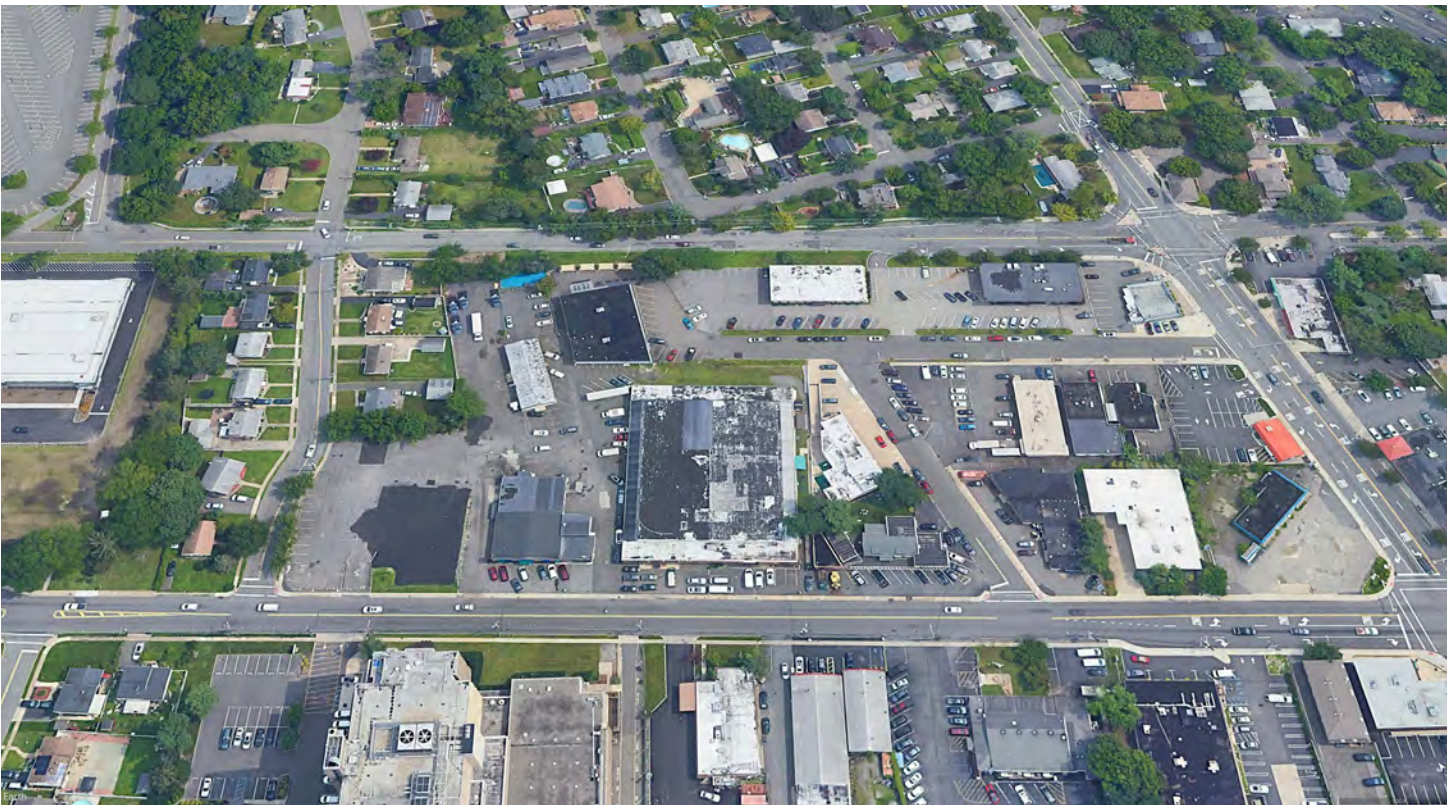


West Passaic Street Area in Need of Redevelopment Study

Township of Rochelle Park

Bergen County, New Jersey

October 24, 2022



The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12. Prepared by:

A handwritten signature in black ink, consisting of a stylized 'J' followed by a series of loops and a horizontal stroke.

John A. Barree AICP, P.P. #6270

INTRODUCTION

PURPOSE

The purpose of this report is to determine if 29 properties in Rochelle Park, referred to herein as the “Study Area”, qualify as an “area in need of redevelopment” as defined in the Local Redevelopment and Housing Law (LRHL).

This report is written pursuant to Section 6 of the LRHL, which provides the following:

a. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.

b. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

In resolution 2022-141 adopted on July 27, 2022, the Rochelle Park Township Committee directed the Planning Board to conduct an investigation to determine whether certain properties located within the Township are in need of redevelopment according to statutory criteria.

The Resolution specified that the investigation shall be to determine if the Area is a “non-condemnation” area, meaning condemnation, or eminent domain, is not an option for these properties. The authorizing resolution is attached as Appendix A of this document.

The Redevelopment Study Area Map (see Figure 1) constitutes a “map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein”. This report serves as the “statement setting forth the basis for the investigation which is required by Section 6(b) of the LRHL” (N.J.S.A. 40A:12A-6).

DESCRIPTION OF THE STUDY AREA

The Study Area is located along the northern border of Rochelle Park Township bounded by Rochelle Avenue to the east, West Passaic Street to the south, 120 West Passaic Street Redevelopment Area to the west, and Plaza Way and the Paramus Borough municipal boundary to the north. The Study Area consists of 29 properties in Blocks 87, 88, 89, 90, 91.01, and 91.02.

The Study Area includes a mix of commercial and residential properties with a few vacant lots. Blocks 87, 88, 89, and 90 are developed with various commercial uses including office buildings, restaurants, salons, and parking lots. Blocks 91.01 and 91.02 are developed with one-and-a-half-story and two-story single-family homes.

Zoning in Study Area

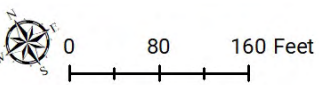
The Study Area is split between Rochelle Park’s Residential, Industrial A, and Business A Zoning District. The Residential District encompasses Blocks 91.01, 91.02 and Block 90 Lot 3 in the western portion of the Study Area. The Residential District permits single-family detached dwellings, community residences, and municipal buildings and facilities. The minimum lot size is 5,000 square feet with a minimum lot width and depth of 50 feet and 100 feet, respectively.

The Business A District encompasses the lots in the eastern portion of the Study Area in Blocks 87, 88, and 89. The permitted uses in the Business A District include retail trade and service establishments, eating and drinking establishments, business and professional offices, banks and financial institutions, municipal buildings and facilities, child-care centers, and hand wash systems. Drive-in facilities of any type are not permitted. There is no minimum lot size in the Business A District. A 20-foot buffer is required in the Business A District where any nonresidential property abuts a residential zone or property.

The Industrial A District encompasses the middle of the Study Area including Block 90 Lots 1, 2, 4, and 5. This district permits any use permitted in the Business A District, storage, warehouses and truck terminals, assembly and distribution centers, and light manufacturing plants. There is no minimum lot size in the Industrial A District. A 20-foot buffer is required in the Industrial A District where any nonresidential property abuts a residential zone or property.

The entire Study Area is in the Affordable Housing Overlay-I Zone which permits multi-family residential development provided it includes a set-aside of affordable units.




 Source: NJDEP, NJGIN, NJOGIS, NJDOT

Study Area Aerial (2020)

West Passaic Street
Rochelle Park, NJ

HGA
 HEYER, GRUEL & ASSOCIATES
 October 2022

FIGURE 1 - STUDY AREA - AERIAL IMAGE 2020

There are additional regulations relevant to this study which are applicable in all zones. Off-street parking must be at least 10 feet from any front yard lot line and at least five feet from any other lot line. Off-street parking is prohibited closer than 25 feet from any two intersecting streets or within the sight triangle of any driveway and the street right-of-way. Vehicles are not permitted to back out of the access drive for a parking lot.

ROCHELLE PARK'S MASTER PLAN

The Township's most recent Master Plan was adopted in 1991. Since then, three Reexamination Reports were adopted in 1997, 2005, and 2016, and a new Land Use Element was adopted in 2016. Below are the goals, objectives, and recommendations from these plans that are relevant to this redevelopment study.

1991 Master Plan

- To provide for the expansion and redevelopment of office and industrial land uses to support local employment and to broaden the local tax base

2016 Master Plan Reexamination Report

- Encourage the development of traditional commercial buildings along the existing commercial corridors which provide for a 'traditional Main Street' type of environment which is geared towards pedestrians.
- Reduce impervious surface coverage in the Township, to allow for more absorption of rain water into the ground.

2016 Master Plan Land Use Element

- The Township should consider requiring a reduction in stormwater for all major development applications. There are many existing commercial and industrial properties in Rochelle Park that are covered almost entirely with asphalt or concrete. The Township is within its right to require enhanced stormwater management on new applications for major development.
 - Maximum lot coverage standards should be introduced for the Business and Industrial Districts.
-

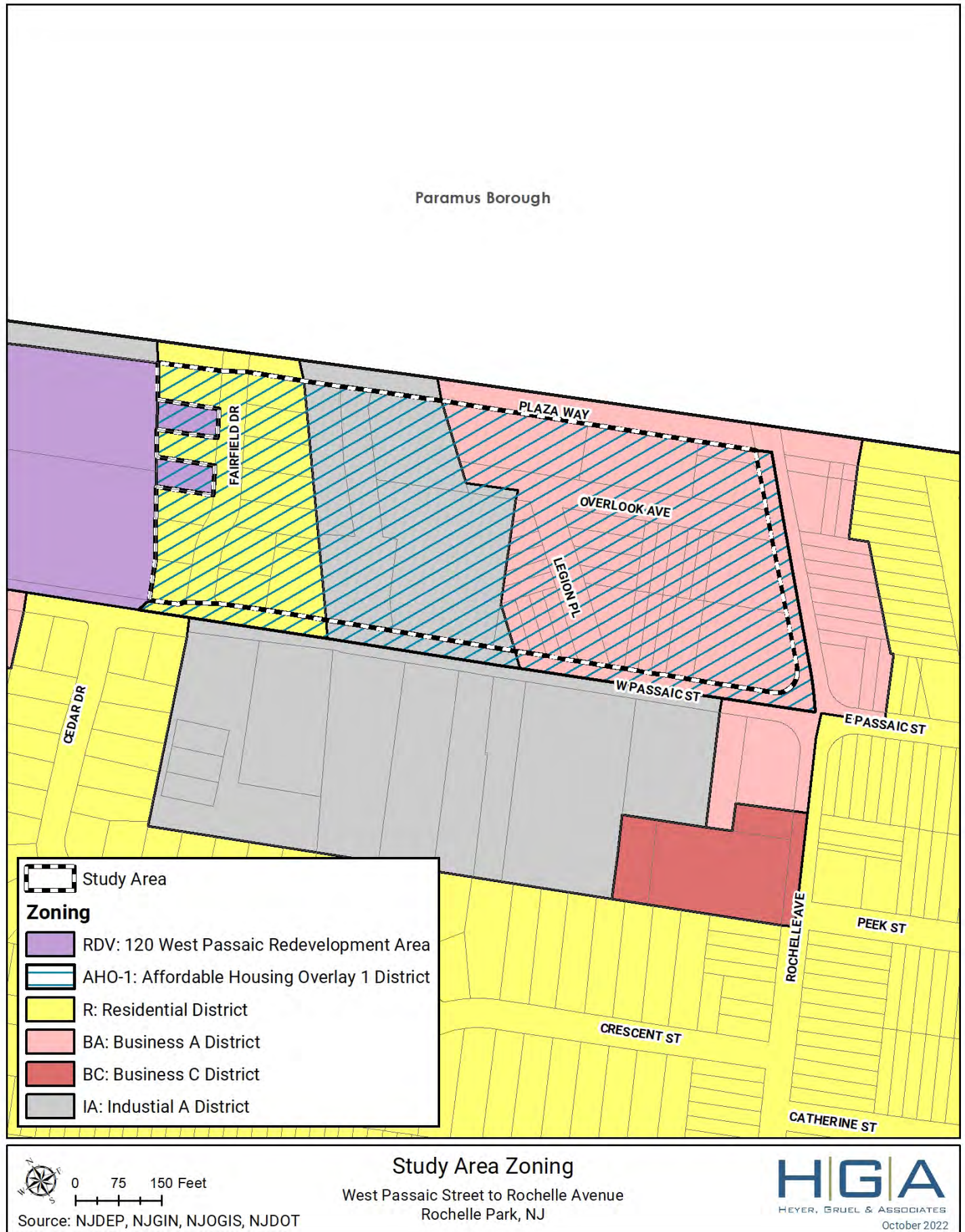


FIGURE 2 - STUDY AREA - EXISTING ZONING

AREA IN NEED OF REDEVELOPMENT DESIGNATION METHODOLOGY

CRITERIA FOR REDEVELOPMENT AREA DETERMINATION

The criteria contained in Section 5 of the LRHL that are considered in evaluating the Study Area are the following:

- 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, the definition of an area in need of redevelopment in Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating:

"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 in which they are a part."

