

**TOWNSHIP OF WALL**

**RESOLUTION NO. 19-0903**

**AUTHORIZATION TO DESIGNATE BLOCK 88 LOTS 2, 3, 4, 5, 7, 8, AND 11, AND  
BLOCK 270 LOTS 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 AND 70 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 July 25, 2018, passed Resolution 18-0727, which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether the real property, commonly known as Block 88 Lots 2, 3, 4, 5, 7, 8, and 11 and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 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 Planning Board Planner, Scott D. Taylor, P.P., AICP, LLA, LEED-AP, NJ Professional Planner No. 5291, prepared a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation Block 88 Lots 2, 3, 4, 5, 7, 8 and 11, and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70, which was reviewed by the Planning Board and was made available to the public; and,

**WHEREAS**, the Planning Board Planner in his Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation Block 88 Lots 2, 3, 4, 5, 7, 8 and 11, and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70, 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 August 5, 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 August 5, 2019 the Wall Township Planning Board determined by Resolution that the area consisting of Block 88 Lots 2, 3, 4, 5, 7, 8 and 11, and Block 270 Lots

12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 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 Block 88 Lots 2, 3, 4, 5, 7, 8, and 11 and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 on the Township of Wall Tax Map, inclusive of any and all streets, “paper” streets, private drives and right of ways (the “Study Area”) 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 NJ Department of Community Affairs, Study Area Property Owners, 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 September 11, 2019.

  
\_\_\_\_\_  
Roberta Lang, RMC  
Municipal Clerk

**Resolution of the Wall Township Planning Board**

**Designating the Old Mill Road Redevelopment Area Block 88 Lots 2, 3, 4, 5, 7, 8, and 11 and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 as an Area in Need of Redevelopment without Condemnation pursuant to NJS 40a:12A-1 et seq.**

**WHEREAS**, the Township Committee of the Township of Wall, Monmouth County, New Jersey authorized, by Resolution No. 18-0727, the Township of Wall Planning Board to undertake a preliminary investigation to determine whether the following properties referred to as “Old Mill Redevelopment Area” qualify for designation as an Area in Need of Redevelopment without Condemnation pursuant to N.J.S.A. 40a:12A-1 *et seq.*:

Block 88      Lots 2, 3, 4, 5, 7, 8 and 11

Block 270     Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70

**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 88 Lots 2, 3, 4, 5, 7, 8 and 11 and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 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-Condemnation Redevelopment Area” prior to making its determination; and

**WHEREAS**, the documents and a map 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**, the Wall Township Planning Board conducted a public hearing on Monday, August 5, 2019 at the Wall Township Municipal Building, located at 2700 Allaire Road, Wall, New Jersey; and

**WHEREAS**, the Planning Board Planner Scott D. Taylor, P.P., AICP, LLA, LEED-AP NJ Professional Planner No. 5291 prepared a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation Block 88 Lots 2, 3, 4, 5, 7, 8 and 11, and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 which was reviewed by the Board; and

**WHEREAS**, Scott D. Taylor made a presentation to the Board at the public hearing on August 5, 2019;

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

1. The study area is located within the northeastern quadrant of Wall Township south and west of the intersection of Eighteenth Avenue and Route 35, and bisected by Old Mill Road. The study area is bounded by Eighteenth Avenue, a two-lane major collector road with shoulders which adds a third center turn lane between Old Mill Road and Route 35. Route 35, forming the eastern boundary of the study area, is a three-lane primary arterial road with dedicated turn lanes at the intersection and a center turn lane.

2. The study area encompasses portions of 4 different zoning districts: HB-120 and HB-80 Highway Business Zones, and the R-60 and R-30 Single-Family Residential Zones. The R-30 and R-60 Single Family districts permit single-family uses on 30,000 SF and 60,000 SF lots, respectively, along with home offices, agricultural and public/utility uses. The HB-80 and HB-120 Highway Business districts permit a variety of commercial uses including retail, service, banking, general and medical offices on 80,000 SF and 120,000 SF lots, respectively.
3. To the north of the study area across Eighteenth Avenue is a single-family residential development in the R-20 Zoning District. On the south side of Eighteenth Avenue, several parcels to the north are not included in the Preliminary Investigation Study Area, including Lots 13, 17, 18 & 66. A single-family dwelling is located on lot 13 in the R-30 Zoning District. The Wall Fire Company No. 1 is located on lot 17 in the R-60 Zoning District.
4. Also to the north of the study area is an apartment complex and age-restricted condominium community in the HD-12 Zone.
5. At the intersection of Eighteenth Avenue and Old Mill Road is a Cablevision Office Complex on Lot 18 in the HB-120 Zone. A single-story dwelling fronting on Old Mill Road in the R-60 Zone is located on Lot 66. North and further west along Eighteenth Avenue is Wall High School.
6. To the east of the study area across Route 35 in the HB-120 Zoning District are a bank and retail and service commercial center. The Seabreeze Mobile Home Community wraps around behind the commercial center and contains frontage along Route 35, and south of Seabreeze are the Weybridge apartments located within the R-7.5 and RR Districts, respectively. Within the HB-80 Zone on Route 35 is the Advance Auto Parts Store and Sunoco Gas Station with

the LB. Forcellati & Sons Garden Center bisecting the two properties and located within the R-30 District.

7. East of the study area and west of Route 35 and Old Mill Road outside of the study area there are several businesses fronting on Old Mill Road within the HB-80 District.
8. To the west are two residential developments. The first is served by Preakness Drive from Wall Church Road, ending in a cul-de-sac in the R-60 Zoning District. The second is accessed from Eighteenth Avenue via Rue de la Port, ending in a cul-de-sac and partially surrounded by Albert's Pond.
9. To the south of the study area is a single-family residential neighborhood in the R-15 Zone and further south, across Wall Church Road is a shopping center in the HB-80 Zone and single-family residential neighborhood in the R-60 Zone.
10. The subject property is comprised of 20 lots totaling approximately 82.5 acres located on the east and west sides of Old Mill Road, south of Eighteenth Avenue, extending to Route 35.
11. The subject property is located within the Wreck Pond watershed and Albert's Pond, located due west, which is part of a wetland and pond complex associated with a historic sand and gravel mining and washing operation that was located just south of Eighteenth Avenue in Wall Township. There are areas of freshwater wetlands and steep slopes present in the study area.
12. 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 is 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 palling 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.
- 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.

13. The Board finds, in accordance with the presentation of Board Planner Scott D. Taylor, that Block 88, Lots 3 and 7, and Block 270 Lots 12, 14, 15, 22, 24, 54, 67, 68, 69, and 70 meet at least one of the criterion, as follows:

- A. Block 88, Lots 3 and 7, and Block 270 Lots 12, 14, 15, 22, 24, and 54 meet criteria A and D. 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. In order for a property to meet the “D” criterion, it must be 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.
- B. Block 270, Lots 14, and 24 meet criterion “B”. In order to meet criterion “B” an area must exhibit a discontinuance of the use of buildings previously used for a 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.
- C. Block 270, Lot 54 meets criterion “C”. 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.

D. Block 270 Lots 67, 68, 69, and 70 meet criterion “D”. In order for a property to meet the “D” criterion, it must be 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.

14. Further, the Planning Board has determined that the following parcels, which may not in and of themselves meet the statutory criteria for Redevelopment designation, should be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary for the effective redevelopment of the area which they are part:

Block 88 Lots 2, 4, 5, 8 and 11, and

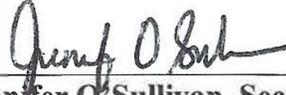
Block 270 Lots 23, 32.01, and 32.02.

15. Based on this analysis and study, and the recommendation of the Board’s Planner, the Planning Board hereby determines that Block 88, Lots 3 and 7, and Block 270 Lots 12, 14, 15, 22, 24, 54, 67, 68, 69, and 70 meet at least one of the qualifying criteria, and that the inclusion of Block 88 Lots 2, 4, 5, 8, and 11, and Block 270 Lots 23, 32.01, and 32.02 are necessary for the effective redevelopment of the area. As a result, it is recommended that Block 88 Lots 2, 3, 4, 5, 7, 8 and 11 and Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69 and 70 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.**

## 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 August 5, 2019 and memorialized at the meeting held on August 5, 2019.



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**Jennifer O'Sullivan, Secretary**  
**Wall Township Planning Board**



Township of  
**WALL**  
New Jersey

# Preliminary Investigation

## Old Mill Road Redevelopment Area

*Non- Condemnation Area in Need of Redevelopment, or  
Area in Need of Rehabilitation*

Block 88;                Lots 2, 3, 4, 5, 7, 8 and 11

Block 270;            Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69, 70

Wall Township , New Jersey  
July 25, 2019



Prepared By Taylor Design Group, Inc.

  
\_\_\_\_\_  
Scott D. Taylor, PP, AICP, LLA, LEED-AP  
*The original of this document has been signed  
and sealed in accordance with New Jersey Law.*

Adopted: August 5, 2019



### **Wall Township Committee**

Kevin P. Orender, Mayor  
George K. Newberry, Deputy Mayor  
Dominick DiRocco  
Timothy J. Farrell  
Carl Braun

### **Wall Township Planning Board**

Kristin Coman, Chair  
Edward Thomson, Vice Chair  
Stephen Barlow  
Robert Baumgartner  
Carl Braun, Committeeman  
Timothy Farrell, Mayor  
Joseph Hall  
Sean O'Halloran  
Richard Wonsala

### **Wall Township Staff**

Jeffry Bertrand, Township Administrator  
Roberta Lang, RMC, Township Clerk  
Matthew Zahorsky, P.E., C.M.E., Director of Engineering & Planning  
Nora Coyne, PP, AICP, Township Planner  
Jennifer O'Sullivan, Board Secretary

### **Township & Board Consultants**

Sean T. Kean, Esq., Township Attorney  
John J. Jackson, Esq., Planning Board Attorney  
Raymond Savacool, PE, PP, CME, Planning Board Engineer  
Scott D. Taylor, PP, AICP, LLA, LEED AP, Planning Board Planner

# Redevelopment or Rehabilitation Area Preliminary Investigation

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# Redevelopment or Rehabilitation Area Preliminary Investigation

## I. Introduction and Basis for the Investigation

The Township seeks to determine whether the redevelopment process in accordance with the ***NJ Local Redevelopment and Housing Law*** (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the area of Route 35 and Old Mill Road. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment, not likely to be accomplished privately, and requiring responsible public intervention.

On July 25, 2018 the Wall Township Committee authorized by Resolution 18-0727, attached hereto as Appendix A, the Wall Township Planning Board to undertake an investigation to determine whether the identified parcels may be designated as either a:

- ***Non- Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an
- ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

The Township Committee has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township. In particular, the Township Committee has directed the Township Planning Board to conduct an investigation of the following parcels as identified on the Wall Township Tax Maps:

**Block 88; Lots 2, 3, 4, 5, 7, 8 and 11**

**Block 270; Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69, 70**

This Investigation Report has been prepared pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq. A Map entitled "***Old Mill Road- Non-Condemnation Redevelopment Area***" dated July 15, 2019, is included as Appendix B of this report, depicts the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. Appended to the map is a statement setting forth the basis for the investigation.

Taylor Design Group, Inc. reviewed Master Plans, Zoning Ordinances, tax maps, aerial photography, resolutions of approval, correspondences, conceptual plans, and environmental correspondences to prepare the study. The report also relies upon the statements of property owners and their agents and Township professional staff.

This report was provided to the Planning Board for review at a public hearing to be held on August 5, 2019; and may be revised, pursuant to the Planning Board's recommendations subsequent to the public hearing.

After an area is designated, a Redevelopment Plan may be adopted for the area by the Township Committee, which can set forth the guiding plan for revitalization of the area. This Plan can include standards for modified uses, bulk standards, and design standards, and would be referred to the Planning Board for review and recommendation relative to consistency with the Master Plan, as required by the (NJLRHL).

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Aerial Image Location Map-

Aerial image Courtesy NJ Image Warehouse; obtained December 12, 2018.



# Redevelopment or Rehabilitation Area Preliminary Investigation

## Adoption Procedures and Next Steps

If the Township Committee concurs with the Planning Board assessment that the study area meets the necessary criteria, the area can then be formally adopted by Resolution of the Township Committee as either a ***Non- Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Designation as a ***Non-Condemnation Redevelopment Area*** or a ***Rehabilitation Area***, does not entitle the municipal government to acquire property via eminent domain.

Thereafter, Township Committee may develop a Redevelopment Plan for the site, which would need to be referred back to the Planning Board for review, prior to adoption.

If a Redevelopment Plan is adopted, a redeveloper would then be required to apply to the Board for Subdivision or Site Plan approvals under the normal course of any other land use application, consistent with the NJ Municipal Land Use Law.

## II. Statutory Requirements

### Redevelopment Area Determination (Non-Condemnation)

The principal goal of redevelopment, as declared by the legislature, is to promote physical development that is most beneficial to the social and economic improvement of localities and as defined below:

*“Redevelopment means clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision redevelopment” [pursuant to criteria].*

For a delineated area to be considered an ***“Area in Need of Redevelopment”*** the parcels must meet one or more of the following statutory criteria as set forth in 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 living or working conditions;*
- b. *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;*
- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or 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;*

## Redevelopment or Rehabilitation Area Preliminary Investigation

- d. *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- e. *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;*
- f. *Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*
- g. *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 12 (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; and*
- h. *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Furthermore, the definition of a "Redevelopment Area" at 40A:12A-3 permits the inclusion of additional parcels by stating:

*"A redevelopment area may include land, 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 a part."*

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Rehabilitation Area Determination

Promoting the advancement of community interests through rehabilitation seeks to improve commercial, industrial, residential, and civic facilities.

*Rehabilitation means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.*

As set forth in 40A:12A-14a, a delineated area to be considered to be an “**Area in Need of Rehabilitation**” if the governing body of the municipality determines by Resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

- (1) *a significant portion of structures therein are in a deteriorated or substandard condition;*
- (2) *more than half of the housing stock in the delineated area is at least 50 years old;*
- (3) *there is a pattern of vacancy, abandonment or underutilization of properties in the area;*
- (4) *there is a persistent arrearage of property tax payments on properties in the area;*
- (5) *environmental contamination is discouraging improvements and investment in properties in the area; or*
- (6) *a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.*

## III. Description of the Study Area

### General Description

The Study Area is comprised of 20 lots totaling approximately 82.5 acres located on the east and west sides of Old Mill Road, south of Eighteenth Avenue, extending to Route 35 as shown on the Aerial Map above, and the Tax Map and Zoning Map figures below.

The Study Area encompasses portions of 4 different zoning districts; HB-120 and HB-80 Highway Business Zones, and the R-60 and R-30 Single-Family Residential Zones. A detailed analysis of each parcel in the Study Area can be found below.

To the north of the **Study Area** across Eighteenth Avenue is a single-family residential development in the R-20 Zoning District. On the south side of Eighteenth Avenue, several parcels to the north are not included in the Preliminary Investigation Study Area, including Lots 13, 17, 18, & 66. A single family dwelling is located on lot 13 in the R-30 Zoning District. The Wall Fire Company No. 1 (aka West Belmar) is located on lot 17 in the R-60 Zoning District.

## Redevelopment or Rehabilitation Area Preliminary Investigation

At the intersection of Eighteenth Avenue and Old Mill Road is a Cablevision Office Complex on Lot 18 in the HB-120 Zone. A single-story dwelling fronting on Old Mill Road in the R-60 Zone is located on Lot 66. North and further west along Eighteenth Avenue is Wall High School.

To the east of the Study Area across Route 35 in the HB-120 Zoning District are a bank and retail and service commercial center. The Seabreeze Mobile Home Community wraps around behind the commercial center and contains frontage along Route 35, and south of Seabreeze are the Weybridge apartments located within the R-7.5 and RR Districts, respectively. Within the HB-80 Zone on Route 35 is the Advance Auto Parts Store and Sunoco Gas Station with the L.B. Forcellati & Sons Garden Center bisecting the two properties and located within the R-30 District.

East of the Study Area and west of Route 35 and Old Mill Road outside of the Study Area there are several businesses fronting on Old Mill Road within the HB-80 District. Travelling south along Old Mill Road include the following: Fire Hooks Unlimited - a toolmaker for emergency responders, LVI Pyromax, Inc., a vacant lot, a building containing a Dance and Acrobatics Studio and partially vacant, Jiffy Lube, vacant lot, and commercial uses (located at the intersection of Route 35 and Wall Church Road).

To the south across Wall Church Road from NJFX and TaTa Communications (both within the Study Area) are commercial uses including restaurant, graphic design, and pool service, as well as a Budget Inn & Suites located within the HB-80 Zoning District. On the north side of Wall Church Road is a single-family residential development at Cambridge Drive in the R-15 District.

To the west are two residential developments. The first is served by Preakness Drive from Wall Church Road, ending in a cul-de-sac in the R-60 Zoning District. The second is accessed from Eighteenth Avenue via Rue de la Port, ending in cul-de-sac and partially surrounded by Albert's Pond. Albert's Pond is located within the Wreck Pond Watershed, which drains to the Atlantic Ocean.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Parcel Data

Source- Monmouth County, NJ MOD-IV data, obtained December 11, 2018. The columns for “Map ID” and “Use/Description” were added as part of this study for reference.

Map ID	Block	Lot	Owner	Property Address	Area in Acres	Prop. Class	Zone	Use/Description
Source: MOD IV Tax Data- Obtained 12.11.18								
<b>A</b>	88	2	COMMERCE BANK/SHORE, NA	1840 OLD MILL RD	2.08	4A	HB-80	TD Bank
<b>B</b>	88	3	SNAP HOSPITALITY, LLC	1837 HWY 35	2.35	4A	HB-80	Rodeway Inn Motel/Check Cashing
<b>C</b>	88	4	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1825 HWY 35	8.04	4A	HB-120	Kmart Center
<b>D</b>	88	5	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1821 HWY 35	9.41	4A	HB-120	Kmart Center
<b>E</b>	88	7	M HOLTZMAN REALTY, LLC	1801 HWY 35	4.68	4A	HB-120	Shop Rite
<b>F</b>	88	8	CARANNANTE, MARIA	1817 HWY 35	0.46	4A	HB-120	Vinnies Pizza & Subs
<b>G</b>	88	11	MC DONALD'S CORP 29-0442%SAVASTANO	1831 HWY 35	1.19	4A	HB-80	McDonalds
<b>H</b>	270	12	OLD MILL PARTNERS LLC	1607 18TH AVE	3.08	2	R-30	Vacant Accessory Barn
<b>I</b>	270	14	OLD MILL PARTNERS LLC	1601 18TH AVE	7.84	4B	R-60	Clayton Block/Concrete Recycling
<b>J</b>	270	15	OLD MILL PARTNERS LLC	1603 18TH AVE	0.54	2	R-30	Residential Building- Vacant
<b>K</b>	270	22	OLD MILL PARTNERS LLC	1813 OLD MILL RD	0.61	1	R-60	Residential- Demolished
<b>L</b>	270	23	OLD MILL PARTNERS LLC	1815 OLD MILL RD	1.02	2	R-60	Residential- Rented
<b>M</b>	270	24	OLD MILL PARTNERS LLC	1817 OLD MILL RD	19.44	4A	R-60	Clayton Block/Concrete Recycling
<b>N</b>	270	32.01	TATA COMMUNICATIONS (AMERICA) INC	1400 WALL CHURCH RD	8.15	4B	HB-80	Tata Data Center
<b>O</b>	270	32.02	NJFX, LLC	1410 WALL CHURCH RD	1.44	4B	HB-80	NJFX Data Center
<b>P</b>	270	54	OLD MILL PARTNERS LLC	1853 CAMBRIDGE DR	8.4	1	R-60	Vacant- Former Agriculture Use
<b>Q</b>	270	67	OLD MILL PARTNERS LLC	1819 OLD MILL RD	0.98	1	HB-80	Bus Depot Parking
<b>R</b>	270	68	OLD MILL PARTNERS LLC	1821 OLD MILL RD	0.98	1	HB-80	Bus Depot Parking
<b>S</b>	270	69	OLD MILL PARTNERS LLC	1823 OLD MILL RD	0.98	1	HB-80	Vacant
<b>T</b>	270	70	OLD MILL PARTNERS LLC	1825 OLD MILL RD	0.98	1	HB-80	Former Shark River Auto- Demolished

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Tax Map

Source- Wall Township Tax Maps



The following map entitled *Township of Wall- Redevelopment Study Area; Aerial Map; Map 1 of 3*, Dated May 21, 2019, prepared by J. Nora Coyne, AICP, PP Township Planner, illustrates the parcels within the study area overlain on 2019 aerial imagery.

