

# Redevelopment Area Determination Report

**Non-Condemnation Study Area  
Parkway and Scotch Avenue**

Ewing Township  
Mercer County, New Jersey

September 7, 2022

Prepared by:



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# Executive Summary

The purpose of this report is to determine whether portions of Ewing Township qualify as a non-condemnation "area in need of redevelopment" and/or "area in need of rehabilitation" as defined in the Local Redevelopment and Housing Law (LRHL).

The Study Area consists of 67 parcels totaling 67.47 acres on Parkway Avenue, Scotch Road, and Silvia Street. The Study Area consists primarily of suburban commercial properties at the edge of the Parkway Avenue Redevelopment Area.

A site visit to all properties in the Study Area was conducted on July 20, 2022 to collect photos and on-site assessment of existing site conditions. Records from the Tax Assessor’s office, Construction Office and Zoning Office were reviewed in addition to publicly available property records and mapping data from federal, state, and county resources.

The following properties were determined to meet the redevelopment criteria (**See Map G Eligible & Recommended Designation**):

Block	Lot	Property Address	Applicable Criteria								Section 3
			A	B	C	D	E	F	G	H	
344	31.011	1300 Silvia St									X
344	31.012	Parkway Avenue			X		X			X	
344	37.01	1235-1241 Parkway Ave	X	X			X				X
345	1.01	1200 Silvia St			X		X				
364	1	1230 Parkway Ave									X
364	73	1252 Parkway Ave	X	X		X	X				
364	77	4 Scotch Rd									X
365	10	1400 Parkway Ave				X				X	X
365	11	25-49 Scotch Rd				X				X	X
365	12	1320 Parkway Ave	X	X		X	X			X	
365	13	1300 Parkway Ave				X				X	X
365	14	35 Scotch Rd	X		X	X	X				
365	15	45 Scotch Rd	X			X				X	
365	19.01(19)	1340 Parkway Ave									X
365	20	51 Scotch Rd				X				X	X
365	23	1330 Parkway Ave									X
375	1-2	1505 Parkway Ave									X
375	4-6	1507 Parkway Ave									X
375	7-11, 24	1515 Parkway Ave	X	X	X	X	X			X	
375	12	1523-1525 Parkway Ave									X
375	14	1543 Parkway Ave				X	X			X	
375	19	42 Decou Ave									X
375	20	1501 Parkway Ave									X

## Introduction

The purpose of this report is to determine whether portions of Ewing Township, shown on the Study Area map, referred to herein as the Study Area, qualify as a **non-condemnation** "area in need of redevelopment" and/or "area in need of rehabilitation" 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.

The Council of Ewing Township, in a Resolution #22R130, adopted July 12, 2022, has authorized the Planning Board to undertake a preliminary investigation to determine if the Study Area is an area in need of redevelopment and/ or rehabilitation according to the criteria set forth in N.J.S.A. 40A: 12A-5 and to conduct a hearing in accordance with N.J.S.A. 40A: 12A-6.

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 40: I 2A-6).

# Study Area Overview

The Study Area comprises 67 parcels totaling 67.47 acres on Parkway Avenue, Scotch Road, and Silvia Street. As shown on **Map A (Aerial Location Map)**, the Study Area forms the edges of the future Ewing Town and Parkway Avenue Redevelopment Area. The majority of buildings in the Study Area are suburban retail and office buildings constructed in the mid- to late 20<sup>th</sup> century.

## Study Area Property List

Block	Lot	Property Address	Owner	Acres
344	31.011(31)	1300 Silvia St	ANZA Inc	1.62
344	31.012(31)	Parkway Ave	Ewing Parkway Arct LLC	3.03
344	32	Walter St	Greenwood House	1.36
344	33-34	1205 Parkway Ave	Smith, Jacqueline L	0.37
344	35-36	1209 Parkway Ave	Cronin, Kevin Michael	0.22
344	37.01(37)	1235-1241 Parkway Ave	Parkway Redevelopment LLC	3.39
345	1.01	1200 Silvia St	Pierson, Jean C/O Wells Fargo Bank	2.89
345	141	53 Walter St	Greenwood House / S & D of Israel	4.12
345	142	Silvia St (interior)	Ewing Township	3.51
351	1-15	Walter St	Ewing Township	0.75
352	1-12	Adrian Ave	Ewing Township	0.56
364	1	1230 Parkway Ave	Ewing Office Realty LLC	5.97
364	73	1252 Parkway Ave	Banmeet LLC	0.53
364	77	4 Scotch Rd	JBNN Group LLC / J Chiarello	0.28
365	10(10.01)	1400 Parkway Ave	Serenity Point LLC	4.23
365	11	25-49 Scotch Rd	Suburban Square Assoc. / Pennmark Management	3.89
365	12	1320 Parkway Ave	1320 Parkway Ave Corp. / Pennmark Management	3.43
365	13	1300 Parkway Ave	Suburban Sq Assoc. / Pennmark Management	3.53
365	14	35 Scotch Rd	Mc Clister Craig & C A Dimick Jr.	1.32
365	15	45 Scotch Rd	Mc Clister & Dimick Associates	2.17
365	19.01(19)	1340 Parkway Ave	Serenity Pointe LLC	2.40
365	20	51 Scotch Rd	Suburban Square Assoc. / Pennmark Management	1.42
365	23	1330 Parkway Ave	FSL Realty LLC	1.67
375	1-2	1505 Parkway Ave	Martorana, G&S, Lore, Teresa	0.74
375	4-6	1507 Parkway Ave	G&M Associates LLC	0.90
375	7-11, 24	1515 Parkway Ave	5C Industries LLC	1.51
375	12	1523-1525 Parkway Ave	Condos: Actodyne Holdings LLC / Loesch, LLC	0.64
375	14	1543 Parkway Ave	Deluxe Developments LLC	0.96
375	18	1569 Parkway Ave	Giancarli, Angela M.	1.74
375	19	42 Decou Ave	Benv & Protective Order of Elks	3.92
375	20	1501 Parkway Ave	Elks Crippled Kiddie Committee Inc	4.40
<b>TOTAL</b>				<b>67.47</b>



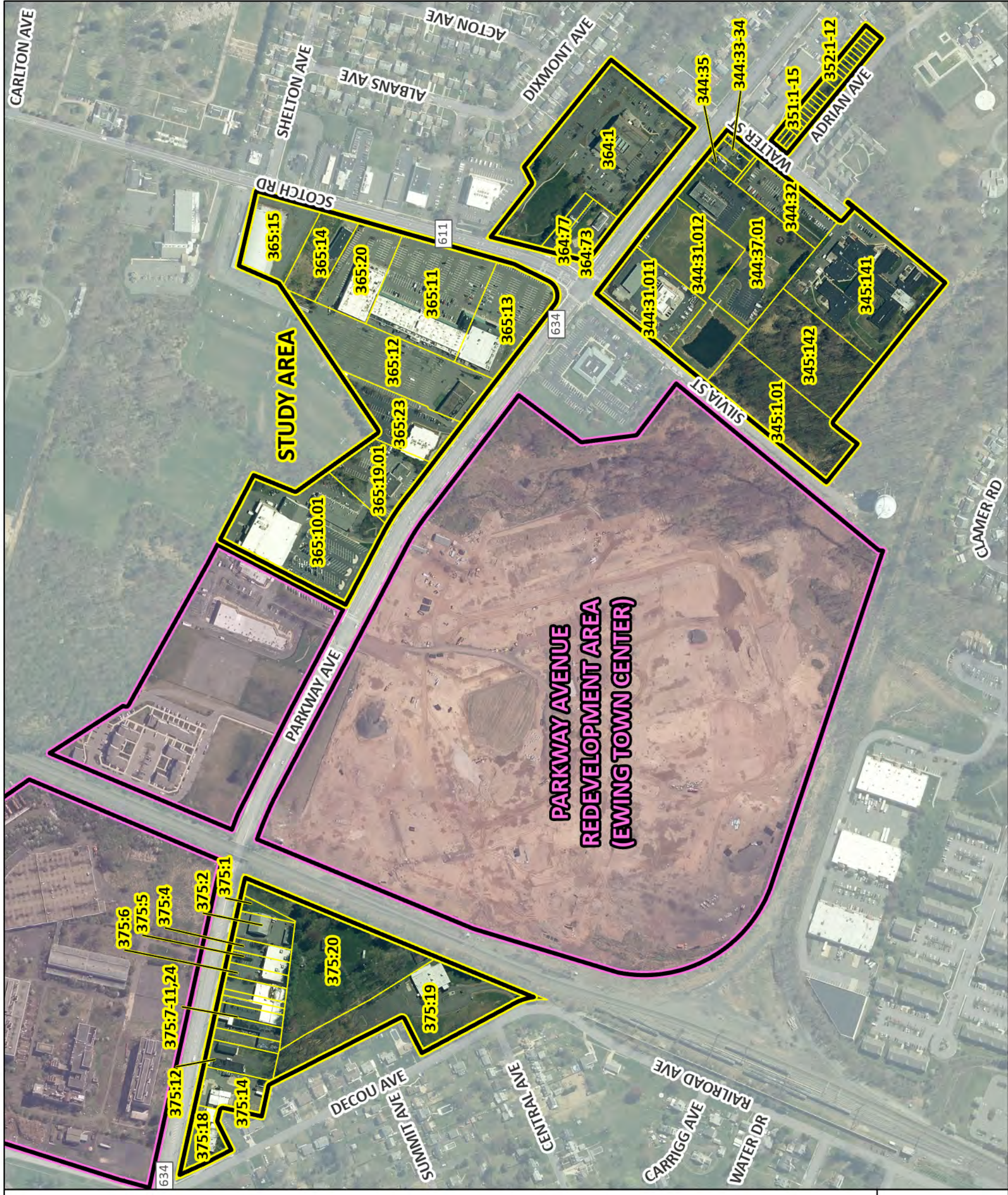
# Map A - Aerial Location

Parkway & Scotch Redevelopment Study

7/27/22

### Legend

-  Study Area Lots (Block:Lot)
-  Study Area Boundary
-  Parkway Avenue Redevelopment Area



