

**Borough of Runnemede
Camden County, New Jersey**

**Preliminary Need Investigation
Determination of Need Report**

Entirety of Blocks 40-52; 32-39; 21-23; 25; 27-29



February 2019

Recommended as a non-condemnation redevelopment area to Borough Council by the Joint Land Use Board after a public hearing on February 13, 2019 with Resolution 19-08.

Non-condemnation Redevelopment Area Designation by Borough Council in accordance with Resolution 19-39 on March 5, 2019.

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The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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I. Introduction

The Borough of Runnemede Council and the Joint Land Use Board have been working towards addressing the Borough's redevelopment and revitalization needs. By utilizing the redevelopment planning tools provided in the Local Redevelopment and Housing Law ("LRHL") (P.L. 1992, c.79 N.J.S.A. 40A:12A-1 et seq.), the Borough aims to enhance opportunities for redevelopment that will serve the residents of Runnemede. Runnemede Borough Council has decided to investigate the entirety of Blocks 40-52, 32-39, 21-23, 25, 27-29 ("Study Area") in accordance with the LRHL, to determine whether the properties are "in need of redevelopment". The Preliminary Redevelopment Needs Investigation considers the physical, environmental, and social conditions in the Study Area. Information about current and past uses of a property, site and building conditions, site configuration, relationship to surrounding properties, code violations, existing zoning, previous attempts to develop, and environmental concerns are gathered in order to inform the analysis. The redevelopment study (preliminary investigation) reveals the strengths, weaknesses, opportunities and constraints presented within the study area so that the governing body may make an informed determination.

In accordance with Resolution No.17-107, Runnemede Borough Council has authorized and directed the Joint Land Use Board to conduct a preliminary redevelopment investigation and to determine whether the Study Area properties qualify under the statutory criteria as a "non-condemnation area in need of redevelopment" and to hold a public hearing to present the findings of the investigation.

Parcels that meet the criteria set forth in the redevelopment statute (N.J.S.A. 40A:12A-5) may be determined to be "in need of redevelopment", which designation will afford the Borough the opportunity to utilize additional tools to implement a coordinated and proactive land use plan for those areas, and will afford the property owners the ability to market or develop the properties in accordance with the redevelopment plan, without the power of eminent domain.

II. Redevelopment Overview

There are conditions exhibited by the subject properties that prompted Borough Council to initiate a redevelopment investigation. The intent of the redevelopment investigation, potential redevelopment area designation, and subsequent redevelopment plan is to enable the use of additional tools to facilitate and encourage private investment in the area; and potentially more input into the future use and design of a site than would be available in the private market and with conventional zoning. Designation of a redevelopment area requires a public planning process that involves the planning board, the governing body, and the interested public. The specific steps in the redevelopment planning process are outlined in section IV below.

New Jersey's redevelopment law enables municipalities to address blighted areas that satisfy certain statutory criteria by contracting with property owners or redevelopers by exercising other statutory powers to facilitate and initiate redevelopment that otherwise was not occurring within the normal private market. The redevelopment powers are intended to provide local governments with an avenue to assist in reversing a trend toward

decline in an area where blighting conditions exist. The New Jersey Constitution vests local governments with the power to undertake the redevelopment of blighted areas, and in doing so to acquire property by eminent domain, if necessary for a “public purpose” and “public use.” In this case, the Borough has requested that the Joint Land Use Board investigate whether the delineated area satisfies the statutory criteria for a “non-condemnation redevelopment area” designation. This means, that upon the designation of the delineated area as an area in need of redevelopment, the Borough will not have the authority to exercise its constitutional authority to acquire property within the delineated area by eminent domain.

A redevelopment area designation provides the Borough the opportunity to work cooperatively with redevelopers to meet the Borough’s vision for the area through flexible and creative design. The redevelopment designation and subsequent redevelopment plan create certainty about the Borough’s desire to have the area redeveloped, and also present a clear picture of what is expected from the development. In preparing a redevelopment plan the Borough can consider the costs of development in order to ensure that the desired outcome is realistically achievable. The Governing Body has expressed that a redevelopment study and potential non-condemnation redevelopment area designation may be critical in facilitating effective redevelopment of the Study Area. The Governing Body also has the option to enter into a PILOT (payment in lieu of taxes) agreement with the redeveloper for a period not to exceed 30 years, and to negotiate contributions for public improvements. The redevelopment area designation may also enable a redeveloper to qualify for special financing or other incentives from public and private sources.

III. Study Area

Borough Council has requested that the Joint Land Use Board consider if the entirety of Blocks 40-52, 32-39, 21-23, 25, 27-29 meet the statutory redevelopment criteria to be declared a non-condemnation area in need of redevelopment.

A Map of the Study Area is set forth below.

IV. Redevelopment Planning Process

The Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-1 et seq. governs local redevelopment and rehabilitation activities in New Jersey. When adopted in 1992 the intent of the LRHL was to codify, simplify and concentrate prior enactments related to housing and redevelopment, to promote the advancement of community interest, and to promote physical development that will be conducive to social and economic improvement. The LRHL provides a legal mechanism that may be utilized by public bodies in their efforts to arrest and reverse negative, blighting influences that may be taking a toll on the community and to encourage revitalization.

In order to declare an area in need of redevelopment, one or more of the following conditions listed in the Statute must be found to exist:

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

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

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to Sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need

of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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

In addition to the above criteria, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the 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.”