# Redevelopment or Rehabilitation Area Preliminary Investigation



# Redevelopment or Rehabilitation Area Preliminary Investigation

## Regional Setting

Wall Township is a rural and suburban municipality located in the southeastern portion of Monmouth County, traversed by major state transportation corridors and bounded to the west by Allaire State Park and to the east by shore communities. The northern boundary is framed by the Shark River; and the southeastern portion of Wall Township is bounded by the Manasquan River, both of which flow into the Atlantic Ocean. Its location, within the New York Metropolitan Region and proximity to shore points has led to suburbanization; slowed by environmental constraints, including soils, wetlands, surface water, forested areas, local zoning, and associated regulatory limitations. 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 study area is located within the northeastern quadrant of Wall Township south and west of the intersection of Eighteenth Avenue and Route 35, and bisected by Old Mill Road. The site is near Wall's boundary with the Shark River. The Study Area is bounded by Eighteenth Avenue (County Route 30), a two-lane major collector road with shoulders which adds a third center turn lane between Old Mill Road and Route 35. Route 35 forming the eastern boundary of the Study Area is a three-lane primary arterial road with dedicated turn lanes at intersections and a center turn lane. Old Mill Road bisects the Study Area running in a north-south direction; and Wall Church Road forms a portion of the southern boundary. Both are two lane roads. Old Mill Road would intersect Route 35 at less than a 45° angle, but the intersection has been shifted to a short 90° angle.

## Existing Zoning

The study area encompasses portions of 4 different zoning districts; HB-120 and HB-80 Highway Business Zones, and the R-60 and R-30 Single-Family Residential Zones. See Zoning Map figure below.

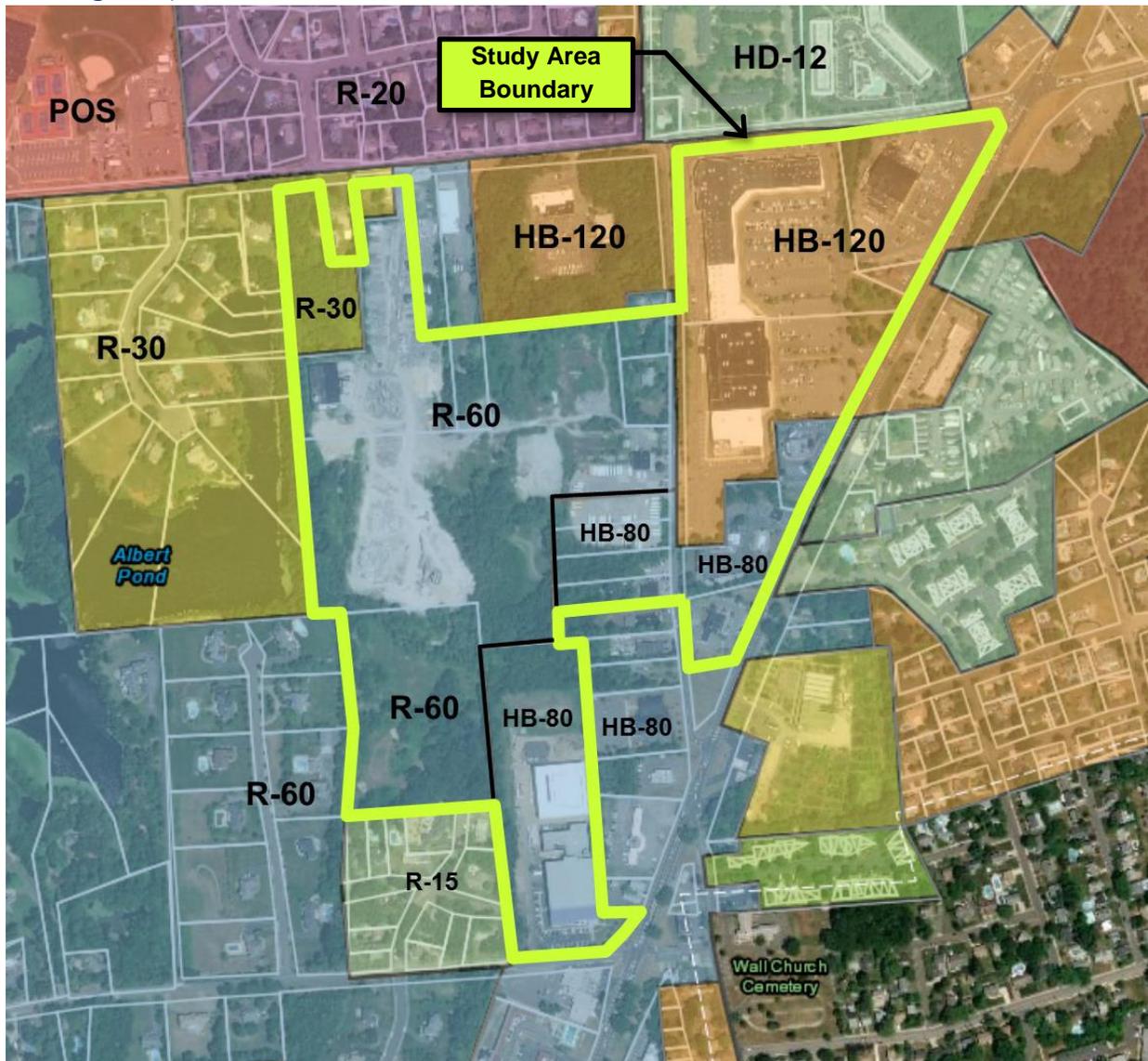
The R-30 and R-60 Single Family districts permit single family uses on 30,000 sf and 60,000 sf lots, respectively, along with home offices, agricultural and public/utility uses.

The HB-80 and HB-120 Highway Business districts permit a variety of commercial uses including retail, service, banking, general and medical offices on 80,000 sf and 120,000 sf lots, respectively.

The complete list of permitted and conditionally permitted uses is extensive and included as Appendix C of this report. See the Zoning Map below.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Zoning Map



### Existing Land Use

A majority of the lands within Block 88 are used for non-residential retail uses, generally consistent with the HB-80 and HB-120 Highway Business districts. A majority of the lands within Block 270 are used for non-residential uses, whereas a majority of the portion of this Block within the study area is zoned for residential uses.

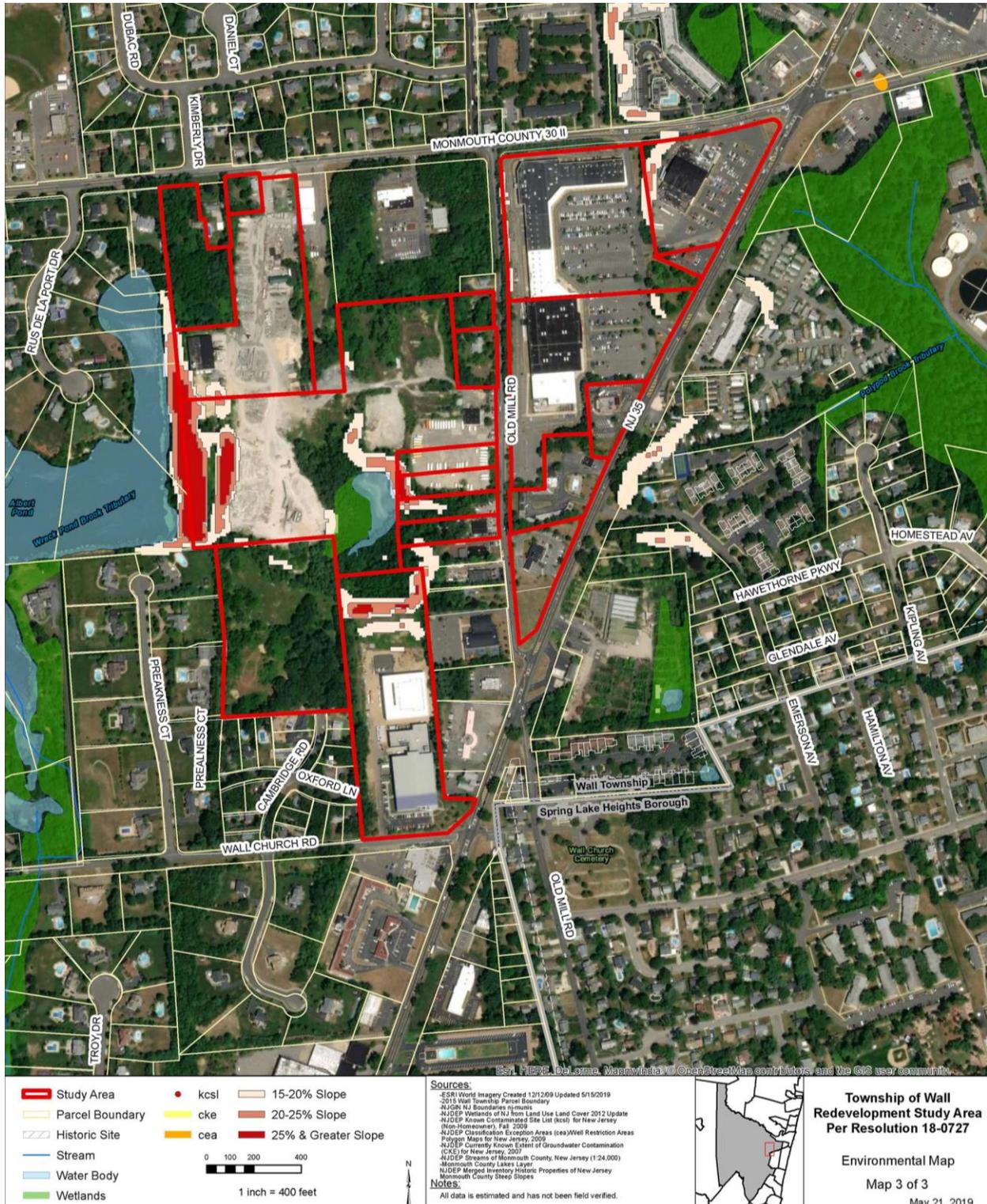
A more detailed analysis of the existing land use of each parcel is provided in the Parcel Analysis below.

### Environmental Constraints

The tract is located within the Wreck Pond watershed and Albert's Pond, located due west, is part of a wetland and pond complex associated with a historic sand and gravel mining and washing operation that was located just south of Eighteenth Avenue in Wall Township. Albert's Pond is surrounded by residential development to the north, west, and south.

# Redevelopment or Rehabilitation Area Preliminary Investigation

There are areas of Freshwater wetlands and steep slopes present in the study area, predominantly on Block 270; Lot 24. See **Township of Wall- Redevelopment Study Area; Environmental Map; Map 3 of 3**, Dated May 21, 2019, prepared by J. Nora Coyne, AICP, PP Township Planner below. The wetlands information is per the **NJDEP Wetlands of NJ from Land Use Land Cover 2012 Update**.



# Redevelopment or Rehabilitation Area Preliminary Investigation

## Parcel Analysis, Redevelopment/ Rehabilitation Designation Analysis, and Recommendation

As discussed in Section II above; for a delineated area to be considered an “Area in Need of Redevelopment” the parcels must meet one or more of the following statutory criteria, as set forth in 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 living or working conditions;*
- b. *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;*
- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*
- d. *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- e. *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;*
- f. *Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*
- g. *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area*

## Redevelopment or Rehabilitation Area Preliminary Investigation

*is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 12 (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; and*

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

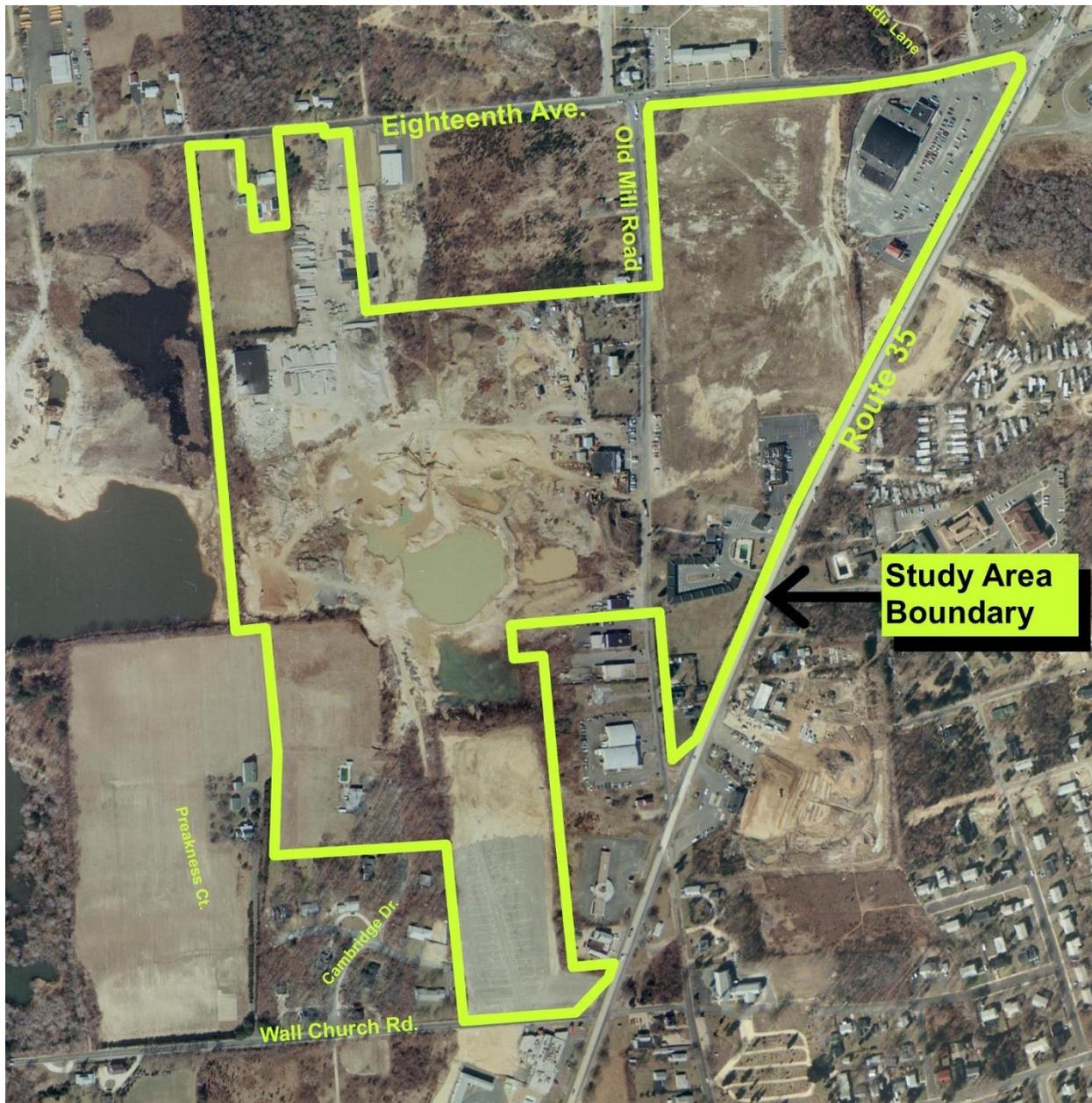
### Block 270 Parcels:

#### **Summary:**

The portion of the study area within Block 270 is an irregular shaped area with frontage on Wall Church Road, Old Mill Road, and Eighteenth Avenue.

The largest use in Block 270 is the Clayton Block Company site and associated lands in common ownership, due east of Albert's Pond, which has historically contained agricultural lands, a sand and gravel mine, and a construction materials business. A Class B Recycling facility is also located on this site, along with the Bus Depot for the Wall Township Schools. The following image depicts the site conditions in 1979. Aerial image Courtesy [www.historicaerials.com](http://www.historicaerials.com).

# Redevelopment or Rehabilitation Area Preliminary Investigation



There are data center/technology uses fronting on Wall Church Road that are newly constructed, low-intensity non-residential uses. There is limited shared access or vehicular interconnections between the sites, resulting in limited economic synergies between uses. This also results in the unnecessary accessing of the adjacent roadways to facilitate trips between uses within the block.

There are contaminants of concern located on the Clayton site, including semi-volatile organics, metals, pesticides, volatile organics, and Polychlorinated biphenyls (PCB's). Based upon environmental site investigations, a cap is suggested to mitigate the historic fill impacts in the form of parking lots, building floor slabs and landscaped areas, and likely precluding residential development.

## Redevelopment or Rehabilitation Area Preliminary Investigation

The denuding of the site vegetation, truck and bus parking, truck scales, soil stockpiles, exterior materials storage, Class B recycling facility, outbuildings and warehouses constructed over time on the Clayton Block Company are inconsistent with the surrounding residential properties, along Eighteenth Avenue, Old Mill Road, and Wall Church Road.

Several parcels in Block 270, specifically Lots 15, 22, 23, 32.01, and 32.02 were included in the Study Area because of the potential negative effects of the **core** use upon these adjacent sites, some of which are under common ownership, and their inclusion may be necessary to effectuate potential future Redevelopment.

### **Block 270; Lot 24**

This 19.44-acre lot is the largest single lot in the Study Area, and is located within the R-60 Residential Zone District, fronting on Old Mill Road. Lot 24 contains two principal users, the Clayton Block Company and the Wall Township Public School District Bus Transportation Center.

The Bus Transportation Center is located along the Old Mill Road frontage portion of the site, in an area that previously contained the Harris Brothers Construction Company buildings and includes multiple, single-story structures constructed after 1930 which are currently used for bus storage and maintenance. Most of the structures on this portion of the site are of substantial age and exhibit significant signs of deterioration and unsafe and/or unsanitary conditions. The buses are stored outside, and on adjacent Lots 67 and 68 (characterized below).

The Clayton Block Company operates on the rear portion of lot 24, behind the Bus Transportation Center. This area has large expanses that are devoid of vegetation, and are used for circulation, stockpiling and processing in conjunction with a bulk material recycling center. This use is not a permitted use in the R-60 Zone.