Source(s): Mercer County GIS, NJOGIS

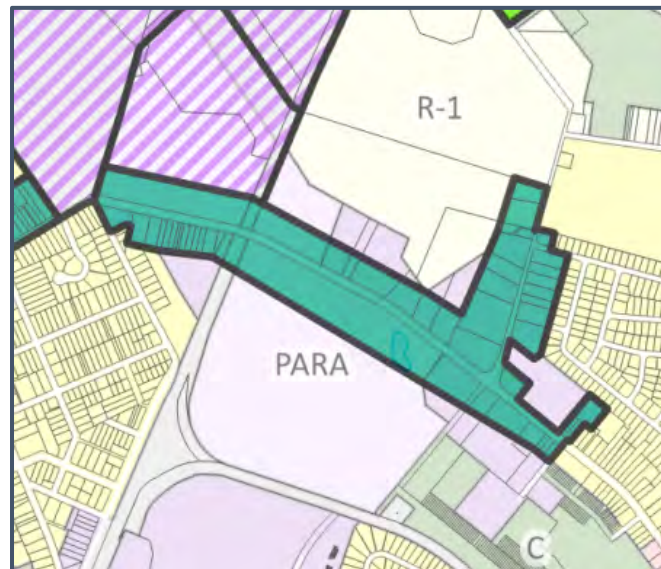








**Land Use** – As shown on *Map B (Land Use)*, the Study Area consists primarily of suburban, auto-oriented commercial uses on Parkway Avenue and Scotch Road. Other uses include preserved open space associated with the Ewing Senior and Community Center, two residential properties, the Greenwood House senior living facility, and several vacant lots scattered throughout the area. Surrounding the commercial corridor and mixed-use Ewing Town Center is a wider variety of uses including offices, retail, restaurants, single-family residential streets, parks and open space, Ewing Cemetery, the vacant Naval Air Warfare Center site, and public facilities like the Mercer County Library and Ewing Senior & Community Center.

**Zoning** – As shown on *Map C (Zoning)*, the Study Area is mostly located within the Town Center (TC) Zone and just outside the Parkway Avenue Redevelopment Area (PARA). Edges of the Study Area are zoned R-2 Residential Zone (Single Family Residential, Detached). As shown on Map D below, the C2 Cannabis Overlay Zone permits medical and retail dispensaries on nearly all properties in the Study Area that have frontage on Parkway Avenue or Scotch Road.

Map D - Cannabis Overlay Zone



-  C1 Dispensary - Medical Only
-  C2 Dispensary - Medical and Retail
-  C3 Cultivation, Manufacturing, Distribution
-  C4 Cultivation, Manufacturing, and Testing



# Map B - Land Use

Parkway & Scotch Redevelopment Study

9/7/22

## Legend

- Study Area Lots (Block:Lot)
- Study Area Boundary
- Parkway Avenue Redevelopment Area

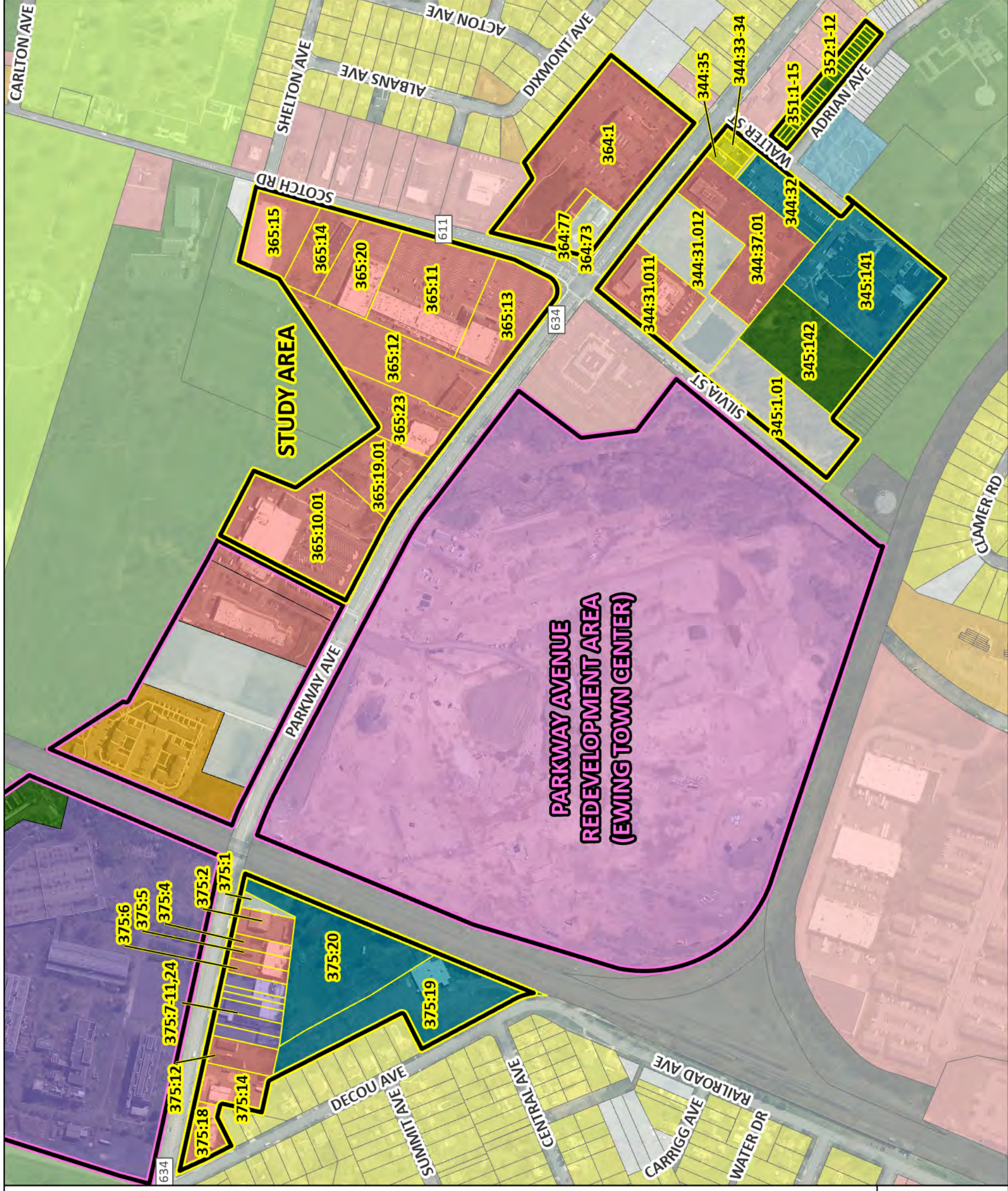
## Land Use\*

- Vacant
- Residential (1-4 Units)
- Residential (5+ Units)
- Mixed-Use
- Commercial
- Industrial
- Parks and Open Space
- Institutional/Non-Profit
- Cemetery
- Transportation/Utility



\*Land use data has been estimated where null and/or inconsistent with field assessment.

Source(s): MOD-IV\*, Mercer County GIS, NJOGIS





# Map C - Zoning

Parkway & Scotch Redevelopment Study

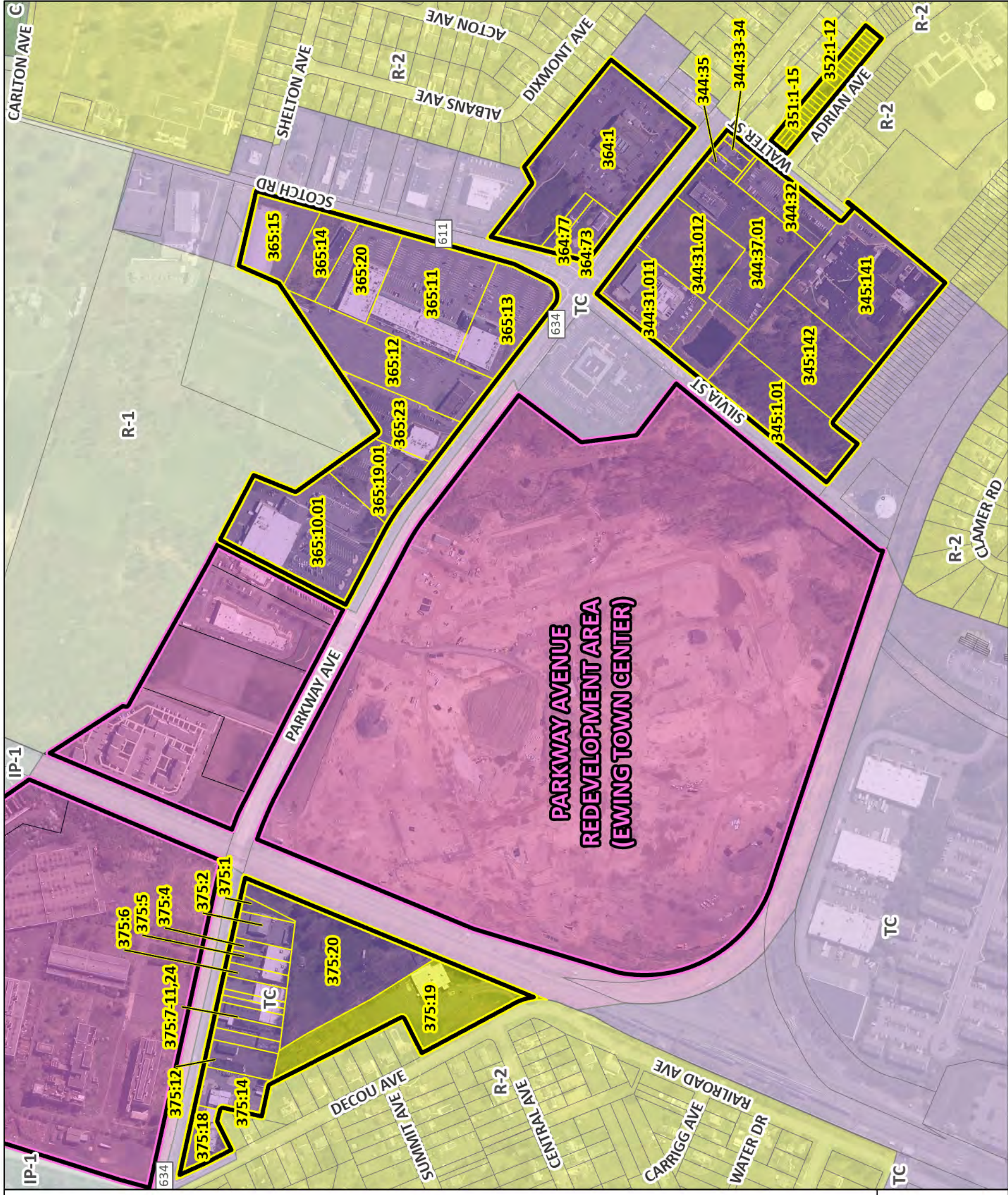
7/27/22

## Legend

- Study Area Lots (Block:Lot)
- Study Area Boundary
- Parkway Avenue Redevelopment Area

## Zoning

- R-1 Residential, Single-Family Detached
- R-2 Residential, Single-Family Detached
- IP-1 Industrial Park 1
- C Conservation
- PARA Parkway Avenue Redevelopment Area
- TC Town Center



Source(s): MOD-IV, Mercer County GIS, NJOGIS





**Environmental Constraints** – A preliminary review of state and federal data has revealed the following environmental constraints, shown on **Map E (Environmental Constraints)**.