Over the years, the Courts have ruled that a Determination finding an Area in Need of Redevelopment shall be supported by substantial credible evidence and supported by credible expert testimony. The findings for the determination cannot include “net opinions” and a mere recitation of the statute. This document constitutes the "Determination of Need" report, a gathering and evaluation of existing conditions in the Study Area in order to conclude if they warrant a finding by the Planning Board that the area is in need of redevelopment under the statutory requirements (N.J.S.A. 40A:12A-5.a-h).

There are a series of specific steps that must be followed in accordance with the Local Redevelopment and Housing Law (LRHL – N.J.S.A. 40A:12A-1 et. seq.) to determine whether an area is in need of redevelopment and designate a redevelopment area. An overview of these steps is as follows:

1. The Borough Council directs the Planning Board to undertake a preliminary investigation to determine whether or not the identified area is in need of redevelopment. This is done by a resolution that identifies the area by block and lot and describes the general location of the area. The Borough has undertaken this step via adoption of *Resolution 17-107*.
2. The Planning Board is charged with conducting a preliminary investigation and holding a public hearing, and then making a recommendation to the Governing Body as to whether or not the study area is in need of redevelopment. The Planning Board will:
 1. Prepare a map showing the boundaries of the redevelopment study area.
 2. Prepare a report explaining the basis for the investigation and analyzing the conditions in the study area. This includes photographs, descriptions of historic and current uses, site conditions, code violations, other problems, existing zoning, previous attempts to develop, etc. This report constitutes the required investigation report.
 3. Prior to the Planning Board's public hearing to consider the report, provide notice to the Borough's official newspaper and provide notice by mail to all persons owning property within the study area.

4. Conduct a public hearing to present the findings and to hear testimony from all persons who are interested in or who may be affected by a determination that the area is a redevelopment area. All objections shall be made part of the public record and considered.
5. After completing the hearing, the Planning Board will recommend that the delineated area, or any part thereof, be determined, or not be determined, by the Governing Body to be an area in need of redevelopment.
3. Based on the Planning Board's recommendation, the Governing Body may adopt a resolution determining that the delineated study area, or any part thereof, is an "area in need of redevelopment". Upon adoption, the Clerk will send a certified copy of the resolution along with the preliminary investigation to the Commissioner of the Department of Community Affairs for review as required by the statute. In addition, all property owners must be notified of the designation of the non-condemnation redevelopment area.
4. The Borough Council may prepare, or direct the Planning Board to prepare, a Redevelopment Plan for the Redevelopment Area. The Redevelopment Plan must contain an "outline for the planning, development, redevelopment or rehabilitation of the project area" sufficient to cover the items set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). The requirements include:
 - a. Relationship to local objectives
 - b. Proposed land uses and building requirements
 - c. Identification of any land to be acquired
 - d. Relationship to Master Plans of adjacent towns, County, and State Plan
 - e. Housing Provisions (if applicable)
 - f. Relationship to municipal Master Plan
 - g. Relationship to Borough's land development regulations (supersede existing or optional overlay)
5. The Borough Council adopts the Redevelopment Plan by ordinance in accordance with the requirements of the law. The redevelopment plan is referred to the Planning Board for review and recommendation by resolution (in accordance with N.J.S.A. 40A:12A-7(e)). The redevelopment plan may include permitted uses, area and dimensional requirements, recommendations for site design and standards, and an illustrative plan.
6. The Borough Council, as the redevelopment entity, oversees implementation of the redevelopment plan. Redevelopment projects must be carried out in accordance with the Redevelopment Plan.
7. The Borough Council, as the redevelopment entity, selects redevelopers to undertake the redevelopment project(s) to implement the plan and may enter into redevelopment agreements to spell out responsibilities and expectations.
8. Site Plans for properties in the redevelopment area are reviewed by the Planning Board as they normally are.

V. Redevelopment Area Criteria

In order to designate an "Area in Need of Redevelopment", a land use analysis of the study area must be conducted to determine whether the study area meets the statutory criteria. The delineated area may be determined to be "in need of redevelopment" if, after investigation, notice and hearing, the governing body by resolution concludes that within the delineated area, any of the following conditions is found (in accordance with N.J.S.A 40A:12A-5):

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertakings 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.

Further, the Local Redevelopment and Housing Law defines “redevelopment area” or “area in need of redevelopment” as follows (N.J.S.A. 40A:12A-3). This definition enables the inclusion of properties that are essential for the effective redevelopment of the area as a whole.

“an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined here to be a “blighted area” pursuant to P.L. 1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety, and welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

VII. Borough Master Plan Consistency

Borough Master Plan

Runnemede Borough’s Master Plan Reexamination was adopted in December 2010 and sets forth a vision of Runnemede as a balanced community of residential and business uses and provides a framework for land use and development in the Borough. The Master Plan is a policy guide that lays out the Borough’s overall goals and the steps needed to implement the Borough’s vision, but also maintains an awareness that the social, economic and policy environments are dynamic and may change over the six year planning horizon. The Master Plan lays the foundation to support land use decisions and upon which the recommendations and plans can be incrementally implemented to realize the Borough’s goals and objectives. The next Master Plan Reexamination, being conducted concurrently with this redevelopment study (November, 2017) will provide the Borough an opportunity to review the conditions and assumptions that have changed since

the adoption of the Master Plan, and to present a clear explanation of the Borough's land use intentions and planning proposals.¹

