**

Preliminary Investigation Report for Designation of Non-Condensation Area in Need of Redevelopment

BLOCK 810 LOTS 1, 3, & 4



Photo Source: Google Maps

Township of Wall
Monmouth County, New Jersey

Preliminary Investigation Report for Designation of Non-
Condemnation Area in Need of Redevelopment

Block 810 Lots 1, 3, & 4

**Wall Township
Monmouth County, New Jersey**

Dated: 6/18/18

Prepared by:



J. Nora Coyne, P.P., AICP

NJ Professional Planner No. 5967

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Introduction

Purpose

The purpose of this report is to identify whether the area commonly known as “Peddlers Village” and more formally known as Block 810 Lots 1, 3, & 4 located at 2301 Highway 35, 1407 Atlantic Avenue and 1413 Atlantic Avenue in the Township of Wall meet the New Jersey statutory criteria to qualify as an area in need of Redevelopment. Pursuant to the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets at least one of the criteria more thoroughly discussed in the Redevelopment Criteria Section of this study. The LRHL (N.J.S.A. 40A:12A-3) also permits the inclusion of additional parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed study area.

Study Authorization

On March 28, 2018 the Township Committee adopted a resolution to authorize the Planning Board to undertake a preliminary investigation to determine whether the area known as Block 810 Lots 1, 3, & 4 (Study Area) meets the statutory criteria for a non-condemnation area in need of Redevelopment. The adopted resolution is attached to this report as Appendix A.

Regional Location

As depicted in Map 1, Regional Location Map, the Study Area is located in the southeastern quadrant of Wall Township. Wall Township is located in the southeastern corner of Monmouth County, New Jersey and is traversed by New Jersey State Highway Routes 33, 34, 35, 71 and 138. The Garden State Parkway also runs north to south through the center of the Municipality. Wall Township is bordered by thirteen municipalities, which include Colts Neck Township, Tinton Falls Borough, Neptune Township, Belmar Borough, Lake Como Borough, Spring Lake Heights Borough, Spring Lake Borough, Sea Girt Borough, Manasquan Borough, Brielle Borough, Point Pleasant Borough, Brick Township, and Howell Township. The Township is also bordered by the Shark and Manasquan Rivers and its closest border is approximately one mile from the Atlantic Ocean. Wall Township is home to portions of Allaire State Park, Monmouth County Shark River Park, and Naval Weapons Station Earle. Monmouth Executive Airport, a privately owned, public use airport, is also located within Wall Township.

Study Area

As illustrated in Map 2, Aerial Map, the Study Area is located at the southwestern intersection of Atlantic Avenue and State Highway Route 35 and contains three tax lots, all under common ownership, totaling approximately 21.5 acres (934,785 square feet) as set forth below:

TABLE 1: PROPERTY INFORMATION			
Lot	Acreage	Ownership	Description
1	5.98	Exit 98 Assoc – Harahan, LLC	Vacant Land
3	15.18	Exit 98 Assoc – Harahan, LLC	Vacated Shopping Center
4	0.29	Exit 98 Assoc – Harahan, LLC	Vacant Land
Total Acreage 21.45			
Sources: 2015 Wall Township Parcel Layer, MODIV Tax Data Accessed 1/2/18			

Lot 1

Lot 1 is wooded and undeveloped and is comprised of approximately 5.98 acres. As shown on Map 3, Environmental Features Map, the lot slopes from west to east with steep slopes in excess of 20% existing at the eastern edge of the property, where the lot has the majority of its street frontage along Highway 35. Street frontage continues to the northeastern edge of the lot in close proximity to the Route 35/Atlantic Avenue traffic circle. The combination of steep slopes and proximity to the traffic circle make egress to and from Lot 1 challenging.

Lot 3

Immediately to the west of Lot 1 is Lot 3, which is comprised of approximately 15.18 acres and consists of a vacant shopping center previously known as Circle Factory Outlet Center and Peddlers Village. According to Tax records the building was constructed in 1959. Parking for the shopping center exists at the front of the building with two means of egress onto Atlantic Avenue, and a third means of egress on the Route 35 Manasquan Traffic Circle. New Jersey Department of Environmental Protection (NJDEP) Geographic Information Systems (GIS) mapping indicates there is a mapped stream and mapped wetlands along the western section of the site. There is also a low-lying area along the mapped wetlands at the southern area of the western property border. Environmental features of the site are illustrated on Map 3.

Lot 3 has been completely abandoned, evidenced by a site visit conducted on January 18, 2018. It appears that there was an attempt to revive the property in 2010 when zoning permits were issued for safety and maintenance improvements to upgrade the existing parking area. However, the permits were never executed. Wall Township Construction Department records indicate that the last required annual backflow test on the site was performed in 2014. The January 2018 site visit revealed that the site has fallen into a state of dilapidation and disrepair as evidenced by the photographs in Appendix B.

Lot 4

Lot 4 fronts Atlantic Avenue and lies to the west of Lot 3. Lot 4 is comprised of approximately 0.29 acres. It is currently vacant. There was a nonconforming single family dwelling with an accessory detached garage on the lot, which were demolished in 2013. Prior to the demolition the lot was the subject of property maintenance violations.