The Class B Recycling Center is a state-approved facility, which is licensed to accept materials for recycling including asphalt, brick, block, and concrete, among others. These materials are intended to provide a clean and environmentally safe fill material, for use as a stabilized sub-base, for roads and parking lots. On May 9, 2016, Lot 24 was the subject of a “*Class B Recycling Center General Approval Renewal with Modification*” issued by the NJ Department of Environmental Protection. This approval:

- **increased** the permitted quantity of unprocessed material to 50,000 cubic yards,
- **reduced** total processed capacity to 130,815 cubic yards,
- **increased** the maximum permitted stockpile size from 20 feet to 35 feet in height and
- Permitted expansion of the recycling operation onto adjacent Lot 14.

## Redevelopment or Rehabilitation Area Preliminary Investigation

The site exhibits largely unrestricted gravel circulation and scattered parking areas, contributing substantial dust, noise, and truck traffic impacts to the residential neighborhoods located nearby.

The Class B Recycling Center includes equipment for concrete crushing and processing, drum storage areas, an electric transformer, as well as large expanses of open soil, gravel circulation areas, stockpiles of unprocessed and processed masonry materials, and concrete washout areas.

Class B Recycling processing and stockpile areas.



Redevelopment or Rehabilitation Area Preliminary Investigation

Building near Bus Depot.



## Redevelopment or Rehabilitation Area Preliminary Investigation

The concrete washout areas are intended to provide collection of concrete slurry to prevent run-off into surface waters. Concrete washout water may cause skin irritation and eye damage to humans as well as animals; and can alter soil chemistry, inhibit plant growth, and contaminate groundwater. A man-made pond, classified as freshwater wetlands, is located on Lot 24 in close proximity to the wash-out areas.

The crushing of concrete and other materials associated with the *Class B Recycling Center* can generate noise and airborne particulates which can have negative impacts on the nearby land uses, as can the construction vehicle traffic- both on-site as well as trucks delivering and picking up material. This operation would appear to have a particularly deleterious effect upon the nearby residential uses.

Several areas of soil contamination exist on this Lot as described by the Dynamic Earth, LLC., January 16, 2019 report which cited many areas of concern (AOC) on the Clayton Block Company site. These concerns all focused on soil impacts including transportation loading and unloading areas. The site contains contaminants of concern and the anticipated remediation may result in the site being potentially unsuitable for residential development, which is the current underlying zoning designation.

**Block 270; Lot 24 meets statutory criteria a, b and d.**

### **Block 270; Lot 14**

This 7.84 acre lot is located within the R-60 Residential Zone and comprises the northernmost portion of the Clayton Block use and contains a majority of the buildings and structures associated with the use. Lot 14 is largely cleared and highly visible from Eighteenth Avenue and serves as the primary access point into the site.

This lot includes various buildings for office/showroom, storage, and plant operations, which have been erected on the site over decades beginning in the 1930's. Most of the structures on this portion of the site are of substantial age and exhibit significant signs of deterioration, dilapidation and unsafe and/or unsanitary conditions.

The lot is also utilized in conjunction with the Class B Recycling Center on Lot 24, discussed above, and also includes outdoor storage of building materials, material awaiting recycling, and recycled material. The site exhibits largely unrestricted gravel circulation and scattered parking areas, contributing substantial dust, noise, and truck traffic impacts to the residential neighborhoods located nearby. See images below.

## Redevelopment or Rehabilitation Area Preliminary Investigation



Exterior storage bins, soil stockpiles, and active and inactive truck scales are scattered throughout the site. There are above ground fuel storage tanks and a filling area, electrical transformer, and open and closed pipe discharge areas on this site. Several areas of soil contamination exist on site as noted by the Dynamic Earth, LLC report dated January 16, 2019 consistent with the findings on Lot 24. The anticipated remediation will result in designation of the site as potentially unfit for residential development contrary to the current underlying residential zoning designation.

## Redevelopment or Rehabilitation Area Preliminary Investigation



**Block 270, Lot 14** meets statutory criteria a, b and d.

### **Block 270, Lot 54**

This Lot is an 8.4-acre site located in the R-60 Residential Zone District.

Historically, this Lot was in agricultural use, and required soil testing to ascertain the presence of heavy metals and pesticide and the potential impacts to that portion of the site. The northerly portion of this Lot is currently used for some circulation and stockpiling associated with the Class B Recycling Center on Lot 24. There is also a small area shown as a concrete washout area near a small pond on the lot. See image below, courtesy Wall Township Interactive Zoning Map. Aside from the above circulation use, review of historical aerial imagery appears to indicate that the structures on site were removed between 2002 and 2006, and the parcel has been vacant for more than 10 years.

The soils required testing due to the former agricultural use of the site, as well as areas of fill that are noted to be located throughout the site. Any required remediation could result in designation of the site as potentially unfit for residential development contrary to the current underlying residential zoning designation.



**Block 270, Lot 54** meets statutory criteria a, c, and d.

## Redevelopment or Rehabilitation Area Preliminary Investigation

### **Block 270, Lot 12**

This 3.08-acre lot is located within the R-30 Residential Zone and is principally successional agricultural fields and partially wooded. The site contains a storage building/barn that appears to have been an accessory structure to the dwelling located on adjacent Lot 13 (outside of Study Area).

The building is a two-story concrete masonry and frame structure which contains small equipment and materials which shows signs of dilapidation, and may be of questionable structural integrity. In addition, accessory storage buildings are not permitted as a principal use on a lot in Wall Township. The soils require testing due to the former agricultural use of the site.



## Redevelopment or Rehabilitation Area Preliminary Investigation



**Block 270, Lot 12 meets statutory criteria a and d.**

### **Block 270, Lot 15**

This 0.54-acre lot contains a vacant dwelling and garage, and is located within the R-30 Residential Zone. This is an undersized lot in the Zone. The structures are located almost directly on the common property line with the Clayton Block access driveway from Eighteenth Avenue, which does not conform to the 20' side yard setback requirement of the zone.

## Redevelopment or Rehabilitation Area Preliminary Investigation

The dwelling is exposed to the continuous active use and truck traffic associated with the Clayton Block Company. Adequate setbacks, fences, or buffers are not provided reducing air, light, and open space which would result in unwholesome living conditions. The Monmouth County MOD-IV data notes that the building was constructed after 1930. The building is vacant and abandoned, of substantial age exhibiting dilapidation, substandard construction, unsafe conditions, and is unsanitary. Standing water and mold are present in the Basement, and the basement walls show cracking and separation between foundation blocks.



# Redevelopment or Rehabilitation Area Preliminary Investigation

## Garage Structure.



**Block 270, Lot 15 meets statutory criteria a and d.**

### **Block 270, Lot 22**

This 0.61-acre lot is located within the R-60 Residential Zone District. This is an undersized lot in the Zone. There was a vacant dwelling of unknown age which has recently been demolished due to its condition. The property is currently vacant. The property abuts Lot 24 to the west which contains the Class B Recycling Center, and associated stockpiling and processing operations. Images of the residence provided by the owner prior to demolition are included as Appendix D.

Block 270, Lot 22 meets statutory criteria a and d.

In addition, we believe that the parcel may also be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 270, Lot 23**

This 1.02-acre parcel is located within the R-60 Residential Zone District, and contains a dwelling with a detached garage, constructed after 1959. This is an undersized lot in the Zone, which requires a minimum lot size of 60,000 sf. See image below.

The property abuts Lot 24 to the west which contains the Class B Recycling Center, and the Bus Transportation Center to the south, both of which have been previously identified to meet the statutory criteria for Redevelopment designation. Lot 23 is also under the same ownership as Lot 24.

## Redevelopment or Rehabilitation Area Preliminary Investigation



While this parcel may not in and of itself meet the statutory criteria, we believe that the parcel may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 270, Lot 67**

Block 270, Lot 67 is a 0.98-acre parcel located within the HB-80 Highway Business Zone District. This is an undersized lot in the Zone. The site is partially paved and fenced and used for vehicle storage in conjunction with the Wall Township Public School District Bus Transportation Center which extends onto adjacent Lots 24 and 68. The pavement is in poor condition, a significant portion of the parking lot is unpaved, and no stormwater management appears present. This is a faulty and obsolete design configuration. See image below courtesy Google Earth- Capture Date August 2018.



The property abuts Lot 24 to the west which contains the Class B Recycling Center, and associated stockpiling and processing operations.

Block 270, Lot 67 meets criteria d.

## Redevelopment or Rehabilitation Area Preliminary Investigation

In addition, we believe that the parcel may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 270, Lot 68**

Block 270, Lot 68 is a 0.98-acre parcel located within the HB-80 Highway Business Zone District. This is an undersized lot in the Zone.

The site is currently partially paved and fenced and used for vehicle storage in conjunction with the Wall Township Public School District Bus Transportation Center which extends onto adjacent Lots 24 and 67. The pavement is in poor condition, a significant portion of the parking lot is unpaved, and no stormwater management appears present. This is a faulty and obsolete design configuration. See image above under Lot 67 analysis.

The property abuts Lot 24 to the west which contains the Class B Recycling Center, and associated stockpiling and processing operations.

Block 270, Lot 68 meets statutory criteria d.

In addition, we believe that the parcel may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 270, Lot 69**

Block 270, Lot 69 is a 0.98-acre parcel located within the HB-80 Highway Business Zone District. This is an undersized lot in the Zone.

The northernmost portion of the site is partially cleared and appears to be used for vehicle circulation and/or storage in conjunction with the Wall Township Public School District Bus Transportation Center. Review of historic aerial information appears to indicate that the southern portion of the frontage was paved and utilized for overflow automobile storage associated with the former Shark River Auto repair facility on Lot 70. There is also a portion of this area noted as "asphalt" on the Dynamic Earth Figure 2: AOC Location Plan Sheet 2 of 2. This southern area of asphalt has since been removed, presumably in conjunction with the demolition of the Shark River Auto, and the area is graded and stabilized.

The rear of the lot remains vacant and predominantly wooded. The western portion of the site is bounded by a wetlands pond located on Lot 24. The entire site appears to have been partially excavated and has a significant grade change throughout the site.

## Redevelopment or Rehabilitation Area Preliminary Investigation



Block 270, Lot 69 meets statutory criteria d.

In addition, we believe that the parcel may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 270, Lot 70**

This 0.98-acre lot was the former location of Shark River Auto, now demolished, within the HB-80 Highway Business Zone District. This is an undersized lot in the Zone.

Dynamic Earth, LLC in a letter dated January 16, 2019 cited many areas of concern (AOC) on the now vacant site. These concerns all focused on soil impacts due to automobile repair operations. The site contains contaminants of concern.

A “no further action” letter dated January 29, 2018 notes that one 550-gallon #2 heating oil underground storage tank system has been removed and the site remediated for that specific concern. The building and areas of asphalt have been removed, and the area is graded and stabilized. See image above under Lot 69 analysis.

Block 270, Lot 70 meets statutory criteria d.

In addition, we believe that the parcel may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## **Block 270, Lot 32.01**

## **Block 270, Lot 32.02**

In 2000, Tyco Submarine Systems, Ltd. received preliminary and final major site plan approval with bulk variances to construct a communications facility on the overall Lot 32, which was a 9.6 acre parcel, located within the HB-80 Highway Business Zone District, having frontage on Wall Church Road. Overall Lot 32, has since been subdivided into Lots 32.01 and 32.02.

Phase I of the overall plan, now Lot 32.01, included a mechanical plant and cable house building with 49 parking spaces, and a 6,400 SF JCP&L substation and an infiltration basin, which have been constructed, and are known as the TaTa Communications site. Lot 32.01 is 8.15-acres in area.

The northern portion of Lot 32.01 contains some wetlands, which is connected to the wetlands on Lot 24. Both lots are accessed from Wall Church Road via a shared access agreement.

Phase II of the overall plan, now Lot 32.02, was granted preliminary and final site plan approval with variances, and a technical subdivision in 2015 to accommodate a 64,800 SF two-story data center/telecommunications building with four 300 SF fuel tanks, associated equipment, and 13 parking spaces. These improvements have also been constructed. This technical subdivision created Lots 32.01 and 32.02.



## Redevelopment or Rehabilitation Area Preliminary Investigation



While Lots 32.01 and 32.02 may not in and of themselves meet the statutory criteria for Redevelopment designation, the tract may be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

This study evaluates the potential for elimination the Clayton Block facility, the potential for Redeveloping the area as an office, and/or high-tech data and communications campus. As such, the inclusion of this property would be a logical extension of that potential future Redevelopment.

### Block 88 Parcels:

#### **Summary:**

The portion of the study area within Block 88 is a triangular block framed by Old Mill Road, Eighteenth Avenue and Route 35.

The predominant uses in Block 88 are retail sales and service, grocery, banks, motel, and both eat-in and take-out restaurants predominantly oriented to Route 35. There is limited shared access or vehicular interconnections between the sites, resulting in limited economic synergies between uses. This also results in the unnecessary accessing of the adjacent roadways to facilitate trips between uses within the block.

The largest use is the Kmart Center located on lots 4 and 5 which includes the Kmart and in-line stores including a restaurant, retail sales, and retail service tenants. The rear, service portion of the shopping center fronts on Old Mill Road, and an essentially unused parking lot is located in the southernmost portion of the site.

Directly south of the underutilized Kmart parking area is a motel which is in disrepair and presents a public safety concern.

# Redevelopment or Rehabilitation Area Preliminary Investigation

The Calls for Service Data Log was provided by the Wall Township Police Department for the time period between January of 2016 through December of 2018. The Kmart and in-line shopping center are grouped together in the call log and had the same number of total incidents as the ShopRite which includes a large number of motor vehicle incidents.

The incidents and calls include standard business checks, motor vehicle incidents, fire alarms, first aid, and traffic stops. The following table illustrates the total number of incidents and provides the number of “active” incidents related more to the uses and building functions of the sites. Active incidents for the purpose of this report, include welfare checks; emotionally disturbed person check; suspicious vehicle, person, or package; assault; dispute; domestic dispute; served warrant assist; drugs, sex offender registry; investigation; residence check; shoplifting; theft; robbery; disorderly person; violation of restraining order; bad checks; and fighting.

The highest number of active incidents occurred at the Rodeway Inn at 10% of the total property incidents and the lowest number of incidents was Vinnie’s Pizza with 1% of the total property incidents. Due to the size and number of businesses, the Kmart and in-line shopping center has the second number of incidents at 8% of the total property incidents. The most serious incidents occurred at the Rodeway Inn for assault, served arrest warrants, domestic and other disputes, and drug offenses; and at the TD Bank in response to a robbery.

Table I: Wall Township Police Department Activity					
Block	Lot(s)	Use	Incidents	Active	Percent
88	4 & 5	Kmart & Shopping Center	500	38	8%
88	7	ShopRite	500	21	4%
88	3	Rodeway Inn	379	38	10%
88	2	TD Bank	279	13	5%
88	8	Vinnie's Pizza	193	2	1%
88	11	McDonald's	547	25	5%

## Block 88, Lot 2

Block 88, Lot 2 is a 2.08 parcel located at the intersection of Route 35 and Old Mill Road, within the HB-80 Highway Business Zone. The lot contains a TD Bank which is in apparently good condition and is well maintained. The adjacent parcel to the north is the Rodeway Motel on Lot 3, which does meet the statutory criteria for Redevelopment designation as further described below.

The adjacent intersection of Route 35 and Old Mill Road has long been identified as a problem intersection in the Township due to its geometric configuration with an acute angle of approach and substandard turning radius.

This adjacent parcel to the north is the Rodeway Motel on Lot 3, which does meet the statutory criteria for Redevelopment designation as further described below.

## Redevelopment or Rehabilitation Area Preliminary Investigation



While Block 88, Lot 2 may not in and of itself meet the statutory criteria for Redevelopment designation, the parcel's location suggests that it should be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 88, Lot 3**

The Rodeway Inn and a check cashing business are located on Block 88, Lot 3; a 2.35-acre site in the HB-80 Highway Business Zone. The check cashing facility is not a permitted use in the HB-80 Zoning district, and the site is nonconforming with nearly all of the building setback requirements for the zone, and parking setbacks . The site has frontage on Route 35 and Old Mill Road, but is only accessed from Route 35.

The partially curbed driveway at the southern end of the Route 35 frontage predominantly serves the Motel, while access at the northern end of the site consists of a nearly 70' wide undefined paved area with direct access to parking spaces in front of the check cashing facility. Vehicles exiting these spaces back out nearly to the right-of-way line, creating potentially dangerous points of conflict with vehicles entering the site in the same undefined location. This represents a faulty and obsolete design configuration.

According to tax records, the buildings were constructed in 1958, and show significant signs of dilapidation and deterioration. See images below.

Redevelopment or Rehabilitation Area Preliminary Investigation



## Redevelopment or Rehabilitation Area Preliminary Investigation

According to Police records, the motel/check cashing site resulted in a total of 379 police calls on or near the property, over the 36 month period evaluated including motor vehicle incidents, a total of 38 incidents included typical calls such as officer assistance wanted, suspicious vehicles/ persons/ packages, or checks of personal welfare. However, the atypical calls included assault, dispute, domestic dispute, sex offender registration, investigation, and assault.

Block 88; Lot 3 meets statutory criteria a and d.

### **Block 88, Lot 4**

### **Block 88, Lot 5**

Block 88, Lot 4 is an 8.04-acre parcel and Lot 5 is 9.41 acre parcel, both located within the HB-120 Highway Business Zone. Combined, the lots make up what is commonly known as the Kmart Shopping Center, and has frontage and access on Route 35, Eighteenth Ave. and Old Mill Road. Primary building orientation is toward Route 35, and the rear loading and service areas face Eighteenth Avenue and Old Mill Road.

While the center had been somewhat outdated, it has recently undergone a remodeling, and does not appear to rise to the level to meet the statutory criteria for Redevelopment Designation at this time.



There are several areas of underutilized parking throughout the site, particularly the large, southernmost parking lot. Numerous site observations indicated that this lot is essentially unused by employees or patrons of the center, and the occasional car or truck is from an adjacent parcel, or possibly used as an informal carpool parking location.

## Redevelopment or Rehabilitation Area Preliminary Investigation



While Block 88, Lots 4 & 5 may not in and of itself meet the statutory criteria for Redevelopment designation, the parcel's location suggests that it should be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part. This parcel in particular offers opportunities for improved interconnections to adjacent sites, improving the economic viability of all the parcels, and potentially improving traffic conditions on adjacent roadways.

### **Block 88, Lot 7**

This parcel is a 4.68-acre lot in the HB-120 Highway Business Zone located at the intersection of Eighteenth Avenue and Route 35. The site contains a ShopRite Supermarket constructed in the 1970's. The ShopRite has access from Eighteenth Avenue as well as two full-movement driveways along Route 35, connecting to a main parking field that is essentially devoid of vegetation. A small driveway connects the ShopRite on lot 7 to the Kmart Shopping Center on Lots 4&5. There is no vehicular interconnection to the adjacent pizza restaurant on Lot 8.