EVALUATION OF THE STUDY AREA

An analysis of the Study Area's existing land use, physical characteristics, history and accessibility was conducted using:

- Tax maps and GIS data of Rochelle Park Township
- Tax and ownership records for the Study Area properties
- Aerial photos of the Study Area property
- Rochelle Park Township Master Plan
- Rochelle Park Building and Zoning Department Records
- Rochelle Park Police Records from January 2015 through July 2022
- New Jersey Department of Environmental Protection (NJDEP) data from July 2012 to July 2022
- Field Inspections of the Study Area and surroundings conducted on August 16, 2022 and October 6, 2022.

AREA-WIDE REVIEW

The commercial and industrial properties in the Study Area are characterized by excessive land coverage, older development with obsolete layouts, faulty circulation and parking areas, and generally overcrowded conditions. Several uses in the Study Area rely on off-site parking either on other properties in the Area or on sites outside the Area. The individual property descriptions highlight these conditions. A holistic analysis of the area shows that the properties meet criterion "d".

Criterion "d" of the LRHL encompasses:

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

The first prong of criterion "d" is met by virtue of a combination of overcrowding, faulty arrangement, excessive land coverage, and obsolete layout. The descriptions of the individual properties reinforce these conditions.

The second prong is met as there are several detriments associated with the existing conditions.

1. Approximately half the area is located in either the AE Special Flood Hazard Area (SFHA) with an annual 1% chance of flooding or the "Shaded X" with a 0.2% annual

chance of flooding. Significant portions of Rochelle Park are susceptible to serious flooding events, which are exacerbated by large areas of impervious coverage. There is a correlation between impervious coverage without modern stormwater management infrastructure and increased incidence of flooding. Figure 3 shows the extent of the flood hazard area as depicted on the current Flood Insurance Rate Map (FIRM).

2. Most of the properties lack ADA parking and accessible routes. The parking configuration for most of the commercial properties is severely substandard without on-site drive aisles, requiring backing up into the right-of-way in an uncontrolled manner, and lacking properly designed ADA parking spaces. These conditions speak to both the obsolescence and faulty arrangement that has developed over time. Lack of proper ADA access is potentially discriminatory and detrimental to the general welfare. See Figure 4 for design specifications, which are lacking throughout the Study Area.
3. A review of historic aerial imagery dating to the 1980s (see Figure 5) shows that the built environment in the Study Area has been more or less unchanged for at least four decades. Over 90% of the Study Area is covered with impervious surface. Current stormwater regulations, which have been in effect since 2005, but were recently amended in 2021, require reduction in stormwater quantity and improvements to stormwater quality. The Study Area consists of acres of impervious surface that predate these stormwater controls. Since the development took place prior to the introduction of modern stormwater management regulations, the high percentage of impervious surface has a detrimental impact on flooding and stormwater management throughout the area.
4. Along West Passaic Street, Bergen County has required a 10 foot wide roadway easement as part of development approvals along the frontage of several properties in the area, including 70 West Passaic Street, 433 Rochelle Avenue, and 120 West Passaic Street. Each of the developed properties with frontage along West Passaic Street, except Block 87, Lot 1.02 (18 West Passaic Street) has front yard parking that is within 10 feet of the existing curb line of West Passaic Street and would be impacted by a future road widening easement. The crowded parking conditions rely on front yard parking that has to back out onto a busy County Roadway. They are detrimental in their current configuration and would cease to exist entirely if the road is widened in the future, which would leave many of the properties without on-site parking.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

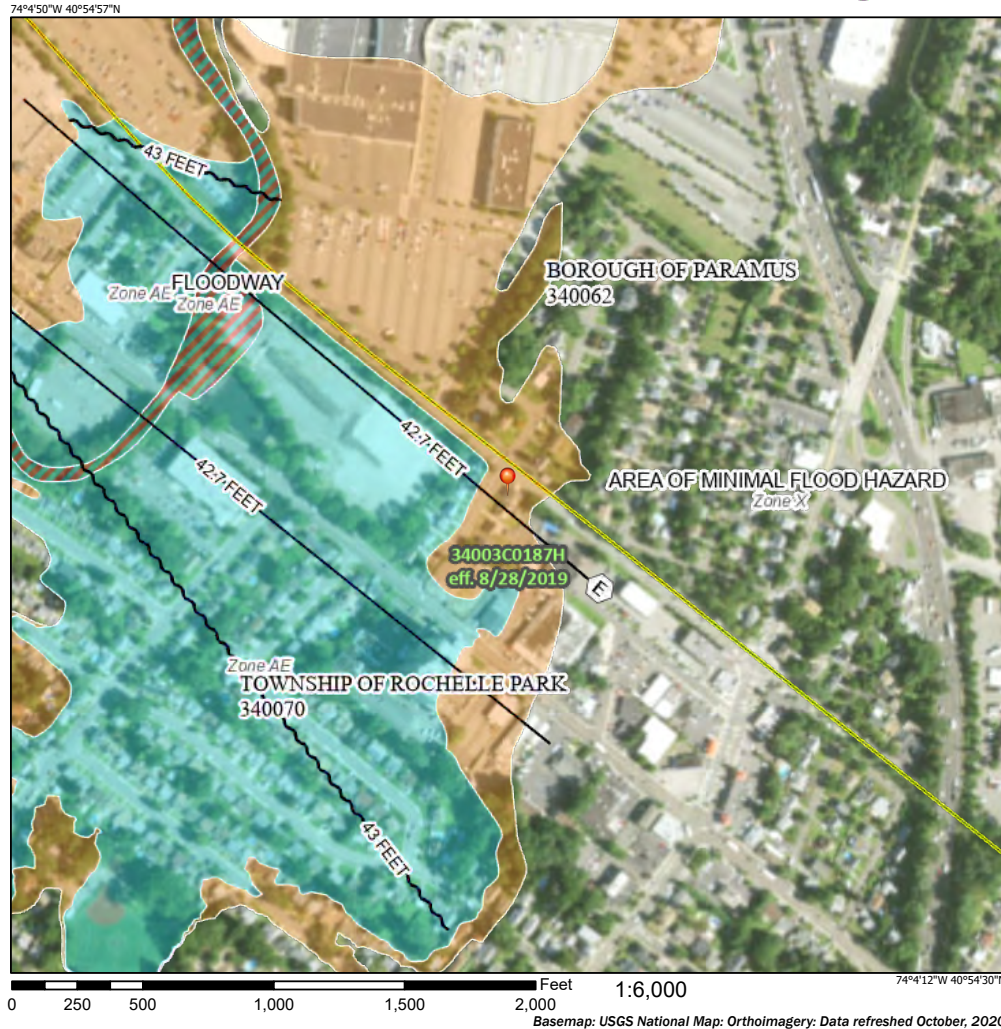


FIGURE 3 - FLOOD INSURANCE RATE MAP

Block 87, Lot 1.01, known as 433 Rochelle Avenue also meets criterion “b”, which reads:

“The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”

433 Rochelle Avenue is the site of a former gas station that has been vacant and unused for at least five years.

The Study Area also includes 9 residential properties fronting on Fairfield Drive. These lots comprise approximately 45,000 square feet of land area, or about 12% of the Study Area. There are a total of 11 residential properties along Fairfield Drive, with 21 and 29 Fairfield having been previously

designated as an area in need of rehabilitation. Each of the nine homes was built in 1950 according to the Township’s property tax records. The exterior condition of the homes varies and is generally indicative of structures that are more than seventy years old and have been modified and improved at different times. On their own, the properties qualify as an area in need of rehabilitation per N.J.S.A. 40A:12A-14 based on the age of the residential structures.

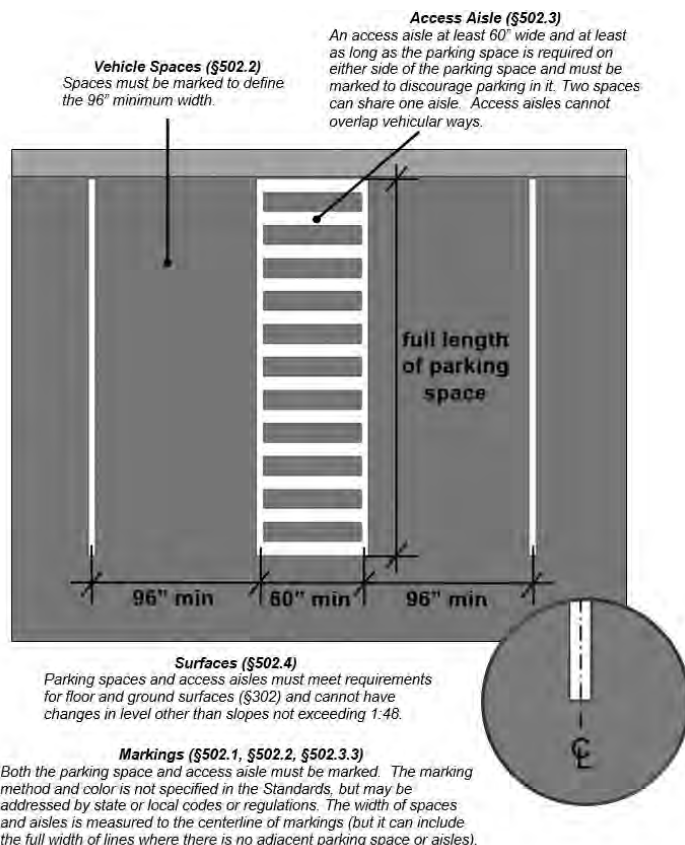
Since the properties to the west are in the 120 West Passaic Street Redevelopment Area, and the properties to the east comprise the remainder of the Study Area recommended for designation as an area in need of redevelopment by this report, it is logical to conclude that the properties on Fairfield Drive are necessary for the effective and comprehensive redevelopment of the corridor as a whole.

In addition, Block 88, Lot 1.02, is a sliver of property near the intersection of Plaza Way and Rochelle Avenue. It is not developable as a standalone property, but its inclusion in the Area would be beneficial from a comprehensive planning standpoint.

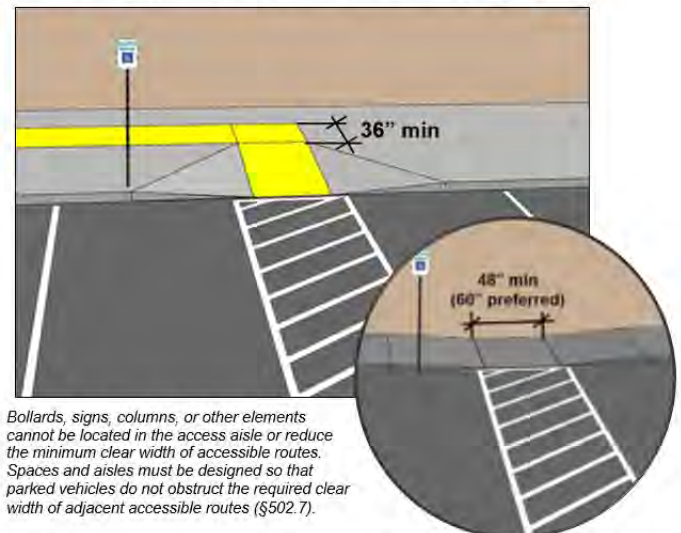
Section 3 of the LRHL, defines a Redevelopment Area and states that:

“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 in which they are a part.”