Zoning and Master Plan Review

Existing Zoning

The entire study area is located within the Highway Business (HB-200) Zone District, as illustrated on Map 4, Tax and Zoning Map. The HB-200 Zone permits a variety of agricultural, retail, office, and service uses with a minimum lot size of 200,000 square feet.

Set forth below are the bulk requirements for the HB-200 Zone District as compared to the existing conditions of the site.

TABLE 2: ZONING INFORMATION HB-200 ZONE				
Parameter	Required	Lot 1	Lot 3	Lot 4
Lot Area (min)	200,000 sq. ft.	260,623	675,654 sq. ft.	12,841 sq. ft. *
Lot Width (min)	350 ft.	520 (+/-) ft.	811.92 ft.	75 ft. *
Lot Frontage (min)	350 ft.	610.68 ft.	849.56 ft.	75 ft. *
Lot Depth (min)	350 ft.	911 (+/-) ft.	847.26 ft.	175 ft. *
Building Coverage (max)	20%	n/a	19%	n/a
Impervious Coverage (max)	60%	n/a	86% *	n/a
Front Yard Setback (min)	125 ft.	n/a	208 ft.	n/a
Side Yard Setback (min)	50 ft.	n/a	50 ft.	n/a
Rear Yard Setback (min)	75 ft.	n/a	47 ft. *	n/a
Stories (max)	2	n/a	1	n/a
Building Height (max)	40 ft.	n/a	<40 ft.	n/a
* Indicates nonconforming condition				
<i>Sources: Safety and Maintenance Improvement Plans, signed by Richard V. Kenderian, P.E., dated 8/17/10, last revised 9/21/10, Circle Factory Outlet Center Site Plan Prepared by HLR Associates, dated 10/23/89, last revised 8/21/90, Wall Township Tax Map Sheet 106, 2015 Wall Township GIS Parcel Layer</i>				

As illustrated in Table 2, Lot 1 is conforming in lot dimensions. Lot 3 has a nonconforming impervious coverage of approximately 86%, where a maximum of 60% is required, and a nonconforming rear yard setback of 47 feet. Lot 4 has a nonconforming lot size of 12,841 square feet, where 200,000 square feet is required, a nonconforming lot width of 75 feet, where 350 feet is required, a nonconforming lot

frontage of 75 feet, where a minimum of 350 feet is required, and a nonconforming lot depth of 175 feet, where 350 feet is required.

Master Plan Designation

The Land Use Plan of the Wall Township Master Plan designates the entire study area for Highway Business Land Uses. Pursuant to that Plan, the Highway Business Land Use designation is described as follows:

The Highway Business designation comprises the retail commercial uses typified by the existing development along much of Route 35 within the Township. The Highway Business land use designation includes agriculture; communications firms; retail trade uses consisting of building material and hardware; general merchandise stores; food stores; auto supply, apparel and accessory shops; furniture stores; restaurants; service uses such as banks, real estate firms, insurance agencies, dry cleaners, and photographic studios; personal services such as barber and beauty shops and shoe repair; business services, such as exercise clubs, medical offices, schools, executive and administrative offices; schools; museums; and health care facilities. The intensity of development includes minimum lot sizes from 0.5 acres to 3 acres and maximum impervious lot coverages of 60 and 65 percent. The "Highway Business" designated areas are located primarily along Routes 35, and 71, although minor pockets are located along Route 34. The development pattern in these areas is already established and consists of highway oriented retail and other commercial development (1999 Wall Township Master Plan P. 7-4).

Surrounding Land Uses and Zoning

To the rear (south) of the study area is Jersey Central Power and Light (JCP&L) owned property that is developed as a public recreational bike path. Immediately to the south of the bike path are single-family residential neighborhoods in the Residential (R-25) and Residential (R-40) Zone District.

To the north of the study area, across Atlantic Avenue, is Hincks restaurant site, which includes a deli/restaurant and wireless communications tower. Also existing to the north is an office building and two vacant properties, one of which houses a billboard. All properties directly to the north are located in the Office Park (OP-2) Zone District.

To the east of the study area is the Atlantic Avenue/State Route 35 Traffic Circle. Across the traffic circle are a mix of uses including retail, a motel, and single-family homes in the Highway Business (HB-80), Highway Business (HB-20), and Neighborhood Business (NB) and Residential (R-7.5) Zones, respectively.

To the west of the property is an office building and apartment complex, both within the Multifamily Residential (HD-12) Zone District.

Redevelopment Criteria

Statutory Criteria

Pursuant to the Local Redevelopment and Housing Law, an area may be determined to be in need of redevelopment if it meets one or more of the eight criteria listed below.

- 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 open 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 purpose; 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 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 of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient of 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 as 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.

Pursuant to section 40A:12A-3, a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are part.