**Critical Habitat** – No critical habitat has been identified in the Study Area, according to GIS data from Landscape Project Version 3.3.

**Flood Hazard** – According to the FEMA National Flood Hazard Layer (NFHL), several properties are located in the 100-Year Flood Zone along Gold Run:

Block	Lot	Address	Property Description
365	10.01	1400 Parkway Ave	Serenity Plaza (Marazzo's)
365	19.01	1340 Parkway Ave	First Bank
365	23	1330 Parkway Ave	Office Building
365	11	25-49 Scotch Rd	Suburban Square
365	12	1320 Parkway Ave	Suburban Square (detached office)
365	13	1300 Parkway Ave	Suburban Square
365	14	35 Scotch Rd	Vacant Commercial
365	20	51 Scotch Rd	Suburban Square
345	1.01	1200 Silvia St	Wooded, private land

**Wetlands** – A preliminary review of state GIS data shows no wetlands identified within the Study Area.

**Known Contaminated Sites** – Three (3) Known Contaminated Sites are located in the Study Area:

Block	Lot	Address	Property Description	Contamination Description
344	37.01	1241 Parkway Ave	Vacant daycare	Contaminated soil
364	73	1252 Parkway Ave	Vacant gas station	Contaminated soil
375	14	1543 Parkway Ave	Gas station, auto repair, and fast food shack	Groundwater Contamination Area (CEA), elevated levels of Benzene, t-Butyl Alcohol

**Historic** – The Study Area contains no known resources of historic significance.





## Map E - Environmental Constraints

Parkway & Scotch Redevelopment Study

7/27/22

### Legend

- Study Area Lots (Block:Lot)
- Study Area Boundary
- Parkway Avenue Redevelopment Area
- Known Contaminated Sites
- Streams
- Water Bodies
- Preserved/Unpreserved Parks and Open Space
- FEMA Flood Zones
- 100-Year Flood Plain
- 500-Year Flood Plain
- Regulatory Floodway



Source(s): NJDEP, FEMA, Mercer County GIS, NJOGIS





# Relationship to Township Master Plan

The 2006 Master Plan and 2013 Master Plan Reexamination Report establish several policy objectives that are relevant to the purpose of this redevelopment study. Should the Township Council decide to designate the Study Area or portions thereof an Area in Need of Redevelopment or an Area in Need of Rehabilitation as defined by the LRHL, any resulting plan and/or plan approval shall address these objectives to further advance the Township’s Master Plan.

## Community Vision

**Goal:** Encourage a sustainable community through the implementation of smart growth principles and efficient building practices that promote the use of “green” engineering and design technologies proven to encourage resource conservation.

*Objective: Encourage the continued redevelopment of business corridors and centers including Olden Avenue, as well as key intersections such as Parkway and Olden Avenues, Pennington and Ewingville Roads, Pennington and Somerset Roads, and Pennington Road and Parkway Avenue.*

## Land Use

**Goal:** Maximize potential for expansion of the economic base to support the costs of providing municipal and educational services to Ewing residents.

*Objective: Identify remaining tracts of land with potential for economic development through the use of redevelopment, planned developments and general development plans that encourage connectivity to existing neighborhoods and enhance opportunity to make Ewing a destination to live, work and play.*

*Objective: Continue to pursue the redevelopment of the General Motors (GM) Plant site, either through assisting GM with the transfer of the property to a developer or through redevelopment area designation. Any potential redevelopment of this site should consider Transit Oriented Design (TOD) redevelopment and center-based planning. The study undertaken by McCormick Taylor & Associates should be considered.*

*Objective: Continue to pursue the redevelopment of the Naval Air Warfare Center site and support the implementation of the Foreign Trade Zone on the Trenton Mercer Airport site. The TOD study undertaken by McCormick Taylor & Associates should be considered for this area as well.*



**Circulation**

**Goal:** Combine circulation and land use objectives wherever possible.

*Objective: Implement a network of pathways for bicycle and pedestrian use through open space preservation in new planned developments, existing abandoned rail rights-of-way (ROWs) and other property.*

*Objective: Expand the network of pathways through Township acquisition or jurisdiction over stream corridors, flood plains, unused ROW, etc.*

*Objective: Ensure that any redevelopment efforts in the West Trenton section of Ewing are inextricably linked to and consider pedestrian, vehicular, bicycle and mass transit circulation patterns.*

**Goal:** Designate and encourage the development of meaningful pedestrian corridors and bikeways linking Township, County and State recreational and community facilities within Ewing and surrounding municipalities.

*Objective: Link public facilities, including but not limited to, the Delaware & Raritan (D&R) Canal, TCNJ, state facilities and municipal or county lands*

**Relationship to Parkway Avenue Redevelopment Plan**

The Study Area includes properties with potential for designation and expansion of the Parkway Avenue Redevelopment Area, adopted in 2013. The Parkway Avenue Redevelopment Plan includes the following Planning Goals:

1. To provide a world-class destination worthy of the historical relevance of the sites given the area’s importance to our Nation during the Revolution, WWII, and the automotive industry.
2. To guide future development and redevelopment of land that melds a new vision for Ewing Township with new construction that enhances the character of the Township physically and socially while remaining cognizant of municipal budget concerns;
3. To facilitate development that meets the needs of the Township residents while developing long-term economic viability;
4. To provide for and enhance the vitality of established commercial districts and neighborhoods;
5. To preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses;
6. Safeguard and broaden the Township’s existing tax base by creating economic balance through the provision of employment, new ratables, and appropriate utilization of land resources;

7. To maintain a balanced circulation system that incorporates the needs of pedestrians, bicyclists, autos, trucks, buses and rail and connects neighborhoods to Downtown life and activity.
8. To incorporate new development standards that advance sustainability and green design practice and market demands.

## Relationship to State Development and Redevelopment Plan

The New Jersey State Planning Commission adopted the State Development and Redevelopment Plan in 2001 to promote cohesive planning efforts at the local, county, regional, and statewide levels. While the State Plan is due for an update, it continues to provide regional land use goals, objectives, and guidance through the State Plan Policy Map, which establishes planning areas with region-specific objectives.

The Study Area – like most of Ewing Township – is located within the Metropolitan Planning Area (PA-1) and thus intersects the following goals established by the State Plan:

1. *Provide for much of the state's future redevelopment;*
2. *Revitalize cities and towns;*
3. *Promote growth in compact forms;*
4. *Stabilize older suburbs;*
5. *Redesign areas of sprawl; and*
6. *Protect the character of existing stable communities.*



# Review of Existing Zoning

As shown on the attached **Map C - Zoning**, the Study Area overlaps several zoning districts: the Town Center Zone (TC) and the R-2 Residential, Single-Family Detached zone. Properties zoned R-2 within the Study Area are (1) undeveloped paper lots on Adrian Ave, which are owned by the Township, (2) undeveloped large lots on Silvia Street, and (3) the entrance to the Elks park on Decou Ave. All commercial properties within the Study Area on Parkway Avenue and Scotch Road are located within the Town Center Zone.

## TC – Town Center Zone

### TC Zone Principal Uses

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- Restaurant, bar or other similar establishment serving food or beverages. New drive-through services may be considered upon strict condition.
- Professional office in accordance with the principal and accessory use regulations of the PRO- Professional Research Office Zone.
- Office in accordance with the principal and accessory use regulations of the OP3- Office Park-3 Zone.
- Hotels
- Mixed-use and combination of two or more permitted uses within one building or property.
- Uses existing as of the date of adoption of this amendment may be permitted to expand upon review and approval of site plan and design standards.

### TC Zone Conditional Uses

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- Residential mixed-use in accordance with the requirements of § 215-35C(15) / commercial rooming structures.
- Expansion and retrofitting of existing shopping centers in accordance with the requirements of § 215-35C(13).
- Multipurpose fueling stations/convenience stores in accordance with the requirements of § 215-35C(14).
- Residential multifamily in accordance with the requirements of § 215-35C(16).
- Solar energy systems.
- Flex commercial/industrial in accordance with the requirements of the Parkway Avenue Redevelopment Plan.

### TC Zone Accessory Uses

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- Off-street parking facilities, including parking garages, charging stations, and refuse collection structures.
- Pop-up shops and micro-retail.
- Fences, walls and hedges as regulated by § 215-63.
- Signs as regulated by ordinance.
- Satellite communications dish receiving antennas, provided the dish antenna does not exceed 15 feet in diameter, is not located in a front yard, conforms to the rear and side yard requirements for a principal building and does not exceed five feet in height.
- Microwave antennas or facilities are not permitted as an accessory use.
- Other uses customarily incidental to a permitted principal use or conditional use, such as:
  - Club house.
  - Recreational amenities including passive and active recreation.
  - Managerial, sales and lease offices.
  - Solar energy systems on rooftops.