Therefore, it is recommended that Block 88, Lot 1.02, Block 91.01, Lots 4, 5, 6, and 7 and Block 91.02, Lots 1, 2, 3, 5, and 7 be designated an area in need of redevelopment per the standard set forth in Section 3 of the LRHL.



Accessible routes must connect directly to access aisles. Curb ramps, where provided, cannot protrude into access aisles (which cannot slope more than 1:48 max.) to accommodate wheelchair transfers and vehicle ramps or lifts (§502.4). A landing at least 36" deep is required at the top of curb ramps; in alterations where space for this landing is unavailable, curb ramps must have side flares with a 1:12 max. slope (§406.4).



Where space for curb ramps is limited, including in alterations, parallel ramps can provide an alternative.

FIGURE 4 - ADA PARKING SPACE AND ACCESS ROUTE DESIGNS SOURCE: U.S. ACCESS BOARD WWW.ACCESS-BOARD.GOV/ADA



FIGURE 5 - 1980s AERIAL

BLOCK 87, LOT 1.01 433 ROCHELLE AVENUE

PROPERTY DESCRIPTION

Block 87 Lot 1.01 is a 0.55-acre corner lot at the intersection of Passaic Street and Rochelle Avenue. The property is in the Business A District and is the site of a vacant one-story garage and shed.

The site was previously a gas station. As such, the property has required site remediation in the past. Data from the NJDEP indicates the site underwent remediation for contamination with a C2 remedial level. All three unleaded gasoline tanks and one waste oil tank were removed from the site on March 13, 2015. The site received an Unrestricted Use Response Action Outcome (RAO) on August 13, 2017 indicating the contamination has been remediated.

The building is currently boarded up. The paint on the roof is chipping and there is a hole in at least one of the boards. The property is almost completely impervious except for an overgrown patch of vegetation at the front corner of the lot. The asphalt is cracked through and vegetation is growing through the cracks in multiple areas. The fence separating the property from Lot 1.03 is in disrepair.

There are three curb cuts for access to the property. Two of the curb cuts are on Passaic Avenue, one of which is mere feet from the Passaic Street and Rochelle Avenue intersection. The curb cut on Rochelle Avenue extends along most of the property's frontage along Rochelle Avenue.

An application to the Zoning Board of Adjustment to permit the installation of new gas pumps and to convert the existing structure to a convenience store was heard by the zoning board and denied in 2017. A subsequent application to restore the gas station use was approved by the Board in 2019. Work has not begun on the project that was approved by the Board.

The photos taken in 2017 and 2022 show that conditions on the property have barely changed and there has been no occupancy or commercial activity for at least five years.





PHOTO OF 433 ROCHELLE AVENUE TAKEN JULY 28, 2017



PHOTO OF 433 ROCHELLE AVENUE TAKEN AUGUST 16, 2022

BLOCK 87, LOT 1.02 18 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 87 Lot 1.02 is a 0.32-acre lot and the site of a two-story office building with parking on the ground floor in the Business A District. The building is partially occupied by an insurance company, The Insurance Place, while the remaining office space is available for rent. A construction permit was issued on January 31, 2018 to replace the existing face on the lightboard, two months after the property was last purchased by Passaic Street Associates, LLC on November 30, 2017.

The access drive for the property on West Passaic Street appears worn as there are areas of cracking and uneven pavement. The exterior of the building shows minor façade damage on the trim of the garage where paint has fallen off.

Loopnet.com defines the building as “Class C” office space. According to Colliers, a commercial real estate company, Class C office space is typically 30 or more years old, has had limited renovations, and may be lacking in amenities. BOMA, the Building Owners and Managers Association, Class C office space is defined as “Buildings competing for tenants requiring functional space at rents below the average for the area.”



BLOCK 87, LOT 1.03 449 ROCHELLE AVENUE

PROPERTY DESCRIPTION

Block 87 Lot 1.03 is a 0.34-acre corner lot with frontage on Rochelle Avenue and Overlook Avenue. The property is owned by ESYU Inc. and is developed with a one-story Dairy Queen fast-food restaurant and surface parking lot, a permitted uses in the Business A District.

The building is located in the southern corner of the property. A bench and picnic table are adjacent to the building walls facing the parking lot, cordoned off from the parking lot with blue bollards. A concrete patio with a bench sits along the eastern building façade facing Rochelle Avenue. Construction permits for the concrete patio were issued on May 3, 2017.

The parking lot occupies the remainder of the property with 25 parking spaces and two two-lane access drives, one on Rochelle Avenue and one on Overlook Avenue. The Rochelle Avenue drive is less than five feet from the intersection and encroaching on the ADA accessible parking space in front of the building. There is an unenclosed dumpster in the western corner of the parking lot visible from the street, and black metal fencing set in concrete borders the parking lot along Rochelle Avenue and Overlook Avenue. Some of the concrete in which the fence is set is chipping away.

According to police records from January 2015 to July 28, 2022, there have been 85 calls including 18 for motor vehicle crashes with no injuries, three for motor vehicle crash hit and runs, eight for suspicious occurrences, eight for suspicious persons, and six for suspicious vehicles.

Aside from several small lawn areas near the driveways around the perimeter of the parking lot, the site is entirely impervious. Water was observed ponding on the property during a site visit.



BLOCK 87, LOT 32 15 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 87 Lot 32 is a 0.45-acre corner lot at the intersection of Overlook Avenue and Legion Place. The property is developed with a one-story commercial building and surface parking lot. The building is currently occupied by the C-Tech Computers business. In addition, vans owned and used by New Concepts for Living, a non-profit located in the building at 60 West Passaic Street, use a portion of the parking lot.

The building façade appears worn. The façade is discolored in areas and there is evidence of a missing wall sign. There is rust along the covered entry and one of the building vents. The building's rooftop equipment is visible from the street. The stormwater drains adjacent to the building entrance is directed toward the parking lot that is at a lower elevation than the building. The property is almost entirely impervious except for a thin strip of landscaping along the side of the building.

The parking lot has three access drive, two on Overlook Avenue and one on Legion Place. The surface appears uneven in areas and has differing colors, likely from paving done at different times to maintain the lot and repair potholes. It is unclear how many parking spaces are present as the striping has faded in areas and the circulation pattern is ambiguous. The four spaces in front of the building entrance require use of the right of way for backing out. The parking lot has no pedestrian amenities such as crosswalks or sidewalks and no ADA improvements.

Two unenclosed dumpsters are located in the western corner of the parking lot at the Legion Place access drive.

There were 11 police calls associated with the property from January 2015 to July 2022. There are no recent zoning and building records for the property or environmental concerns.





AUGUST 16, 2022



OCTOBER 6, 2022

BLOCK 87, LOT 37 13 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 87 Lot 37 is the site of a one-story commercial building in Rochelle Park's Business A District owned by Toro LLC c/o Domino's Pizza LLC since 2001. The building currently has two uses. The front of the property is a Domino's Pizza restaurant. An alleyway on the southeast side of the building leads to a garage at the rear of the property for the Liedel-Bradshaw LLC company. The property is entirely impervious.

The front yard acts as a parking lot. Vehicles exiting the property have to back into Overlook Avenue since there is no room to maneuver on-site. There is no striping for parking spaces and the asphalt is deteriorating as there are areas of cracking where vegetation is growing through. An unenclosed dumpster is adjacent to the front building façade in the parking area. The property lacks proper ADA parking and access.

The façade of the building shows signs of disrepair. One of the windows is boarded up, and the concrete in front of the building entrance appears uneven and chipped. The paint on the trim of the roof is chipping and appears worn. Zoning and building permits show a permit was issued in January of 2021 to remove and replace the rubber roof.

On the northwest side of the building, there are a few feet of space between the restaurant and the building on Lot 32. The area is unpaved with sporadic vegetative growth and accumulating trash.



BLOCK 87, LOT 39 9 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 87 Lot 39 is a 0.13-acre lot with a one-story building occupied by the Rite Autobody Shop and parking in the front. A chain link fence encloses the rear yard of the property. The property was last purchased in October of 2021. The building exterior shows signs of wear. The sign over the building entrance is discolored, and remnants of an old building sign are present on the façade stone. Zoning and building records show permits were issued in August of 2015 to install a double check backflow preventer.

The roof downspout empties into the parking area. The grading of the site has the elevation decrease toward the neighboring Domino's, so the water likely flows onto the neighboring property. No stormwater management facilities were observed on the entirely impervious site.

There are four parking spaces in the parking area, one of which is marked as an ADA accessible space, but there is no access aisle. The space closest to the northwest property line is directly in front of a utility pole. Entering and leaving the parking space risks hitting the pole. There are cracks in the asphalt with vegetation growing through. There is also evidence of previous spills or leakage on the property. An unenclosed dumpster is in the front parking area against the neighboring chain link fence.

There were 11 police calls associated with the property from January 2015 to July 2022, six of which were fire alarms.



BLOCK 87, LOT 53 26 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 87 Lot 53 is a 0.28-acre corner lot at the intersection of West Passaic Street and Legion Place in Rochelle Park's Business A District. The property is currently developed with a one-story commercial building last purchased in July of 2013 and occupied by The Cozy Dog Fireplace Shoppe and Creative Works-Brandon Copans Millwork shop.

The front yard of the property is entirely impervious and serves as parking for the store. The pavement shows wear as there are cracks throughout. No stormwater management facilities were observed on-site.

There are no painted lines for the parking areas, but the parking configuration allows for a single line of cars along the building. This configuration requires cars to back out into the right-of-way to leave. Additionally, an unenclosed, open dumpster is located alongside the building in the parking area. No ADA parking or other accessible facilities were observed.

There were 15 police calls associated with the property from January 2015 to July 2022 for aid (2), burglary alarm (1), fire alarm (2), breach of peace (1), burglary (2), fraud (1), motor vehicle crash with no injuries (1), notification (1), suspicion occurrence (1), suspicious person (2), and downed wire (1).



UNCONTROLLED DRIVEWAY AND PARKING LOT ALONG WEST PASSAIC STREET



BLOCK 88, LOT I 455 ROCHELLE AVENUE

PROPERTY DESCRIPTION

Block 88 Lot I is a 0.28-acre corner lot in Rochelle Park's Business A District with frontage on Overlook Avenue, Rochelle Avenue, and Plaza Way. The property is developed with a one-story commercial building and surface parking lot. The property currently operates as the Hair Craft Studio salon.

The building is in the southern corner of the lot at the intersection of Overlook Avenue and Rochelle Avenue. The main entrance to the building is along Rochelle Avenue and has planters and pavers in front. Zoning and building permit records show the HVAC system was replaced in September 2018.

The surface parking lot is at the rear of the building and along the northeastern building façade. The lot has 15 spaces and two access drives, one on Plaza Way and one on Overlook Avenue.

An additional seven parking spaces are accessed directly from Overlook Avenue along the southwestern building façade and only a few feet from the intersection. Some of the parking spaces are not large enough to accommodate cars without blocking part of the sidewalk and backing out of these spaces requires using the public right of way. The striping is fading and barely visible.

The parking lot shows signs of disrepair. There are cracks in the asphalt and a large pothole was cordoned off using traffic cones. An unenclosed dumpster is at the rear of the parking lot adjacent to the sidewalk. During the second visit to the site on October 6, 2022, the dumpster was observed tipped precariously toward the neighboring property.

On two separate site visits in August and October 2022, the parking area was observed to be suffering from faulty arrangement and overcrowding. During both visits, one late weekday morning and the other late weekday afternoon, vehicles were observed parked outside designated parking areas on the sidewalk. The parking area along Overlook Drive extends into the right-of-way and over the sidewalk. The designated ADA accessible parking space near the intersection of Overlook Drive and Rochelle Avenue lacks the appropriate clear access area and striping. In sum, the conditions are reflective of faulty parking design and demonstrate that the site cannot accommodate the level of activity that is taking place.