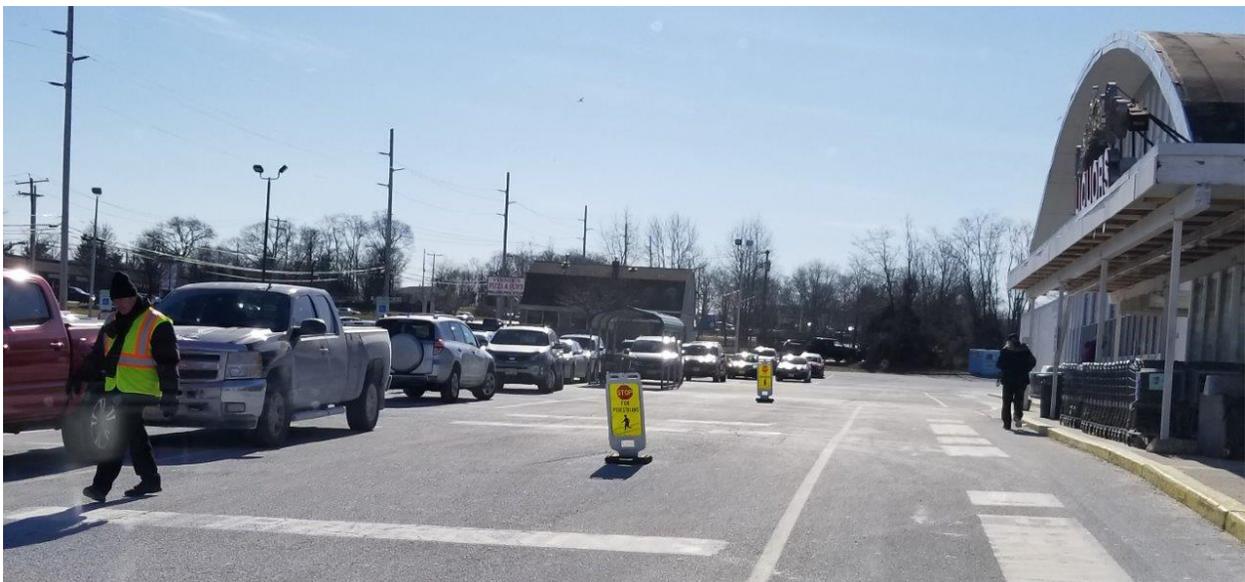
Considering its age, the site is generally well-maintained although most site improvements are not consistent with the current Township ordinances or generally accepted site design standards.

The parking lot lacks stormwater management controls, landscaped and curbed safety islands, and the lot is lit via angled floodlight-type fixtures, creating in significant off site and skyward glare. The result is a faulty and obsolete layout of the site improvements.

## Redevelopment or Rehabilitation Area Preliminary Investigation



In addition, the sidewalk along the front of the store is undersized and does not provide adequate space for required cart storage and safe passage of pedestrians, thereby inhibiting accessibility to the front of the store. Pedestrians parking in the northern section of the parking field are required to walk in the striped Fire Zone portion of the driveway to access the store.



The rear service areas of the building appear undersized with respect to adequate loading areas and the management of trash and recyclables. At times, this rear service area is nearly blocked by the scattered trucks unloading in the area, potentially reducing firefighting access to the building. The rear of the site contains a naturalized buffer separating this site from the adjacent the Kmart Center to the west. In addition, the building exterior is showing signs of deterioration and dilapidation. See images below.

Redevelopment or Rehabilitation Area Preliminary Investigation



## Redevelopment or Rehabilitation Area Preliminary Investigation



In the spring of 2019, ShopRite made application to the Planning Board to construct an approximately 78,000 SF new supermarket at a site just northeast of the intersection of Eighteenth Avenue and Route 35. At the writing of this report, the application is ongoing.

The faulty and obsolete site configuration, coupled with the age of the structure and apparent dilapidated conditions, and the lack of landscaping and stormwater improvements result in a faulty design and arrangement, excessive land coverage, and an obsolete layout.

Block 88; Lot 7 meets statutory criteria a and d.

### **Block 88, Lot 8**

Block 88, Lot 8, is a 0.46-acre triangle-shaped parcel located in the HB-120 Highway Business Zone, and is the location of Vinnie's Pizza & Subs. This is an undersized lot in the Zone. The lot has frontage on, and access to Route 35 only, via two full movement driveways, serving a parking lot of approximately 14 spaces.

The site is surrounded to the north by the ShopRite center, and to the west and south by the Kmart Center, with no vehicular interconnections to either site.

## Redevelopment or Rehabilitation Area Preliminary Investigation

The site frontage and sides are nearly devoid of vegetation, however there is a naturalized buffer area at the rear of the site adjacent to the Kmart stormwater basin.

Review of historical aerial mapping appears to indicate that the structure was constructed in the early 1970s. Despite its age, the building exterior appears to be in generally good condition, and both the building and site are generally well maintained.



While Block 88, Lot 8 may not in and of itself meet the statutory criteria for Redevelopment designation, the tract may be included in the Redevelopment Area pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

### **Block 88, Lot 11**

Block 88, Lot 11 is a 1.19-acre site in the HB-80 Highway Business Zone. This is an undersized lot in the Zone. The site contains an approximately 5,000 SF, one-story McDonald's restaurant with drive-thru service and associated signs, 45 parking spaces, and associated improvements. The lot has frontage on, and access to Route 35 only, and is surrounded to the north and west by the Kmart Center, and the Rodeway Motel and Check Cashing site to the south.

On February 25, 2019, McDonald's received approvals for building façade and parking lot improvements, along with expanded signage, a new dumpster enclosure, landscaping and lighting.

There are two site driveways, a one-way entrance and full movement exit onto Route 35. The site is well maintained with contemporary site improvements, and a naturalized buffer is located between the site and the Kmart Center.

The site is elevated several feet above the adjacent Kmart site to the rear. A set of stairs connects the side parking areas and appears well utilized.

# Redevelopment or Rehabilitation Area Preliminary Investigation



While Block 88, Lot 11 may not in and of itself meet the statutory criteria for Redevelopment designation, the tract may be included in the Redevelopment Area pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part.

## IV. Planning & Zoning Context

### NJ State Plan and Smart Growth Planning Areas

According to the 2001 State Development and Redevelopment Plan (SDRP) the Study Area is located within the Metropolitan (PA1) and Suburban (PA2) Planning Areas. See Map Below:

This eastern portion of the Study Area is located within the Metropolitan Planning Area (PA1). According to the SDRP, the intent of the Metropolitan Planning Area is to:

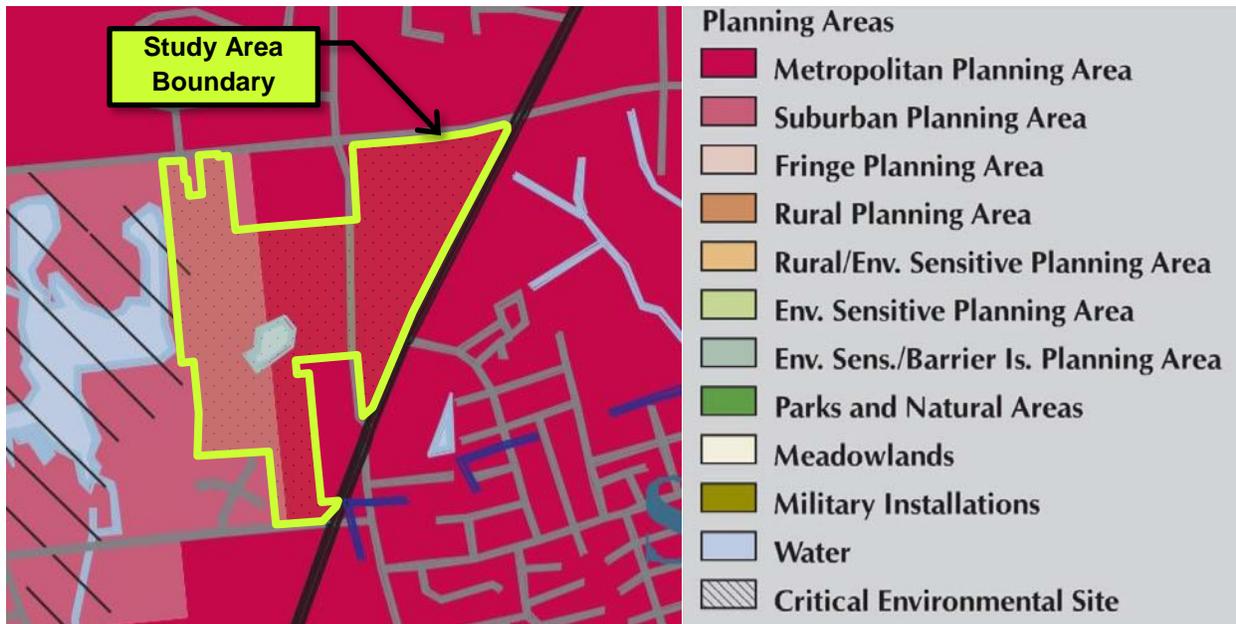
- Provide for much of the state's future redevelopment;
- Revitalize cities and towns; promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

This western portion of the Study Area is located within the Suburban Planning Area 1 (PA2). According to the SDRP, the intent of the Suburban Planning Area 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.

## Redevelopment or Rehabilitation Area Preliminary Investigation

The western boundary of the site may also be a Critical Environmental Site associated with Alberts Pond and its associated wetlands habitat. The intent of the CES designation is to protect and manage areas of natural and environmentally significant resources.



### Township Master Plan

The Route 35 corridor serves as the principal retail corridor and “Main Street” where community not regional services are located. The Township seeks to enhance the aesthetics of the corridor through enhanced sign, building, and parking standards.

The 2005 Reexamination Report discusses the Highway Business HB Zones which are located on the portion of the tract along the frontage of Route 35 and a portion of Eighteenth Avenue. The zoning is envisioned to provide for retail sales, service, banks, studios, schools, medical, and professional offices commercial uses on lots of 80,000 SF and 120,000 SF. The Master Plan Reexamination Reports of 2005 and 2015 recommend no changes to the Land Use Plan in this location due to the built nature of the district.

The interior of the site contains the Low-Density Residential R-60 District and the Moderate Density Residential R-30 District. The Low-Density Residential land use classification are areas where the minimum lot sizes range from one acre to one unit per six acres and the land uses are large lot single family residential dwelling, vacant lands, and agricultural lands. The Moderate Density Residential R-30 District are generally characterized by lots in existing developed areas and vacant lands in proximity. No changes to the Land Use Plan were recommended.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Zoning

The study area encompasses portions of 4 different zoning districts; the HB-120 and HB-80 Highway Business Zones, and the R-60 and R-30 Single-Family Residential Zones. The surrounding zones to the north, west, and south of the Study Area are developed with residential uses. The Clayton Block company is the interface between the Highway Business Zones to the east and the Residential Zones to the west.

As identified above, a majority of the lands within Block 270, identified as the Clayton Block properties, are non-conforming commercial uses in Residential zoning districts. The contamination identified at the Clayton Block Company site in particular, in concert with the potential restrictions on residential use on the property create impediments to development of the site for a permitted use. The residential zoning designation for the property is not appropriate.

In addition, numerous sites and structures throughout the Study Area do not conform with the minimum lot sizes, or the structures thereon are non-compliant with the bulk standards.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## V. Summary & Conclusions

The Planning Board has determined that the following parcels, as identified on the Wall Township Tax Maps meet specific statutory criteria of NJSA 40A:12A-5 to be considered an **Area in Need of Redevelopment, Without Condemnation:**

Statutory Criteria Summary					
Block	Lot	Owner	Property Address	Use/Description	Statutory Criteria Met
88	2	COMMERCE BANK/SHORE, NA	1840 OLD MILL RD	TD Bank	N/A
88	3	SNAP HOSPITALITY, LLC	1837 HWY 35	Rodeway Inn Motel/Check Cashing	a, d
88	4	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1825 HWY 35	Kmart Center	N/A
88	5	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1821 HWY 35	Kmart Center	N/A
88	7	M HOLTZMAN REALTY, LLC	1801 HWY 35	Shop Rite	a, d
88	8	CARANNANTE, MARIA	1817 HWY 35	Vinnies Pizza & Subs	N/A
88	11	MC DONALD'S CORP 29-0442%SAVASTANO	1831 HWY 35	McDonalds	N/A
270	12	OLD MILL PARTNERS LLC	1607 18TH AVE	Vacant Accessory Barn	a, d
270	14	OLD MILL PARTNERS LLC	1601 18TH AVE	Clayton Block/Concrete Recycling	a, b, d
270	15	OLD MILL PARTNERS LLC	1603 18TH AVE	Residential Building- Vacant	a, d
270	22	OLD MILL PARTNERS LLC	1813 OLD MILL RD	Residential- Demolished	a, d
270	23	OLD MILL PARTNERS LLC	1815 OLD MILL RD	Residential- Rented	N/A
270	24	OLD MILL PARTNERS LLC	1817 OLD MILL RD	Clayton Block/Concrete Recycling	a, b, d
270	32.01	TATA COMMUNICATIONS (AMERICA) INC	1400 WALL CHURCH RD	Tata Data Center	N/A
270	32.02	NJFX, LLC	1410 WALL CHURCH RD	NJFX Data Center	N/A
270	54	OLD MILL PARTNERS LLC	1853 CAMBRIDGE DR	Vacant- Former Agriculture Use	a, c, d
270	67	OLD MILL PARTNERS LLC	1819 OLD MILL RD	Bus Depot Parking	d
270	68	OLD MILL PARTNERS LLC	1821 OLD MILL RD	Bus Depot Parking	d
270	69	OLD MILL PARTNERS LLC	1823 OLD MILL RD	Vacant	d
270	70	OLD MILL PARTNERS LLC	1825 OLD MILL RD	Former Shark River Auto- Demolished	d

## Redevelopment or Rehabilitation Area Preliminary Investigation

Further, the Planning Board has determined that the following parcels, which may not in and of themselves meet the statutory criteria for Redevelopment designation, should be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part:

Block 88; Lot 2  
Block 88; Lot 4  
Block 88; Lot 5  
Block 88; Lot 8  
Block 88; Lot 11  
Block 270; Lot 23  
Block 270; Lot 32.01  
Block 270; Lot 32.02

Therefore, the Planning Board recommends that all of the above-listed parcels be designated as a *Non-Condensation Area in Need of Redevelopment*, pursuant to the *NJ Local Redevelopment and Housing Law* (LRHL), N.J.S.A. 40A:12A et seq., to prevent further deterioration of the area, and to promote the overall development of the community.

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Appendix A- Resolution 18-0727

### TOWNSHIP OF WALL

#### RESOLUTION NO. 18-0727

#### **AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTIES 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 commonly known as Block 270 Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69, and 70, and Block 88 Lots 2, 3, 4, 5, 7, 8, and 11 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.

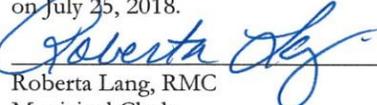
**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee hereby directs the Wall Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment Without 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 July 25, 2018.



Roberta Lang, RMC  
Municipal Clerk

# Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix B- **Map entitled** *“Old Mill Road- Non- Condemnation Redevelopment Area”*

**See pocket inside back cover.**

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Appendix C - Township Schedules of Permitted Uses

### LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 3

Township of Wall

#### Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>3</sup> January 2004

[Amended 3-10-2004 by Ord. No. 3-2004; 6-23-2004 by Ord. No. 14-2004; 7-14-2004 by Ord. No. 15-2004; 12-8-2004 by Ord. No. 32-2004; 12-8-2004 by Ord. No. 38-2004; 3-9-2005 by Ord. No. 9-2005; 4-13-2005 by Ord. No. 12-2005; 6-8-2005 by Ord. No. 18-2005; 4-12-2006 by Ord. No. 9-2006; 7-18-2007 by Ord. No. 19-2007; 4-8-2009 by Ord. No. 5-2009; 4-8-2009 by Ord. No. 6-2009; 4-8-2009 by Ord. No. 7-2009; 7-14-2010 by Ord. No. 9-2010; 2-9-2011 by Ord. No. 5-2011; 3-9-2011 by Ord. No. 8-2011; 7-13-2011 by Ord. No. 18-2011; 9-14-2011 by Ord. No. 22-2011; 4-4-2012 by Ord. No. 7-2012; 8-8-2012 by Ord. No. 11-2012; 11-20-2012 by Ord. No. 18-2012; 2-27-2013 by Ord. No. 2-2013; 5-22-2013 by Ord. No. 14-2013; 6-26-2013 by Ord. No. 15-2013; 4-23-2014 by Ord. No. 9-2014; 2-25-2015 by Ord. No. 2-2015; 4-27-2016 by Ord. No. 2-2016; 11-22-2016 by Ord. No. 13-2016; 6-28-2017 by Ord. No. 5-2017; 7-26-2017 by Ord. No. 6-2017]

NAICS Code <sup>1</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
	<b>Agriculture, Forestry and Finishing<sup>2</sup></b>																
111	Agriculture - crops		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11211	Beef cattle					P	P				P	P	P	P	P	P	P
1121	Sheep and goats					P	P				P	P	P	P	P	P	P
11212	Dairy farms					P	P				P	P	P	P	P	P	P
11299	General livestock		P	P	P	P	P				P	P	P	P	P	P	P
11293	Fur-bearing animals		P	P	P	P	P				P	P	P	P	P	P	P
11292	Horses and other equines		P	P	P	P	P				P	P	P	P	P	P	P
113	Forestry					P	P				P	P	P	P	P	P	P
115112	Crop planting/cultivating		P	P	P	P	P				P	P	P	P	P	P	P
115113	Crop harvesting		P	P	P	P	P				P	P	P	P	P	P	P
	<b>Utilities</b>																
22112	Electric utilities														P	P	
221210	Gas utilities														P	P	
22131	Water supply - irrigation														P	P	
4	Solar energy systems													P	P (OR-5 and OR-10 only)	P (GI-5 and GI-10 only)	P
	<b>Construction</b>																
233	Building construction - general contractors and operative builders															P	P

140 Attachment 3:1

10 - 01 - 2017

### WALL CODE

Township of Wall

#### Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>3</sup> January 2004

NAICS Code <sup>1</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
234 (except 234990)	Heavy construction other than building construction - contractors																C
234990	All other heavy construction (limited to marine and tennis court repair)															P	
235	Special trade contractors		C	C												P	
23511	Special trade contractors; plumbing, heating, air-conditioning and solar system contractors		C <sup>(1)</sup>	C <sup>(1)</sup>									C <sup>(2)</sup>		C <sup>(3)</sup> (OR-2 only)	P	
	<b>Manufacturing</b>																
3118	Bakery products															P	
3113	Sugar and confectionery products															P	
315	Apparel and other cloth fabrics															P	
321	Lumber and wood products, except furniture															P	
323	Printing														P	P	P
324191	Petroleum, oil, grease products															C	
32562	Toilet preparation manufacturing															P (GI-2 only)	
326299	Other rubber product manufacturing														P		
327	Stone, clay, glass and concrete															P	
337	Furniture and fixtures															P	
333414	Heating equipment, except electric and warm air and plumbing fixtures															P	
33231	Fabricated structural metal products (except 322313)															P	
33272	Screw machine products															P	
332813	Coating, engraving and allied products															P	
333	Machinery manufacturing															P	
334	Computer and electronic product														P	P	
333924	Industrial trucks and equipment															P	

140 Attachment 3:2

10 - 01 - 2017

# Redevelopment or Rehabilitation Area Preliminary Investigation

## LAND USE AND DEVELOPMENT REGULATIONS

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
3344	Electronic equipment and components														P		
3345	Measuring, analyzing and control instruments; photo, medical and optical goods; watches and clocks														P	P	
3353	Electrical equipment and components																
33621	Motor vehicle body and trailer manufacturing (limited to emergency vehicles)														P		
339116	Dental lab							P	P	P			P	P	P	P	P
33916	Surgical appliance and supplies manufacturing														P		
3399	Miscellaneous manufacturing														P	P	
	<b>Wholesale Trade</b>																
42	Durable goods															P	
42113	Tire distribution															P	
42121	Furniture														P (OR-2 only)		
4214	Professional and commercial equipment														P	P	P
4216	Electrical goods														P	P	P
4217	Hardware, heating and plumbing														P	P	P
4219	Miscellaneous (except 42193)														P	P	P
42199	Musical instruments, musical supplies and musical recordings wholesale/distribution															P	
4221	Paper and paper products														P	P	P
4222	Drugs, drug proprietaries and druggists' sundries														P	P	P
4223	Apparel, piece goods and notions														P	P	P
42241	General line groceries														P	P	P
42242	Frozen foods														P	P	P
42245	Confectionery														P	P	P