### TC Zone Bulk and Lot Standards

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<b>Min. Lot Size</b>	22,500sf (corner) 20,000sf (interior)
<b>Min. Lot Frontage</b>	100ft
<b>Front Yard</b>	15-65ft
<b>Side Yard</b>	-
<b>Rear Yard</b>	12ft
<b>Max. Building Height</b>	See § 215-31
<b>Max. Lot Coverage</b>	75%
<b>Principal Building</b>	-
<b>Accessory Building</b>	-



## R-2 Single Family Detached Residential Zone

### R-2 Zone Principal Uses

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- Single-family detached dwelling units
- Group care homes
- Public parks, playgrounds and conservation areas
- Public safety facilities
- Cemeteries

### R-2 Zone Conditional Uses

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- Houses of worship
- Public and private schools
- Home professional office / home occupati
- Accessory apartments
- Cluster development

### R-2 Zone Accessory Uses

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- Attached/detached private garages for fewer than 3 vehicles
- Private swimming pools and tennis courts
- Fences, walls, and hedges
- Signs
- Satellite dish or ham radio antenna
- Residential day-care houses
- Off-street parking facilities
- Private residential greenhouses, tool or garden sheds
- Farm stands
- Animal shelters (dog houses)
- Golf course related facilities
- Solar energy systems on rooftops

### R-2 Zone Bulk and Lot Standards

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<b>Min. Lot Size</b>	12,100SF (corner) 10,000SF (interior)
<b>Min. Lot Frontage</b>	80ft
<b>Min. Yard</b>	40ft (front) 10ft each (side) 35ft (rear)
<b>Max. Building Height</b>	2.5 Stories / 35ft
<b>Max. Lot Coverage</b>	26%
<b>Principal Building</b>	18%
<b>Accessory Building</b>	20-25% of principal building

## Criteria for Determination of Area in Need of Redevelopment

Section 5 of the LRHL establishes the following criteria for evaluation of the Study Area and determination as an Area in Need of Redevelopment:

- 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, or 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 property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.*
- 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.52:27 H-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, 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.) all 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, 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.*

## Criteria for Determination of Area in Need of Rehabilitation

The following criteria set forth in Section 14 of the LRHL were considered in evaluating the Study Area:

- 1. A significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon; or*
- 2. More than half the housing stock in the delineated area is at least 50 years old, or 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; and*
- 3. 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.*



# Detailed Assessment of the Study Area

## Rehabilitation Area Assessment

### - Infrastructure

The area developed from farm fields and preceded planning and zoning regulations prior to the development of the infrastructure that coincided with the General Motors plant circa 1938, and shortly thereafter the Naval Jet Propulsion Center. The records of the Ewing-Lawrence Sewage Authority as well as those from the Trenton Water Works were considered in the evaluation of the condition and age of the infrastructure necessary for redevelopment of the study area was reviewed. Conversations and meetings with these entity’s engineering departments were also undertaken as part of the redevelopment process for these sites which were designated in 2009.

The criteria contained in Section 14 of the LRHL were considered in evaluating the Study Area as it pertained to the sewer and water infrastructure. Findings were as follows:

#### Application of the Rehabilitation Standards-

***- More than half of the housing stock in the delineated area is at least 50 years old, or 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.***

Both the sewer and water infrastructure in the study area are reported as being initially developed with the location of the General Motors plant, circa 1938. While records from that time are difficult to ascertain in their entirety, records of properties hooking up into the existing infrastructure provides more than enough information to confidently determine that the infrastructure, some of which has been upgraded due to the redevelopment of the General Motors site, is in need of further upgrades as the majority of the lines are at least 70 years old dating back to the original 1938 buildout.

#### *Trenton Water Works<sup>1</sup>*

The water service feeding these sites is a “High Service” and comes from Parkway Avenue that is fed from two water tanks, one located at Silvia Street, and the other at Bear Tavern Road's intersection with Interstate 95. Most of the mains are tight-joint cement lined cast iron pipes. East of the railroad is a 12” main that runs the north side of Parkway, where it fed the Naval Warfare Center, to the center line under the railroad trestle where it jogs to the southside and converts to a 16” ductile iron cement lined pipe. The pipe then loops back from the Silvia Street 1 million gallon tank to the northside of Parkway Avenue here it remains a 16” main.

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<sup>1</sup> Trenton Water Works; Mr. Al Scott, PE

Records indicate that the pipes were last cleaned and lined in 1978. Various records of hook-up to the system were recorded as being from 1942, 1950, 1953, 1942, 1957, etc., all indicating that since the main was never replaced, it has been in service since water was brought to the area initially driven by the construction of the General Motors plant. For years, the system has fed 2 extremely active sites and remain in service today, some 10+ years after the plants closing.

Redevelopment of the General Motors site as part of the Ewing Town Center did install a parallel 10" line to service the site, but the aged 16" line remains in place and needs to be further evaluation and a major consideration upon development.

*Ewing-Lawrence Sewage Authority<sup>2</sup>*

Sewer service records were a bit more readily available with records indicating that the City of Trenton brought service to the General Motors plant in 1938 by way of a 12" sewer main. The main runs the north side of Parkway Avenue east of the railroad trestle and jogs to the south side just past the western edge of where the GM factory was situated. West of that point the main becomes 20", and then becomes 24" when it reaches the intersection of Scotch Road.

While a \$5 million upgrade of the system was made as part of the Ewing Town Center, the improvements to the system run from along the former General Motors property frontage to and up Scotch Road, more maintenance upgrades of the system are needed to made along the aging system west of the CSX Railroad and East of Scotch Road, including potential upgrades to the Broad Avenue and 4th Street pump stations as affect the entire system.

***- 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.***

The well-being of the study area is vitally important to the Township, state and region in a number of ways. First, it is located just outside of the state capital and easily accessible through the strength of the transportation infrastructure - air (Trenton Mercer Airport), road (Interstate 95, Rt 29, Rt 31, and Rt 1) and railway (West Trenton Line). The area has always been an important component to the region's success and given the recent struggles of the area and the fact that these sites are vacant can be argued as directly correlated. Ensuring support through rehabilitation and redevelopment statutes will strengthen the Township's ability to properly maintain and upgrade the infrastructure necessary to keep the Township running and attract new growth.

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<sup>2</sup> Ewing Lawrence Sewage Authority; Mr Ed Crutchly, PE



A review of NJDEP case files found that sewer sediment and groundwater contamination remains an issue still today. As the Naval Base drains off-site it runs through the service laterals (trenches) originally dug for the sewer and water infrastructure and within the storm water sewer system itself. With mercury and chlorinated volatile organic compounds still present in the water, and soil encasing the infrastructure, a program aimed at ensuring the economic growth needs, both existing and proposed, will be critical toward ensuring the area remains competitive now and into the future.

**The study area as defined within this Report clearly qualifies as an Area in Need of Rehabilitation.**

*The Study Area 1953*



## ***Redevelopment Area Assessment***

### **Improvement Ratio Analysis (Criterion “E”)**

One approach to help identify potential “growing lack or total lack of proper utilization” of land per Criterion “E” of the LRHL is to calculate the improvement-to-land-value ratio, or the ratio of a parcel’s assessed improvement value to its assessed land value. A ratio of less than 1:1 indicates that the property’s buildings and other improvements are valued less than the land on which they are built. Similarly, a ratio significantly greater than 1:1 suggests a high level of economic productivity and represents a higher ratable contribution to the Township’s tax base. While this approach is not definitive proof that a parcel is stagnant or economically unproductive, it provides a starting point for quantifying economic development potential.

Improvement ratios for the Study Area are calculated in the table below and shown on **Map F (Improvement-to-Land Value Ratios)**. Potentially underutilized lots (<1:1), which may satisfy Criterion “E”, are shaded orange.



### Improvement to Land Value Ratios

Block	Lot	Property Address	Assessed Land Value (2022)	Assessed Improvement Value (2022)	Assessed Net Value (2022)	ILV Ratio
344	31.011(31)	1300 Silvia St	648,000	4,423,100	5,071,100	6.83
344	31.012(31)	Parkway Avenue	954,500	0	954,500	0.00
344	32	Walter St	88,400	77,100	165,500	0.87
344	33-34	1205 Parkway Ave	35,700	90,400	126,100	2.53
344	35	1209 Parkway Ave	31,900	146,600	178,500	4.60
344	36	Walter St	1,100	0	1,100	0.00
344	37.01(37)	1235-1241 Parkway Ave	389,000	1,784,600	2,173,600	4.59
345	1.01	1200 Silvia St	60,200	0	60,200	0.00
345	141	53 Walter St	162,000	8,895,900	9,057,900	54.91
345	142	Silvia St (interior)	45,600	0	45,600	0.00
351	1-15	Walter St	107,000	0	107,000	0.00
352	1-12	Adrian Ave	23,600	0	23,600	0.00
364	1	1230 Parkway Ave	647,000	3,843,000	4,490,000	5.94
364	73	1252 Parkway Ave	407,300	167,700	575,000	0.41
364	77	4 Scotch Rd	46,200	350,700	396,900	7.59
365	10(10.01)	1400 Parkway Ave	828,800	3,731,600	4,560,400	4.50
365	11	25-49 Scotch Rd	746,300	2,716,900	3,463,200	3.64
365	12	1320 Parkway Ave	490,500	468,700	959,200	0.96
365	13	1300 Parkway Ave	649,000	646,800	1,295,800	1.00
365	14	35 Scotch Rd	293,800	215,800	509,600	0.73
365	15	45 Scotch Rd	363,800	2,561,900	2,925,700	7.04
365	19(19.01)	1340 Parkway Ave	405,000	634,800	1,039,800	1.57
365	20	51 Scotch Rd	314,000	665,000	979,000	2.12
365	23	1330 Parkway Ave	358,800	1,372,300	1,731,100	3.82
375	1-2	1505 Parkway Ave	235,800	182,700	418,500	0.77
375	4-6	1507 Parkway Ave	283,500	596,000	879,500	2.10
375	7-11, 24	1515 Parkway Ave	429,000	367,700	796,700	0.86
375	12 C1	1523 Parkway Ave	105,000	252,200	357,200	2.40
375	12 C2	1525 Parkway Ave	157,500	199,700	357,200	1.27
375	14	1543 Parkway Ave	425,300	219,000	644,300	0.51
375	18	1569 Parkway Ave	384,900	368,200	753,100	0.96
375	19	42 Decou Ave	640,000	1,732,400	2,372,400	2.71
375	20	1501 Parkway Ave	700,000	149,200	849,200	0.21
<b>Total</b>			<b>\$11,458,500</b>	<b>\$36,860,000</b>	<b>\$48,318,500</b>	<b>3.22</b>

= Greater than 1.00 / 1.00 (productive)

= Less than 1.00 / 1.00 (potentially underutilized)



# Map F - Improvement-Land Value Ratios (2022)

Parkway & Scotch Redevelopment Study  
7/27/22

## Legend

- Study Area Lots (Block:Lot)
- Study Area Boundary
- Parkway Avenue Redevelopment Area

- Improvement-Land Value Ratio
- Less than 1:1 (potentially underutilized)
  - Greater than 1:1



Source(s): MOD-IV, Mercer County GIS, NJOGIS





# Site Specific Redevelopment Criteria Analysis

1300 Silvia Street (Block 344, Lot 31.011)

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<b>Property Owner:</b>	ANZA Inc
<b>Acreage:</b>	1.62
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-Story, 5,676-sf Wawa Convenience Store and Gas Station
<b>Year Built:</b>	2017
<b>Assessed Land Value (2022):</b>	648,000
<b>Assessed Improvement Value (2022):</b>	4,423,100
<b>Assessed Net Value (2022):</b>	5,071,100
<b>Improvement-Land Value Ratio:</b>	6.83 / 1.00

### Applicable Criteria

No redevelopment criteria apply but the site may be included by necessity of redevelopment of neighboring lots of which the property was subdivided. The site's design is poised to plug-into the redevelopment of adjacent properties. The property currently shares an access easement with lot 31.012.