The 2010 Master Plan Reexamination was reviewed in its entirety for this planning report. It addresses the recommendations of the land use board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law into the Land Use Plan element of the municipal Master Plan. While not specifically addressing this study area, the master plan is clear that "it is the Borough's intent to maintain the option to utilize all available planning tools to work toward realization of the Borough's vision for a healthy, vibrant, and attractive business environment, to improve the quality of life for current and future residents, and to maintain and enhance opportunities for smart growth and economic development. As the Borough continues to monitor and assess conditions in the nonresidential areas in the context of the overall land use picture, specific properties or areas may emerge as candidates for redevelopment. Where redevelopment or rehabilitation area designation has the potential to advance the Borough's goals and objectives, to incentivize redevelopment of properties vital to anchoring the local economy, to create community value, and to have positive ripple effects throughout the Borough, then those areas may be recommended for study in accordance with Local Redevelopment and Housing Law. "

VIII. APPLICABILITY OF CRITERIA TO STUDY AREA

A. Overall

The criteria outlined in the Local Redevelopment Housing Law and enumerated above have been considered as they relate to the properties within the Study Area. The Study Area consists of parcels located along the Black Horse Pike from Clements Bridge Road to the New Jersey Turnpike. An investigation is required to make a sound determination. The analysis of the parcels within the study area have been compiled into a matrix in appendix C, with site photos of specific parcels located in appendix B. for evaluation. See Map 1, an aerial map with delineated tax parcels and zoning to provide visual information. See Map 3 to see a visual determination of the recommendations for redevelopment area designation.

The boundary of the Study Area was determined by the Borough based on the observed presence of vacant commercial properties, less than fully productive land utilization, faulty site design and physical deterioration. The Borough recognizes that these conditions have existed in these areas for some time in spite of available infrastructure and development zoning. These conditions are detrimental to the health, safety and welfare of the Borough and without interceding through redevelopment planning these conditions are unlikely to be revitalized through private sector investment only.

¹ In accordance with Municipal Land Use Law (N.J.S.A. 40:55D-89), the Master Plan must be reexamined by the Planning Board at least every ten (10) years.

B. Parcel Analysis and Description of Study Area Properties

The majority of the parcels located within the Study Area, along Black Horse Pike, are located in the C, Commercial district, which is located along the Black Horse Pike corridor. There are properties also located within the Study Area in the R-1 Residential District, the GO General Office District, and the P Public District. The permitted uses for each zone are detailed below.

Uses under C zoning include:

A. Permitted buildings, structures and uses. Only the following shall be permitted:

- (1) Shopping centers.
- (2) Department stores.
- (3) Medical and dental offices.
- (4) Business offices.
- (5) Offices of government agencies.
- (6) Retail stores.
- (7) Banks (including drive-through lanes).
- (8) Day-care facilities.
- (9) General personal and business services.
- (10) Funeral parlor.
- (11) Theater.
- (12) Grocery and supermarket.
- (13) Bakery and deli.
- (14) Private educational facilities, such as dance instruction or martial arts.
- (15) Restaurants and taverns, not including fast-food, drive-in or drive-through.

B. Conditionally permitted uses. The following uses are permitted only in accordance with the requirements of § 395-24:

- (1) Outdoor dining in accordance with the requirements of § 395-24C(2).
- (2) Fast food restaurants without drive-through or window facilities in accordance with the requirements of § 395-24C(3).
- (3) Fast food restaurants with drive-through or window facilities in accordance with the requirements of § 395-24C(4).
- (4) Wholesale merchandise or servicing shall only be permitted if it is incidental and subordinate to a primarily retail business.

Uses under GO zoning include:

General office uses for professional and commercial offices. The office use must be 75% of the total floor area.

Uses under R-1 zoning include:

- (1) A single-family dwelling and its customary accessory buildings and accessory uses.
- (2) Any form of agriculture or horticulture for the private and personal use of the inhabitants of the property.
- (3) The keeping of any commonly accepted household pets such as dogs, cats, canaries, parakeets, parrots, gold fish, tropical fish, hamsters, gerbils and small monkeys in limited numbers as personal private pets.

Uses under P zoning include:

A. Purpose. The purpose of the Public/Quasi-Public Lands District (P) is to identify lands owned and managed by governmental and public educational bodies for a public purpose within the Borough as well as recognize the existence of public utility facilities and structures that may be privately owned, but which are regulated by the state and provide a necessary service to the public.

B. Permitted principal uses. In the Public/Quasi-Public Lands District, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:

- (1) Municipal and other governmental buildings.
- (2) Municipal and other governmental parks, playgrounds, recreation fields, conservation land, and other passive and active open space.
- (3) Government owned and operated college, elementary, secondary or nursery school, administrative office, or other educational institution (does not include a business or trade school, dance studio, or similar use for profit).
- (4) Government owned and operated libraries.
- (5) Government owned and operated museums.
- (6) Government owned and maintained rights-of-ways.
- (7) Public utilities such as: electrical substations and equipment, pumping stations, metering stations, water tanks, etc.
- (8) Railroad facilities.
- (9) Government owned and operated stormwater management facilities.

Site Description and History

The properties in question are situated on the east and west side of Black Horse Pike from Clements Bride Road to the New Jersey Turnpike. This area, particularly the commercial zone properties along the Black Horse Pike, have had a variable history, with many vacancies, high turnover rates, and zoning violations throughout the years. The current state of many of these parcels are dated and obsolete. There are vacancies and recurring zoning violations along with police calls. The matrix attached in Appendix C describes the ownership, property classification, site conditions and violations of each parcel.

The economy, tax parcel make-up and zoning appears to be inhibiting productive use of the properties and detracting from the development of potential new uses. In its current condition the properties are not advancing the goals and objectives of the Runnemede Master Plan, nor are they properly serving the community.