Qualifying Criteria

“A” Criterion

Lot 3 meets criterion A. In order for a property to meet the “A” criterion, it must be found that the buildings have depreciated to a point where they constitute a threat to people working or living in them. The building on Lot 3 is no longer occupied by tenants, however, it has fallen into such disrepair that any use, occupation or tenancy of the building would be unsafe. The photographs in Appendix B illustrate the dilapidated conditions of the building on the property, which are also listed below:

- Broken signage with exposed electrical wires dangling to within human reach,
- Broken glass windows,
- Loose shingles and roof material,
- Holes in the foundation wall,
- Unsecured entrances leading to interior portions of the building,
- A collapsed roof and section of the building in the rear of the site,
- An unsecured antenna dangling from an electrical wire.

“B” Criterion

Lot 3 also meets criterion “B”. In order to meet criterion “B” an area must exhibit a discontinuance of the use of buildings previously used for commercial purpose, the abandonment of such buildings, or the use/abandonment causing the building to fall into so great a state of disrepair as to be untenable. Lot 3 has been completely abandoned and routine maintenance has not taken place as evidenced by the lack of backflow tests on the site since 2014. Additionally, photographs of the building and site presented in Appendix B, in combination with the dilapidated building conditions set forth under criterion “A,” illustrate why the building on Lot 3 could not be rented or sold for use in its current state.

“C” Criterion

Privately owned land that has remained unimproved and vacant for at least ten years can qualify as an area in need of Redevelopment under the “C” criterion. Google Earth Imagery indicates that Lot 1 of the Study Area has remained unimproved and vacant as far back as 1995. Wall Township tax records Confirm that the site has been vacant for at least ten years. The sharp slope of the property and difficult street access onto Route 35 has likely lead to the prolonged vacancy of the property. As a result, the property is not likely to be developed in the future because of development limits resulting from the unique topography and access constraints.

“D” Criterion

Criterion “D” states that an area can be designated in need of Redevelopment by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of 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. Criterion “D” focuses on the poor development of the site as opposed to focusing on the condition of buildings, as set forth in Criteria “A” and “B”.

Lot 3 of the study area exhibits the conditions of obsolescence, dilapidation, excessive land coverage, and deleterious land use, which qualify it under the “D” criterion. Appendix B illustrates photographs of the dilapidated conditions of the site based on a visit of the study area on January 18, 2018, which are further discussed below:

- The main access to the site has been barricaded off with cement barriers and traffic cones.
- The parking lot has fallen into disrepair with faint or non-existing parking and circulation striping, lack of circulation signage, severely damaged pavement, and debris in parking and circulation areas.
- The exterior of the site has severe damage, including broken, splintered railings and fences, damaged pedestrian walkways, and materials and debris throughout the rear of the site.
- Graffiti markings throughout the exterior of the building indicates that the property has been subject to trespassing and vandalism.

In addition, Lot 3 has an obsolete design, which include a building within the required rear yard setback, as well as an impervious coverage that far exceeds the maximum permitted lot coverage for the zone previously set forth in Table 2. It should be noted that there have been multiple police reports filed on the property, which are included in Appendix C. This, in combination with evidence of trespassing and vandalism, indicate that leaving Lot 3 in its current state without any improvement would be detrimental to the welfare of the surrounding neighborhood and community.

Needed for effective Redevelopment

Lot 4 is a severely undersized lot at the northwestern most corner of the Study Area. It previously housed a nonconforming residential use, which has since been demolished. It cannot be developed on

its own without numerous variances because of the small size of the lot. The lot is under common ownership as the additional lots of the study area. Although Lot 4 may not specifically meet the criteria for an Area in Need of Redevelopment, Lot 4 has the potential to provide additional access to the site at a safer distance from the Route 35 traffic circle than currently exists. It also creates a more uniform lot shape to allow for the site to be developed more efficiently. As a result, it must be included for the effective Redevelopment of the area, as permitted pursuant to N.J.S.A. 40A:12A-3.

Summary of Qualifying Criteria

Table 3 below, sets forth the qualifying criteria for the area. Lot 1 meets the C criteria being privately owned land that has been vacant for more than 10 years. Lot 3 meets criteria A, B, & D due to the substandard building conditions, abandonment of the commercial building, and dilapidation and obsolescence, which has become detrimental to the safety and welfare of the community. While Lot 4 does not exhibit conditions meet the statutory criteria on its own, inclusion of this parcel is appropriate and necessary for effective redevelopment, therefore it qualifies for inclusion in the redevelopment area.

TABLE 3: SUMMARY OF QUALIFYING CRITERIA	
Property	Qualifying Criteria Met
Lot 1	N.J.S.A. 40A:12A-5 c: Public Land or Privately Owned Vacant Land
Lot 3	N.J.S.A. 40A:12A-5 a: Substandard Building Conditions N.J.S.A. 40A:12A-5 b: Abandonment of Commercial or Industrial Buildings N.J.S.A. 40A:12A-5 d: Deleterious Land Use, Faulty Design, Obsolete Layout with Detrimental Impact
Lot 4	N.J.S.A. 40A:12A-3: Needed for Effective Redevelopment

Recommendations and Conclusion

Recommendations

In order for an area to meet the Area in Need of Redevelopment designation, it must be demonstrated that 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. A careful analysis of the study area’s existing conditions, land uses, and zoning was completed. A site visit, review of statewide GIS data, and municipal tax, land use department, construction department, and police department records was performed. Based on this analysis and study, it was determined that Lot 1 and Lot 3 meet at least one of the qualifying criteria, while Lot 4 was determined to be necessary for effective redevelopment. As a result, it is recommended that Lot 1, Lot 3, and Lot 4 be considered for designation as a non-condemnation area in need of redevelopment.