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10 - 01 - 2017

## WALL CODE

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
42249	Groceries and related products, not elsewhere classified (except bagging of tea and cleaning of dried food and spices)														P	P	P
4228	Beer, wine and distilled alcoholic beverages														P	P	P
42292	Books, periodicals, newspapers														P	P	P
42293	Flowers, nursery stock, florist supplies														P	P	P
42294	Tobacco and tobacco products														P	P	P
42299	Miscellaneous nondurable goods (except animal and raw material classes)														P	P	P
	<b>Retail Trades</b>																
	Pharmacies <sup>5,7</sup>		P	P							P						
	Shopping centers <sup>4,7</sup>				P	P	P										
	Neighborhood shopping centers <sup>4,7</sup>	P									P						
44321	Computer maintenance repair							P	P	P					P	P	P
441	Auto supply		P	P	P	P	P										
4411	Motor vehicles - new and used			C	C	C	C			C							
44121	Recreational vehicle dealers				C	C	C										
441221	Motorcycle dealers				C	C	C										
441222	Boat dealers				C	C	C										
442	Home furniture, furnishing and equipment		P	P	P	P	P										
443	Home supply		P	P	P	P	P										
444	Building materials and garden equipment and supplies dealers						P										
4441 and 444110	Home centers				P <sup>6,0</sup>	P <sup>6,0</sup>	P										
444120	Paint and wallpaper stores	P	P	P	P	P	P										
444130	Hardware stores	P	P	P	P	P	P										
44422	Retail nurseries		C	C	C	C	C		C	C							
445	Food stores	P	P	P	P	P	P										
44512	Fast-food convenience stores (with gasoline station)				C	C											

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10 - 01 - 2017

# Redevelopment or Rehabilitation Area Preliminary Investigation

## LAND USE AND DEVELOPMENT REGULATIONS

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>2</sup>	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AF
44512	Fast-food convenience stores (single use only)				P	P											
446110	Pharmacies and drug stores		P	P	P	P	P										
4471	Gasoline service stations				C	C	C								C		
448	Apparel and accessory	P	P	P	P	P	P										
451	Sporting goods, hobby, book and music stores		P	P	P	P	P										
452	General merchandise stores	P	P	P	P	P	P										
453 (except 45393 and 453930, manufactured home dealers)	Miscellaneous store retailers		P	P	P	P	P										
453310	Antique shops only, no other use	P	P	P	P	P	P										
454	Nonstore retailers (except 45421)													P	P	P	
	<b>Transportation/ Warehousing</b>																
481	Transportation by air																P
488	Arrangement of transportation of freight and cargo															P	P
48849	Motor freight terminals															C	
4889	Miscellaneous service incidental to transportation (except 488999)															P	P
49311	Warehousing (except mini warehouses and self-storage)														C		
	<b>Information/Insurance/ Finance</b>																
511	Printing, publishing and allied industries													P	P	P	
51130	Book publishers	P															
512131	Motion-picture theaters (except drive-in)						C										
513	Communications (except 513322)		P	P	P	P	P	P	P				P	P	P	P	P
513322	Cellular telecommunications													C (10 only)	C		

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10 - 01 - 2017

## WALL CODE

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>2</sup>	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AF
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P	P	P	P			P	P	P			P
522390	Check-cashing facilities													P (10 only)	P	P	
523	Securities, commodity brokers											P	P	P			
51412	Libraries		C	C	C	C	C	C	C			C	C	C			
524	Insurance carriers	P	P	P	P	P	P	P	P			P	P	P			P
	<b>Real Estate/Rental/Leasing</b>																
53	Real estate	P	P	P	P	P	P	P	P			P	P	P			P
531	Real estate-related offices															P	
53113	Mini warehousing and self-storage														C		
532	Miscellaneous equipment rental and leasing							P	P	P					P		
5321	Auto rental lease w/o drivers				P	P	P			P					P	P	
53223	Video tape rental	P	P	P	P	P	P										
	<b>Security System Services (Except Locksmith)</b>																
561621	Security system services (except locksmith)													P			
	<b>Professional/Scientific/ Technical Services - Finance</b>																
541	Engineering, accounting, research, etc. (except 5417, 56121)		P	P	P	P	P	P	P			P	P	P	P	P	P
54111	Legal services	P	P	P	P	P	P	P	P			P	P	P			
541511	Computer program services						P	P	P			P	P	P	P	P	P
54194	Veterinary services		P	P	P	P	P	P	P			P					
5417	Research, development and testing						P	P	P			P	P	P	P	P	P
5611	Office administration services															P	
56111	Management services office						P	P	P								
56121	Management services facilities						P	P	P								
56151	Travel agencies	P	P	P	P	P	P	P	P			P	P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P								
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P								

140 Attachment 3:6

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# Redevelopment or Rehabilitation Area Preliminary Investigation

## LAND USE AND DEVELOPMENT REGULATIONS

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>2</sup>	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10
55	Holding and other investment offices		P	P	P	P	P	P	P			P	P	P		P
5613	Employment services		P	P	P	P	P	P	P			P	P	P		
56143	Business service centers: document scanning and copying only without printing services		P	P	P	P	P	P	P			P	P	P		
56173	Landscape and horticultural services						P	P	P					P		
	<b>Services to Dwellings</b>															
5617	Services to dwellings and other buildings						P	P	P					P		
56174	Carpet cleaners														P	
	<b>Educational Services</b>															
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P							
61111	Elementary and secondary schools		C	C	C	C	C				P	C	C	C		
61121	Junior college - technical institute		C	C	C	C	C					C	C	C		
6114	Vocational schools		P	P	P	P	P		P	P		P	P	P		P
6115	Schools and educational services		P	P	P	P	P	P	P			P	P	P		P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P			P	P	P		
	<b>Health Services</b>															
<sup>4</sup>	Emergency care facilities		P	P	P	P	P	P	P			P	P	P	P	P
<sup>4</sup>	Offices, executive or administrative		P	P	P	P	P	P	P			P	P	P	P	P
61162	Sports and recreation instruction									P	P					
611620	Sports and recreation instruction											P		P (OR-2 and OR-5 only)		
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)											P		P (OR-10 only)		
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P	P	P	P	P		

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## WALL CODE

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>2</sup>	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P		
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P		
621340	Offices of physical, occupational and speech therapists and audiologists		P	P	P	P	P					P	P			
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P			P	P	P		
621511	Medical lab						P	P	P			P	P	P	P	P
62161	Home health care services		P	P	P	P	P	P	P			P	P	P		
621910	Ambulance services											P				
62311	Nursing and personal care facilities					C	C		C			C				
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P	P		
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P			P	P	P	P	
62441	Child day-care services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
621492	Kidney dialysis centers											P	P	P		
	<b>Arts/Entertainment/ Recreation Services</b>															
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P			
711320	Promoters of performing arts														P	P
71211	Museums and art galleries aviation only															P
71391	Public golf courses, private golf courses, country club						P			P	P	P	P	P	P	P
71394	Physical fitness facilities	P	P	P	P	P	P		P	P	P	P	P	P		P
713940	Ice skating rinks									P	P					
71395	Bowling centers				P	P	P									
713990	Other amusement and recreation (except billiard/pool/dance hall)									P	P					
	<b>Accommodation and Food Services</b>															
7211	Hotels (excluding motels, cabins)					C	C					C	C	C		C
721214	Sports and recreational camps									P	P					

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# Redevelopment or Rehabilitation Area Preliminary Investigation

## LAND USE AND DEVELOPMENT REGULATIONS

### Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup> January 2004

NAICS Code <sup>2</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>3</sup>	
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P				P	P			P
72221	Fast-food restaurants only					C	C	C										
72211	Eating places with liquor license, except fast food		P	P	P	P	P	P	P	P			P	P	P			P
72241	Drinking places with live entertainment			C													C (GI-2 and -10 only)	
	<b>Other Services</b>																	
811	Miscellaneous repair service				C	C	C										P	
8111	Auto repair shop (except 81121)		C	C	C	C	C										C	
81121	Body shops																C	
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P	P											
81192	Car washes		P	P	P	P	P											
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P	P										P	
81211	Beauty shops	P	P	P	P	P	P											
812111	Barber shops	P	P	P	P	P	P											
81219	Miscellaneous personal services		P	P	P	P	P											
8122	Funeral service (excluding crematories)		P	P	P	P	P		P									
812210	Funeral homes and funeral services (excluding crematories)												P					
81222	Cemeteries																	
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P			F	P	P			P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C								
812332	Industrial laundries																P	

140 Attachment 3:9

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## LAND USE AND DEVELOPMENT REGULATIONS

- <sup>1</sup> P = permitted use, C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- <sup>2</sup> Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- <sup>3</sup> NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- <sup>4</sup> Uses not classified by NAICS code.
- <sup>5</sup> Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- <sup>6</sup> Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- <sup>7</sup> Solar system contractors only per § 140-155.
- <sup>8</sup> Except solar system contractors per § 140-155.
- <sup>9</sup> Except NAICS 72241 Drinking places with entertainment.
- <sup>10</sup> Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- <sup>11</sup> Conditions of § 140-158 shall apply.

140 Attachment 3:1

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# Redevelopment or Rehabilitation Area Preliminary Investigation

## LAND USE AND DEVELOPMENT REGULATIONS

### 140 Attachment 2

#### Township of Wall Schedule of Permitted and Conditional Uses for Residential Zone Districts<sup>1,2</sup> January 2004

[Amended 5-9-2007 by Ord. No. 8-2007; 2-27-2013 by Ord. No. 2-2013; 12-28-2016 by Ord. No. 14-2016]

NAICS Code <sup>3</sup>	Use	Single-Family Residential													Multifamily Residential		
		RR-6	RR-5	R-R	R-60	R-40	R-30	R-25	R-20	R-15	R-10	R-7.5	R-5	MH/MHP	HD-12	HD-8	
	<b>Residential<sup>4</sup></b>																
	Single-family attached dwellings																
	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P				
	Home professional offices	C	C	C	C	C	C	C	C	C							
	Multifamily dwellings															P	P
	Townhouses																P
	Quadplexes																
	Manufactured homes													P			
	<b>Agriculture, forestry and finishing<sup>4</sup></b>																
111	Agricultural production – crops	P	P	P	P	P	P	P									
11211	Beef cattle	P	P	P	P	P	P										
1124	Sheep and goats	P	P	P	P	P											
11299	General livestock	P	P	P	P	P											
11212	Dairy farms	P	P	P	P	P											
11293	Fur-bearing animals	P	P	P	P	P											
11292	Horses and other equines	P	P	P	P	P											
113	Forestry	P	P	P	P	P											
115112	Crop planting, cultivating	P	P	P	P	P											
115113	Crop harvesting	P	P	P	P	P											
	<b>Services</b>																
22112	Electric utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221210	Gas utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
513	Communications (except 513322)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
623312	Assisted living facilities																
	<b>Group homes<sup>5</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
71391	Public golf courses	C	C	C	C	C	C	C	C								
71391	Private golf courses and country clubs	C	C	C	C	C	C	C	C								
81311	Religious organizations <sup>6</sup>	C	C	C	C	C	C	C	C	C	C	C	C				

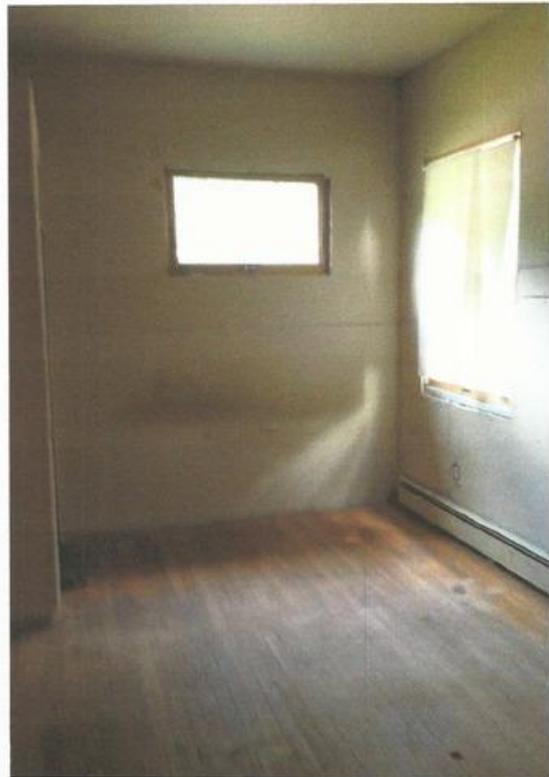
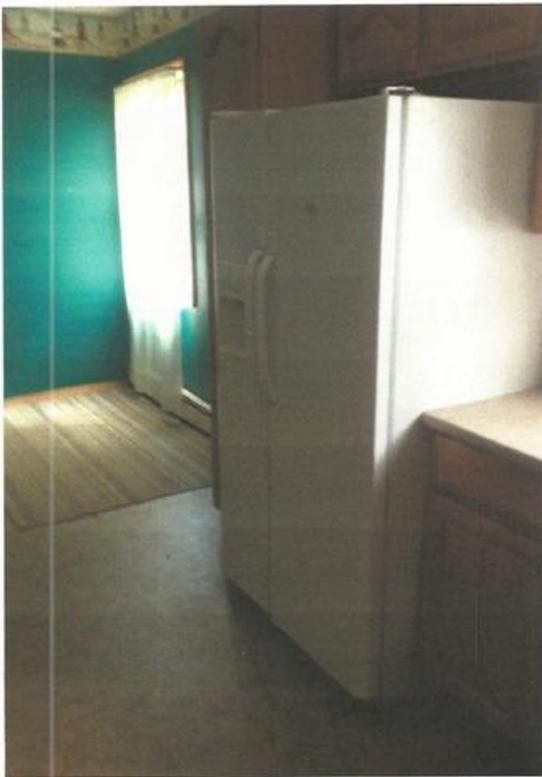
**NOTES:**

- <sup>1</sup> P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- <sup>2</sup> Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- <sup>3</sup> NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- <sup>4</sup> Uses not classified by NAICS code.
- <sup>5</sup> Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.

- <sup>6</sup> Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- <sup>7</sup> Solar system contractors only.
- <sup>8</sup> Except solar system contractors.
- <sup>9</sup> Except NAICS 72241 Drinking places with entertainment.
- <sup>10</sup> Cross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.

Redevelopment or Rehabilitation Area Preliminary Investigation

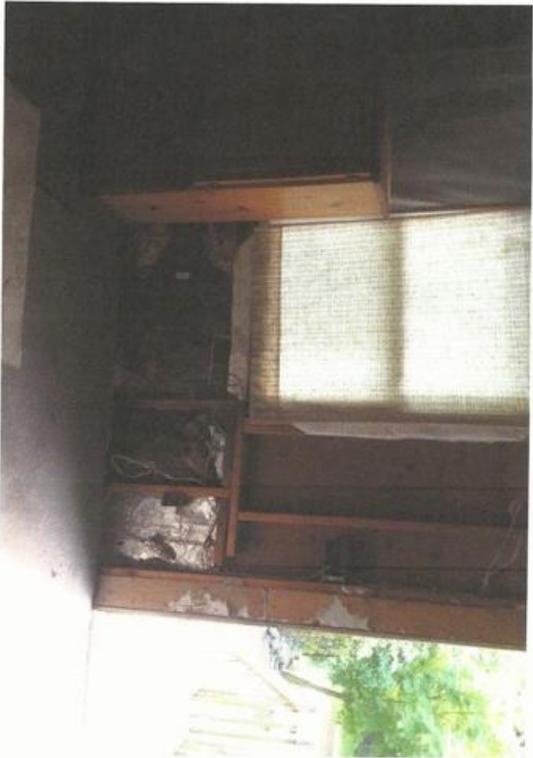
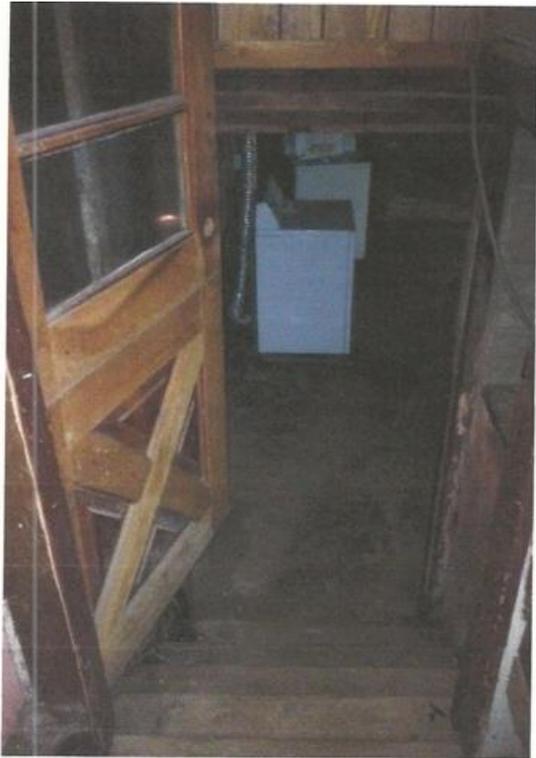
Appendix D- Site photographs- Block 270, Lot 22 prior to demolition. Image dates unknown.



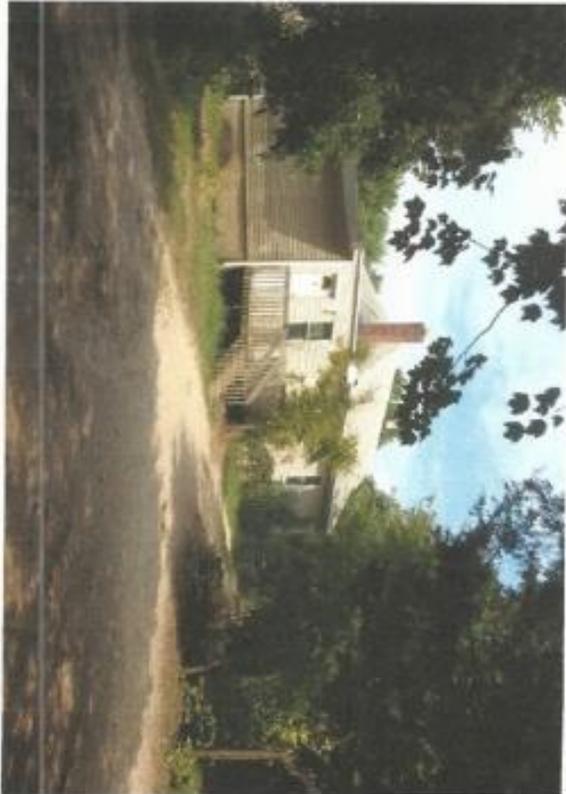
Redevelopment or Rehabilitation Area Preliminary Investigation



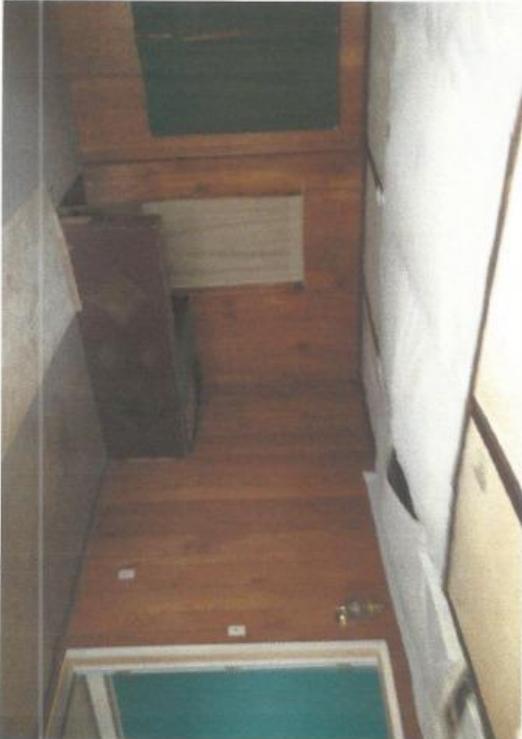
Redevelopment or Rehabilitation Area Preliminary Investigation



Redevelopment or Rehabilitation Area Preliminary Investigation



Redevelopment or Rehabilitation Area Preliminary Investigation



# Redevelopment or Rehabilitation Area Preliminary Investigation

## Appendix E- Environmental Conditions Letter, Dynamic Earth, LLC, dated January 16, 2019.

See pocket inside back cover for plan sheets.