Redevelopment Findings

An investigation of the Study Area (Blocks 40-52, 32-39, 21-23, 25, 27-29) has been completed, which included, but was not limited to, a review of the existing land uses, the physical condition of the area, the relationships among uses, and the relationship to the community and region and other similar items. The results of this investigation are set forth herein, and the details of each specific parcel can be found within the Redevelopment Study Matrix located in Appendix C. Based on the finding of the investigation, it is concluded that the Study Area meets the required criteria to be designated as a non-

condemnation area in need of redevelopment. Specifically, the Study Area satisfies the following criteria under the Local Redevelopment and Housing Law as an area in need of redevelopment:

- **N.J.S.A. 40A:12A-5.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.*
- **N.J.S.A. 40A:12A-5.c.** *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*
- **N.J.S.A. 40A:12A-5.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.*
- **N.J.S.A. 40A:12A-3** *permits a redevelopment area to include land, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.*

Criterion “b”

Criterion “b” allows for a redevelopment designation when the discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes is found within a study area.

The Study Area includes several vacant buildings that are for rent, for sale or boarded up. These qualify under criterion “b” and a redevelopment area designation may assist in the facilitation of a sustainable tenant or use.

Criterion “c”

Criterion “c” allows for a redevelopment designation when it is found that there exists land that is vacant and unimproved, and has remained in that state for at least ten (10) years, and that by reason of its location, remoteness, lack of means of access to developed sections of the municipality, topography or nature of the soil, it is not likely to be developed through the instrumentality of private capital. It also can include land that is owned by the municipality, county, a local housing authority, redevelopment agency or redevelopment entity.

There are several parcels within this Study Area that are owned by the Borough of Runnemede. These qualify under criterion “c” and therefore have been included in the Redevelopment Area.

Criterion “d”

Criterion “d” allows for a redevelopment designation of areas with buildings or improvements which are dilapidated, obsolete, or have a faulty arrangement or design.

Because many of the parcels identified within the Matrix and site photographs have obsolete layouts that are detrimental to the safety, health and general welfare of the community, those lots satisfy criterion “d”.

Criterion “e”

Criterion “e” allows for a redevelopment designation of areas exhibiting 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.

Because of the makeup of the lots within this Study Area being many small, independently owned parcels, this criterion applies to many of the parcels within the Study Area.

Criterion “h”

The ‘h’ criteria of Smart Growth consistency applies to all the parcels in the Study Area, which are entirely located within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within the PA1 area. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Runnemede Borough.

Further, the Local Redevelopment and Housing Law defines “redevelopment area” or “area in need of redevelopment” as follows (N.J.S.A. 40A:12A-3). This definition enables the inclusion of properties that are essential for the effective redevelopment of the area as a whole.

“an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined here to be a “blighted area” pursuant to P.L. 1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety, and welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

The redevelopment designation will enable the redeveloper to develop the land in addition to allowing the subdivision of the tax parcels that will create more viable properties, through the adoption of a Redevelopment Plan. The redevelopment plan may allow more uses that are permitted within the respective zoning districts as well as the underlying uses will remain, unless the plan determines they are better suited for another use than is currently permitted within their respective zoning district.

As noted in Section VII, above, The State of New Jersey Development and Redevelopment Plan (SDRP) has designated the Study Area within Planning Area 1, Metropolitan Planning Area where much of the State's redevelopment is directed in order to revitalize cities and protect the character of existing stable communities. One of the objectives (all of which are discussed in Section VII of this report, is to "Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace." In addition, the SDRP aims to "Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure." Within these identified centers. Redevelopment planning to promote economic development advances one of the State Plan's primary goals which is to revitalize the State's towns and cities.

The Borough's intent in designating the site as a Redevelopment Area is to facilitate positive change – to give this site a productive use that will assist not only in economic development and overall improvement of this area, but produce viable uses that can be developed in accordance with the existing zoning designation or a specific use that is deemed to be an acceptable use and a positive addition to the surrounding neighborhood. The location of this redevelopment Study Area being along the Black Horse Pike corridor has the potential to offer unique and exciting business opportunities to the right developer. In addition, if Borough Council opts to offer them, temporary tax incentives may assist in attracting re-investment in the site.

N.J.S.A. 40A:12A-3 Findings

N.J.S.A. 40A:12A-3 defines "redevelopment area" as an area that "may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part." N.J.S.A. 40A:12A-8(k) authorizes a municipality to request a planning board to study and a governing body to designate an area as being in need of redevelopment when necessary to effectuate the terms of an adopted redevelopment plan.

As a result, although some of the properties in the Study Area may not satisfy a specific statutory criterion, they are being included because they are necessary for the successful redevelopment of the Study Area as a whole. However, acquisition of these properties will not be considered as part of this Redevelopment Area designation. These properties include residential, some existing businesses and public land. This is because by not including these parcels, it would break up the study area and could prevent it from being redeveloped as a whole. Its inclusion allows for greater diversity and flexibility in designing a circulation plan for the development of the Study Area. This Study Area, as large as it is, would benefit in the greatest manner from being evaluated and planned as a whole. While some individual parcels may not themselves be in need of redevelopment, if the sidewalks, streetscape and perhaps eventually the parcel itself be included and therefore

facilitate a positive change and enhancement to the Study Area as a whole, the parcels are encouraged to be kept up, and to continue to increase their value to the community.