Next Steps

This study does not recommend any future plan or reuse alternatives for the study area. Upon adoption of a resolution by the Planning Board memorializing the recommendations of this study, the Township Committee may adopt a resolution designating the study area as an area in need of redevelopment. Subsequently, the Township Committee may authorize the preparation of a Redevelopment Plan setting forth specific reuse plans, goals, objectives and design criteria for the area.

Maps



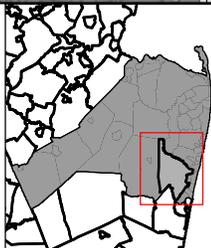
 **Study Area**

0 1,750 3,500 7,000 10,500

1 inch = 7,000 feet

Sources:
 ESRI USA Topo Map (USGS Topographic Map), Last Modified 10/5/17
 NJGIN NJ Counties Layer

Notes:
 All data is estimated and has not been field verified.



**Township of Wall
 Redevelopment Preliminary
 Area Investigation Report
 Block 810 Lots 1, 3, & 4**

Regional Location Map

Map 1 of 4

Basis of the Investigation

On March 28, 2018, the Wall Township Committee Adopted Resolution No. 18-0315, authorizing the Planning Board to undertake a preliminary investigation to determine whether properties referred to as "Peddlers Village," located at Block 810, Lots 1, 3, & 4, (Study Area) qualify for designation as an Area in Need of Redevelopment without Condemnation pursuant to the Local Redevelopment Housing Law (LRHL) N.J.S.A. 40a:12a Et Seq.

In response to the Township Committee resolution, the Planning Board has prepared the Draft Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment for the Study Area, which contains maps showing the boundaries of the potential Redevelopment, and the location of properties therein. The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determination on whether the referred Study Area or portions thereof be designated as a Non-Condemnation Redevelopment Area.

The Planning Board will conduct a public hearing on June 18, 2018 to make a determination as to whether the Study Area qualifies as an area in Need of Redevelopment without Condemnation pursuant to Local Redevelopment Housing Law (LRHL). The public meeting will be held beginning with a Workshop Meeting at 7:00 PM followed by a Regular Meeting at 7:30 PM at the Wall Township Municipal Building.



Study Area



Surrounding Parcel Boundary

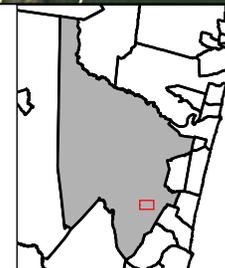


Sources:

ESRI USA Topo Map (USGS Topographic Map), Last Modified 10/5/17
2015 Wall Township Parcel Boundary

Notes:

All data is estimated and has not been field verified.



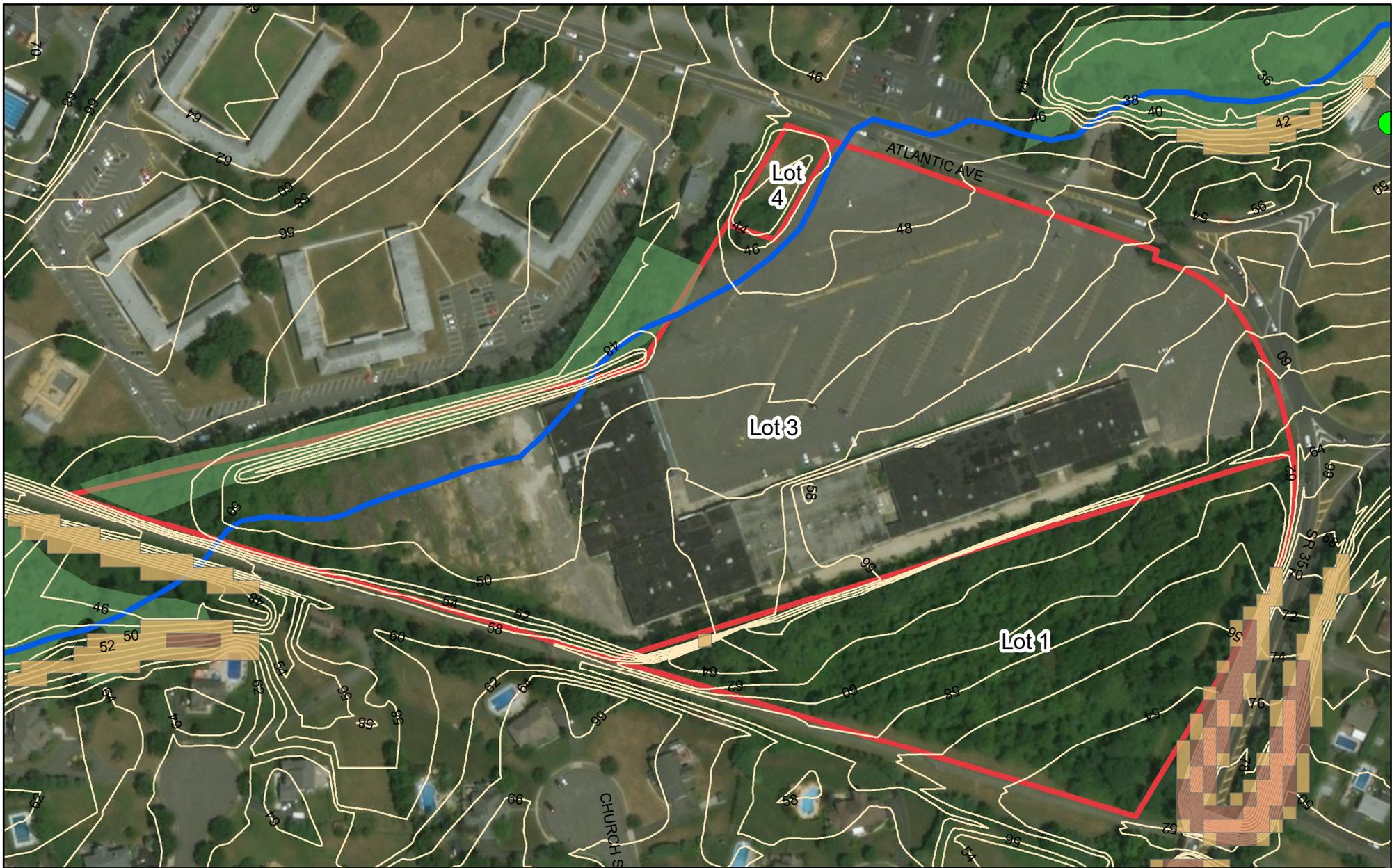
**Township of Wall
Redevelopment Preliminary
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Block 810 Lots 1, 3, & 4**