*Wawa at Parkway Ave and Silvia Street.*

Parkway Avenue (Block 344, Lot 31.012)

---

<b>Property Owner:</b>	Ewing Parkway Arct LLC
<b>Acreage:</b>	3.03
<b>MOD-IV Property Class:</b>	1 (Vacant)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Undeveloped lawn and common stormwater basin
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	954,500
<b>Assessed Improvement Value (2022):</b>	0
<b>Assessed Net Value (2022):</b>	954,500
<b>Improvement-Land Value Ratio:</b>	0.00 / 1.00

Site Photos



*Lot frontage and NJ Transit Bus Stop on Parkway Avenue.*



*Undeveloped grass lot from Parkway Avenue.*





*Common stormwater basin shared with Lot 31.011.*

### Applicable Criteria

- “C” criterion:
  - Lot 31.012 is an undeveloped, irregularly shaped lot subdivided during construction of the “Super Wawa” in 2018. The property includes the common stormwater basin on Silvia Street and an access easement through the Wawa property (lot 31.011). A building was demolished on the site in 2009. Aerial imagery from 2012 shows no improvements on the vacant portion of the property in the 10 years prior to the resolution authorizing this study. The property has undergone various changes in ownership and subdivision but remains unimproved.
- “E” criterion:
  - The property has sat vacant and underutilized despite its prominent location on Parkway Avenue and near Ewing Town Center. The property’s location is useful and valuable for achieving the goals of the Town Center zone and Parkway Avenue Redevelopment Plan and generating ratables for the Township. However, the site lacks improvements and has an Assessed Improvement Value of 0.
- “H” Criterion:
  - Designation of the property is consistent with smart growth principles as the lot is within a 5-minute walk from Ewing Town Center and located directly on a NJ Transit bus stop. Redevelopment can further promote mixed-use density, access to public transit, and bike and pedestrian trips in Ewing Township and along Parkway Avenue.
  - The entire Study Area is located in the Metropolitan Planning Area (PA-1) established by the State Development and Redevelopment Plan (2001). The purpose of PA-1 is to promote future redevelopment, encourage growth in compact forms, stabilize older suburbs, and redesign areas of sprawl. Given the size and location of the property in question, redevelopment would support these goals in tandem with Township objectives.

## Walter Street (Block 344, Lot 32)

---

<b>Property Owner:</b>	Greenwood House
<b>Acreage:</b>	1.36
<b>MOD-IV Property Class:</b>	15D (Church & Charitable)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Parking for Greenwood House senior living facility
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	88,400
<b>Assessed Improvement Value (2022):</b>	77,100
<b>Assessed Net Value (2022):</b>	165,500
<b>Improvement-Land Value Ratio:</b>	0.87 / 1.00

### Site Photos



*Parking Lot on Walter Street.*

### Applicable Criteria

No criteria apply. Designation is not necessary to effectuate redevelopment of the Study Area. Although the improvement-land value ratio suggests underutilization, the property services the parking for the Greenwood House living facility on the neighboring lot.



## 1205 Parkway Avenue (Block 344, Lots 33-34)

---

<b>Property Owner:</b>	Smith, Jacqueline L.
<b>Acreage:</b>	0.37
<b>MOD-IV Property Class:</b>	2 (Residential)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1,432-sf Single-Family Detached Dwelling
<b>Year Built:</b>	1950
<b>Assessed Land Value (2022):</b>	35,700
<b>Assessed Improvement Value (2022):</b>	90,400
<b>Assessed Net Value (2022):</b>	126,100
<b>Improvement-Land Value Ratio:</b>	2.53 / 1.00

### Site Photos



*1205 Parkway Avenue from Parkway Ave.*



*1205 Parkway Avenue from Walter Street.*

### Applicable Criteria

No criteria apply. Designation is not necessary to effectuate redevelopment of the Study Area.

## 1209 Parkway Avenue (Block 344, Lots 35-36)

---

<b>Property Owner:</b>	Michael Cronin, Kevin
<b>Acreage:</b>	0.22
<b>MOD-IV Property Class:</b>	2 (Residential)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	2,207-sf Single-Family Detached Dwelling
<b>Year Built:</b>	1950
<b>Assessed Land Value (2022):</b>	31,900
<b>Assessed Improvement Value (2022):</b>	146,100
<b>Assessed Net Value (2022):</b>	178,500
<b>Improvement-Land Value Ratio:</b>	4.60 / 1.00

### Site Photos



*1209 Parkway Avenue from Parkway Ave.*



*Lot 36 from Walter St.*

### Applicable Criteria

No criteria apply. Designation is not necessary to effectuate redevelopment of the Study Area.



## 1235-1241 Parkway Avenue (Block 344, Lot 37.01)

---

<b>Property Owner:</b>	Parkway Redevelopment LLC
<b>Acreage:</b>	3.39
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	2-Story, 15,776 brick office building on Parkway Avenue (“Scotch Plaza”). 1-Story vacant daycare in the rear, accessed from Silvia Street through lots 31.011 and 31.012.
<b>Year Built:</b>	1970
<b>Assessed Land Value (2022):</b>	389,000
<b>Assessed Improvement Value (2022):</b>	1,784,600
<b>Assessed Net Value (2022):</b>	2,173,600
<b>Improvement-Land Value Ratio:</b>	4.59 / 1.00

### Site Photos



*Scotch Plaza office building signage*



*Scotch Plaza office building from Parkway Ave bus stop.*



*Scotch Plaza office building side yard parking.*



*Vacant daycare from parking lot.*



*Vacant daycare rear.*





*Posted environmental remediation notice*

### Applicable Criteria

- “A” criterion:
  - An active environmental remediation notice has been posted at the site. Contaminated site remediation data from NJDEP Dataminer indicates active remediation of single contamination affecting only soils. The daycare is unoccupied and the property is overrun with weeds.
- “B” criterion:
  - The daycare has been vacated and the use discontinued since 2014.
- “E” criterion:
  - There is increasing vacancy and a growing lack of utilization of the site as the daycare has been vacated and the Scotch Plaza building is partially unoccupied.
- Section 3:
  - Designation of the property is necessary to coordinate redevelopment of lot 37.01, which shares access and stormwater utilities.

## 1200 Silvia Street (Block 345, Lot 1.01)

---

<b>Property Owner:</b>	Pierson, Jean C/O Wells Fargo Bank
<b>Acreage:</b>	2.89
<b>MOD-IV Property Class:</b>	1 (Vacant)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Undeveloped, wooded.
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	60,200
<b>Assessed Improvement Value (2022):</b>	0
<b>Assessed Net Value (2022):</b>	60,200
<b>Improvement-Land Value Ratio:</b>	0.00 / 1.00

### Site Photos



*Frontage on Silvia Street.*

### Applicable Criteria

- "C" criterion:
  - Tax assessment records show that the property was reclassified from public property (15C) to vacant (1) in 2009. The property has been undeveloped for more than 10 years and has had limited access to public streets and utilities until recent development of Ewing Town Center brought streetscape improvements to Silvia Street.
- "E" criterion:
  - The property is undeveloped, vacant land owned through an estate trust. The trust ownership has complicated property tax correspondence matters and contributed to stagnated real estate productivity. According to Township tax records, the property owner contact address has changed several times and caused multiple Township mail and notices from the tax assessor to be returned to sender.



## 53 Walter Street (Block 345, Lot 141)

---

<b>Property Owner:</b>	Greenwood House / S&D of Israel
<b>Acreage:</b>	4.12
<b>MOD-IV Property Class:</b>	15F (Other Exempt)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Greenwood House senior living facility
<b>Year Built:</b>	1972
<b>Assessed Land Value (2022):</b>	162,000
<b>Assessed Improvement Value (2022):</b>	8,895,900
<b>Assessed Net Value (2022):</b>	9,057,900
<b>Improvement-Land Value Ratio:</b>	54.91 / 1.00

### Site Photos



*Greenwood House from Walter St*



*Greenwood House from parking lot*

### Applicable Criteria

No criteria apply. Designation is not necessary to effectuate redevelopment of the Study Area.

Silvia Street – interior lot (Block 345, Lot 142)

---

<b>Property Owner:</b>	Ewing Township
<b>Acreage:</b>	3.51
<b>MOD-IV Property Class:</b>	15C (Public Property)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Preserved open space
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	45,600
<b>Assessed Improvement Value (2022):</b>	0
<b>Assessed Net Value (2022):</b>	45,600
<b>Improvement-Land Value Ratio:</b>	0.00 / 1.00

**Applicable Criteria**

No criteria apply. Lot 142 is preserved open space encumbered by Green Acres deed restrictions. Should the Township decide to designate an Area in Need of Redevelopment as a result of this report, site improvements may be proposed in the resulting redevelopment plan, provided that said improvements meet Green Acres conservation and open space use restrictions and share a rational nexus with proposed redevelopment. However, explicit designation of the property in question is not necessary to effectuate redevelopment of the Study Area.