Dynamic Earth, LLC  
[www.dynamic-earth.com](http://www.dynamic-earth.com)  
245 Main Street, Suite 110  
Chester, NJ 07930  
T. 908-879-7095

January 16, 2019

*via email*

**CLAYTON COMPANIES**  
P.O. Box 3015  
Lakewood, New Jersey 08701

**Attention:** Bill Clayton

**Regarding:** ENVIRONMENTAL CONDITIONS SUMMARY LETTER  
Clayton Block Company Site  
18<sup>th</sup> Avenue and Old Mill Road  
Block 270, Lots 12, 14, 24, 54, 67, 68, 69, 70 and a Portion of Lot 17  
Township of Wall, Monmouth County, New Jersey  
Dynamic Earth Project No.: 0343-13-002EC

Dear Mr. Clayton:

Since 2014, Dynamic Earth, LLC (Dynamic Earth) has conducted several environmental investigations at the above-referenced Site. The investigations have included a Preliminary Assessment (PA), a Site Investigation (SI), Remedial Investigation (RI) and underground storage tank (UST) closure activities. The following is a summary of these investigations and the remaining activities that will be required to address the identified soil impacts prior to issuance of a site-wide Response Action Outcome (RAO).

### **PRELIMINARY ASSESSMENT SUMMARY**

A total of 28 areas of concern (AOCs) were identified during the Preliminary Assessment and include the following:

- AOC 1A – Propane ASTs
- AOC 1B – 5,000 Gallon Calcium Chloride Solution AST
- AOC 1C – 10,000 Gallon Fuel Oil AST
- AOC 1D – 6,000 Gallon Fuel Oil AST and Fueling Area
- AOC 2A – Former Registered USTs and Associated Closed NJDEP Case
- AOC 2B – Former Unregistered USTs
- AOC 3A – Plant Building Loading and Unloading Areas
- AOC 3B – Storage Building Loading and Unloading Areas (Lot 14)
- AOC 3C – Wall Township Transportation Department Building Loading and Unloading Areas
- AOC 4A – Drum Storage Area (Southeastern Portion of Plant Building)
- AOC 4B – Drum Storage Area (Southwestern Portion of Plant Building)
- AOC 4C – Drum Storage Area (Western Portion of Plant Building)
- AOC 4D – Drum Storage Area (Northeastern Portion of Plant Building)
- AOC 4E – Drum Storage Area (Central Portion of Site)
- AOC 5 – Dumpsters
- AOC 6 – Hazardous Materials Storage Cabinet
- AOC 7 – Plant Building Roof Leaders
- AOC 8 – Concrete Washwater Areas

1904 Main Street, Lake Como, NJ 07719 T. 732.280.0830  
8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198  
790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-7095  
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400  
1301 Central Expressway South, Suite 210, Allen, TX 75013 T. 972-534-2100

# Redevelopment or Rehabilitation Area Preliminary Investigation

Clayton Block Company Site  
Environmental Conditions Summary Letter  
18<sup>th</sup> Avenue and Old Mill Road  
January 16, 2019  
Page 2 of 4

- AOC 9 – Fill Material
- AOC 10 – Open and Closed Pipe Discharge Areas from Plant Building
- AOC 11A – Boiler Room (Plant Building)
- AOC 11B – Boiler Room (Wall Township Transportation Department Building)
- AOC 12 – Plant Building Air Vents
- AOC 13A – Hazardous Materials Storage Area (Storage Building on Lot 14)
- AOC 13B – Compressed Gas Cylinder Storage Areas
- AOC 13C – Hazardous Materials Storage Area (Storage Building on Lot 24)
- AOC 14A – Electrical Transformer (Plant Building)
- AOC 14B – Pad-Mounted Electrical Transformer (Near Concrete Crusher)
- AOC 14C – Pole-Mounted Electrical Transformers
- AOC 15A – Active Truck Scale (Northern Portion of Site)
- AOC 15B – Inactive Truck Scales (Eastern Portion of Site)
- AOC 15C – Inactive Truck Scale (Western Portion of Site)
- AOC 16 – Soil Stockpiles
- AOC 17 - Concrete Stockpiles
- AOC 18 – Former Agricultural Use
- AOC 19 - Historic Clayton Concrete Company Operations
- AOC 20 - Historic Harris Bros. Construction Co. Operations
- AOC 21 - Former Sand Plant Operations
- AOC 22 – Man-Made Pond
- AOC 23 – Septic System
- AOC 24 – Automobile Repair Operations (Lot 70)
- AOC 25 – Paint Booth Vent (Lot 70)
- AOC 26 – Shark River Auto Floor Drains (Lot 70)
- AOC 27 – UST Associated with Shark River Auto (Lot 70)
- AOC 28 – Potentially Abandoned USTs and/or Septic Systems on Lot 70

Based on the finding of the PA, no further actions are recommended for AOCs 1A, 1B, 1C, 2A, 3A, 3B, 4A through 4E, 5, 6, 7, 11A, 11B, 12, 13A, 13B, 13C, 14B, 14C, 15A, 17, and 23. Site Investigation activities were recommended to be conducted to evaluate AOCs 1D, 2B, 3C, 8, 9, 10, 14A, 15B, 15C, 16, 18, 19 through 22 and 24 through 28. The locations of each AOC are depicted on Figure 2 attached to this correspondence.

## *SITE INVESTIGATION SUMMARY*

Site Investigation (SI) activities were conducted at the Site between March 2, 2015 and March 11, 2015. Based on the findings of the SI, soil impacts exceeding the applicable New Jersey Department of Environmental Protection (NJDEP) Soil Remediation Standards (SRS) and/or Default Impact to Groundwater Soil Screening Levels (DIGSSLs) were identified in AOC-3C: Wall Township Transpiration Department Building Loading and Unloading Areas, AOC-24/REC-4: Automobile Repair Operations (Lot 70) and REC/AOC-9: Fill Material (Main Site). The contaminants of concern (COCs) include the following:

### Semi-Volatile Organics/Polycyclic Aromatic Hydrocarbons

- Benzo(a)pyrene
- Benzo(a)anthracene
- Benzo(b)fluoranthene
- Benzo(k)fluoranthene
- Dibenzo(1,h)anthracene
- Indeno(1,2,3-cd)pyrene

# Redevelopment or Rehabilitation Area Preliminary Investigation

Clayton Block Company Site  
Environmental Conditions Summary Letter  
18<sup>th</sup> Avenue and Old Mill Road  
January 16, 2019  
Page 3 of 4

## Metals

- Arsenic
- Beryllium
- Cadmium
- Lead
- Mercury
- Silver
- Zinc

## Pesticides

- Chordane
- Dieldrin
- Heptachlor Epoxide

## Volatile Organics

- Benzene
- Total Xylenes

## Polychlorinated Biphenyls (PCBs)

- Aroclor-1254

The majority of these soil impacts are related to historic fill. Due to the identified exceedances, a remedial investigation was recommended to delineate the exceedances and develop a workplan for remediation that will allow future redevelopment of the Site. SI sample locations and contaminant concentrations are depicted on Figure 3 attached to this correspondence.

## *REMEDIAL INVESTIGATION SUMMARY*

Remedial investigations to vertically and horizontally delineate the soil impacts identified during the SI activities were conducted in July 2016. Based on the results of the RI, the majority of the exceedances can be addressed administratively with no further action required. With regard to the exceedances associated with historic fill documented on site, the installation of engineering (capping) and institutional controls (Deed Notice) to address historic fill impacts is proposed. RI sample locations and contaminant concentrations are depicted on Figure 4 attached to this correspondence.

## *SUMMARY OF UST CLOSURE ACTIVITIES ON LOT 70*

On December 8, 2017, Dynamic Earth conducted underground storage tank (UST) Closure and Remedial Action (RA) activities to address an unregulated 550 gallon heating oil tank (UHOT) formerly located at 1825 Old Mill Road in the Township of Wall, Monmouth County, New Jersey. All investigative activities were conducted under the supervision of a Dynamic Earth Licensed Site Remediation Professional (LSRP) and Subsurface Evaluator (SE) in accordance with applicable State of New Jersey laws/regulations and NJDEP rules and guidance documents. Based on the analytical results of the post-excavation soil samples collected, the impacted soils associated with the former UHOT have been remediated and a No Further Action (NFA) determination was issued by NJDEP on January 29, 2018 for the former the UST and NJDEP Incident #17-12-08-0828-50. A copy of the NFA letter is attached to this correspondence.

## *RECOMMENDATIONS AND CONCLUSIONS*

The results of the PA, SI and RI activities will eventually be presented to NJDEP once operations at the Site cease and the Industrial Site Recovery Act (ISRA) is triggered. A Remedial Action Workplan (RAW) will also be included in the final report detailing the proposed remedial action approach to address the historic fill impacts at the Site. Dynamic Earth recommends the identified historic fill be remediated via implementation of engineering controls (i.e., cap) and institutional controls (i.e., Deed Notice and Remedial Action Permit (RAP) for Soils). The proposed development activities for the Site consisting of asphalt parking lot, building floor slab and landscaped areas will be utilized as the cap for the historic fill impacts. Once these features are

# Redevelopment or Rehabilitation Area Preliminary Investigation

Clayton Block Company Site  
Environmental Conditions Summary Letter  
18<sup>th</sup> Avenue and Old Mill Road  
January 16, 2019  
Page 4 of 4

constructed at the Site, a Deed Notice will be prepared by Dynamic Earth for the Site for submittal by the Client's attorney to the County for recording. Once the filed Deed Notice is received, Dynamic Earth will prepare and submit the Remedial Action Report (RAR) detailing the remedial action activities. A RAP for Soil will be included in the RAR. Once the RAP for Soil is approved and issued by the NJDEP, a restricted use Response Action Outcome (RAO) will be issued. Long term maintenance and monitoring of the cap will be required in accordance with the Deed Notice and RAP for Soil requirements. This includes the posting of Financial Assurance.

Hopefully, this information is useful to you. If you have any questions or comments, please feel free to contact us at (732) 280-0830.

Sincerely,

**DYNAMIC EARTH, LLC**



David F. Backman, LSRP  
Principal



Victoria Ryback  
Environmental Scientist

Copy: Gordon Milnes, Clayton Companies  
Enclosure

# Redevelopment or Rehabilitation Area Preliminary Investigation



## State of New Jersey

PHIL MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE  
Acting Commissioner

SHEILA OLIVER  
Lt. Governor

Unregulated Heating Oil Tank Program  
Mail Code 401-05  
P.O. Box 420  
Trenton, NJ 08625-0420  
Phone #: 609-633-0544  
Fax #: 609-984-6514

January 29, 2018

Old Mill Partners, LLC  
1355 Campus Parkway  
Wall, NJ 07753-6833  
Attn.: J. Gordon Milnes

Re: Area of Concern: One -- 550 gallon #2 Heating Oil Underground Storage Tank System  
Unrestricted Use - No Further Action Letter and Covenant Not to Sue  
Block 270, Lot 70  
1825 Old Mill Road  
Wall Township, Monmouth County  
Program Interest #:770757, Activity Number: CSP180001  
Communications Center Number: 17-12-08-0828-50

Dear Mr. Milnes:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as the Old Mill Partners, LLC did not withhold any information from the Department. This action is based upon information in the Department's case file and the Old Mill Partners, LLC's final certified report dated January 19, 2018. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the area of concern specifically referenced above and no other areas.

### NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, the Old Mill Partners, LLC and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Site Remediation Program, P.O. Box 420, Trenton, NJ 08625.

# Redevelopment or Rehabilitation Area Preliminary Investigation

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Stephen Tatar at (609) 633-0580.

Sincerely,



Yacoub Yacoub, Bureau Chief  
Unregulated Heating Oil Tank Program

c: David A. Henry, Monmouth County Reg Health Commission # 1  
Christopher Merkel, Monmouth County Board of Health  
Municipal Clerk, Wall Township  
Spencer Spurlock, Dynamic Earth LLC  
File Copy

# Redevelopment or Rehabilitation Area Preliminary Investigation

## Bibliography

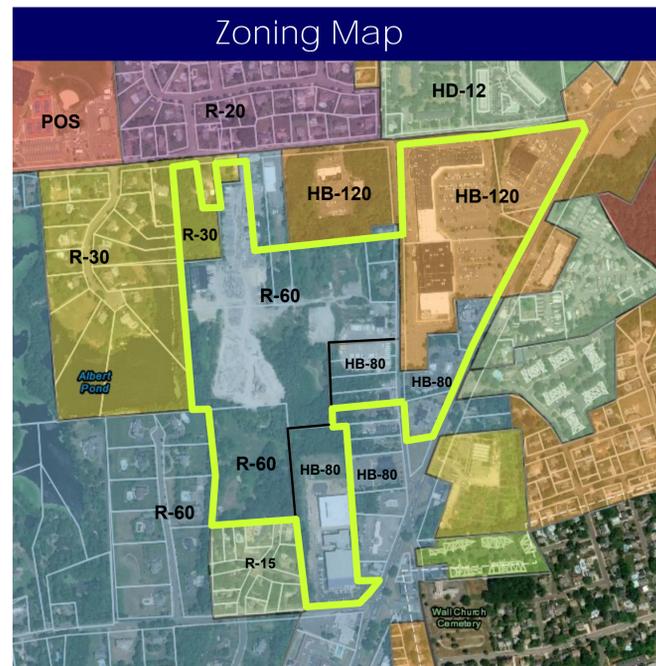
1. NJ Local Redevelopment and Housing Law.
2. Wall Township Council Resolution #18-0727, dated July 25, 2018
3. Wall Township Tax Maps
4. “Policy Map of the State Development and Redevelopment Plan, Monmouth County”. State of New Jersey Department of State.
5. Historic Aerials. Nationwide Environmental Title Research, LLC. 2015.  
<http://www.historicaerials.com>
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<https://njgin.state.nj.us>
7. “Smart Growth Areas Map”. State of New Jersey Department of State.  
<http://www.nj.gov/state/planning/maps/smartgrowthareasmap.pdf>
8. <https://www.wallnj.com/DocumentCenter/View/699/Watershed--Side-2-PDF?bidId=>
9. Wreck Pond Regional Stormwater Management Plan, Monmouth County Planning Board Staff, circa 2005. <http://www.visitmonmouth.com/Documents/104/WPBRSWMPBook1Chap1-2.pdf>
10. Monmouth County Master Plan - Volume 1, Monmouth County Freeholders, Monmouth County Planning Department Edward Sampson, PP, AICP, Director of Planning, 2016.  
<https://www.visitmonmouth.com/page.aspx?ID=4197>
11. NJDEP website, Division of Solid and Hazardous Waste, Class B Recycling Facilities - September 2018. <https://www.nj.gov/dep/dshw/lrm/classb.htm>
12. Stormwater Best Management Practices: Concrete Washout, USEPA, February 2012.  
<https://www3.epa.gov/npdes/pubs/concretewashout.pdf>
13. “Policy Map of the State Development and Redevelopment Plan, Monmouth County”. State of New Jersey Department of State, Office of Planning Advocacy. January 16, 2018.
14. 2005 Master Plan Reexamination Report, Schoor DePalma, Inc., September, 2005.
15. 1999 Wall Township Master Plan, Bay Pointe Engineering Associates, August, 1999.
16. 1998 Amendment to the Land Use Plan, Bay Pointe Engineering Associates, March 27, 1998.
17. Environmental Conditions Summary Letter, Dynamic Earth, LLC, dated January 16, 2019
18. Figure 2: AOC Location Plan, consisting of 2 sheets, by Dynamic Earth, LLC, dated October 7, 2015.
19. Figure 3: Sample Location and Contaminant Concentration Plan, consisting of 2 sheets, by Dynamic Earth, LLC, dated October 7, 2015.
20. Figure 4: RI Sample Location and Contaminant Concentration Plan, consisting of 1 sheet, by Dynamic Earth, LLC, dated June 29, 2016.
21. Correspondence Re: Area of Concern Block 270, Lot 70, NJDEP, dated January 29, 2018.
22. Stormwater Best Management Practice (EPA 833-F-11-006), by USEPA dated February 2012  
[www.epa.gov/npdes/pubs/concretewashout.pdf](http://www.epa.gov/npdes/pubs/concretewashout.pdf)
23. Class B Recycling Facilities - NJDEP Div of Solid and Hazardous Waste, September 2018,  
[www.nj.gov/dep/dshw/lrm/classb.htm](http://www.nj.gov/dep/dshw/lrm/classb.htm)
24. Correspondence Re: Class B Recycling Center General Approval Renewal with Modification, Block 270, Lots 14 & 24, NJDEP Division of Solid & Hazardous Waste, Bureau of Recycling & Hazardous Waste Management, dated May 9, 2016.
25. Class “B” Recycling Plan, Dynamic Engineering, dated January 4, 2015.
26. Email Correspondence with Redeveloper Representative, Gordon Milnes, dated March 29, 2019.
27. Photographic Series Block 270, Lot 22 - demolished residence, unknown photographer, undated.
28. Photographic Series Block 270, Lots 32.01 and 32.02 - active site, unknown photographer, undated.
29. Photographic Series Block 270, Lots 12, 14 15, 22, 23, 24, 67, 68, 69, 70,



### Parcel Information

Map ID	Block	Lot	Owner	Property Address	Approx. Acreage	Zone
A	88	2	COMMERCE BANK/SHORE, NA	1840 OLD MILL RD	1.97	HB-80
B	88	3	SNAP HOSPITALITY, LLC	1837 HWY 35	2.10	HB-80
C	88	4	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1825 HWY 35	8.18	HB-120
D	88	5	LEVCOM WALL PLAZA ASSOC,LP%JK MGMT	1821 HWY 35	9.41	HB-120
E	88	7	M HOLTZMAN REALTY, LLC	1801 HWY 35	4.78	HB-120
F	88	8	CARANANTE, MARIA	1817 HWY 35	0.41	HB-120
G	88	11	MC DONALD'S CORP 29-0442%SAVASTANO	1831 HWY 35	1.20	HB-80
H	270	12	OLD MILL PARTNERS LLC	1607 18TH AVE	3.09	R-30
I	270	14	OLD MILL PARTNERS LLC	1601 18TH AVE	7.76	R-60
J	270	15	OLD MILL PARTNERS LLC	1603 18TH AVE	0.54	R-30
K	270	22	OLD MILL PARTNERS LLC	1813 OLD MILL RD	0.61	R-60
L	270	23	OLD MILL PARTNERS LLC	1815 OLD MILL RD	0.99	R-60
M	270	24	OLD MILL PARTNERS LLC	1817 OLD MILL RD	20.16	R-60
N	270	32.01	TATA COMMUNICATIONS (AMERICA) INC	1400 WALL CHURCH RD	7.82*	HB-80
O	270	32.02	NJFX, LLC	1410 WALL CHURCH RD	1.46*	HB-80
P	270	54	OLD MILL PARTNERS LLC	1853 CAMBRIDGE DR	8.53	R-60
Q	270	67	OLD MILL PARTNERS LLC	1819 OLD MILL RD	0.97	HB-80
R	270	68	OLD MILL PARTNERS LLC	1821 OLD MILL RD	0.97	HB-80
S	270	69	OLD MILL PARTNERS LLC	1823 OLD MILL RD	0.97	HB-80
T	270	70	OLD MILL PARTNERS LLC	1825 OLD MILL RD	0.97	HB-80

Source- 2015 Wall Township Parcel Layer Joined with MODIV data on 12/14/2016  
\* BLOCK 270, LOTS 32.01 AND 32.02 Parcel Layer data updated to reflect Subdivision of Block 270 Lot 32.