Aerial Map

Map 2 of 4



1 inch = 300 feet



	kcsl		Stream	SLOPE	
	Study Area		Wetlands		15-20%
			2 Ft. Contour		20-25%
					25% & Greater

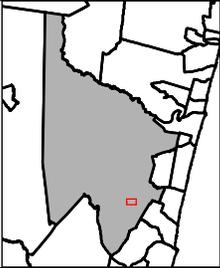
0 50 100 200 300
1 inch = 200 feet

Sources:

- 2015 Wall Township Parcel Layer.
- NJDEP Known Contaminated Site List (KCSL) for NJ (Non-Homeowner), Fall 2009.
- NJDEP Streams of Monmouth County, NJ (1:24,000)
- Wetlands (from Land Use/Land Cover 2012 Update), Edition 20150217 (Land_u_2012_wetland)
- Monmouth County 2-foot contours
- Monmouth County Steep Slopes

Notes:

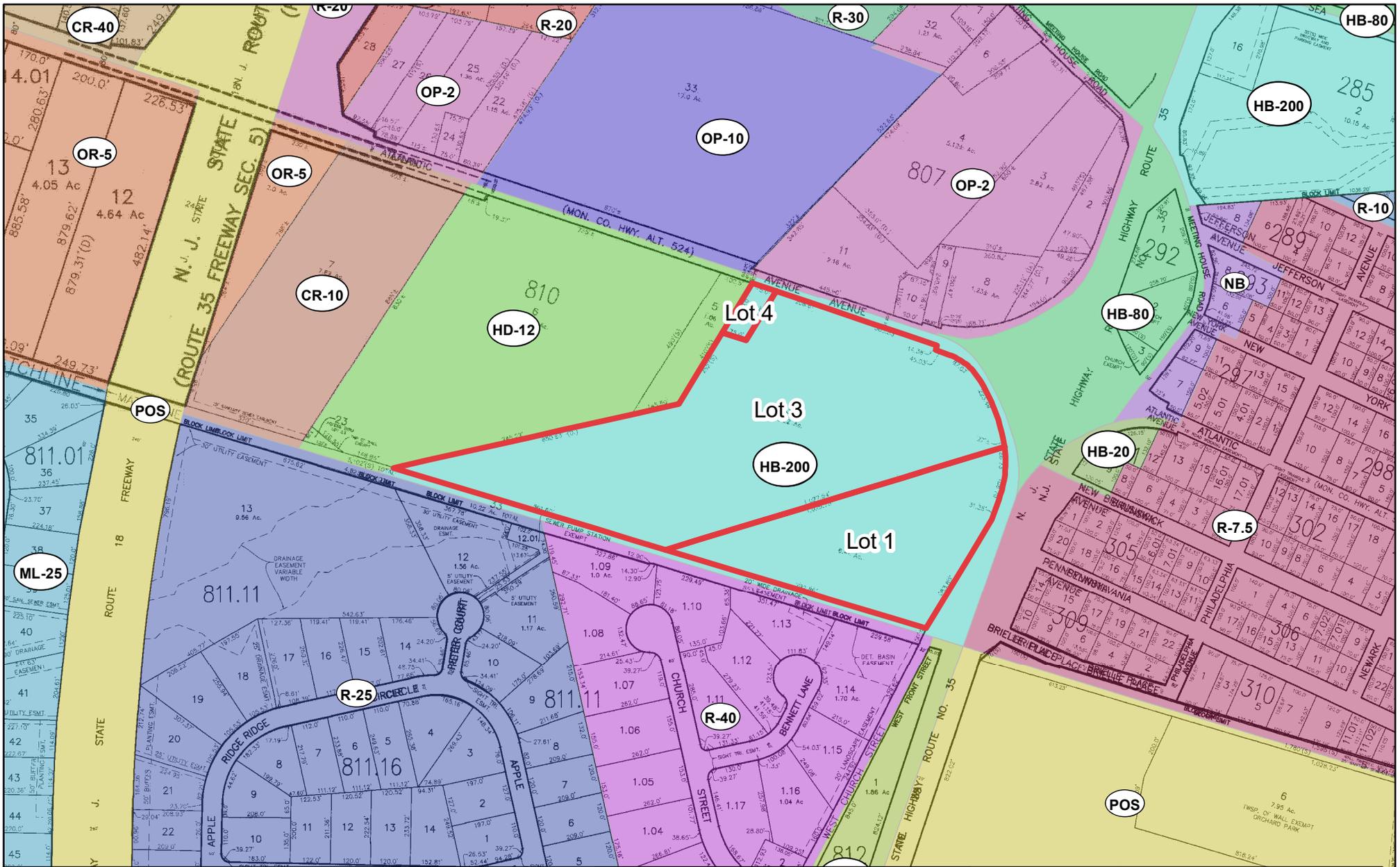
All data is estimated and has not been field verified.