## Walter Street – paper lots (Block 351, Lots 1-15)

---

<b>Property Owner:</b>	Ewing Township
<b>Acreage:</b>	0.75
<b>MOD-IV Property Class:</b>	15C (Public Property)
<b>Zoning</b>	Residential, Single-Family Detached (R-2)
<b>Building Description:</b>	Preserved open space
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	107,000
<b>Assessed Improvement Value (2022):</b>	0
<b>Assessed Net Value (2022):</b>	107,000
<b>Improvement-Land Value Ratio:</b>	0.00 / 1.00

### Applicable Criteria

No criteria apply. The paper lots on Walter Street are preserved open space encumbered by Green Acres deed restrictions. Should the Township decide to designate an Area in Need of Redevelopment as a result of this report, site improvements may be proposed in the resulting redevelopment plan, provided that said improvements meet Green Acres conservation and open space use restrictions and share a rational nexus with proposed redevelopment. However, explicit designation of the property in question is not necessary to effectuate redevelopment of the Study Area.

## Adrian Avenue – paper lots (Block 352, Lots 1-12)

---

<b>Property Owner:</b>	Ewing Township
<b>Acreage:</b>	0.56
<b>MOD-IV Property Class:</b>	15C (Public Property)
<b>Zoning</b>	Residential, Single-Family Detached (R-2)
<b>Building Description:</b>	Preserved open space
<b>Year Built:</b>	N/A
<b>Assessed Land Value (2022):</b>	23,600
<b>Assessed Improvement Value (2022):</b>	0
<b>Assessed Net Value (2022):</b>	23,600
<b>Improvement-Land Value Ratio:</b>	0.00 / 1.00

### Applicable Criteria

No criteria apply. The paper lots on Adrian Avenue are preserved open space encumbered by Green Acres deed restrictions. Should the Township decide to designate an Area in Need of Redevelopment as a result of this report, site improvements may be proposed in the resulting redevelopment plan, provided that said improvements meet Green Acres conservation and open space use restrictions and share a rational nexus with proposed redevelopment. However, explicit designation of the property in question is not necessary to effectuate redevelopment of the Study Area.



## 1230 Parkway Avenue (Block 364, Lot 1)

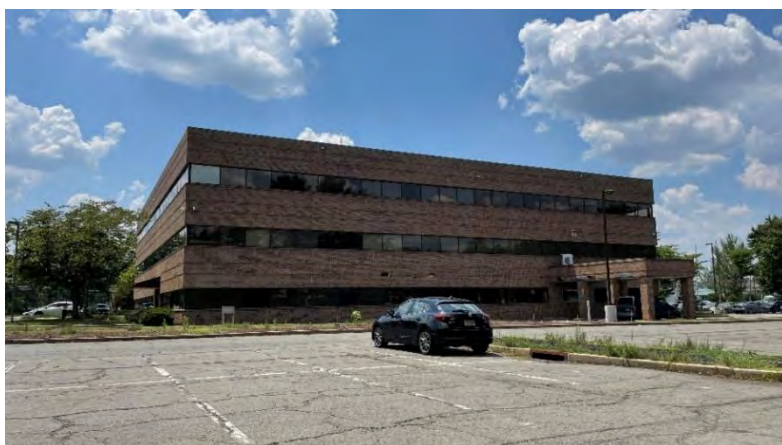
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<b>Property Owner:</b>	Ewing Office Realty
<b>Acreage:</b>	5.97
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	3-story, 60,000-sf office building with multiple tenants
<b>Year Built:</b>	1988
<b>Assessed Land Value (2022):</b>	647,000
<b>Assessed Improvement Value (2022):</b>	3,843,000
<b>Assessed Net Value (2022):</b>	4,490,000
<b>Improvement-Land Value Ratio:</b>	5.94 / 1.00

### Site Photos



*Parkway Avenue frontage.*



*Building rear façade and parking lot.*

## Applicable Criteria

Although no criteria applies, the office space real estate demand for office space is weak and becoming evermore increasingly obsolete, especially for older suburban office park building types. Notwithstanding, the building is leased and not much of a blighting influence. Given the age of the facility and its strategic location within the Ewing town center, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore necessary to effectuate redevelopment of the Study Area.



## 1252 Parkway Avenue (Block 364, Lot 73)

---

<b>Property Owner:</b>	Banmeet LLC
<b>Acreage:</b>	0.53
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Vacant gas station, 1,680-sf garage
<b>Year Built:</b>	1970
<b>Assessed Land Value (2022):</b>	407,300
<b>Assessed Improvement Value (2022):</b>	167,700
<b>Assessed Net Value (2022):</b>	575,000
<b>Improvement-Land Value Ratio:</b>	0.41 / 1.00

### Site Photos



*View from Scotch Road driveway.*



*Gas pumps and service booth.*



*Garage and office building.*



*Dilapidated garage bays*



*Broken window, loose building material, and exposure of building interior.*





*Rear façade from side yard.*

### Applicable Criteria

- “A” criterion:
  - Building has been unoccupied since the opening of Wawa directly across the street in 2016. The site visit showed a broken window that has exposed the garage interior to weather damage, animals and other risks. Several property maintenance violations and complaints on Township record from 2016-2021 for high grass and illegal waste dumping impact the general welfare.
- “B” criterion:
  - Use of the gas station has been discontinued, and the property has been unoccupied since 2017.
- “D” criterion:
  - The site contains a dilapidated structure and deleterious land use. Site improvements are highly specialized for the former gas station use, rendering the site obsolete for most other uses without robust investment, demolition, underground storage tank removal, and environmental remediation. Poor condition of structures on the property and known contamination status are characteristic of a deleterious land use with detriment to the public welfare.
- “E” criterion:
  - The property has an improvement-to-land value ratio of 0.4. The land could be better utilized to expand the Township’s tax base and contribute to public or private use.

4 Scotch Road (Block 364, Lot 77)

---

<b>Property Owner:</b>	JBNN Group LLC / J Chiarello
<b>Acreage:</b>	0.28
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-Story, 3,500-sf commercial building with rooftop solar array
<b>Year Built:</b>	1965
<b>Assessed Land Value (2022):</b>	46,200
<b>Assessed Improvement Value (2022):</b>	350,700
<b>Assessed Net Value (2022):</b>	396,900
<b>Improvement-Land Value Ratio:</b>	7.59 / 1.00

Site Photos



*Commercial frontage on Scotch Road.*

Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.



## 1400 Parkway Avenue (Block 365, Lot 10.01)

---

<b>Property Owner:</b>	Serenity Point LLC
<b>Acreage:</b>	4.23
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-story, 56,000-sf “Serenity Plaza” shopping center and grocery store
<b>Year Built:</b>	1972
<b>Assessed Land Value (2022):</b>	828,800
<b>Assessed Improvement Value (2022):</b>	3,731,600
<b>Assessed Net Value (2022):</b>	4,560,400
<b>Improvement-Land Value Ratio:</b>	4.50 / 1.00

### Site Photos



*Serenity Plaza from interior driveway.*



*Serenity Plaza from Parkway Avenue.*

## Applicable Criteria

Although no criteria applies, the real estate demand for retail space is weak and becoming increasingly difficult to tenant, especially for older suburban markets. Notwithstanding, the building is leased and not a blighting influence. Given the property's strategic location within the Ewing town center, designation of the property could be beneficial toward the overall redevelopment of the area and is therefore necessary to effectuate redevelopment of the Study Area.



## Suburban Square (Block 365, Lots 11, 13 and 20)

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The Suburban Square shopping center comprises four lots under common ownership by Suburban Square Associates and Pennmark Management. Lots 11, 13 and 20 are analyzed together as they comprise the main structure, while Lot 12 –a detached building – is analyzed separately.

<b>Property Owner:</b>	Suburban Square Associates / Pennmark Management
<b>Acreage:</b>	8.84
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	“Suburban Square” 110,199-sf shopping center
<b>Year Built:</b>	1960
<b>Assessed Land Value (2022):</b>	1,709,300
<b>Assessed Improvement Value (2022):</b>	4,028,700
<b>Assessed Net Value (2022):</b>	5,738,000
<b>Improvement-Land Value Ratio:</b>	3.64 / 1.00 (Lot 11) 1.00 / 1.00 (Lot 13) 2.12 / 1.00 (Lot 20)

### Site Photos



*Suburban Square frontage in parking lot on Scotch Road.*



*Suburban Square anchor space in parking lot on Scotch Road.*



*Suburban Square corner anchor at Parkway and Scotch.*



*Suburban Square common area and second-floor entrance from rear parking lot.*



*Suburban Square rear façade from rear parking lot.*

### Applicable Criteria

- “D” criterion:
  - Excessive land coverage. The 10.5-acre property is nearly 100% impervious and located within the 100-year flood plain, which generates significant surface runoff into storm drains and waterways.
- “H” Criterion:
  - Designation would promote smart growth principles adopted through the Parkway Avenue Redevelopment Plan and development of Ewing Town Center to support a dense, walkable, transit-accessible mixed-use center in the Township.
  - The entire Study Area is located in the Metropolitan Planning Area (PA-1) established by the State Development and Redevelopment Plan (2001). The purpose of PA-1 is to promote future redevelopment, encourage growth in compact forms, stabilize older suburbs, and redesign areas of sprawl. Given the size and location of the property in question, redevelopment would support these goals in tandem with Township objectives.
- Section 3:
  - All property associated with the Suburban Square shopping center may be designated as necessary to effectuate redevelopment of Lot 12, which shares parking and access constraints with the shopping center.