IX. CONCLUSION

Redevelopment and revitalization of the properties designated as in need of redevelopment will have social and economic benefits for Runnemede Borough. The designation is the first step toward facilitating implementation of the Borough's vision for properties that may not be effectively revitalized without such attention. Revitalization of these properties will result in improved quality of life for residents by removing conditions that have a blighting influence on surrounding properties, enhancing aesthetics and sense of place, and stabilizing (and potentially increasing) property values. Redevelopment and revitalization will also improve the business climate and support environmentally friendly practices by ensuring that there are opportunities for current and future residents and employees in the Borough to live within the Borough. Following the redevelopment area designation, a redevelopment plan will be prepared to guide redevelopment of the properties.

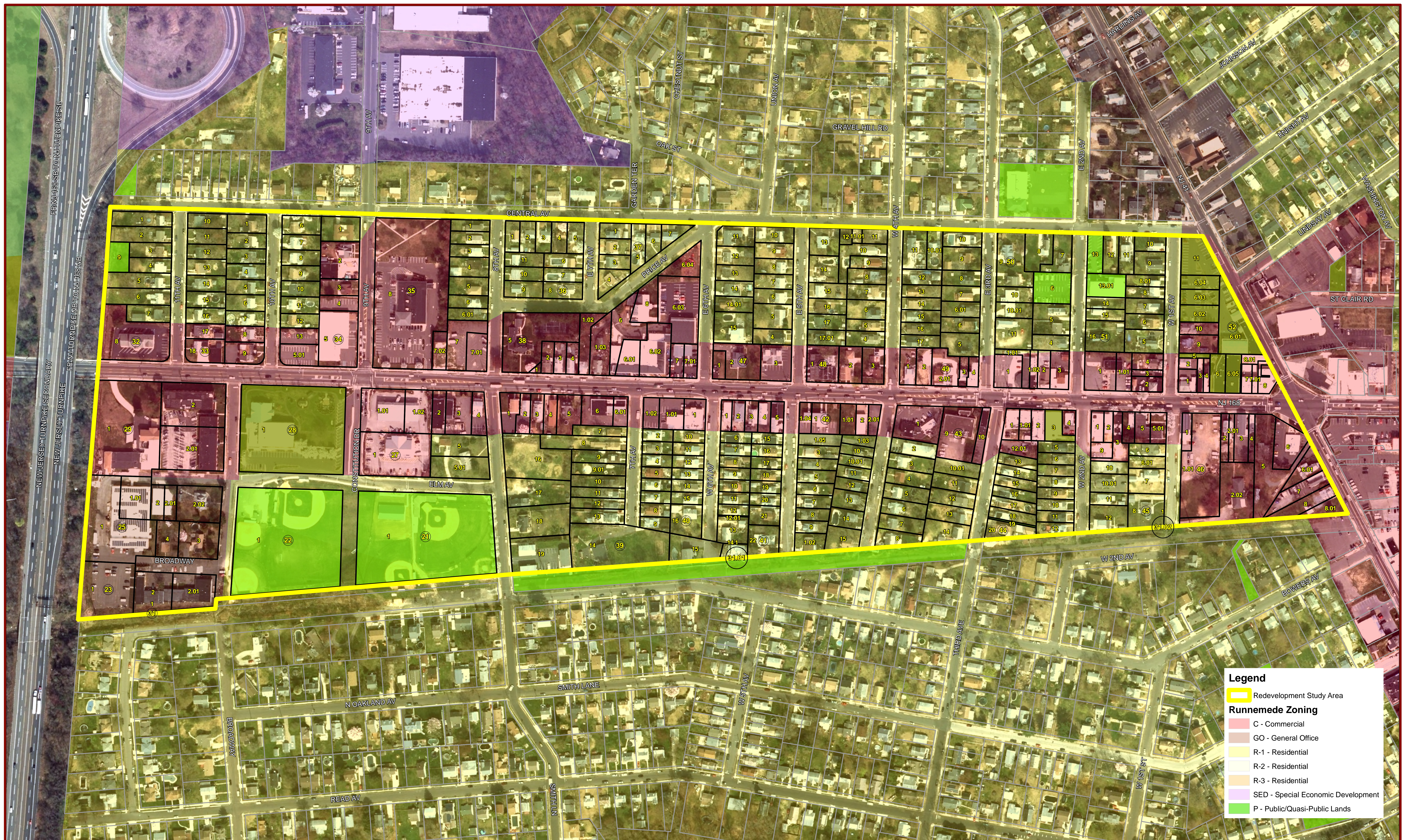
Based on the above analysis and findings, it is concluded that the conditions of the Study Area, Blocks 40-52, 32-39, 21-23, 25, 27-29, qualify as "Areas in Need of Redevelopment" as defined in NJSA 40A:12A-5. As described in Section 6, all parcels within the designated Study Area meet one or more of the following statutory criteria listed in the Local Redevelopment and Housing Law (NJSA 40A:12A-1):

- 'b' – Abandoned Commercial and Industrial Buildings
- 'c' – Vacant or Public Owned Land
- 'd' – Obsolete Layout and Design
- 'h' – Smart Growth Consistency

The Joint Land Use Board, upon adoption of a resolution, hereby recommends to the Governing Body that the Study Area as evaluated by this investigation be found to be a "Non-condemnation Area in Need of Redevelopment" in accordance with NJSA 40A:12A-5 pursuant to the findings of this report. The Joint Land Use Board further recommends that the Governing Body find that the intent of the Borough's Master Plan to foster economic development along existing commercial corridors and to promote an equitable balance of land use may be furthered by the designation of this area as a non-condemnation redevelopment area.