The lack of properly designed ADA accessible features, the overflow of the parking into pedestrian areas and the right-



VEHICLE PARKED BLOCKING SIDEWALK AND PORTION OF THE DRIVEWAY



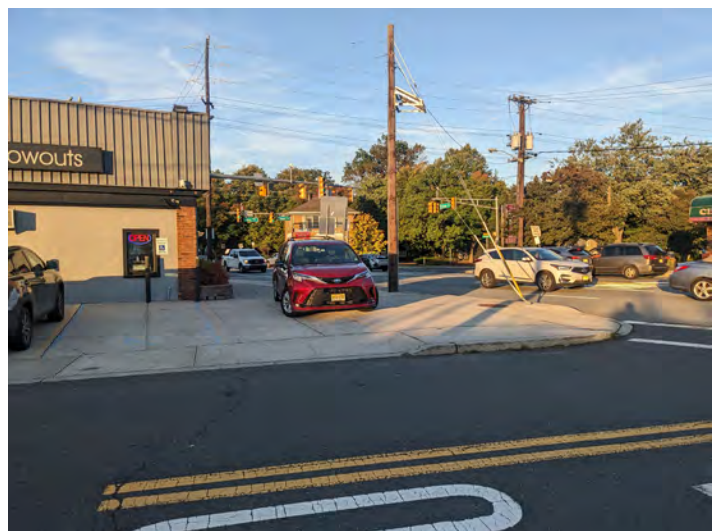
of-way, and the arrangement of the parking that requires backing into the street are all potentially detrimental to the general welfare.



PARKING THAT HAS TO BACK INTO THE STREET



DUMPSTER TIPPING TOWARD NEIGHBORING PROPERTY



VEHICLE PARKED ON SIDEWALK

BLOCK 88, LOT 1.02 SLIVER ALONG PLAZA WAY

PROPERTY DESCRIPTION

Block 88 Lot 1.02 is a 0.04-acre lot that consists of the right-turn lane of Plaza Way onto Rochelle Avenue. The property is owned by Bergen County.



BLOCK 88, LOT 5 12 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 88 Lot 5 is the site of a two-story office building and surface parking lot. The 0.46-acre through lot is in Rochelle Park's Business A District and has frontage on Overlook Avenue and Plaza Way. The property was last purchased in 2013 by Shelter Our Sisters and is currently occupied by the Center for Hope & Safety Rebuilding Lives Beyond non-profit. The surface parking lot is shared with Block 88 Lot 15. There are two access drives for the parking lot on Overlook Avenue for the property. One access drive in the southern corner of the property is a single lane ingress. The other access drive is in the western corner of the property split between Lot 5 and Lot 15. The drive serves as an ingress and egress.

The exterior of the building is in fair condition. The coloring on the roof eave is fading and some of the trim is buckling.

The portion of the parking lot on Lot 5 has 31 parking spaces, two of which are ADA accessible. Eleven spaces are at 90 degrees while the remaining 20 parking spaces are at 45 degrees. Three of the parking spaces are blocked by three unenclosed dumpsters in the parking lot. There is some cracking in the parking lot asphalt, and the parking lot has no pedestrian amenities such as crosswalks or sidewalks.

The lot generally slopes toward Overlook Avenue. The only stormwater management infrastructure visible on the property is an inlet drain near the driveway to Overlook Avenue.



BLOCK 88, LOT 15 18 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 88 Lot 15 is a 0.55-acre through lot with frontage on Overlook Avenue abutting Plaza Way in Rochelle Park's Business A District. The property is occupied by a two-story office building and a surface parking lot that is shared with Block 88 Lot 5. The building is in the eastern section of the property, surrounded on three sides by the surface parking lot. There are three access drives for the parking lot on Lot 15, two on Overlook Avenue and one on Plaza Way. The Plaza Way access drive is a one-lane egress for the property. The Overlook Avenue access drives are located at the south and west corners of the property and serve as entrances and exits. The drive in the south corner of the property is on the property line between Lot 15 and 5.

Thirty-five of the parking lot's spaces are on Lot 15. Fourteen spaces are 90-degree spaces, nineteen spaces are 45-degree spaces, and two spaces are parallel to the building. Most of the parking spaces are located along the edge of the parking area, while three 45-degree spaces are placed in the middle. There is no indication of which side is the "front" of the three middle parking spots. There is no signage indicating the circulation pattern.

The building façade shows signs of damage. The paint is peeling in multiple areas and is completely gone in others. There appears to be water damage near the building foundation facing Overlook Avenue. Vegetation at the northern corner of the lot along Overlook Avenue is overgrown and blocking the right-of-way.

The building does not have any ADA parking, the entrance is not ADA accessible, and the second floor of the building is only accessible by stairs. There is recent vacancy in the building with a tenant having moved out this summer.

There is no visible stormwater management infrastructure in the parking lot. The property slopes from east to west toward an inlet in the Overlook Avenue right-of-way.



BLOCK 89, LOT 22 17 LEGION PLACE

PROPERTY DESCRIPTION

Block 89 Lot 22 is a 0.24-acre corner lot at the intersection of Legion Place and Overlook Avenue last sold on February 5, 2021. The property is home to the one-story Heart to Heart Center for Therapy and accompanying parking lot at the front and side of the building. The use of the property as a school for special needs students was approved by the Zoning Board of Adjustment in 2020.

The parking lot is accessed through three curb cuts, all along Legion Place. Two pick-up / drop-off lanes run in front of and parallel to the building and Legion Place. There are seven angled parking spaces next to the building. There are no ADA accessible parking spaces despite one being depicted on the site plan that was approved by the Board (see Figure 6).

The pavement is showing signs of deterioration with cracks throughout. There is a fire hydrant between the angled parking spaces and the road, cordoned off by yellow bollards to prevent cars from accidentally running into it. The angle of the parking spaces and the width of the parking aisle require pulling out into the right-of-way to exit the parking area.



APPROXIMATE LOCATION OF ADA SPACE SHOWN ON THE SITE PLAN



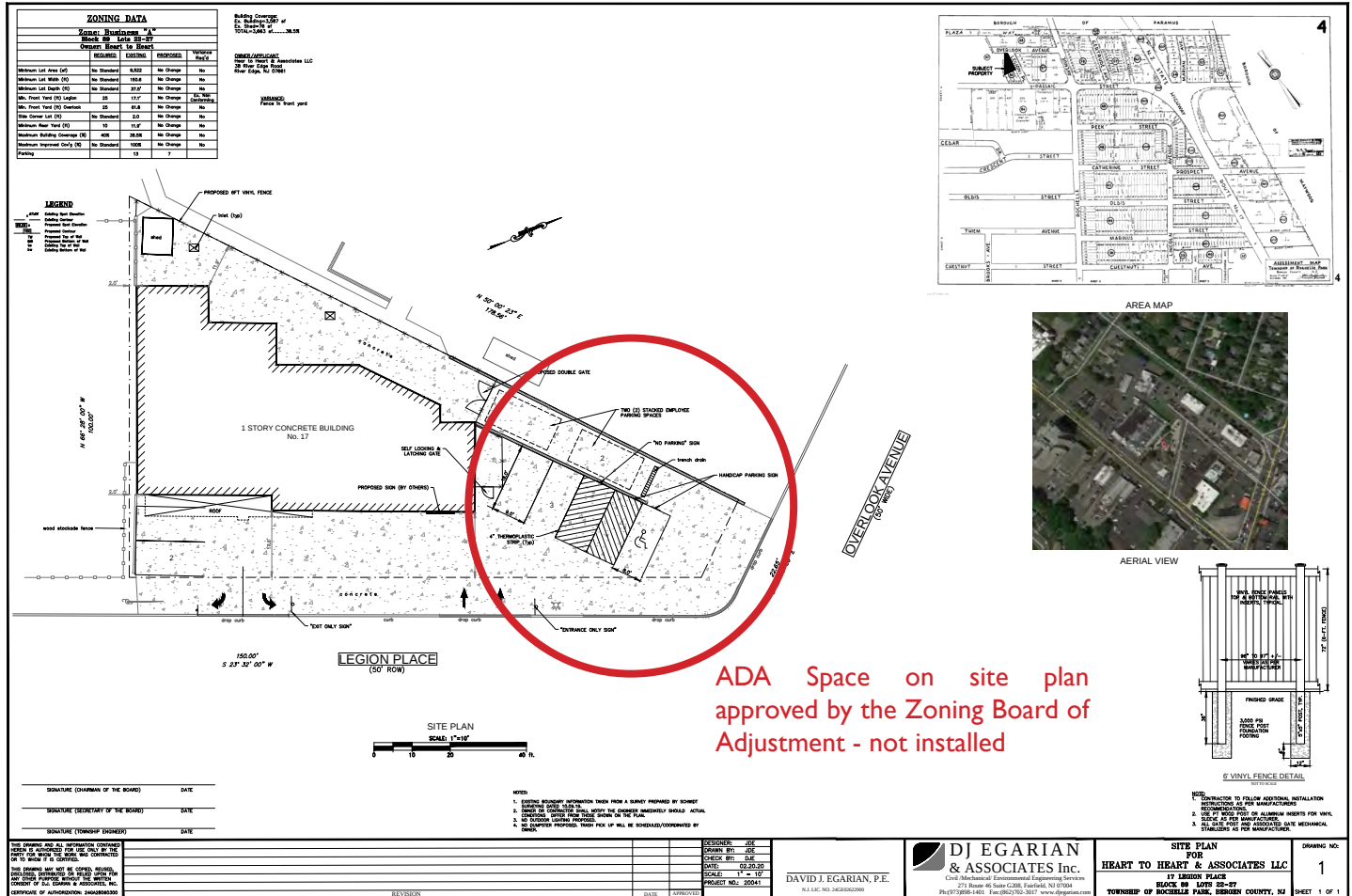


FIGURE 6 - SITE PLAN APPROVED BY ZONING BOARD OF ADJUSTMENT

BLOCK 89, LOT 28 36 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 89 Lot 28 is a 0.27-acre corner lot with frontage on West Passaic Street and Legion Place in the Business A District. The property was last purchased by 36 West Passaic Street LLC on March 15, 2018 and is developed with two one-story buildings with parking in front. The current commercial uses are the Nabela Nails nail salon and Passaic Street Barber Shop. Zoning and building records show a zoning permit was issued to change a sign in July 2019, and building permits were issued to replace the roof in November 2020.

The parking lot is in the front yards of the property along both streets and provides 12 lined parking spaces, though cars park in other areas. One of these spaces is marked as an ADA accessible space but does not have an access aisle next to the space.

Leaving the two parking spaces accessed from Legion Place requires backing out into the right of way at the stop sign and pedestrian crosswalk with potentially obstructed vision of oncoming traffic because of cars parked along the road. There are no curbs along the parking lot, regulating access and circulation at any point. However, for the spaces along West Passaic Street, the existing fire hydrant poses a hazard when backing out and entering the lot. A traffic cone was observed next to the hydrant, but there is no permanent protective barrier between the hydrant and drive aisle.

In addition, the sidewalk along the property frontage is obstructed and lacks a clear accessible path and is at a cross slope that is not consistent with ADA standards.



PARKING SPACES THAT REQUIRE BACKING INTO THE INTERSECTION





ADA SPACE WITHOUT ACCESS AISLE



HYDRANT ALONG PROPERTY FRONTAGE OBSTRUCTING SIDEWALK AND VULNERABLE TO VEHICLES ENTERING AND EXITING THE SITE

BLOCK 90, LOT I 68 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 90 Lot I is the largest property in the study area at 1.21 acres. The property is in the Industrial A District and was last purchased on November 3, 2016 by 68 West Passaic Street Realty LLC. The property is developed with a one-story warehouse with two tenants, Mutual Screw Supply and the non-profit New Concepts for Living.

NJDEP data shows the property underwent remediation for contamination with a B remedial level indicating a single contamination affecting only the soils. Building and zoning records show four underground storage tanks were removed from the property in early 2014, and the site received an Unrestricted Use RAO on April 18, 2016.

The front yard of the property is entirely impervious with no curb and functions as a parking lot for both uses. The asphalt shows signs of deterioration as sections are cracked and uneven.

The eight parking spaces in front of New Concepts for Living are lined and reserved for the organization's vehicles. Signs on the building direct visitors to park across the street, indicating that the existing parking is insufficient for the employees and customers of both businesses. In addition a portion of 15 Overlook Avenue is rented for parking the vans used by the non-profit.

The parking lot configuration in front of New Concepts for Living makes it impractical to use all eight parking spaces at the same time. It would be impossible to pull out of two of the parking spaces that are parallel to the building if the parking space behind them was occupied.