**Township of Wall
Redevelopment Preliminary
Area Investigation Report
Block 810 Lots 1, 3, & 4**

Environmental Features Map

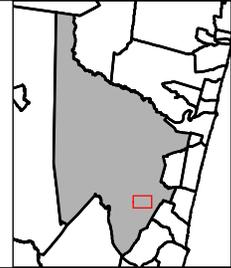
Map 3 of 4



	Study Area		HB-40		OP-10		R-20
	CR-10		HB-80		OP-2		R-25
	CR-40		HD-12		OR-5		R-30
	HB-20		ML-25		POS		R-40
	HB-200		NB		R-10		R-7.5

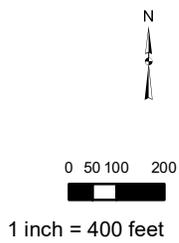
Sources:
 2015 Wall Township Tax Map Sheets 103, 106, 111, 112, 113
 Township of Wall Zoning Map last revised 3/8/2017.

Notes:
 All data is estimated and has not been field verified.



**Township of Wall
 Redevelopment Preliminary
 Area Investigation Report
 Block 810 Lots 1, 3, & 4**

Tax and Zoning Map
 Map 4 of 4



Appendix A

TOWNSHIP OF WALL
RESOLUTION NO. 18-0315

AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES REFERRED TO AS "PEDDLERS VILLAGE" QUALIFY FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION PURSUANT TO *N.J.S.A. 40A:12A-1 ET SEQ.*

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

WHEREAS, the Township Committee desires to explore whether the real property referred to as "Peddlers Village" and more commonly known as Block 810 Lots 1, 3 and 4 on the Township of Wall Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be considered an Area in Need of Redevelopment Without Condemnation; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing Area in Need of Redevelopment Without Condemnation; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Committee making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment Without Condemnation, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the applicable statutory criteria of an Area in Need of Redevelopment Without Condemnation set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Township Committee wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the statutory criteria for designation as an Area in Need of Redevelopment Without Condemnation pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*.

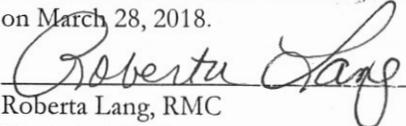
NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby directs the Wall Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment Without Condemnation under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

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

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED All Township officials including, but not limited to, the Mayor, Township Director of Engineering and Planning, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on March 28, 2018.