## 1320 Parkway Avenue (Block 365, Lot 12)

---

<b>Property Owner:</b>	Suburban Square Associates / Pennmark Management
<b>Acreage:</b>	3.43
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	8,400-sf commercial building
<b>Year Built:</b>	1957
<b>Assessed Land Value (2022):</b>	490,500
<b>Assessed Improvement Value (2022):</b>	468,700
<b>Assessed Net Value (2022):</b>	959,200
<b>Improvement-Land Value Ratio:</b>	0.96 / 1.00

### Site Photos



*Cracks in exterior wall*



*Frontage on Parkway Avenue.*



*Posted construction permit notice issued in 2011.*



*ADA non-compliant front entry on Parkway Ave.*



*Exposed wood soffit/facia and disconnected downspout.*

## Applicable Criteria

- “A” criterion:
  - Site improvements are substandard, dilapidated and obsolescent and likely contribute to high turnover of tenants. The building was constructed in 1957 and is showing signs of deterioration of wood soffits and exterior walls. The site’s auto-oriented layout is unmarked and disorganized, contributing to faulty arrangement and potential conflict between pedestrians, motorists, and users of the building.
- “B” criterion:
  - Signs of building deterioration were noted during the site visit. Observations included cracks in external walls, disconnected gutters, a construction permit posted on the window issued in 2011, and exposed and decaying wood soffit/facia. Also of note is construction work in various stages of completion causing more than one unit in the building to remain untenable. Township records indicate several violations for construction without proper permits.
- “D” criterion:
  - The building itself is oriented to the street but the overall site layout is obsolete in terms of building access, site circulation, and accessibility. Vehicular and pedestrian circulation around the building is haphazard and potentially dangerous. ADA parking and a wheelchair accessible door is only available for one unit in the rear. All other off-street parking is located behind the building and appears to be used by Suburban Square shopping center employees and students of the beauty school above the shopping center. No distinction in parking use is marked by signage.
- “E” criterion:
  - The property has a land improvement value ratio of 1.0, but shows clear signs of chronic vacancy, high tenant turnover and lack of property investment. The building was constructed in 1957 and appears noticeably outdated from the outside by current and competitive commercial building standards. There is no ADA access from the front of the building, where points of entry are located. The vacancy status and lack of repairs demonstrates stagnant productivity of the land which has potential for new construction that better serves current real estate demand and provides public benefits like ADA accessibility, safer circulation and access, and a greater, more resilient tax base.
- “H” Criterion:
  - Designation would promote smart growth principles adopted through the Parkway Avenue Redevelopment Plan and development of Ewing Town Center (across the site from Parkway Avenue) to support a dense, walkable, transit-accessible mixed-use center in the Township.
  - The entire Study Area is located in the Metropolitan Planning Area (PA-1) established by the State Development and Redevelopment Plan (2001). The



purpose of PA-1 is to promote future redevelopment, encourage growth in compact forms, stabilize older suburbs, and redesign areas of sprawl. Given the size and location of the property in question, redevelopment would support these goals in tandem with Township objectives.

## 1330 Parkway Avenue (Block 365, Lot 23)

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<b>Property Owner:</b>	FSL Realty LLC
<b>Acreage:</b>	1.67
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	2-story, 10,660-sf office building
<b>Year Built:</b>	1975
<b>Assessed Land Value (2022):</b>	358,800
<b>Assessed Improvement Value (2022):</b>	1,372,300
<b>Assessed Net Value (2022):</b>	1,731,100
<b>Improvement-Land Value Ratio:</b>	3.82 / 1.00

### Site Photos



*Frontage and driveway on Parkway Ave.*

### Applicable Criteria

Although no criteria applies, the office space real estate demand for office space is weak and becoming increasingly obsolete, especially for older suburban office park building types. Notwithstanding, the building is leased and not a blighting influence. Given the age of the facility and its strategic location within the Ewing town center, designation of the property could be beneficial toward the overall redevelopment of the area and is therefore necessary to effectuate redevelopment of the Study Area.

## 1340 Parkway Avenue (Block 365, Lot 19.01)

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<b>Property Owner:</b>	Serenity Pointe LLC
<b>Acreage:</b>	2.40
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-story, 5,858-sf bank with drive-thru
<b>Year Built:</b>	1974
<b>Assessed Land Value (2022):</b>	405,000
<b>Assessed Improvement Value (2022):</b>	634,800
<b>Assessed Net Value (2022):</b>	1,039,800
<b>Improvement-Land Value Ratio:</b>	1.57 / 1.00

### Site Photos



*Frontage on Parkway Avenue.*

### Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.



## 35 Scotch Road (Block 365, Lot 14)

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<b>Property Owner:</b>	McClister, Craig & C A Dimick Jr.
<b>Acreage:</b>	1.32
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Vacant 4,494-sf commercial building
<b>Year Built:</b>	1960
<b>Assessed Land Value (2022):</b>	293,800
<b>Assessed Improvement Value (2022):</b>	215,800
<b>Assessed Net Value (2022):</b>	509,600
<b>Improvement-Land Value Ratio:</b>	0.73 / 1.00

### Site Photos



*Frontage and parking lot on Scotch Road.*



*Building from unimproved side yard.*



*Broken vinyl siding and exposed wood framing.*



*Poor visibility of oncoming traffic on Scotch Road.*



*Poor visibility of oncoming traffic on Scotch Road.*

## Applicable Criteria

- “A” criterion:
  - Site visit observations include deterioration of the building exterior, broken vinyl siding, exposed wood framing, poor property maintenance, broken light bulbs and other building debris on the ground, weathered and overgrown asphalt, and overgrown weeds.
- “D” criterion:
  - The site layout is obsolete and faultily arranged as it cannot accommodate additional parking without significant alterations to the building, whose entrance faces Scotch Road at an angle and creates a substandard driveway and parking area with poor visibility of oncoming traffic noted during site visit.
- “E” criterion:
  - The property is half-developed with a grass lawn on Scotch Road that is unutilized. The property has an improvement ratio of 0.7, indicating potential for a more productive use of the land for public use or private development.



45 Scotch Road (Block 365, Lot 15)

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<b>Property Owner:</b>	McClister & Dimick Associates
<b>Acreage:</b>	2.17
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	38,000-sf bowling alley and restaurant
<b>Year Built:</b>	1960
<b>Assessed Land Value (2022):</b>	363,800
<b>Assessed Improvement Value (2022):</b>	2,561,900
<b>Assessed Net Value (2022):</b>	2,925,700
<b>Improvement-Land Value Ratio:</b>	7.0 / 1.00

Site Photos



*Scotch Rd frontage and entrance*



*Boarded windows*



*Rusted and deteriorating signage*



*Haphazard loose building debris in rear*



*Building side entrance and loading area*

### Applicable Criteria

- “A” criterion:
  - Site visit observations include deterioration of the building exterior, cracked and overgrown pavement, rusting and deteriorating signage, boarded windows, and loose building debris on the ground.
- “D” criterion:
  - Excessive land coverage: The building and parking lot cover nearly the entire 2.17-acre site with impervious coverage with no control of stormwater runoff. The building is highly specialized for its use as a bowling alley that has since become obsolete. The site would require significant demolition or renovation for adaptive reuse or redevelopment given its sheer size and age.
- “H” criterion:
  - The entire Study Area is located in the Metropolitan Planning Area (PA-1) established by the State Development and Redevelopment Plan (2001). The purpose of PA-1 is to promote future redevelopment, encourage growth in compact forms, stabilize older suburbs, and redesign areas of sprawl. Given the size and location of the property relative to Ewing Town Center, bicycle infrastructure, and public facilities, redevelopment would support these goals in tandem with Township objectives.



## 1505 Parkway Avenue (Block 375, Lots 1-2)

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<b>Property Owner:</b>	Martorana, G&S, Lore, Teresa
<b>Acreage:</b>	0.74
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-story, 4,680-sf brick commercial building and 1,000-sf rear commercial building
<b>Year Built:</b>	1970
<b>Assessed Land Value (2022):</b>	235,800
<b>Assessed Improvement Value (2022):</b>	182,700
<b>Assessed Net Value (2022):</b>	418,500
<b>Improvement-Land Value Ratio:</b>	0.77 / 1.00

### Site Photos



*Commercial frontage on Parkway Avenue.*

### Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.

## 1507 Parkway Avenue (Block 375, Lots 4-6)

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<b>Property Owner:</b>	G&M Associates
<b>Acreage:</b>	0.90
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-story, 10,080-sf concrete block commercial building (restaurant, tattoo shop, liquor store)
<b>Year Built:</b>	1957
<b>Assessed Land Value (2022):</b>	283,500
<b>Assessed Improvement Value (2022):</b>	596,000
<b>Assessed Net Value (2022):</b>	879,500
<b>Improvement-Land Value Ratio:</b>	2.10 / 1.00

### Site Photos



*Commercial frontage from parking lot on Parkway Avenue.*

### Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.

1515 Parkway Avenue (Block 375, Lots 7-12, 24)

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<b>Property Owner:</b>	5C Industries LLC
<b>Acreage:</b>	1.51
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	35,702-sf concrete block warehouse
<b>Year Built:</b>	1953
<b>Assessed Land Value (2022):</b>	429,000
<b>Assessed Improvement Value (2022):</b>	367,700
<b>Assessed Net Value (2022):</b>	796,700
<b>Improvement-Land Value Ratio:</b>	0.86 / 1.00

Site Photos



*Frontage and loading in Parkway Avenue right-of-way.*



*Dilapidated structure and roof from side yard.*





*Loading area in side yard.*

### Applicable Criteria

- “A” criterion:
  - Various storage vehicles including vans, box trucks, and tractor trailers appear to be stored in the loading areas throughout the site and in the front yard.
  - The lot frontage is essentially one contiguous driveway with a nearly 150-foot curb cut along Parkway Avenue. Nearly the entire frontage of the property consists of loading bays, causing trucks to circulate into Parkway Ave right of way when loading or unloading. This substandard condition creates a potential safety issue for pedestrians and motorists. While there is an existing concrete apron along the street, it is heavily deteriorated.
  - Several code violations, notices, and complaints were filed throughout 2016 to 2018 for unsafe building conditions inside, property maintenance, solid waste storage.
  - Site visit revealed vegetation growing on dilapidated side building roof .
- “B” criterion:
  - According to Township records, a complaint has been filed for operating a business without obtaining proper certificate of occupancy (CO) and zoning board approvals. The building is effectively vacant but occupied illegally.
- “E” criterion:
  - Improvement to Land Value Ratio is low (0.8), which indicates underutilization of the land. The property is in the Town Center Zone and located within a 5-minute walk (1/4 mile) from public transit and Ewing Town Center with potential to meet smart growth goals and associated benefits to the public welfare.