The building façade shows signs of deterioration. The bricks are chipped or bulging in areas and there is a crack in the façade. There is an area of the wall with an uneven surface and different paint colors suggesting the area was damaged and repaired.

There are 53 police calls associated with the property, 16 of which are burglary alarms, 2 of which are motor vehicle crashes with no injury, one motor vehicle crash hit and run, and one motor vehicle crash with unknown injuries.



FRONT YARD PARKING ALONG WEST PASSAIC STREET





PARKING IMMEDIATELY ADJACENT TO WEST PASSAIC STREET



BLOCK 90, LOT 2 60 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 90 Lot 2 is a 0.71-acre lot in Rochelle Park's Industrial A District that extends from West Passaic Street to Plaza Way. The property is the site of two one-story commercial buildings and parking.

Building One is along West Passaic Street and is occupied by three businesses: a daycare, Ali's Hair and Beauty Salon, and New Look Hand Car Wash. A play area for the daycare is in the property's rear yard surrounded by a chain link fence approximately 280 feet away from the building beyond Building Two.

Building Two is a one-story commercial building in the middle of the property occupied by a pest control service, Mite Buster. Building and zoning records show multiple construction and zoning permits issued for the property between 2015 and 2018.

The primary entrances for the daycare and salon are on West Passaic Street. The car wash is accessed at the rear of the building. During the August 2022 field inspection, the car wash line repeatedly extended from the side of the building into the front yard parking area and onto the street.

The property is almost entirely impervious. Parking is provided in front of and behind Building One. The pavement is uneven in areas and the striping is fading. Circulation aisles are not defined and there are no pedestrian walkways.

Building Two shows signs of disrepair. A section of roof where the siding is missing, and parts of the gutter downspouts are missing. The downspouts are currently not connected to anything and point directly down at the ground and at the building, likely resulting in water accumulating against the side of the building and in front of one of the building egresses.

There are 100 police calls associated with the property. Twenty-one are for burglary alarms, eight four fire alarms, four for a stopped motor vehicle, and two for motor vehicle crashes with no injuries.

The property demonstrates several conditions associated with faulty arrangement, obsolete layout, and excessive land coverage. Four separate and unrelated uses share the site without orderly parking and circulation arrangements. Children from the daycare need to walk nearly 300 feet through a lot on which a car wash line is queuing, car washing and detailing operations are being conducted, and pest service trucks are coming and going to reach the

outdoor play area, which is itself sub-standard in appearance (see Figure .

During the site visit on a sunny summer morning, the car wash line was observed multiple times extending into West Passaic Street. The overcrowded conditions and faulty arrangement of the property create a detriment to both the on-site users and the general welfare by disrupting travel on West Passaic Street and creating potentially dangerous uncontrolled circulation conditions on the property.

A western portion of the property, including the egress driveway and daycare, is in the AE Flood Hazard Area with a base flood elevation of 43 feet. The elevation of the driveway is between 41 and 42 feet, so it is subject to impacts during flood events.





CAR WASH LINE BACKING INTO WEST PASSAIC STREET



CHAOTIC CIRCULATION BETWEEN CAR WASH LINE AND FRONT YARD PARKING



PLAYGROUND IN THE REAR YARD



MITE BUSTER PEST CONTROL



WEST SIDE OF THE BUILDING - DAYCARE IN THE FRONT, CAR WASH IN THE BACK

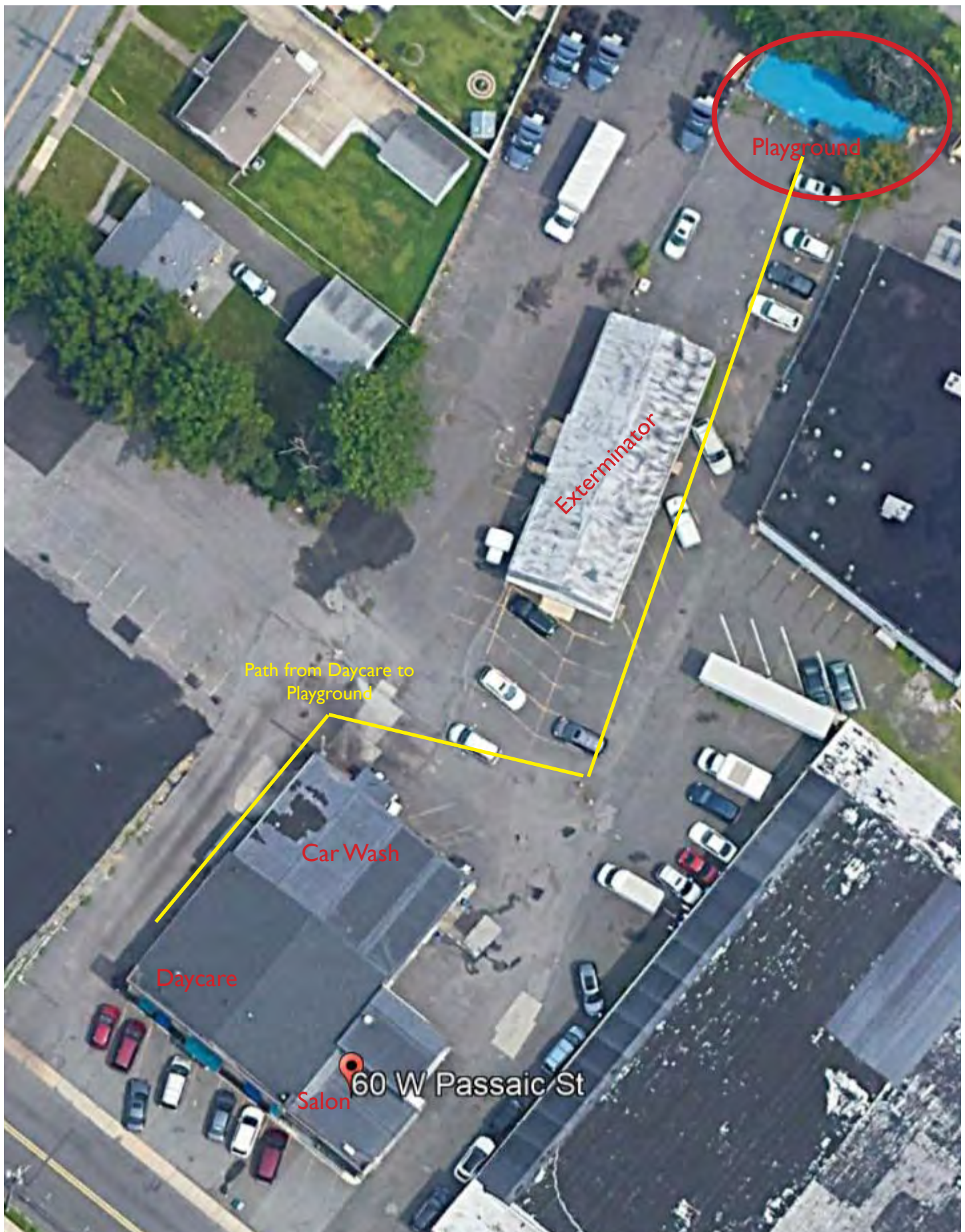


FIGURE 6 - LAYOUT OF 60 WEST PASSAIC STREET (GOOGLE EARTH IMAGE)

**BLOCK 90, LOT 2.02
BLOCK 90, LOT 3
BLOCK 91.01, LOT 3
70 WEST PASSAIC STREET /
14 FAIRFIELD DRIVE**

PROPERTY DESCRIPTION

Block 90 Lots 2.02 and 3, and Block 91.01 Lot 3 are adjacent properties approximately 44,500 square feet in area, that were purchased by 70W Passaic St. LLC and C/O Ryan, LLC on December 20, 2019. The three properties were formerly used in common as the site of Villa Roberto restaurant. The restaurant was demolished after structural issues prevented a renovation in 2018. A development application to permit the construction of a mixed-use building was filed with the Zoning Board of Adjustment in 2019, but it was withdrawn before a hearing commenced.

The properties are split between the R Zone and the IA Zone. The current function of the property is occasional parking of trucks, but there is not a consistent active use on the site. Standalone parking lots are not permitted by the Township Ordinance and there has not been an application to permit the use of the property for truck parking.

The lot is entirely covered with impervious surface and is surrounded by a chain link fence with some newer portions and some sections in disrepair. Vegetation is growing through the numerous cracks throughout the parking lot. Trash is accumulating in the rear of the lot.

There is no stormwater management infrastructure on the property. A significant portion of the property is in the AE Flood Hazard area with a base flood elevation of 43 feet. The elevation of the property ranges from approximately 40.75 feet in the southwestern corner near the intersection of Fairfield Drive and West Passaic Street to about 44.5 feet in the northern portion near Plaza Way.

Block 90 Lot 3 has frontage on West Passaic Street and Fairfield Drive. Block 90 Lot 2.02 does not have frontage on a public street. It abuts Plaza Way, but there is no access. There is a 10-foot easement along West Passaic Street dedicated to the County of Bergen for street widening.

There are no police calls associated with Block 91.01 Lot 3 from January 2015 to July 2022, but there were 38 calls for Block 90 Lot 3 mostly associated with the prior restaurant use.





BLOCK 90, LOT 4 48 OVERLOOK AVENUE

PROPERTY DESCRIPTION

Block 90 Lot 4 is developed with a two-story building occupied by Reinvented Fitness gym and an accompanying parking lot. The 0.47-acre lot in Rochelle Park's Industrial A District.

The parking lot currently has 15 functional parking spaces in front of the building's main entrance. Thirteen spaces are angled spaces along the front building façade and to the south of the building. Two spaces are parallel parking spaces adjacent along the southeast property line.

There is one access drive at the southern corner of the property, so the parking aisle needs to accommodate two-way traffic for the property. The angle of the spaces and the narrow aisle direct the flow of traffic toward the eastern side of the lot away from the parking lot entrance.

The parking lot wraps around to the northern side of the building, but these spaces are occupied by the facility's workout equipment. At the time of site visit, outdoor storage of gym equipment, including tires, mats, and buckets, was observed.

No stormwater management facilities were observed on the property, which is nearly entirely covered in impervious surfaces.



BLOCK 90, LOT 5 42 WEST PASSAIC STREET

PROPERTY DESCRIPTION

Block 90 Lot 5 is an approximately 1,600 square foot triangular lot developed with a one-story, triangular-shaped garage. The lot is completely impervious. The front yard along West Passaic Street is paved and used as parking with an unenclosed dumpster at the side of the building. According to the tax records, the garage is approximately 576 square feet in area.

The garage is currently occupied by the landscaping company American Beauty Landscape Design. Property records indicate the property was last purchased on March 4, 2016. During the same month, a zoning permit was issued to remove and replace the existing signage, and construction permits were issued to install fiberglass insulation, sheetrock, spackle, and tape.

During the site visit, construction equipment and heavy trucks were parked in the front yard along West Passaic Street. The vehicles were just off the sidewalk and within the potential 10 foot widening area. The property lacks on-site parking and circulation area, particularly for heavy equipment. The narrow space in front of the garage door is the only parking or loading space on-site. If machinery like the front end loader observed on-site needs to be loaded onto a trailer, it appears that the loading would have to take place within the right-of-way.

Since January of 2015, there have been 13 police calls for the site, 11 of which were for burglary alarms.



BLOCK 91.01, LOT 4 20 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.01 Lot 4 is developed with a 1.5-story single-family home with four bedrooms, two bathrooms, and a two-car garage. The residence was built in 1950 and is in Rochelle Park's Residential District. The driveway extends from Fairfield Drive to the rear of the home.

Property records show a building permit was issued on April 8, 2015 to remove the existing shingles on the home and install GAF shingles. Police records indicate 2 calls are associated with the property from January 2015 to July 2022 for an ambulance and a welfare check.



BLOCK 91.01, LOT 5 24 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.01 Lot 5 is a 0.15-acre lot in Rochelle Park's Residential District. The property is developed with a 1.5-story single-family built in 1950 with two bedrooms, one bathroom, and a one-car garage. A chain link fence encloses the rear yard.



BLOCK 91.01, LOT 6 28 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.01 Lot 6 is a 0.14-acre lot in Rochelle Park's Residential District currently developed with a 1.5-story single-family home built in 1950. The residence has four bedrooms, two bathrooms, and a one-car garage at the rear of the property. A vinyl fence surrounds the rear yard of the property.