Roberta Lang, RMC
Municipal Clerk

Appendix B



Lot 3 Westernmost Entrance Facing East



Lot 3 Parking Lot Facing South



Lot 3 Parking Lot Debris



Lot 3 Exterior Tile Walkway



Lot 3 Broken Signage



Lot 3 Broken Window



Lot 3 Broken Siding and Buckling Roof



Lot 3 Broken Fencing and Walkway



Lot 3 Damaged Exterior Wall



Lot 3 Ponding Water



Lot 3 Damaged Exterior Wall



Lot 3 Graffiti



Lot 3 Debris at Rear of Building



Lot 3 Debris and Area of Collapsed Roof



Lot 3 Exterior



Lot 3 Debris and Collapsed Roof



Lot 3 Antenna Detached From Roof



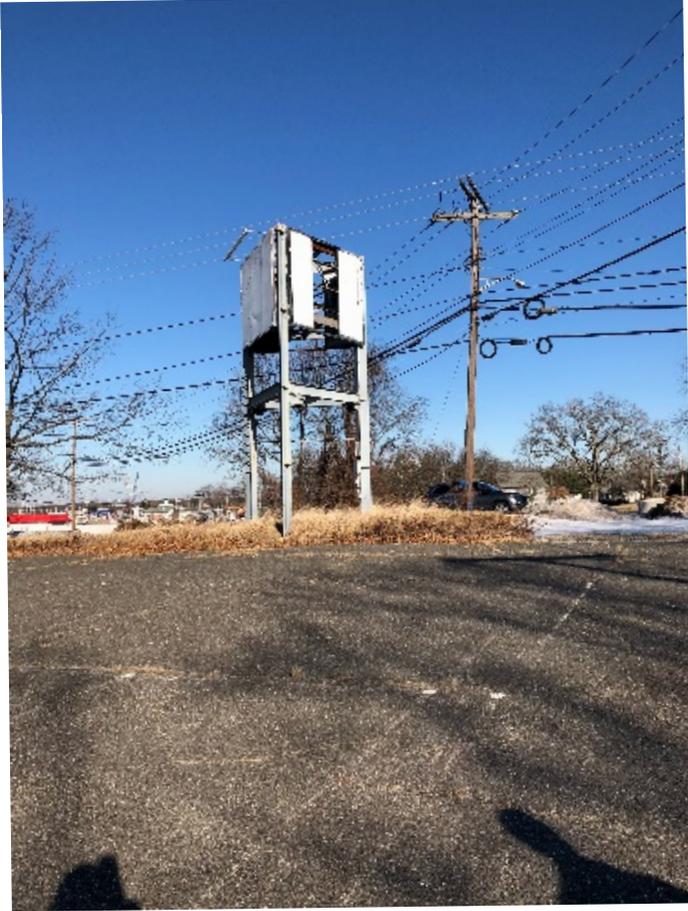
Lot 3 Debris



Lot 3 Debris



Lot 3 Damaged Roof



Lot 3 Freestanding Sign



Lot 3 Debris



Lot 3 Collapsing Roof



Lot 3 Broken Fence



Lot 3 Interior Debris



Lot 3 Interior Debris



Lot 3 Roof Overhang



Parking Lot of Lot 3 Facing East Towards Lot 4



Lot 4 Facing East

Appendix C

Agency	Business	CallerName	CallTime	CaseID
WTPD	CIRCLE FACTORY OUTLET		01/02/2015 05:36:40	
WTPD	LEGG'S HANES BALI		01/22/2015 18:18:30	
WTPD	CIRCLE FACTORY OUTLET		02/09/2015 23:33:12	
WTPD	CIRCLE FACTORY OUTLET	ANONYMOUS	04/14/2015 14:40:21	
WTPD	CIRCLE FACTORY OUTLET		05/11/2015 21:58:43	
WTPD	CIRCLE FACTORY OUTLET		07/03/2015 15:59:48	
WTPD	CIRCLE FACTORY OUTLET		08/02/2015 08:44:10	
WTPD	CIRCLE FACTORY OUTLET		09/02/2015 14:24:41	
WTPD	BASS SHOE OUTLET		10/25/2015 18:01:09	
WTPD	BASS SHOE OUTLET	COLLETTE	10/30/2015 15:37:36	
WTPD	BASS SHOE OUTLET	COLLETTE	11/18/2015 12:40:01	
WTPD	CIRCLE FACTORY OUTLET	KIM	12/06/2015 20:54:06	
WTPD	BASS SHOE OUTLET	ALARM	12/22/2015 19:23:59	
WTPD	CIRCLE FACTORY OUTLET		02/13/2016 20:53:18	
WTPD	CIRCLE FACTORY OUTLET		03/22/2016 12:19:28	
WTPD	CIRCLE FACTORY OUTLET		05/07/2016 22:45:55	
WTPD	CIRCLE FACTORY OUTLET		05/11/2016 09:44:05	
WTPD	CIRCLE FACTORY OUTLET		06/13/2016 21:36:52	
WTPD	CIRCLE FACTORY OUTLET		06/21/2016 20:23:31	
WTPD	CIRCLE FACTORY OUTLET		07/05/2016 12:35:44	
WTPD	BASS SHOE OUTLET	TYCO	08/02/2016 07:15:07	
WTPD	CIRCLE FACTORY OUTLET		08/06/2016 09:05:08	
WTPD	BASS SHOE OUTLET	OPRT: AOJ	10/02/2016 07:48:50	
WTPD	CIRCLE FACTORY OUTLET	KEVIN JACOBS	10/04/2016 08:39:05	201603441
WTPD	CIRCLE FACTORY OUTLET		10/29/2016 01:59:38	
WTPD	BASS SHOE OUTLET	TYCO SECURITY	11/02/2016 08:20:56	
WTPD	CIRCLE FACTORY OUTLET		11/20/2016 23:52:23	
WTPD	CIRCLE FACTORY OUTLET		11/27/2016 16:10:16	
WTPD	BASS SHOE OUTLET	EMPLOYEE- COLLETTE	12/05/2016 13:04:38	
WTPD	CIRCLE FACTORY OUTLET	BRITNY	12/27/2016 12:11:11	
WTPD	BASS SHOE OUTLET	TYCO OP - BEU	12/31/2016 08:40:55	
WTPD	CIRCLE FACTORY OUTLET		01/18/2017 09:56:27	
WTPD	CIRCLE FACTORY OUTLET		01/29/2017 14:02:02	201700341
WTPD	CIRCLE FACTORY OUTLET		02/19/2017 00:48:49	
WTPD	CIRCLE FACTORY OUTLET	TREVOR MACE	04/20/2017 20:38:40	201701226
WTPD	CIRCLE FACTORY OUTLET		05/03/2017 09:36:04	
WTPD	CIRCLE FACTORY OUTLET		05/08/2017 11:01:09	
WTPD	BASS SHOE OUTLET	VERIZON WIRELESS	07/06/2017 18:10:43	
WFD	BASS SHOE OUTLET	VERIZON WIRELESS	07/06/2017 18:22:58	
WTPD	CIRCLE FACTORY OUTLET	ANGELA	08/16/2017 20:21:35	201702776
WTPD		SUPREME SECURITY	08/21/2017 03:55:38	
WFD		SUPREME SECURITY	08/21/2017 03:56:55	
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WTPD	CIRCLE FACTORY OUTLET	A/C 8618	08/23/2017 00:13:37	
WFD	CIRCLE FACTORY OUTLET	A/C 8618	08/23/2017 00:14:22	
WTPD	CIRCLE FACTORY OUTLET	SUPREME SECURITY	08/23/2017 07:52:44	