Such a designation should also be incorporated in the next Master Plan Re-examination report.

MAP 1: Redevelopment Study Area



Legend

Redevelopment Study Area

Runnemede Zoning

- C - Commercial
- GO - General Office
- R-1 - Residential
- R-2 - Residential
- R-3 - Residential
- SED - Special Economic Development
- P - Public/Quasi-Public Lands

BACH Associates, PC
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Fax: 856-546-8612
www.BachDesignGroup.com

**Borough of Runnemede
Camden County, NJ**

*This map was developed using NJGIN/NJDEP Geographic Information System digital data, but this is a secondary product which has not been verified by NJGIN/NJDEP and is not state authorized

Zoning Map Sources

Parcel Data: Camden County Planning Department	
Pinelands Boundary & Watershed Layer: NJ Pinelands Comm.	
Scale: 1" = 100 feet	Updated Bach Associates 2016
Date: December 7, 2016	Proj: RB2016-9
Prepared by: Candace Kanapluh PP #L1 5942	

Redevelopment Study Area

300 150 0 300 Feet

APPENDIX 1

Site Photographs

July 10 2017 Site Visit



20170710_133516.jpg



20170710_133522.jpg



20170710_133623.jpg



Block 23 Lot 2.01 (2).jpg



20170710_133943.jpg



Block 23 Lot 2.01 (3).jpg



Block 23 Lot 2.jpg



Block 25 Lot 4.jpg



Way entrance to Block 25 Lot



Block 25 Lot 1.jpg



Block 23 Lot 1.jpg



Block 23 Lot 1 (2).jpg



Block 23 Lot 1 (3).jpg



Block 23 Lot 1 (4).jpg



Block 23 Lot 1 (5).jpg



Block 23 Lot 1 (6).jpg



Entrance Block 25 Lot 1.jpg



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B25 L2.jpg



B32L8 Funeral.jpg



B33 L1 35 E 10th Ave.jpg



L2 31 E 10th Ave retaining wal



B33 L2 31 E 10th Ave.jpg



B33 L9 Seta Sun.jpg



B33 L9.jpg



B33L18 Apt.jpg



33L18 corner of 11th &BHP.jpg



B33L18 Massage .jpg



B33L18 Massage BHP.jpg



B33L18 parking.jpg



B34L1 901 Central.jpg



B34L1 side on 9th.jpg



B34L2 Collision Center 2.jpg



B34L2 Collision Center.jpg



B34L3 19 E 9th Ave.jpg



Block 23 Lot 2.01.jpg



lock 29 Lot 1 front entrance.jp



Block 29 Lot 1 front.jpg



Block 29 Lot 1 front-2.jpg



Block 29 Lot 1.jpg



g to ruoff and funeral supply b



dewalk conditions, 10th ave .jp

Oak Ridge Apartments Block 29 Lots 2 and 2.01



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July 12 2017 Site Visit



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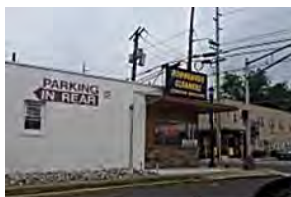
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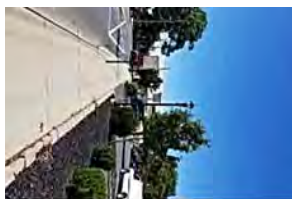


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September 20th Site Visit



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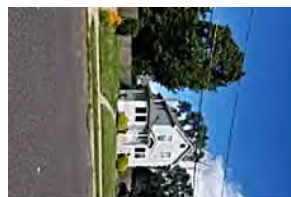
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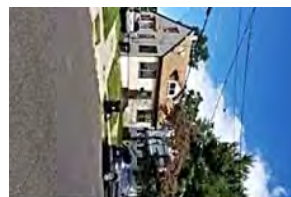
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October 18, 2017 Site Visit



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APPENDIX 2

Resolution

RESOLUTION #17-107

RESOLUTION AUTHORIZING THE BOROUGH OF RUNNEMEDE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND FEASIBILITY STUDY FOR REDEVELOPMENT OF THE ENTIRETY OF BLOCKS 40-52; 32-39; 21-23; 25; 27-29

WHEREAS, the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq. authorizes the Governing Body of any municipality, by Resolution, to have its Joint Land Use Board undertake a preliminary investigation to determine whether an area of the municipality is a redevelopment area pursuant to legal criteria set forth at 40A: 12A-5 (See 40A: 12A-6); and

WHEREAS, the Governing Body of the Borough of Runnemede desires to investigate whether all lots within Blocks 40-52; 32-39; 21-23; 25; and 27-29 is an area in need of redevelopment; and

WHEREAS, the preliminary investigation shall also consider whether the area is a condemnation redevelopment area authorizing the Borough to use all powers of redevelopment including the power of eminent domain; and

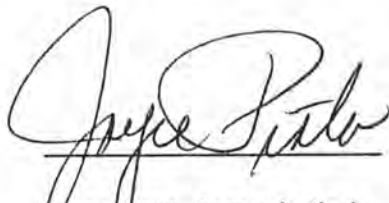
WHEREAS, the Joint Land Use Board shall consider the need for stimulation of redevelopment of the designated site to provide broad review of the development, redevelopment and rehabilitation of the site given the needs of the Borough to provide commercial opportunities and housing opportunities including affordable housing within the designated redevelopment area.


NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Runnemede, County of Camden, State of New Jersey, that:

1. The Governing Body does hereby authorize the Joint Land Use Board to undertake a preliminary investigation to determine whether all lots within Blocks 40-52; 32-39; 21-23; 25; and 27-29 of the Borough of Runnemede is a redevelopment area.
2. The Joint Land Use Board shall conduct the investigation pursuant to and in accordance with the procedure established by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq. specifically but not limited to section 12A-4, 12A-6.

- 3. The Joint Land Use Board shall provide a preliminary determination of the need for redevelopment pursuant to the criteria of N.J.S.A. 40A:12A-5 and the legal authority associated therewith.
- 4. In its preliminary determination of the need for redevelopment, the Joint Land Use Board may consider the designated redevelopment area as a condemnation redevelopment area pursuant to N.J.S.A. 40A:12A-6.
- 5. This Resolution shall take effect immediately.

BOROUGH OF RUNNEMEDE

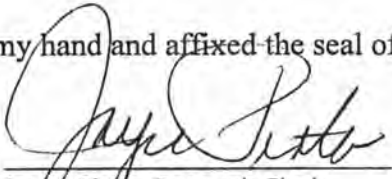

Joyce Pinto, Borough Clerk


Nick Kappatos, Mayor

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Runnemede, New Jersey at a meeting of said Mayor and Council on the 5th day of July, 2017.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.

DATED: 7/5/17


Joyce Pinto, Borough Clerk

Adoption of Resolution				
Name	Yes	No	Abstain	Absent
Farrell	✓			
Kelly	✓			
Laubenstein	✓			
Passio	✓			
Ranieri	✓			
Root				✓

APPENDIX 3

Study Area Matrix

Redevelopment Study Area										
Block	Lot	Property Location	Owner	Acreage	Existing Use	Current Conditions	Police Calls	Code Violations	Zone	Redevelopment Area Criteria Designation*
21	1	35 Smith's Lane	Runnemedede Borough	2.7200	Recreation Center - Little league fields, field house				P	c. municipal
22	1	36 Broadway	Runnemedede Borough	2.4100	Recreation Center - Runnemedede Youth Athletic Association (RYAA) Building				P	c. municipal
23	1	Rose Ave	Ruoff Twins Inc.	28, 900 sf	Vacant classified. Parking lot	expansive parking for B25L1.01, overgrow parking area, cracked asphalt. Appears underutilized			GO	d. excessive land coverage c. unimproved vacant land, e
23	2.01 & 2	1010 Rose Ave	Broadway Business Center	30,625 SF	Commercial,11,945 SF Building, built 1950	single story commercial office strip			GO	Section 3 LRHL, d. faulty arrangement /remote location, e.
25	1 & 1.01	Rose Ave	Ruoff Twins Inc.		Industrial	27467, built in 1969			GO	d. e.
25	2 & 2.01	1005 Elm Ave	Lansberry Erol	8800 sf	commercial	two garages, 2800 sf built in 1990			GO	e.
25	2.02	35 Broadway	Haaf Patricia	15950 sf	Residential	1962sf built in 1920, SFD			GO	e. , Section 3 LRHL
25	3	43 Broadway	Brostrand Kenneth & Christine	0.3182	Residential	1420 sf built in 1950, SFD			GO	e. , Section 3 LRHL
25	4	1018 Rose Ave	Actreo LLC Series 1018 Rose Ave	0.1735	Residential	980 sf built 1920			GO	e. , Section 3 LRHL
27	1, 1.01, 1.02	825 N BHP	Wawa Inc, Red Roof	1.2764	Commercial	Wawa, good condition, 4692 sf building built 2001			C	Section 3 LRHL
27	2	Black Horse Pike	Cooks Asset Management	0.1475	Commercial	6,522 sf, built 1938, florist			C	e
27	3	811 Black Horse Pike	Cooks Asset Management	0.2603	Commercial	2,359 sf, built 1938, dance studio			C	e
27	4	801 Black Horse Pike	Irrevocable Family Trust		Commercial	1908 sf, built 1938, Tequila Restaurant			C	e
27	5 & 5.01	27 Smith Lane	Farnsworth, John T. & Francis		Residential	1,267 sf built 1958; dwelling with detached garage			R-1	Section 3 LRHL