### Basis for the Investigation

The Township Committee of the Township of Wall, Monmouth County NJ seeks to determine whether the redevelopment process in accordance with the *NJ Local Redevelopment and Housing Law (LRHL)*, N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the area of Route 35 and Old Mill Road. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment.

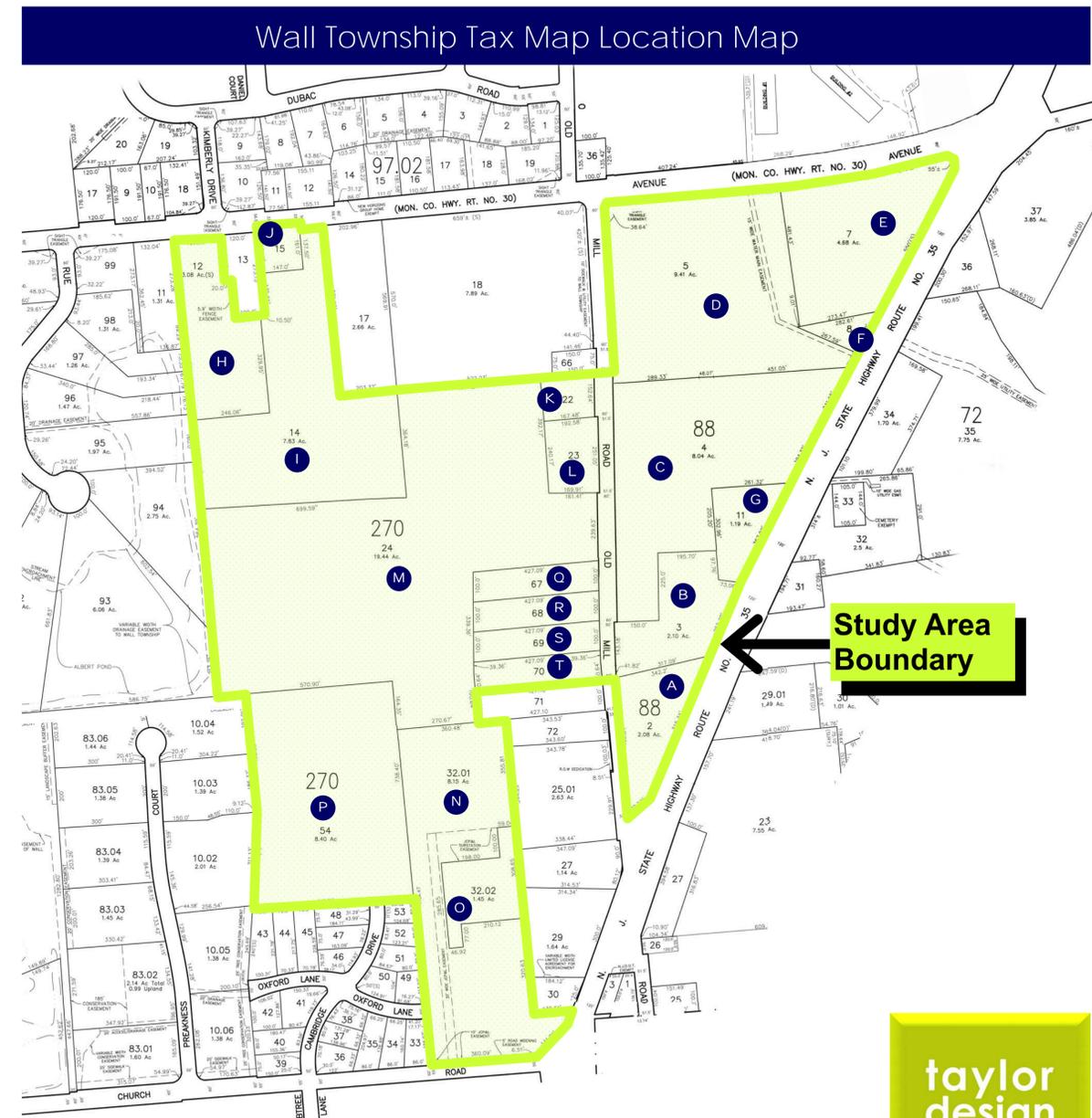
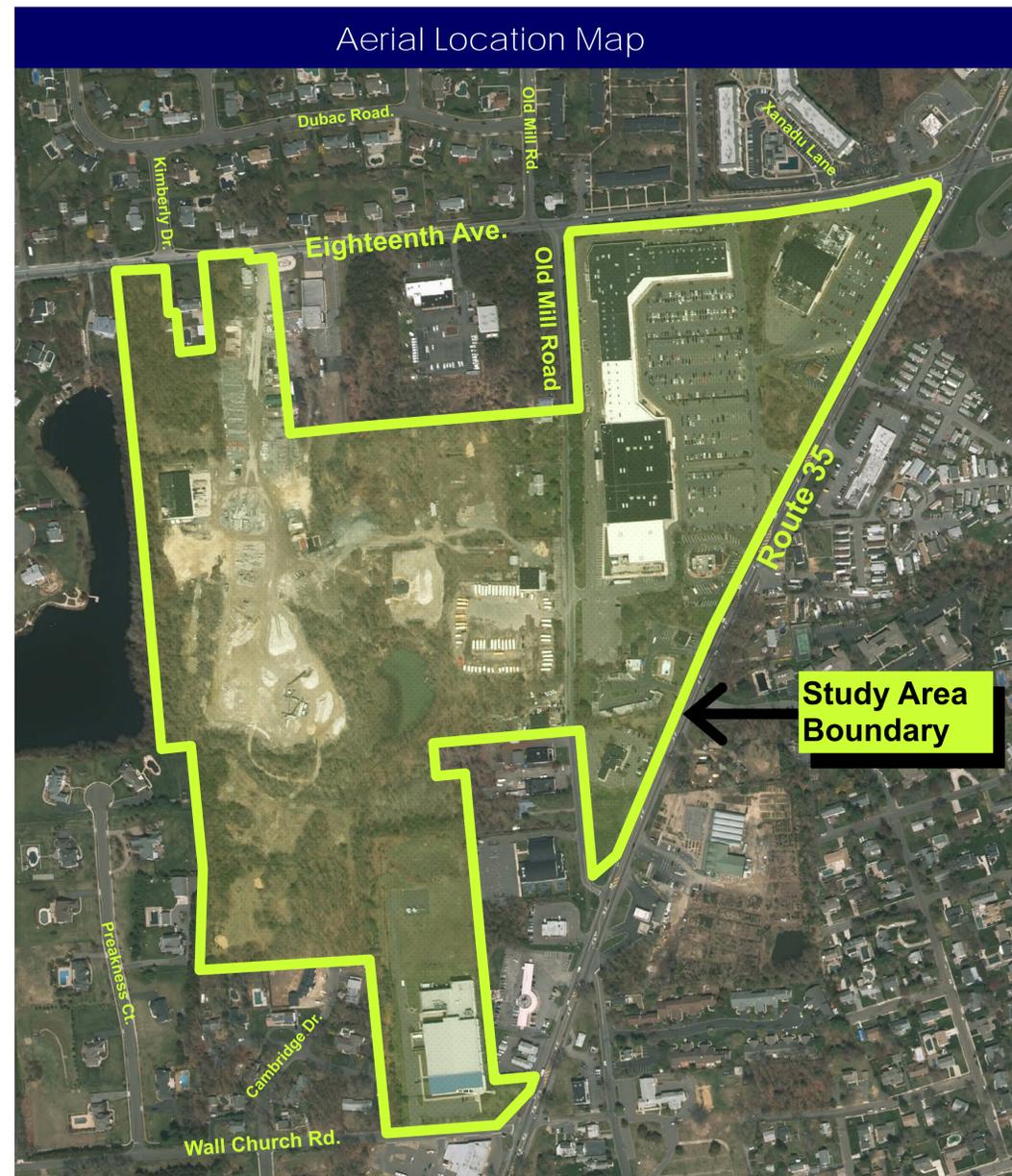
On July 25, 2018 the Wall Township Committee authorized by Resolution 18-0727, the Wall Township Planning Board to undertake an investigation to determine whether the identified parcels may be designated as either a *Non-Condemnation Area In Need of Redevelopment*, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an *Area In Need of Rehabilitation* pursuant to the criteria set forth in N.J.S.A. 40A:12A-14. Designation as a *Non-Condemnation Redevelopment Area* or a *Rehabilitation Area*, does not entitle the municipal government to acquire property via eminent domain.

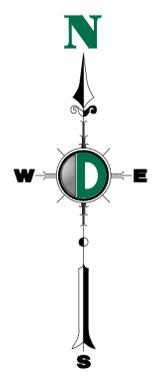
The Township Committee has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township. In particular, the Township Committee has directed the Township Planning Board to conduct an investigation of the following parcels as identified on the Wall Township Tax Maps:

**Block 88;** Lots 2, 3, 4, 5, 7, 8 and 11  
**Block 270;** Lots 12, 14, 15, 22, 23, 24, 32.01, 32.02, 54, 67, 68, 69, 70

The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Areas or portions thereof shall be designated as a *"Non-Condemnation Redevelopment Area(s)"* and/or *"Rehabilitation Area(s)"* prior to making its determination.

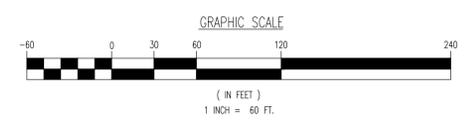
A public hearing will be held on August 5, 2019 at the Wall Township Municipal Building, located at 2700 Allaire Road, Wall, New Jersey 07719.  
The Planning Board workshop will begin at 7:00 p.m., and the regular meeting will begin at 7:30 p.m.





**AREAS OF CONCERN (AOCs)**

- 1A Propane Aboveground Storage Tanks (ASTs)
- 1B 5,000 Gallon Calcium Chloride Solution AST
- 1C 10,000 Gallon Fuel Oil AST
- 1D 6,000 Gallon Fuel Oil AST and Fueling Area
- 2A Former Registered USTs and Associated Closed NUPC Case
- 2B Former Unregistered USTs (Not Shown)
- 3A Plant Building Loading and Unloading Areas
- 3B Storage Building Loading and Unloading Areas (Lot 14)
- 3C Wall Township Transportation Department Building Loading and Unloading Areas
- 4A Drum Storage Area (Southeastern Portion of Plant Building)
- 4B Drum Storage Area (Southwestern Portion of Plant Building)
- 4C Drum Storage Area (Western Portion of Plant Building)
- 4D Drum Storage Area (Northeastern Portion of Plant Building)
- 5 Drum Storage Area (Central Portion of Site)
- 6 Dumpsters
- 7 Hazardous Materials Storage Cabinet
- 8 Plant Building Roof Leaders (Not Shown)
- 9 Concrete Washwater Areas
- 10 Fill Materials (Throughout Site)
- 11 Open and Closed Pipe Discharge Areas
- 12 Boiler Room (Plant Building)
- 13 Boiler Room (Wall Township Transportation Department Building)
- 14 Plant Building Air Vents (Not Shown)
- 15 Hazardous Materials Storage Area (Storage Building on Lot 14)
- 16 Compressed Gas Cylinder Storage Areas
- 17 Hazardous Materials Storage Area (Storage Building on Lot 24)
- 18 Electrical Transformer (Plant Building)
- 19 Pad-Mounted Electrical Transformer (Near Concrete Crusher)
- 20 Pole-Mounted Electrical Transformers (Throughout Site)
- 21 Active Truck Scale (Northern Portion of Site)
- 22 Inactive Truck Scales (Eastern Portion of Site)
- 23 Inactive Truck Scale (Western Portion of Site)
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- 36 Potentially Abandoned USTs



**DYNAMIC EARTH, LLC**

GEOLOGICAL INVESTIGATION • CONSTRUCTION PHASE TESTING/INSPECTION • RETAINING WALL/SPECIALTY SYSTEM DESIGN • LEAP SERVICES • PHASE II ENVIRONMENTAL SITE ASSESSMENTS • SITE REMEDIATION  
 1904 Main Street, Lake Como, New Jersey 07119    PH: 732.974.0198    FAX: 732.974.3321    223 North Sycamore Street, Newtown, Pennsylvania 18942    PH: 267.685.0276    FAX: 267.685.0361  
 121 North Ballard Avenue, Waco, Texas 76798    PH: 732.234.2100    6014 Breese Hollow Lane, Katy, Texas 77450    PH: 281.798.6800

TITLE: **FIGURE 2: AOC LOCATION PLAN**

PROJECT: **CLAYTON COMPANIES**  
**CLAYTON BLOCK COMPANY SITE**  
 BLOCK 27D, LOTS 12, 14, 15, 24, 54 & 67-70 AND P/O 17  
 18TH AVENUE AND OLD MILL ROAD  
 TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY

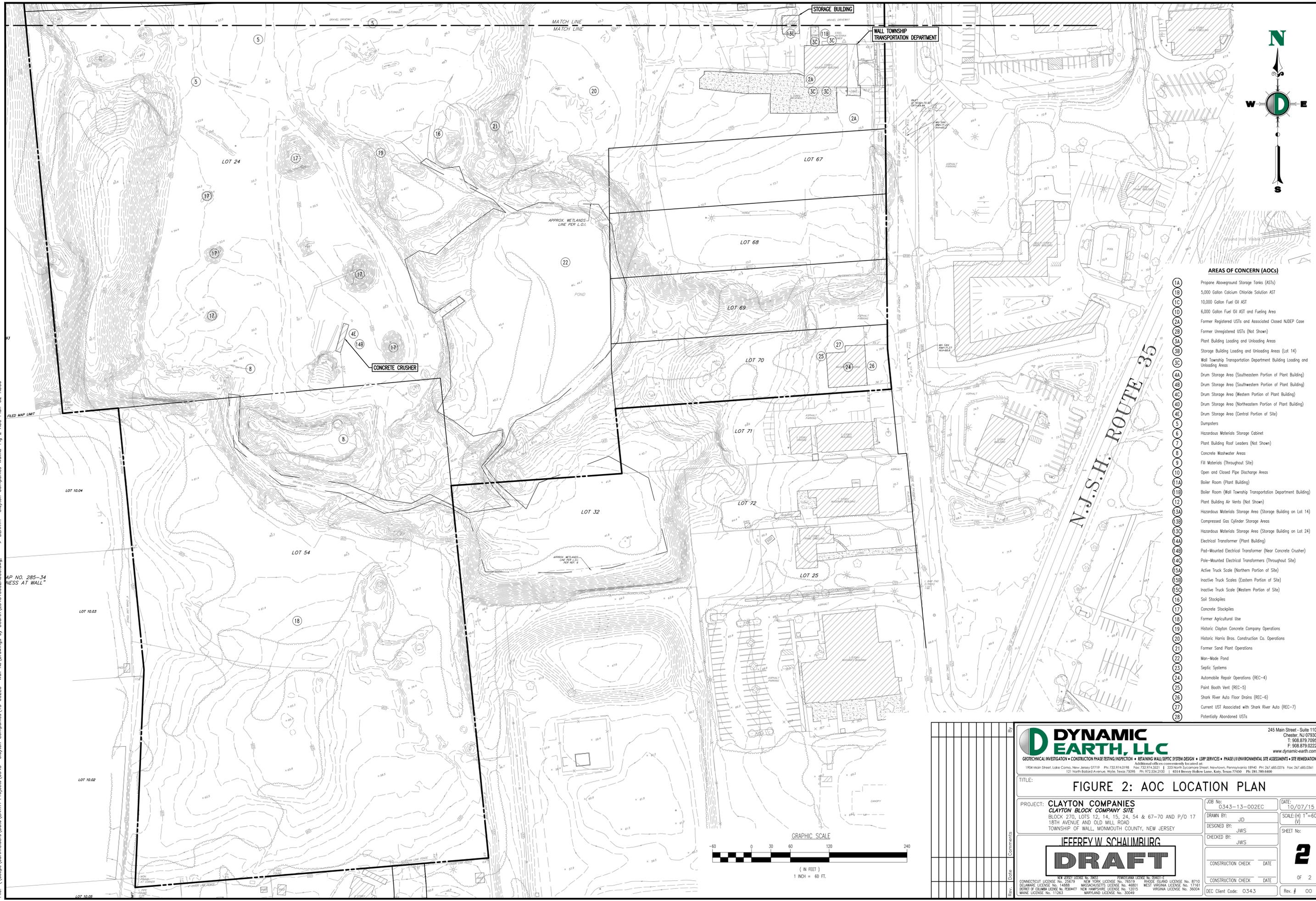
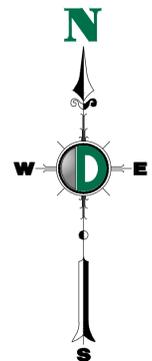
**JEFFREY W. SCHAUMBURG**

DRAFT

Rev.	Date	Comments

JOB No: 0343-13-002EC	DATE: 10/07/15
DRAWN BY: JD	SCALE: (H) 1"=60' (V)
DESIGNED BY: JWS	SHEET No:
CHECKED BY: JWS	
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
DEC Client Code: 0343	Rev. # 00