There are no records of any environmental constraints or recent building upgrades. There are two police calls associated with the property for animal complaint (1) and animal bite (1).



BLOCK 91.01, LOT 7 32 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.01 Lot 7 is a 0.13-acre lot in Rochelle Park's Residential District at the intersection of Fairfield Drive and Plaza Way. The property is currently developed with a two-story, single-family home in good condition with four bedrooms and three bathrooms. A vinyl fence surrounds the property's rear yard except for at the driveway.

The driveway is located on Plaza Way a few feet from the intersection. The configuration and size of the driveway results in vehicles parked on the side and front lawn of the property, almost obstructing the sidewalk. The ground beneath the parked cars shows signs of erosion. There are seven police calls associated with the property since January of 2015 for a motor vehicle crash with no injuries (1), open door/window (4), suspicious person (1), and downed wire (1).



BLOCK 91.02, LOT 1 3 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.02 Lot 1 is a 0.13-acre lot corner lot at the intersection of Fairfield Drive and West Passaic Street in Rochelle Park's Residential District. The property is undersized for the Residential District with a lot depth of only 67.96 feet. The 1.5-story, single-family home was built in 1950 and has four bedrooms and two bathrooms. The building exterior appears to be in good condition. The front entrance for the home is on Fairfield Drive. The driveway for the property is accessed on West Passaic Street. The driveway shows signs of wear with uneven parts and vegetation growing through cracks. The sidewalk along West Passaic Street is in poor condition.



BLOCK 91.02, LOT 2 9 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.02 Lot 2 is a 0.14-acre lot in Rochelle Park's Residential District. The property is undersized as the lot depth is 97.33 feet where the minimum required lot depth in the Residential District is 100 feet. The property is currently developed with a two-story, single-family home built in 1950 with three bedrooms, three bathrooms, and a one-car garage. A wooden fence encloses the rear yard of the property. Sections of the fence are missing slats.

Building and zoning records show permits were issued in June of 2015 to renovate the home by extending the kitchen and creating a new bathroom and living room with a fireplace.



BLOCK 91.02, LOT 3 15 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.02 Lot 3 is a 0.12-acre lot in Rochelle Park's Residential District. The lot is currently developed with a two-story, single-family home and two-car garage built in 1950. The dwelling has four bedrooms and three baths. A vinyl fence surrounds the rear yard of the property and is slightly discolored. The eave of the garage shows some damage as it appears to be pulling apart from the roof.



BLOCK 91.02, LOT 5 25 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.02 Lot 5 is a 0.12-acre lot in Rochelle Park's Residential District. The lot is developed with a 1.5-story, single-family home and one-car garage built in 1950. The residence has three bedrooms and two bathrooms. The driveway for the residence is delineated by two strips of concrete leading from the road to a concrete slab in front of the garage.

There is some discoloration on the building façade on the rear side of the building. This discoloration may be indicative of mold or algae growth from excessive moisture.



BLOCK 91.02, LOT 7 33 FAIRFIELD DRIVE

PROPERTY DESCRIPTION

Block 91.02 Lot 7 is a 0.12-acre corner lot at the intersection of Fairfield Drive and Plaza Way. The property is developed with a 1.5-story, single-family home in Rochelle Park's Residential District. The residence was built in 1950 and has three bedrooms, two bathrooms, and a one-car garage. Building and zoning records show permits were issued in November of 2015 to remodel the kitchen and bathroom. The rear yard is surrounded by a wooden fence that is missing some slats.

There is some discoloration on the building façade facing Plaza Way. The tan paint appears chipped near the lower window, and the foundation is stained black in areas.



ANALYSIS FOR REDEVELOPMENT DESIGNATION

Lots 4-7 in Block 91.01 and Lots 1, 2, 3, 5, and 7 in Block 91.02 are all developed with single-family residences. Each of the homes was built in 1950. The properties do not individually meet any of the redevelopment criteria, but they are a small portion of the overall area abutting the adjacent redevelopment area. In the interest of promoting the comprehensive redevelopment of the northeast side of West Passaic Street from 120 West Passaic Street to Rochelle Avenue, it is appropriate to include these lots as part of the overall redevelopment area. Therefore, per the standards in Section 3 of the LRHL, these lots can be designated an area in need of redevelopment.



CONCLUSION

When considered as a whole, the Study Area displays conditions of overcrowding, excessive land coverage, faulty arrangement and design, and obsolete layouts. There are several examples of undersized parking layouts that require backing into the right of way and access via uncontrolled driveways.

The non-residential part of the Area is over 90% impervious and none of the properties have modern stormwater management facilities. A substantial portion of the Study Area is within the 100 -year floodplain. The excessive impervious cover plus lack of modern stormwater management infrastructure to store and slow the discharge of rain events contributes to and exacerbates flooding conditions.

Nearly all of the properties lack properly designed ADA accessible parking spaces and access routes.

There are conditions of overcrowding with multiple uses sharing space and requiring overflow parking on separate properties.

433 Rochelle Avenue has been vacant for years and is a deteriorating and blighting condition at the intersection of Rochelle Avenue and West Passaic Street.

70 West Passaic Street is over an acre of property entirely covered with impervious surface with no current or pending use.

While the residential properties along Fairfield Drive do not meet any of the specific redevelopment criteria, they are all over fifty years old, which qualifies them as in need of rehabilitation. In addition, it is recommended that they be included as part of the area in need of redevelopment, as permitted by the LRHL to allow for the comprehensive redevelopment of the West Passaic Street corridor.

As shown in the following table, it is recommended that the non-residential properties in the Study Area be designated as an area in need of redevelopment under criterion “d”, with Block 87, Lot 1.01 also meeting criterion “b”. Lots 4, 5, 6, and 7 in Block 91.01 and 1, 2, 3, 5, and 7 in Block 91.02 can be included as part of the redevelopment area per the definition of a redevelopment area in Section 3 of the LRHL.

Block	Lot	Address	Criterion
87	1.01	433 Rochelle Avenue	B & D
87	1.02	18 West Passaic St	D
87	1.03	449 Rochelle Avenue	D
87	32	15 Overlook Ave	D
87	37	13 Overlook Ave	D
87	39	9 Overlook Ave	D
87	53	26 West Passaic St	D
88	1	455 Rochelle Avenue	D
88	1.02	Along Plaza Way	Section 3
88	5	12 Overlook Ave	D
88	15	18 Overlook Ave	D
89	22	17 Legion Pl	D
89	28	36 West Passaic St	D
90	1	68 West Passaic St	D
90	2	60 West Passaic St	D
90	2.02	Fairfield Ave Rear	D
90	3	70 West Passaic St	D
90	4	48 Overlook Ave	D
90	5	42 West Passaic St	D
91.01	3	14 Fairfield Drive	D
91.01	4	20 Fairfield Drive	Section 3
91.01	5	24 Fairfield Drive	Section 3
91.01	6	28 Fairfield Drive	Section 3
91.01	7	32 Fairfield Drive	Section 3
91.02	1	3 Fairfield Drive	Section 3
91.02	2	9 Fairfield Drive	Section 3
91.02	3	15 Fairfield Drive	Section 3
91.02	5	25 Fairfield Drive	Section 3
91.02	7	33 Fairfield Drive	Section 3

Appendix A - Township Committee Resolution

**TOWNSHIP OF ROCHELLE PARK
RESOLUTION NO. 2022-141**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF ROCHELLE PARK DIRECTING THE PLANNING
BOARD OF THE TOWNSHIP OF ROCHELLE PARK TO
UNDERTAKE A PRELIMINARY INVESTIGATION OF CERTAIN
PARCELS IN BLOCKS 87, 88, 89, 90, 91.01, AND A PORTION OF
91.02 WITHIN THE TOWNSHIP TO DETERMINE WHETHER
SUCH PARCELS SATISFY THE CRITERIA AS A “NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT” AS
SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING
LAW PURSUANT TO N.J.S.A. 40A:12A-6**

	MOVED	SECONDED	AYES	NAYS	ABSENT	ABSTAIN	
COMM. BONIFACE				X			I hereby certify that the above Resolution was duly adopted by the Township Committee of the Township of Rochelle Park at a meeting held On July 27, 2022  Acting Municipal Clerk Annemarie Wells
COMM. BESSETTI		X	X				
COMM. IACOBUCCI			X				
DEPUTY MAYOR ARTOLA	X		X				
MAYOR P. MOSCA			X				

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

WHEREAS, the Township Committee of the Township of Rochelle Park (the “Township”) desires to authorize an investigation by the Planning Board of the Township of Rochelle Park (the “Planning Board”) with the assistance of Heyer, Gruel & Associates (the “Township Redevelopment Planner”), to determine whether certain identified parcels along West Passaic Street generally between Fairfield Drive and Rochelle Avenue satisfy the statutory criteria set forth in the Act and would qualify as a “Non-Condemnation Area in Need of Redevelopment” under the Act; and

WHEREAS, the Township desires to direct the Planning Board and the Township Redevelopment Planner to perform a preliminary investigation of the parcels set forth in Section 1 to determine whether such parcels would qualify as a “Non-Condemnation Area in Need of Redevelopment” under the Act; and

NOW THEREFORE, BE IT RESOLVED by the Committee of the Township of Rochelle Park as follows:

1. **PRELIMINARY INVESTIGATION OF STUDY AREA.** The Planning Board, with assistance from Township Redevelopment Planner, is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portion of the following parcels, (together, the "Study Area") satisfies the criteria set forth in the Act, including *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12A-3*, to be designated as a non-condemnation area in need of redevelopment:

BLOCK	LOT	ADDITIONAL TAX LOTS	STREET ADDRESS
87	1.01		433 Rochelle Avenue
87	1.02	51 & 52	18 West Passaic St
87	1.03		449 Rochelle Avenue
87	32	33-36	15 Overlook Ave
87	37	38	13 Overlook Ave
87	39	40	9 Overlook Ave
87	53	54	26 West Passaic St
88	1	2-4	455 Rochelle Avenue
88	1.02		Along Plaza Way
88	5		12 Overlook Ave
88	15		18 Overlook Ave
89	22	23-27	17 Legion Pl
89	28	29-31	36 West Passaic St
90	1		68 West Passaic St
90	2		60 West Passaic St
90	2.02		Fairfield Ave Rear
90	3	Bl. 91, Lots 1, 2 & 9	70 West Passaic St
90	4		48 Overlook Ave
90	5		42 West Passaic St
91.01	3		14 Fairfield Drive
91.01	4		20 Fairfield Drive
91.01	5		24 Fairfield Drive
91.01	6		28 Fairfield Drive
91.01	7		32 Fairfield Drive
91.02	1		3 Fairfield Drive
91.02	2		9 Fairfield Drive
91.02	3		15 Fairfield Drive
91.02	5		25 Fairfield Drive
91.02	7		33 Fairfield Drive

2. **MAP TO BE PREPARED.** As part of its investigation, the Planning Board and the Township Redevelopment Planner shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels contained therein.

3. **PUBLIC HEARING REQUIRED.** (a) The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the

Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a non-condemnation redevelopment area.

(b) At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a non-condemnation redevelopment area. All objections to a determination that all or a portion of the Study Area is a non-condemnation area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

4. **PLANNING BOARD TO MAKE RECOMMENDATIONS.** After conducting its investigation, preparing a map of the proposed redevelopment area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township as to whether the Township should designate all or part of the Study Area as a non-condemnation area in need of redevelopment.

5. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. **AVAILABILITY OF THE RESOLUTION.** A copy of this Resolution shall be available for public inspection at the offices of the Town Clerk.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

Attest:



Annemarie Wells
Acting Municipal Clerk

Appendix B - Tax Map Sheets

OROUGH

STREET

Excerpts from Rochelle Park Township Tax Map Sheets 4 and 6. Study Area boundary is outlined in red.