## 1523-1525 Parkway Avenue (Block 375, Lot 12, Condo #1)

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<b>Property Owner:</b>	Actodyne Holdings LLC Loesch, LLC C/O Fred Loesch (condo)
<b>Acreage:</b>	0.65
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1.5-story, 2,100-sf brick commercial building
<b>Year Built:</b>	1953
<b>Assessed Land Value (2022):</b>	105,000
<b>Assessed Improvement Value (2022):</b>	252,200
<b>Assessed Net Value (2022):</b>	357,200
<b>Improvement-Land Value Ratio:</b>	2.40 / 1.00

### Site Photos



*Condo #1 frontage on Parkway Ave.*



*Condo #1 rear.*

## Applicable Criteria

- “D” criterion:
  - The overall site layout is obsolete in terms of building access, site circulation, and accessibility. Vehicular and pedestrian circulation around the building is haphazard and potentially dangerous with little to no distinction in parking use is marked by signage.

Nevertheless, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.



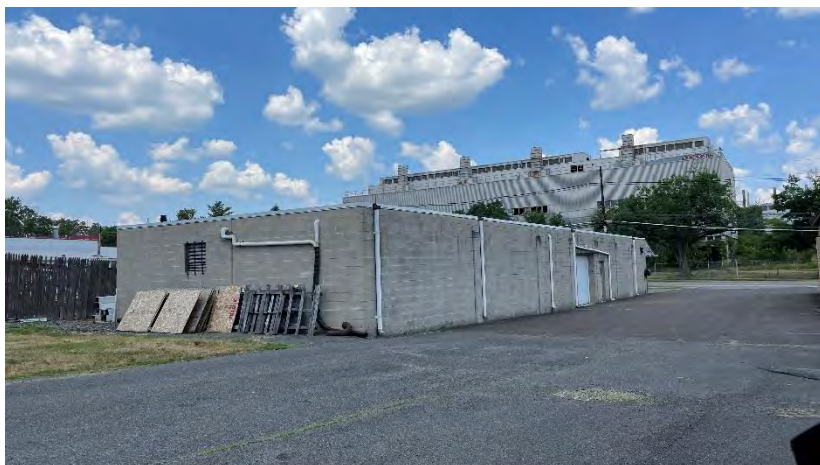
## 1523-1525 Parkway Avenue (Block 375, Lot 12, Condo #2)

<b>Property Owner:</b>	Loesch, LLC C/O Fred Loesch (condo)
<b>Acreage:</b>	0.65
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	1-story, 3,330-sf brick commercial building
<b>Year Built:</b>	1953
<b>Assessed Land Value (2022):</b>	157,500
<b>Assessed Improvement Value (2022):</b>	199,700
<b>Assessed Net Value (2022):</b>	357,200
<b>Improvement-Land Value Ratio:</b>	1.27 / 1.00

### Site Photos



*Condo #2 trailer storage and frontage on Parkway Ave.*



*Condo #2 side and rear.*

## Applicable Criteria

- “D” criterion:
  - The overall site layout is obsolete in terms of building access, site circulation, and accessibility. Vehicular and pedestrian circulation around the building is haphazard and potentially dangerous with little to no distinction in parking use is marked by signage.

Nevertheless, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.

## 1543 Parkway Avenue (Block 375, Lot 14)

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<b>Property Owner:</b>	Deluxe Developments LLC
<b>Acreage:</b>	0.96
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	4,600-sf auto repair garage, 2-pump gas station, 450-sf fast food shack, vehicle storage
<b>Year Built:</b>	-
<b>Assessed Land Value (2022):</b>	425,300
<b>Assessed Improvement Value (2022):</b>	219,000
<b>Assessed Net Value (2022):</b>	644,300
<b>Improvement-Land Value Ratio:</b>	0.51 / 1.00

### Site Photos



*Gas pumps and auto service on Parkway Avenue.*



*Rear garage and vehicle storage.*





*Storage of vehicles in rear yard*



*Storage of vehicles in rear yard*

## Applicable Criteria

- “D” criterion:
  - Excessive land coverage and limited controls for surface runoff of pollutants. Poor circulation and parking delineation is faulty arrangement. Haphazard vehicle and equipment storage in the rear and permeable stone ground has limited control of surface pollutants associated with auto repair.
  - The property is a known contaminated site with groundwater contamination from underground storage tanks. Without the benefit of a Phase 2, and associated soil samples, the tanks are aged and may likely be leaking or have contaminated the soil surrounding.
- “E” criterion:
  - Improvement to Land Value Ratio is low (0.5), which indicates underutilization of the land. The property is in the Town Center Zone and located within a 5-minute walk (1/4 mile) from public transit and Ewing Town Center with potential to meet smart growth goals and associated benefits to the public welfare.
- “H” criterion:
  - Designation of the property is consistent with smart growth principles as the lot is within a 5-minute walk from Ewing Town Center and located directly on a NJ Transit bus stop. Redevelopment can further promote mixed-use density, access to public transit, and bike and pedestrian trips in Ewing Township.
  - The entire Study Area is located in the Metropolitan Planning Area (PA-1) established by the State Development and Redevelopment Plan (2001). The purpose of PA-1 is to promote future redevelopment, encourage growth in compact forms, stabilize older suburbs, and redesign areas of sprawl. Given the size and location of the property in question, redevelopment would support these goals in tandem with Township objectives.

## 1569 Parkway Avenue (Block 375, Lot 18)

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<b>Property Owner:</b>	Giancarli, Angela M
<b>Acreage:</b>	1.74
<b>MOD-IV Property Class:</b>	4A (Commercial)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	8,536-sf commercial shopping center
<b>Year Built:</b>	1950
<b>Assessed Land Value (2022):</b>	384,900
<b>Assessed Improvement Value (2022):</b>	368,200
<b>Assessed Net Value (2022):</b>	753,100
<b>Improvement-Land Value Ratio:</b>	0.96 / 1.00

### Site Photos



*Commercial frontage on Parkway Avenue.*



*Side and rear yards from Decou Ave.*

### Applicable Criteria

No criteria apply. Designation is not necessary to effectuate redevelopment of the Study Area.



42 Decou Avenue (Block 375, Lot 19)

---

<b>Property Owner:</b>	Benevolent Order of the Elks
<b>Acreage:</b>	3.92
<b>MOD-IV Property Class:</b>	15F (Other Exempt)
<b>Zoning</b>	Residential, Single-Family Detached (R-2)
<b>Building Description:</b>	10,934-sf Trenton Elks Lodge
<b>Year Built:</b>	1978
<b>Assessed Land Value (2022):</b>	640,000
<b>Assessed Improvement Value (2022):</b>	1,732,400
<b>Assessed Net Value (2022):</b>	2,372,400
<b>Improvement-Land Value Ratio:</b>	2.71 / 1.00

Site Photos



*Trenton Elks Lodge on Decou Ave.*



*Trenton Elks Lodge (rear).*

## Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.

## 1501 Parkway Avenue (Block 375, Lot 20)

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<b>Property Owner:</b>	Elks Crippled Kiddie Committee Inc
<b>Acreage:</b>	4.40
<b>MOD-IV Property Class:</b>	15F (Other Exempt)
<b>Zoning</b>	Town Center (TC)
<b>Building Description:</b>	Joe Buch Special Children’s Park, fenced park space with quoit pitches and gazebos
<b>Year Built:</b>	1970
<b>Assessed Land Value (2022):</b>	700,000
<b>Assessed Improvement Value (2022):</b>	149,200
<b>Assessed Net Value (2022):</b>	849,200
<b>Improvement-Land Value Ratio:</b>	0.21 / 1.00

### Site Photos



*Joe Buch Special Children’s Park from Elks Lodge parking lot.*

### Applicable Criteria

Although no criteria apply, the property's strategic location within the Ewing town center and the adjacent train line, designation of the property could be beneficial toward the overall redevelopment of the area, particularly with adjacent blighted properties, and is therefore inclusion could effectuate redevelopment of the Study Area.



# Summary Findings and Recommendations

After evaluation of each parcel within the Study Area, this report concludes the parcels meet the criteria for an Area in Need of Redevelopment, also shown on **Map G (Redevelopment Eligibility & Recommendation Designation)**:

Block	Lot	Property Address	Applicable Criteria								Section 3
			A	B	C	D	E	F	G	H	
344	31.011	1300 Silvia St									X
344	31.012	Parkway Avenue			X		X				X
344	32	Walter St									
344	33-34	1205 Parkway Ave									
344	35-36	1209 Parkway Ave									
344	37.01	1235-1241 Parkway Ave	X	X			X				X
345	1.01	1200 Silvia St			X		X				
345	141	53 Walter St									
345	142	Silvia St (interior)									
351	1-15	Walter St									
352	1-12	Adrian Ave									
364	1	1230 Parkway Ave									X
364	73	1252 Parkway Ave	X	X		X	X				
364	77	4 Scotch Rd									X
365	10	1400 Parkway Ave				X				X	X
365	11	25-49 Scotch Rd				X				X	X
365	12	1320 Parkway Ave	X	X		X	X			X	
365	13	1300 Parkway Ave				X				X	X
365	14	35 Scotch Rd	X		X	X	X				
365	15	45 Scotch Rd	X			X				X	
365	19.01(19)	1340 Parkway Ave									X
365	20	51 Scotch Rd				X				X	X
365	23	1330 Parkway Ave									X
375	1-2	1505 Parkway Ave									X
375	4-6	1507 Parkway Ave									X
375	7-11, 24	1515 Parkway Ave	X	X	X	X	X			X	
375	12	1523-1525 Parkway Ave									X
375	14	1543 Parkway Ave				X	X			X	
375	18	1569 Parkway Ave									
375	19	42 Decou Ave									X
375	20	1501 Parkway Ave									X









# Map G - Eligible & Recommended Designation

Parkway & Scotch Redevelopment Study

9/7/22

## Legend

-  Study Area Lots (Block:Lot)
-  Study Area Boundary
-  Parkway Avenue Redevelopment Area
- Eligible & Recommended Designation**
-  Eligible for Redevelopment ("A-H" Criteria)
-  Recommended for Redevelopment (Necessary Under "Section 3")
-  Eligible for Rehabilitation



Source(s): MOD-IV\*, Mercer County GIS, NJOGIS