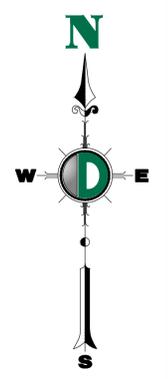
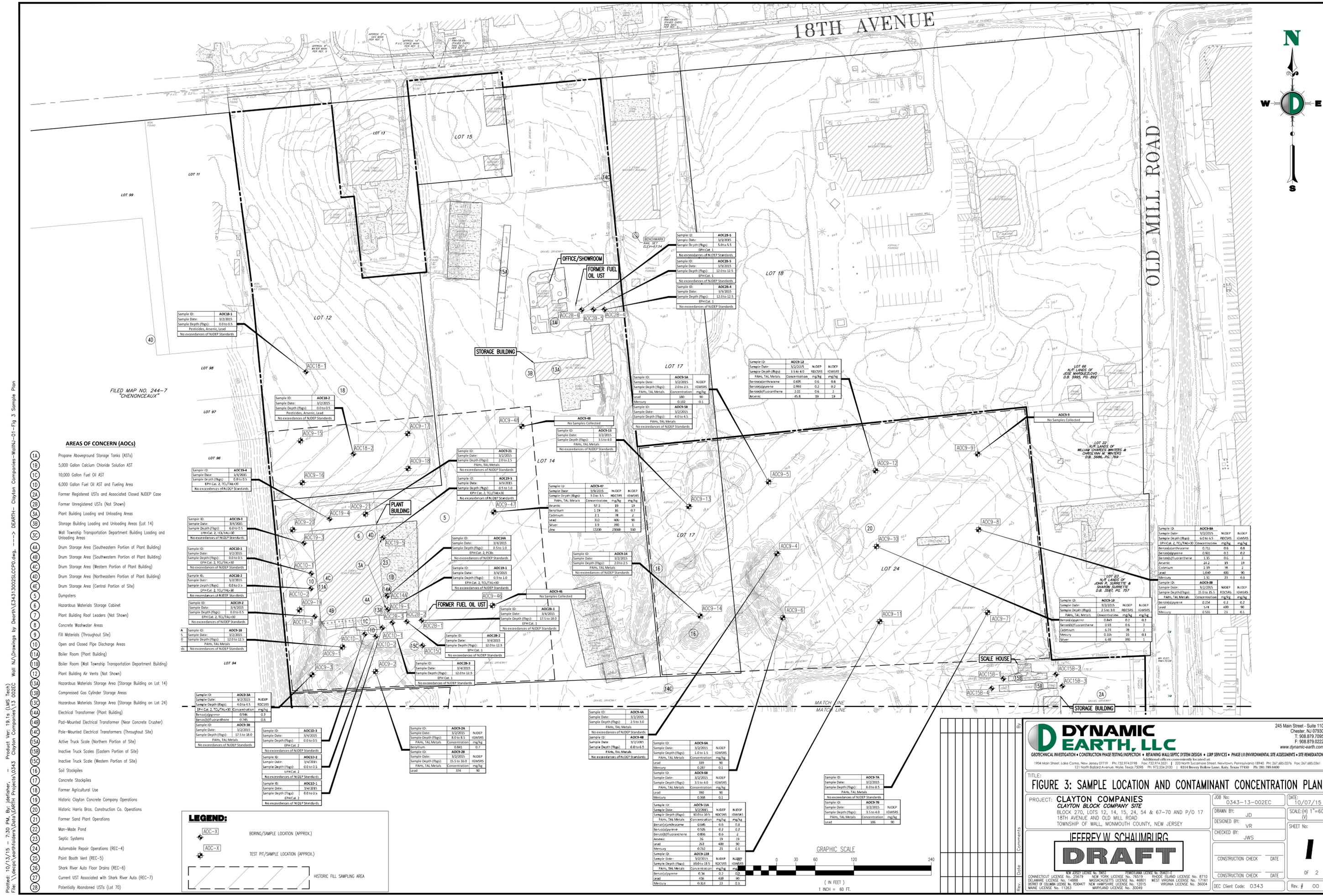
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- AREAS OF CONCERN (AOCs)**
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<p><b>DYNAMIC EARTH, LLC</b>          GEOTECHNICAL INVESTIGATION • CONSTRUCTION PHASE TESTING/INSPECTION • RETAINING WALL/SPECIALTY SYSTEM DESIGN • LEAP SERVICES • PHASE II/III ENVIRONMENTAL SITE ASSESSMENTS • SITE REMEDIATION          1904 Main Street, Lake Como, New Jersey 07119   PH: 732.974.0198   FAX: 732.974.3321   223 North Sycamore Street, Newtown, Pennsylvania 18942   PH: 267.685.0276   FAX: 267.685.0261          121 North Ballard Avenue, Waco, Texas 76796   PH: 732.234.2100   6014 Breese Hollow Lane, Katy, Texas 77459   PH: 281.298.6800</p>		245 Main Street - Suite 110 Chester, NJ 07930 T: 908.879.7095 F: 908.879.0222 www.dynamic-earth.com
<b>TITLE: FIGURE 2: AOC LOCATION PLAN</b>		
<b>PROJECT: CLAYTON COMPANIES</b> CLAYTON BLOCK COMPANY SITE BLOCKS 27D, LOTS 12, 14, 15, 24, 54 & 67-70 AND P/O 17 18TH AVENUE AND OLD MILL ROAD TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY	JOB No: 0343-13-002EC DATE: 10/07/15 DRAWN BY: JD SCALE: (H) 1"=60' (V) DESIGNED BY: JWS SHEET No: CHECKED BY: JWS CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE DEC Client Code: 0343 Rev. # 00	
<b>JEFFREY W. SCHAUMBURG</b> 		
CONNECTICUT LICENSE No. 20629 NEW JERSEY LICENSE No. 76519 PENNSYLVANIA LICENSE No. 08710 DELAWARE LICENSE No. 14988 NEW YORK LICENSE No. 17619 MASSACHUSETTS LICENSE No. 48011 WEST VIRGINIA LICENSE No. 17161 ILLINOIS LICENSE No. 028477 MARYLAND LICENSE No. 01115 MICHIGAN LICENSE No. 30049 VIRGINIA LICENSE No. 30005 MAINE LICENSE No. 11263		

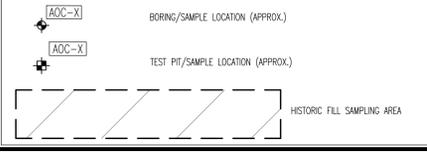
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 File: \\sccc\verhilders\Data\Earth\Projects\0343 Wall N.A. Drawings by Deerth\E34313002AOC.dwg, --- DEARTH--- Clayton Companies-WallNJ-Fig 2 AOC Plan-02-AOC0  
 AP NO. 285-34 NESS AT WALL  
 FILED MAP LIMIT



**AREAS OF CONCERN (AOCs)**

- 14 Propane Aboveground Storage Tanks (ASTs)
- 15 5,000 Gallon Calcium Chloride Solution AST
- 16 10,000 Gallon Fuel Oil AST
- 17 6,000 Gallon Fuel Oil AST and Fueling Area
- 18 Former Registered USTs and Associated Closed NDEP Case
- 19 Former Unregistered USTs (Not Shown)
- 20 Plant Building Loading and Unloading Areas
- 21 Storage Building Loading and Unloading Areas (Lot 14)
- 22 Wall Township Transportation Department Building Loading and Unloading Areas
- 23 Drum Storage Area (Southeastern Portion of Plant Building)
- 24 Drum Storage Area (Southwestern Portion of Plant Building)
- 25 Drum Storage Area (Northern Portion of Plant Building)
- 26 Drum Storage Area (Western Portion of Plant Building)
- 27 Drum Storage Area (Central Portion of Site)
- 28 Dumpsters
- 29 Hazardous Materials Storage Cabinet
- 30 Plant Building Roof Leaders (Not Shown)
- 31 Concrete Washwater Areas
- 32 Fill Materials (Throughout Site)
- 33 Open and Closed Pipe Discharge Areas
- 34 Boiler Room (Plant Building)
- 35 Boiler Room (Wall Township Transportation Department Building)
- 36 Plant Building Air Vents (Not Shown)
- 37 Hazardous Materials Storage Area (Storage Building on Lot 14)
- 38 Compressed Gas Cylinder Storage Areas
- 39 Hazardous Materials Storage Area (Storage Building on Lot 24)
- 40 Electrical Transformer (Plant Building)
- 41 Pole-Mounted Electrical Transformer (Near Concrete Crusher)
- 42 Pole-Mounted Electrical Transformers (Throughout Site)
- 43 Active Truck Scale (Eastern Portion of Site)
- 44 Inactive Truck Scales (Northern Portion of Site)
- 45 Inactive Truck Scale (Western Portion of Site)
- 46 Soil Stockpiles
- 47 Concrete Stockpiles
- 48 Former Agricultural Use
- 49 Historic Clayton Concrete Company Operations
- 50 Historic Harris Bros. Construction Co. Operations
- 51 Former Sand Plant Operations
- 52 Mon-Wade Pond
- 53 Septic Systems
- 54 Automobile Repair Operations (REC-4)
- 55 Point Booth Vent (REC-5)
- 56 Shark River Auto Floor Drains (REC-6)
- 57 Current UST Associated with Shark River Auto (REC-7)
- 58 Potentially Abandoned USTs (Lot 70)

**LEGEND:**



**DYNAMIC EARTH, LLC**  
 GEOTECHNICAL INVESTIGATION • CONSTRUCTION PHASE TESTING/INSPECTION • REMEDIATION QUALITY CONTROL SYSTEM DESIGN • LEMP SERVICES • PHASE II/III ENVIRONMENTAL SITE ASSESSMENTS • SITE REMEDIATION  
 1904 Main Street, Lake Como, New Jersey 07424 | PH: 732.974.0198 | FAX: 732.974.3201 | 223 North Sycamore Street, Newtown, Pennsylvania 18942 | PH: 267.685.0276 | FAX: 267.685.0261  
 121 North Ballard Avenue, White Town, NJ 07095 | PH: 973.264.2120 | 6014 Breese Hollow Lane, Katy, Texas 77459 | PH: 281.298.6400

**FIGURE 3: SAMPLE LOCATION AND CONTAMINANT CONCENTRATION PLAN**

PROJECT: **CLAYTON COMPANIES CLAYTON BLOCK COMPANY SITE**  
 BLOCK 27/D, LOTS 14, 15, 24, 54 & 67-70 AND P/O 17  
 18TH AVENUE AND OLD MILL ROAD  
 TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY

DATE: 10/07/15  
 DRAWN BY: JD  
 DESIGNED BY: VR  
 CHECKED BY: JWS

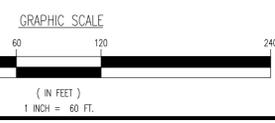
SCALE: (H) 1"=60'  
 (V)

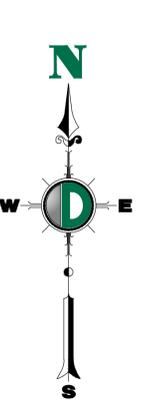
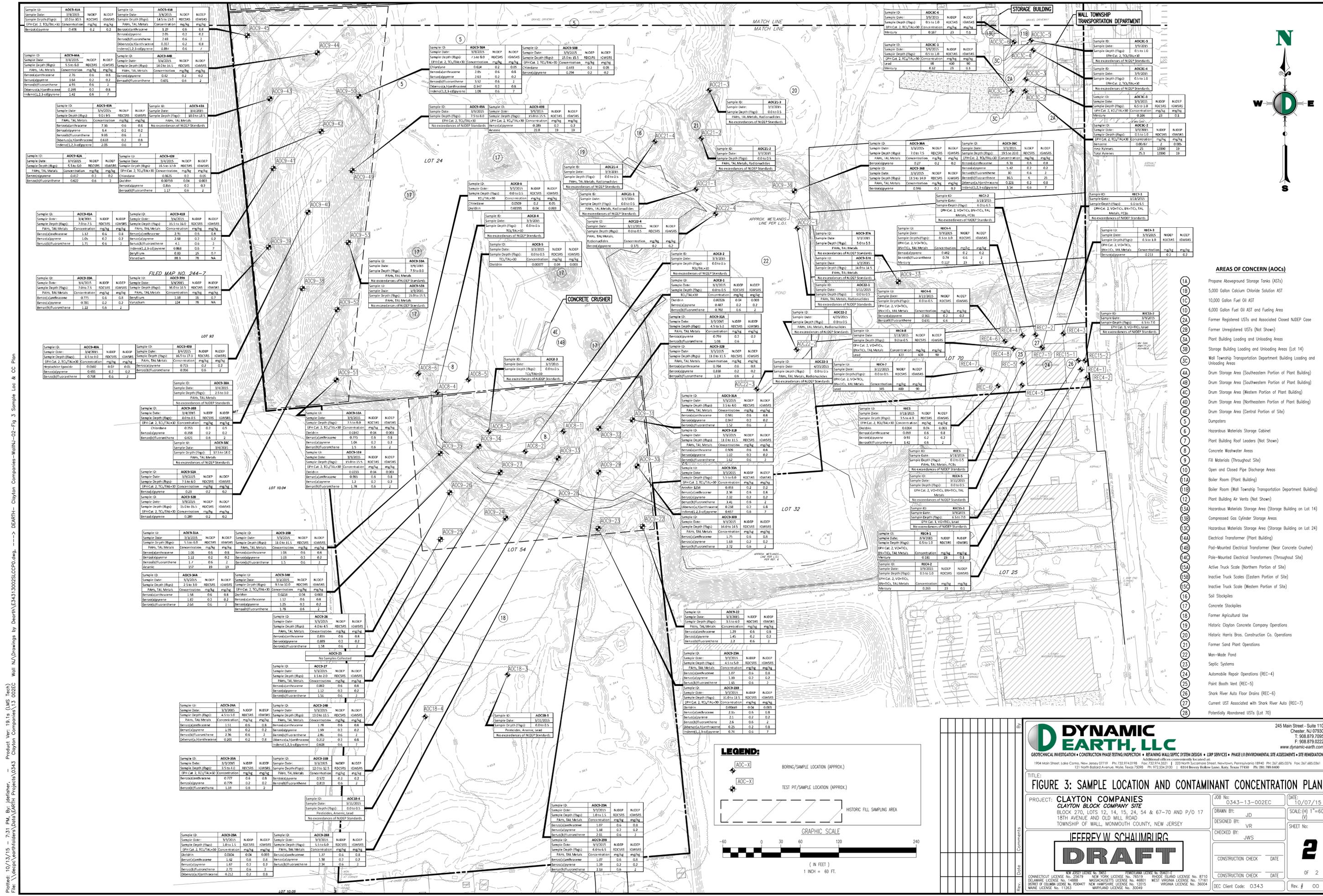
SHEET No: 1

CONSTRUCTION CHECK DATE  
 CONSTRUCTION CHECK DATE

DEC Client Code: 034-3 Rev. # 00

NEW JERSEY LICENSE NO. 36038 NEW JERSEY LICENSE NO. 76519 PENNSYLVANIA LICENSE NO. 287856  
 DELAWARE LICENSE NO. 14988 NEW JERSEY LICENSE NO. 76519 PENNSYLVANIA LICENSE NO. 8710  
 MARYLAND LICENSE NO. 11263 NEW JERSEY LICENSE NO. 10115 VIRGINIA LICENSE NO. 17161  
 MARYLAND LICENSE NO. 30049





- AREAS OF CONCERN (AOCs)**
- (1A) Prepare Aboveground Storage Tanks (ASTs)
  - (1B) 5,000 Gallon Calcium Chloride Solution AST
  - (1C) 10,000 Gallon Fuel Oil AST
  - (1D) 6,000 Gallon Fuel Oil AST and Fueling Area
  - (2A) Former Registered USIs and Associated Closed NUDEP Cose
  - (2B) Former Unregistered USIs (Not Shown)
  - (2C) Plant Building Loading and Unloading Areas
  - (2D) Storage Building Loading and Unloading Areas (Lot 14)
  - (2E) Wall Township Transportation Department Building Loading and Unloading Areas
  - (3A) Drum Storage Area (Southeastern Portion of Plant Building)
  - (3B) Drum Storage Area (Western Portion of Plant Building)
  - (3C) Drum Storage Area (Northern Portion of Plant Building)
  - (3D) Drum Storage Area (Central Portion of Site)
  - (4) Dumpsters
  - (5) Hazardous Materials Storage Cabinet
  - (6) Plant Building Roof Leaders (Not Shown)
  - (7) Concrete Washwater Areas
  - (8) Fil Materials (Throughout Site)
  - (9) Open and Closed Pipe Discharge Areas
  - (10) Boiler Room (Plant Building)
  - (11) Boiler Room (Wall Township Transportation Department Building)
  - (12) Plant Building Air Vents (Not Shown)
  - (13A) Hazardous Materials Storage Area (Storage Building on Lot 14)
  - (13B) Compressed Gas Cylinder Storage Areas
  - (13C) Hazardous Materials Storage Area (Storage Building on Lot 24)
  - (14A) Electrical Transformer (Plant Building)
  - (14B) Post-Mounted Electrical Transformer (Near Concrete Crusher)
  - (14C) Pole-Mounted Electrical Transformers (Throughout Site)
  - (15A) Inactive Truck Scale (Northern Portion of Site)
  - (15B) Active Truck Scales (Eastern Portion of Site)
  - (15C) Inactive Truck Scale (Western Portion of Site)
  - (16) Soil Stockpiles
  - (17) Concrete Stockpiles
  - (18) Former Agricultural Use
  - (19) Historic Clayton Concrete Company Operations
  - (20) Historic Harris Bros. Construction Co. Operations
  - (21) Former Sand Plant Operations
  - (22) Man-Made Pond
  - (23) Sepsis Systems
  - (24) Automobile Repair Operations (REC-4)
  - (25) Paint Booth Vent (REC-5)
  - (26) Shark River Auto Floor Drains (REC-6)
  - (27) Current USI Associated with Shark River Auto (REC-7)
  - (28) Potentially Abandoned USIs (Lot 70)

**LEGEND:**

- (AOC-X) BORING/SAMPLE LOCATION (APPROX.)
- (AOC-X) TEST PIT/SAMPLE LOCATION (APPROX.)
- (Hatched Area) HISTORIC FILL SAMPLING AREA

**GRAPHIC SCALE**

0 30 60 90 120 150 180 210 240

( IN FEET )

1" = 60 FT.

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 121 North Bedford Avenue, White Town, Tennessee | PH: 972.234.2020 | 6114 Brecken Ridge Lane, Katy, Texas 77459 | PH: 281.788.6960

**FIGURE 3: SAMPLE LOCATION AND CONTAMINANT CONCENTRATION PLAN**

PROJECT: **CLAYTON BLOCK COMPANY SITE**  
 BLOCK 27D, LOTS 12, 14, 15, 24, 54 & 67-70 AND P/O 17  
 18TH AVENUE AND OLD MILL ROAD  
 TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0343-13-002EC (DATE: 10/07/15)  
 DRAWN BY: JD (SCALE: (H) 1"=60' (V))  
 DESIGNED BY: VR (SHEET No: 2)  
 CHECKED BY: JWS  
 CONSTRUCTION CHECK DATE  
 CONSTRUCTION CHECK DATE  
 DEC Client Code: 0343 Rev. # 00

NEW JERSEY LICENSE No. 3863 PENNSYLVANIA LICENSE No. 287856  
 DELAWARE LICENSE No. 2552 NEW YORK LICENSE No. 76519 THURSDAY LICENSE No. 8710  
 MASSACHUSETTS LICENSE No. 14988 MASSACHUSETTS LICENSE No. 48801 WEST VIRGINIA LICENSE No. 17161  
 NEW HAMPSHIRE LICENSE No. F88477 NEW HAMPSHIRE LICENSE No. 60115 VIRGINIA LICENSE No. 30060  
 MAINE LICENSE No. 11263 MARYLAND LICENSE No. 30049

PLOTTED: 10/13/15 @ 7:31 PM, BY: jdfisher, File: \\dccc\verifiers\Data\Earth Projects\0343 Clayton Companies\Wall-02-Fig 3 Sample Loc & CC Plan