Appendix C - Supporting Documentation

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

3 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	2
AMBU	AMBULANCE	33
COMV	COMMITMENT VOLUNTARY	2
WELF	WELFARE CHECK	1

Grand Total: 38

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

9 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AMBU	AMBULANCE	1
Grand Total:		1

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

9 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	1
ALAF	ALARM - FIRE	6
HAZ	HAZARDOUS CONDITION	1
NOTI	NOTIFICATION	1
SUSV	SUSPICIOUS VEHICLE	1
UNWA	UNWANTED PERSON	1

Grand Total:	11
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Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

12 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAF	ALARM - FIRE	6
ALAP	ALARM - PANIC	2
AMBU	AMBULANCE	2
BOPG	BREACH OF PEACE	1
DVOV	DOMESTIC VIOLENCE ORDER VIOLATION	1
FIRD	FIRE DEPT DISPATCHED - MISC	1
FRAU	FRAUD	1
HARR	HARASSMENT	1
NOTI	NOTIFICATION	1
PARK	PARKING COMPLAINT	2
PROP	PROPERTY DAMAGE	1
SUSO	SUSPICIOUS OCCURRENCE	2
SUSP	SUSPICIOUS PERSON	2
SUSV	SUSPICIOUS VEHICLE	1
THEF	THEFT	1

Grand Total: 25

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

13 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAF	ALARM - FIRE	1
AMBU	AMBULANCE	3
BOPG	BREACH OF PEACE	5
BOPC	BREACH OF PEACE - CUSTOMER DISPUTE	4
BURG	BURGLARY	1
COMA	COMMITMENT - ATRA LAW	1
FRAU	FRAUD	2
HANG	HANG-UP/ABANDONED 911 CALL	1
HARR	HARASSMENT	3
JUVISA	JUVENILE STATIONHOUSE ADJUSTMENT	1
NOTI	NOTIFICATION	1
OPDW	OPEN DOOR/WINDOW	1
PROP	PROPERTY DAMAGE	1
SUSP	SUSPICIOUS PERSON	1
SUSV	SUSPICIOUS VEHICLE	2
WIRE	WIRE DOWN	2

Grand Total: 30

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

15 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AMBU	AMBULANCE	6
DPWN	DPW NOTIFICATION	1
MVST	MOTOR VEHICLE STOP	1
NOTI	NOTIFICATION	2
SUSO	SUSPICIOUS OCCURRENCE	1
TRDE	TRAFFIC DETAIL - OUTSIDE CONTRACTOR	1
WIRE	WIRE DOWN	1

Grand Total: 13

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

15 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	7
FOUN	FOUND PROPERTY	2
PROP	PROPERTY DAMAGE	1
TRAF	TRAFFIC DETAIL	1

Grand Total: 11

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

17 LEGION PL

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	26
ALAF	ALARM - FIRE	9
ALAP	ALARM - PANIC	1
DEPT	DEPARTMENTAL ASSIGNMENT	1
DPWN	DPW NOTIFICATION	10
FRAU	FRAUD	1
JUVI	JUVENILE COMPLAINT	1
NOTI	NOTIFICATION	2
PARK	PARKING COMPLAINT	3
PROP	PROPERTY DAMAGE	1
SUSO	SUSPICIOUS OCCURRENCE	2

Grand Total: 57

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

18 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAF	ALARM - FIRE	1
ALO	ALL OTHER OFFENSES	1
AMBU	AMBULANCE	5
ANIC	ANIMAL COMPLAINT	1
CRIM	CRIMINAL MISCHIEF	1
FOLINV	FOLLOW UP INVESTIGATION	1
FOUN	FOUND PROPERTY	1
FRAU	FRAUD	1
LIMO	LIMOUSINE	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	2
NOTI	NOTIFICATION	1
PARK	PARKING COMPLAINT	2
PROP	PROPERTY DAMAGE	1
SUSO	SUSPICIOUS OCCURRENCE	2
SUSV	SUSPICIOUS VEHICLE	1

Grand Total: 22

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

18 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	8
ALAF	ALARM - FIRE	1
BAD	BAD CHECK	1
COOR	FIRE COORDINATOR PAGE	1
FIRD	FIRE DEPT DISPATCHED - MISC	1
SUSO	SUSPICIOUS OCCURRENCE	2
SUSP	SUSPICIOUS PERSON	1
SUSV	SUSPICIOUS VEHICLE	1

Grand Total: 16

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

20 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AMBU	AMBULANCE	1
WELF	WELFARE CHECK	1

Grand Total: 2

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

24 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
SUDD	SUDDEN DEATH	1

Grand Total: 1

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

25 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
BOPC	BREACH OF PEACE - CUSTOMER DISPUTE	1
PARK	PARKING COMPLAINT	1
Grand Total:		2

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

26 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	2
ALAB	ALARM - BURGLARY	1
ALAF	ALARM - FIRE	2
BOPG	BREACH OF PEACE	1
BURG	BURGLARY	2
FRAU	FRAUD	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	1
NOTI	NOTIFICATION	1
SUSO	SUSPICIOUS OCCURRENCE	1
SUSP	SUSPICIOUS PERSON	2
WIRE	WIRE DOWN	1

Grand Total:	15
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Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

28 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ANIB	ANIMAL BITE	1
ANIC	ANIMAL COMPLAINT	2
Grand Total:		3

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

32 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	1
OPDW	OPEN DOOR/WINDOW	4
SUSP	SUSPICIOUS PERSON	1
WIRE	WIRE DOWN	1

Grand Total: 7

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

33 FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
FOLINV	FOLLOW UP INVESTIGATION	1
Grand Total:		1

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

36 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	1
ASSI	ASSIST OTHER DEPARTMENT	1
ATTB	ATTEMPTED BURGLARY	1
DOMV	DOMESTIC VIOLENCE	1
DV2	DOMESTIC VIOLENCE-HARASSMENT	1
DV3	DOMESTIC VIOLENCE-TERRORISTIC THREATS	1
FOLINV	FOLLOW UP INVESTIGATION	1
HAND	HANDLE WITH CARE	1
HAZ	HAZARDOUS CONDITION	1
LOSP	LOST/STOLEN PROPERTY	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	1
MVAI	MOTOR VEHICLE CRASH - WITH INJURIE(S)	1
MVST	MOTOR VEHICLE STOP	1
NOTI	NOTIFICATION	5
PARK	PARKING COMPLAINT	1
ROAD	ROAD HAZARD	1
SUSP	SUSPICIOUS PERSON	1
THEF	THEFT	2
WIRE	WIRE DOWN	1

Grand Total: 24

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

42 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	11
NOTI	NOTIFICATION	1
PROP	PROPERTY DAMAGE	1
Grand Total:		13

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

48 OVERLOOK AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAB	ALARM - BURGLARY	3
ALAF	ALARM - FIRE	1
AMBU	AMBULANCE	2
BOPL	BREACH OF PEACE - LANDLORD/TENANT	1
BURG	BURGLARY	1
BURV	BURGLARY TO AUTO	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	2
MVAH	MOTOR VEHICLE CRASH-HIT AND RUN	1
NOTI	NOTIFICATION	1
PROP	PROPERTY DAMAGE	1
SUSP	SUSPICIOUS PERSON	4
SUSV	SUSPICIOUS VEHICLE	1

Grand Total: 19

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

60 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	3
ALAB	ALARM - BURGLARY	20
ALAF	ALARM - FIRE	8
ALAP	ALARM - PANIC	1
AMBU	AMBULANCE	1
BOPG	BREACH OF PEACE	4
BOPC	BREACH OF PEACE - CUSTOMER DISPUTE	3
CRIM	CRIMINAL MISCHIEF	1
DEPT	DEPARTMENTAL ASSIGNMENT	21
DPWN	DPW NOTIFICATION	1
DWIA	DWI- ALCOHOL/DRUGS	1
FOLINV	FOLLOW UP INVESTIGATION	4
HARR	HARASSMENT	1
HAZ	HAZARDOUS CONDITION	1
MISC	MISCELLANEOUS REQUEST	2
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	2
MVST	MOTOR VEHICLE STOP	4
NOTI	NOTIFICATION	3
PARK	PARKING COMPLAINT	2
POVR	POLICE VEHICLE REPAIR	2
PROP	PROPERTY DAMAGE	3
ROAD	ROAD HAZARD	1
SUSO	SUSPICIOUS OCCURRENCE	2
SUSP	SUSPICIOUS PERSON	4
SUSV	SUSPICIOUS VEHICLE	2
THEF	THEFT	3

Grand Total: 100

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

68 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	1
ALAB	ALARM - BURGLARY	16
AMBU	AMBULANCE	4
DEPT	DEPARTMENTAL ASSIGNMENT	2
FIRE	FIRE	1
FOLINV	FOLLOW UP INVESTIGATION	1
GASS	GAS LEAK - STRUCTURE	1
HANG	HANG-UP/ABANDONED 911 CALL	7
HARR	HARASSMENT	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	2
MVAU	MOTOR VEHICLE CRASH - UNKNOWN INJURIES	1
MVAH	MOTOR VEHICLE CRASH-HIT AND RUN	1
MVST	MOTOR VEHICLE STOP	5
NOTI	NOTIFICATION	1
OPDW	OPEN DOOR/WINDOW	1
PARK	PARKING COMPLAINT	1
SUSV	SUSPICIOUS VEHICLE	3
WEAP	WEAPONS OFFENSE	1
WELF	WELFARE CHECK	1
WIRE	WIRE DOWN	2

Grand Total: 53

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

70 WEST PASSAIC ST

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
ALAF	ALARM - FIRE	5
AUTO	AUTO THEFT	1
BOPG	BREACH OF PEACE	1
BOPC	BREACH OF PEACE - CUSTOMER DISPUTE	3
BURG	BURGLARY	1
DEPT	DEPARTMENTAL ASSIGNMENT	1
FIRE	FIRE	1
FOLINV	FOLLOW UP INVESTIGATION	1
HAZ	HAZARDOUS CONDITION	2
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	2
MVST	MOTOR VEHICLE STOP	1
NOTI	NOTIFICATION	7
OPDW	OPEN DOOR/WINDOW	1
PARK	PARKING COMPLAINT	2
REPO	REPOSSESSION NOTIFICATION	1
SUSO	SUSPICIOUS OCCURRENCE	1
SUSV	SUSPICIOUS VEHICLE	3
VIOL	VIOLATION LOCAL ORDINANCE	1
WIRE	WIRE DOWN	1

Grand Total: 36

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

449 ROCHELLE AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AMBU	AMBULANCE	6
ARRA	ARREST - ADULT	1
BOPG	BREACH OF PEACE	5
BURV	BURGLARY TO AUTO	1
COMI	COMMITMENT INVOLUNTARY	1
DISA	DISABLED MOTOR VEHICLE	3
DISP	DISPERSAL	1
DOMV	DOMESTIC VIOLENCE	1
JUVI	JUVENILE COMPLAINT	3
LOSP	LOST/STOLEN PROPERTY	1
MVCO	MOTOR VEHICLE COMPLAINT	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	18
MVAI	MOTOR VEHICLE CRASH - WITH INJURIE(S)	1
MVAH	MOTOR VEHICLE CRASH-HIT AND RUN	3
MVST	MOTOR VEHICLE STOP	7
OPDW	OPEN DOOR/WINDOW	1
OVNP	OVERNIGHT PARKING DETAIL	1
PARK	PARKING COMPLAINT	1
PROP	PROPERTY DAMAGE	1
SUSO	SUSPICIOUS OCCURRENCE	8
SUSP	SUSPICIOUS PERSON	8
SUSV	SUSPICIOUS VEHICLE	6
THEF	THEFT	3
WELF	WELFARE CHECK	3

Grand Total: 85

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

455 ROCHELLE AVE

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	1
ANIC	ANIMAL COMPLAINT	1
COMV	COMMITMENT VOLUNTARY	1
DISA	DISABLED MOTOR VEHICLE	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	1
MVAI	MOTOR VEHICLE CRASH - WITH INJURIE(S)	1
PARK	PARKING COMPLAINT	1