WFD	CIRCLE FACTORY OUTLET	SUPREME SECURITY	08/23/2017 07:53:51
WTPD	CIRCLE FACTORY OUTLET		10/01/2017 07:38:02
WTPD	CIRCLE FACTORY OUTLET		10/02/2017 11:05:55
WTPD	CIRCLE FACTORY OUTLET		10/26/2017 01:45:25
WTPD	CIRCLE FACTORY OUTLET	ANON CALLER	11/12/2017 14:21:52
WTPD		SUPREME SECURITY	02/02/2018 00:51:24
WFD		SUPREME SECURITY	02/02/2018 00:53:40
WTPD	CIRCLE FACTORY OUTLET	JOHN	02/27/2018 16:37:08
WTPD	CIRCLE FACTORY OUTLET		03/10/2018 21:16:21
WTPD	CIRCLE FACTORY OUTLET		03/11/2018 16:38:05
WTPD	CIRCLE FACTORY OUTLET		03/22/2018 18:23:07

IDKey	Nature	Service	Street
201501020037	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201501220221	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201502090204	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201504140151	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201505110229	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201507030196	SUSPICIOUS INCIDENT	LAW	1407 ATLANTIC AVE
201508020067	SUSPICIOUS INCIDENT	LAW	1407 ATLANTIC AVE
201509020159	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201510250168	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201510300181	DUMPING COMPLAINT	LAW	1407 ATLANTIC AVE
201511180119	DUMPING COMPLAINT	LAW	1407 ATLANTIC AVE
201512060134	OFFICER WANTED	LAW	1407 ATLANTIC AVE
201512220196	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201602130200	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201603220123	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201605070286	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201605110053	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201606130250	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201606210196	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201607050097	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201608020044	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201608060082	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201610020063	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201610040075	BURGLARY BUSINESS	LAW	1407 ATLANTIC AVE
201610290034	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201611020080	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201611200190	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201611270125	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201612050131	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201612270112	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201612310100	COMMERCIAL ALARM	LAW	1407 ATLANTIC AVE
201701180146	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201701290171	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201702190010	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201704200237	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201705030086	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201705080102	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201707060179	OFFICER WANTED	LAW	1407 ATLANTIC AVE
201707060182	FIRE ALARM	FIRE	1407 ATLANTIC AVE
201708160213	OFFICER WANTED	LAW	1407 ATLANTIC AVE
201708210028	FIRE ALARM	LAW	1407 ATLANTIC AVE
201708210029	FIRE ALARM	FIRE	1407 ATLANTIC AVE
201708220260	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201708230004	FIRE ALARM	LAW	1407 ATLANTIC AVE
201708230005	FIRE ALARM	FIRE	1407 ATLANTIC AVE
201708230064	FIRE ALARM	LAW	1407 ATLANTIC AVE

201708230066	FIRE ALARM	FIRE	1407 ATLANTIC AVE
201710010051	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201710020106	SUSPICIOUS VEHICLE	LAW	1407 ATLANTIC AVE
201710260017	OPEN BUSINESS	LAW	1407 ATLANTIC AVE
201711120080	PARKING COMPLAINT	LAW	1407 ATLANTIC AVE
201802020010	FIRE ALARM	LAW	1407 ATLANTIC AVE
201802020011	FIRE ALARM	FIRE	1407 ATLANTIC AVE
201802270169	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201803100171	OPEN BUSINESS	LAW	1407 ATLANTIC AVE
201803110152	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE
201803220308	SUSPICIOUS PERSON	LAW	1407 ATLANTIC AVE