Grand Total: 7

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

ALONG PLAZAWAY

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	2
AMBU	AMBULANCE	4
ANIC	ANIMAL COMPLAINT	4
ARRA	ARREST - ADULT	7
ASSI	ASSIST OTHER DEPARTMENT	16
BOPG	BREACH OF PEACE	3
COMA	COMMITMENT - ATRA LAW	1
COMI	COMMITMENT INVOLUNTARY	1
DAPA	DAILY PATROL ASSIGNMENTS	5
DEPT	DEPARTMENTAL ASSIGNMENT	1829
DISA	DISABLED MOTOR VEHICLE	29
DPWN	DPW NOTIFICATION	2
DWIA	DWI- ALCOHOL/DRUGS	1
FOUN	FOUND PROPERTY	1
HAZ	HAZARDOUS CONDITION	5
JUVI	JUVENILE COMPLAINT	1
MISC	MISCELLANEOUS REQUEST	1
MISA	MISSING PERSON - ADULT	1
MVCO	MOTOR VEHICLE COMPLAINT	2
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	41
MVAU	MOTOR VEHICLE CRASH - UNKNOWN INJURIES	5
MVAI	MOTOR VEHICLE CRASH - WITH INJURIE(S)	6
MVAH	MOTOR VEHICLE CRASH-HIT AND RUN	1
MVST	MOTOR VEHICLE STOP	1668
MVSI	MOTOR VEHICLE STOP-IMPOUND	7
MUT/2	MUTUAL AID REQUEST/POLICE	4
NARC	NARCOTICS LAW VIOLATION	2
NOIS	NOISE COMPLAINT	3
NOTI	NOTIFICATION	10
OVNP	OVERNIGHT PARKING DETAIL	3
PARC	PARK CHECK	2
POVR	POLICE VEHICLE REPAIR	1
ROAD	ROAD HAZARD	8
SECO	SECURITY DETAIL-OUTSIDE CONTRACTOR	1
SUSO	SUSPICIOUS OCCURRENCE	2
SUSP	SUSPICIOUS PERSON	10
SUSV	SUSPICIOUS VEHICLE	1
TAVC	TAVERN CLOSINGS	2
TRAF	TRAFFIC DETAIL	25
TRDE	TRAFFIC DETAIL - OUTSIDE CONTRACTOR	21
TRAL	TRAFFIC LIGHT REPAIR	3
WEAP	WEAPONS OFFENSE	2
WELF	WELFARE CHECK	4
WIRE	WIRE DOWN	1

Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

ALONG PLAZAWAY

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
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Grand Total:	3748
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Rochelle Park Police

151 W Passaic Street Rochelle Park, NJ 07662

Tel:(201) 843-1515

CHIEF OF POLICE Dean Pinto

FAIRFIELD DR

DURATION : 01/01/2015 00:00 -- 07/28/2022 23:59

Code	Description	Count
AIDE	AIDED	6
ALAB	ALARM - BURGLARY	1
AMBU	AMBULANCE	46
ANIB	ANIMAL BITE	1
ANIC	ANIMAL COMPLAINT	3
ARRA	ARREST - ADULT	1
ASSI	ASSIST OTHER DEPARTMENT	2
BOPG	BREACH OF PEACE	1
BOPC	BREACH OF PEACE - CUSTOMER DISPUTE	1
COMV	COMMITMENT VOLUNTARY	2
DEPT	DEPARTMENTAL ASSIGNMENT	1
DISA	DISABLED MOTOR VEHICLE	3
DV2	DOMESTIC VIOLENCE-HARASSMENT	1
DPWN	DPW NOTIFICATION	1
FOLINV	FOLLOW UP INVESTIGATION	1
HARR	HARASSMENT	1
JUVI	JUVENILE COMPLAINT	1
MVCO	MOTOR VEHICLE COMPLAINT	1
MVCN	MOTOR VEHICLE CRASH - NO INJURIES	3
MVAH	MOTOR VEHICLE CRASH-HIT AND RUN	1
MVST	MOTOR VEHICLE STOP	90
MVSI	MOTOR VEHICLE STOP-IMPOUND	1
NOTI	NOTIFICATION	3
OPDW	OPEN DOOR/WINDOW	4
OVNP	OVERNIGHT PARKING DETAIL	31
PARK	PARKING COMPLAINT	4
REPO	REPOSSESSION NOTIFICATION	1
ROAD	ROAD HAZARD	2
SUDD	SUDDEN DEATH	1
SUSO	SUSPICIOUS OCCURRENCE	1
SUSP	SUSPICIOUS PERSON	1
SUSV	SUSPICIOUS VEHICLE	2
TRAF	TRAFFIC DETAIL	1
TRDE	TRAFFIC DETAIL - OUTSIDE CONTRACTOR	1
VIOL	VIOLATION LOCAL ORDINANCE	2
WELF	WELFARE CHECK	4
WIRE	WIRE DOWN	2

Grand Total: 229

Site Coordinates	
X	Y
610018	756706

UST TANK SUMMARY

8/29/22 3:35 PM

Preferred ID Number: 006381

CUMBERLAND FARMS 121308

Terminated

Expiration Date:

12/31/01

Tank ID	Tank No	Tank Size/ Units	Tank Contents	Tank Status	Tank Status Date
TANK-1	E1		0 Unleaded Gasoline	Removed	10/1/89
TANK-2	E2		0 Unleaded Gasoline	Removed	10/1/89
TANK-3	E3		0 Unleaded Gasoline	Removed	10/1/89
TANK-4	E4		0 Waste Oil	Removed	10/1/89
TANK-5	00E1	8000	Unleaded Gasoline	Removed	3/13/15
TANK-6	00E2	8000	Unleaded Gasoline	Removed	3/13/15
TANK-7	00E3	8000	Unleaded Gasoline	Removed	3/13/15
TANK-8	00E4	550	Waste Oil	Removed	3/13/15

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
CUMBERLAND FARMS 121308
16 W PASSAIC & ROCHELLE AVE
Rochelle Park Twp, NJ

PI Number	006381
Activity Number	LSR120001
Bureau	LSR
Document Title	12-03-05-1055-37 Gulf # 121308
Case Status	Verified Unknown Source
Case Status Date	9/24/18
Confirm Contamination	Yes
Case Manager	OPRA
Phone	http://www.nj.gov/dep/opra/

Remedial Level	Start Date	End Date
C2: Formal Design - Known Source or Release with GW Contamination	3/9/12	

Case Types	Start Date	End Date
LSRP 2-10 CAOC	3/29/13	
LSRP GW FEE	3/29/13	
Regulated UST	3/9/12	
Spill Act Discharge	3/9/12	
Stop Bill-LSR Fee General	9/5/17	

LSRP Name	SUZANNE T LANE
Business Phone Number	(800) 220 - 3068

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
COLONIAL CLEANING VILLAGE
455 ROCHELLE AVE
Rochelle Park Twp, NJ

PI Number	979125
Activity Number	PFR220001
Bureau	BEMSA
Document Title	Colonial Cleaning Village
Case Status	Assigned to Program
Case Status Date	3/23/22
Confirm Contamination	Undetermined
Case Manager	HANRAHAN, BILL
Phone	(609) 376 - 9420

Remedial Level	Start Date	End Date
U: Not Yet Determined	3/23/22	

Case Types	Start Date	End Date
Publicly Funded	3/23/22	

LSRP Name	
Business Phone Number	

No LSRP

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT

17 LEGION PLACE
17 LEGION PL

Rochelle Park Twp, NJ

PI Number	459032
Activity Number	BFO080001
Bureau	BFO-N
Document Title	071105161115 N 17 REGION PL
Case Status	NFA-E (Unrestricted Use)
Case Status Date	8/20/08
Confirm Contamination	Yes
Case Manager	OPRA
Phone	http://www.nj.gov/dep/opra/

Remedial Level	Start Date	End Date
C1: No Formal Design - Source Known or Identified-Potential GW Contamination	2/22/08	

Case Types	Start Date	End Date
Commercial	2/22/08	
Fixed Fee Case	2/22/08	

LSRP Name	
Business Phone Number	

No LSRP

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
MUTUAL SCREW & SUPPLY
68 PASSAIC ST W
Rochelle Park Twp, NJ

PI Number	624930
Activity Number	LSR140001
Bureau	LSR
Document Title	N13-9472, 14-04-03-1123-52
Case Status	RAO-Entire Site (Unrestricted Use)
Case Status Date	2/15/18
Confirm Contamination	Yes
Case Manager	OPRA
Phone	http://www.nj.gov/dep/opra/

Remedial Level	Start Date	End Date
B: Single Phase RA - Single Contamination Affecting Only Soils	7/2/14	

Case Types	Start Date	End Date
LSRP 2-10 CAOC	6/13/14	
Regulated UST	12/10/13	
Stop Bill-LSR Fee General	4/21/16	

LSRP Name	JONATHAN A LIBOUREL
Business Phone Number	(732) 818 - 3380

[Click here for Activity Tracking details...](#)

SRP CASE OVERSIGHT REPORT
FUTURES FINEST DAY CARE
70 W PASSAIC ST
Rochelle Park Twp, NJ

PI Number	460565
Activity Number	CCF100001
Bureau	CCU
Document Title	FUTURE FINEST
Case Status	Assigned to Program
Case Status Date	3/2/10
Confirm Contamination	Undetermined
Case Manager	OPRA
Phone	http://www.nj.gov/dep/opra/

Remedial Level	Start Date	End Date
U: Not Yet Determined	3/2/10	

Case Types	Start Date	End Date
Child Care Facility	3/2/10	

LSRP Name	
Business Phone Number	

No LSRP

Violations at the MITEBUSTER (99237A) discovered between 5/1/2012 and 8/1/2022

Aug 01, 2022 10:24

NOTE: The information contained in this report will be limited to the date each program began using the Department's integrated database, NJEMS. The programs began using the system for this information as follows: Air - 10/1998; Hazardous Waste - 1/2000; Water Quality - 7/2000; Water Supply (limited information for Safe Drinking Water and Water Allocation) - 7/2000; Lab Certification (limited information) - 7/2000; Right To Know - 11/2000; TCPA - 12/2001; Land Use 12/2001; DPCC - 1/2002; Solid Waste - 1/2002 and Pesticides - 4/2002; Site Remediation - 3/2003 and Radiation (limited information) - 7/2006. For complete information prior to these dates, please submit an official OPRA request form to the Department. If printing this report, select landscape orientation.

Disclaimer: All listed violations have been included in Effective enforcement actions. This report lists alleged violations based on facts and information known to the Department at the time the violation information was determined. Errors or omissions in the factual basis for any violation may result in a future change in classification as a violation when such information becomes known. Persons cited for violations may contest the Department's enforcement action or penalty assessment. The resultant final decision may uphold, negate or modify the original violation findings or penalty.

Program Description: Pesticides Program Interest Type: PESTICIDE APPLICATOR BU:

Program Interest Name: MITEBUSTER

Location Address: 70 W PASSAIC ST STE 2

Activity Number: PEA 150001

Program Interest ID: 99237A

Document Type: NOV

Responsible Organization: MITEBUSTER

Description of Non-compliance	Discovery Activity Number	Discovery Date	Violated Citation	Violation Status	Compliance Due Date	Compliance Achieved Date	Severity	MMR	Related Inspection	Related Enf Actions
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Description of Non-compliance	Discovery Activity Number	Discovery Date	Violated Citation	Violation Status	Compliance Due Date	Compliance Achieved Date	Severity	MMR	Related Inspection Info	Related Enf Actions
The investigation disclosed that prior to entering into a contract to apply a termiticide, you failed to maintain a diagram of the structure to be treated, depicting the lower level of the structure, the location of termite infestations, areas treated and any significant items such as location of known wells, drainage systems, streams and ponds which may be affected by the.	SCI 150001	9/4/15	[N.J.A.C. 7:30-10.4 (q)]	Satisfied		2/16/16			Inspection Info	Enforcement Actions Info
The investigation disclosed that you made a commercial application of pesticide(s) to a single family residence for control of household or structural pests without providing notification information in writing to the resident(s), as per N.J.A.C.7:30-9.12(b)1.	SCI 150001	9/4/15	[N.J.A.C. 7:30- 9.12(b)]	Satisfied		2/16/16			Inspection Info	Enforcement Actions Info
The investigation disclosed that your pesticide applicator business maintained inadequate records of pesticide applications. These records were missing the following items of information: 8. for termiticide applications, the record did not include a diagram depicting: i. the lower level of the structure treated, ii. the general location of the termite infestations and visible damage, iii. the areas treated, iv. any significant items such as the location of known wells, drainage systems and streams and ponds which may be affected by the application.	SCI 150001	9/4/15	[N.J.A.C. 7:30- 7.3 (a)]	Satisfied		2/16/16			Inspection Info	Enforcement Actions Info