Block	Lot	Property Location	Owner	Acreage	Existing Use	Current Conditions	Police Calls	Code Violations	Zone	Redevelopment Area Criteria Designation*
28	1	2 Broadway @ BHP	Runnemedede Borough	2.0900	Library, gym, Senior Center, veterans Green	outdoor area path needs repair. New parking areas are located along the side (across from Wawa) and to rear in good condition.			P	c. municipal
29	1	1025 BHP	AG & Edgar U Peters, Inc.	1.4000	Funeral Supply	1947, 16408 SF Building, frontage and access on BHP and rear access along Elm Ave.			C	d. excessive land coverage,
29	2, 2.01	1001 BHP	Oak Ridge Apartments, LLC	1.2800	Apartments (___Units, two buildings) parking.	Includes Lot 2.01, Appears to be no A/C. Parking lot in poor condition, cracked, lines faded, overhead utilities. Parking lot not adequately buffered from adjacent commercial uses. Lighting?	yes	yes	C	d,
32	1	35 E 11th Ave	Pratt, Sean A	9,150 sf	Residential	SFD, 1080 sf built 1942			R-1	Section 3 LRHL
32	2	31 E 11th Ave	Jennene N and Otto Gary D Jr Hart		Residential	SFD, 1942 built, 1157 sf			R-1	Section 3 LRHL
32	3	27 E 11th Ave	John Dipierro		Residential	SFD, 1300 sf built 1942, lot 9 in rear is zoned public			R-1	Section 3 LRHL
32	4	23 E 11th Ave	Joseph & Roxanne Mohnacs		Residential	SFD, 1224 sf, built 1942, lot 9 in rear zoned public			R-1	Section 3 LRHL
32	5	19 E 11th Ave	Scott B Denny		Residential	SFD 1168 sf, built 1942			R-1	Section 3 LRHL
32	6	15 E 11th Ave	Gilber, Brian & Rivera, Maria A.		Residential	SFD 1392 sf, built 1942			R-1	Section 3 LRHL
32	7	11 E 11th Ave	Radomicki Wade & Brown Tiffanie	0.1435	Residential	SFD 1560 sf, built 1942			R-1	Section 3 LRHL
32	8	1100 N BHP	Ciechanowski, John J.	34,125 sf	Commercial	Funeral home, 5340 sf building built in 1998			C	
32	9	Rear of 11th	Boro of Runnemedede	6400 sf	Public Property	Vacant, rear of lots 3 and 4			P	c. municipal
33	1	35 E 10th Ave	Katrina L Mccoy	0.1722	Residential	SFD, 1680 sf, built 1948, crumbling retention wall, overgrown and cracked sidewalks, corner lot			R-1	a.
33	2	21 E 10th Ave	Shaffer, William H & Lilliam M Jr	0.1420	Residential	SFD, 1248 sf, built 1942, crumbling retention wall, overgrown and cracked sidewalks, nieghbor said the owners died and a squatter (son of the owner) may be living there.			R-1	a.
33	3	27 E 10th Ave	Wilson, Steven & Heather	0.1420	Residential	1006 sf, built 1942, SFD			R-1	Section 3 LRHL
33	4	23 E 10th Ave	Lori Carpenter	0.1420	Residential	1572 sf, built 1942, SFD			R-1	Section 3 LRHL

Block	Lot	Property Location	Owner	Acreage	Existing Use	Current Conditions	Police Calls	Code Violations	Zone	Redevelopment Area Criteria Designation*
33	5	19 E 10th Ave	Sherman, Daniel R & Maryrose	0.1420	Residential	360 sf, built 1942, SFD			R-1	Section 3 LRHL
33	6	15 E 10th Ave	Sherman, Daniel R & Maryrose	0.1420	Residential	1080 sf, built 1942, SFD			R-1	Section 3 LRHL
33	7	11 E 10th Ave	Baird, James H	0.1420	Residential	1444 sf, built 1942, SFD			R-1	Section 3 LRHL
33	8	7 E 10th Ave	Rivera, Lisa	0.1420	Residential	1080 sf, built 1942, SFD			C	Section 3 LRHL
33	9	3 E 10th Ave	Prowe, Gary	0.0550	Commercial	2400 sf, built 1939, Seta Sun office, appears vacant , overgrown. Another sign for computer company. Parking lot on side of building along BHP.			C	d., e.
33	10	36 E 11th Ave	Vargas, Benito	0.1435	Residential	1380 sf, built 1942, SFD			R-1	Section 3 LRHL
33	11	32 E 11th Ave	Max One Properties, LLC	0.1435	Residential	1080 sf, built 1942, SFD			R-1	Section 3 LRHL
33	12	28 E 11th Ave	Trost, Ryan M.	0.1435	Residential	1080 sf, built 1942, SFD, for sale			R-1	Section 3 LRHL
33	13	24 E 11th Ave	Mantone, Joeseeph A Jr.	0.1435	Residential	1176 sf, built 1942, SFD			R-1	Section 3 LRHL
33	14	20 E 11th Ave	Cleary, John C.	0.1435	Residential	1500 sf, built 1942, SFD			R-1	Section 3 LRHL
33	15	16 E 11th Ave	Magnotta, Alfonso & Lisa	0.1435	Residential	1224 sf, built 1942, SFD			R-1	Section 3 LRHL
33	16	12 E 11th Ave	Mcveigh, Paul M & Donna	0.1435	Residential	1224 sf, built 1948, SFD			R-1	Section 3 LRHL
33	17	8 E 11th Ave	Cicero, Matthew	0.1435	Residential	2186 sf, built 1949, SFD			C	Section 3 LRHL
33	18	4 E 11th Ave	Garofalo, Saverio		Commercial	1564 sf, built 1948, commercial and multifamily, massage business		yes	C	d., e.
34	1	901 Central Ave	Mcdermott, Edward A	0.2296	Residential	1904 sf SFD, built 1950, corner lot with 9th and Center			R-1	e., Section 3 LRHL
34	2	23 E 9th Ave	Blackwood Collision Center LLC	0.3440	Commercial	2069 sf, built 1938. two structures, one body shop and one office (converted res dwelling)			C	d, e,
34	3	19 E 9th Ave	Patel Shrutiben	0.1435	Residential	1314 sf, built 1947, SFD			C	e., Section 3 LRHL
34	4, 5, 5.01, 13	904 BHP	Archie Schwartz Co-Mandelbaum	0.5108	Commercial	12832 sf commercial building, built in 1986. expansive parking lots along BHP and 9th Ave. SWETS. Appears vacant. Filed for bankrupcy 2014			C	d, e,
34	6	36 E 10th Ave	LE Trang Thuy	0.1733	Residential	1224 sf, built 1942, SFD			R-1	Section 3 LRHL
34	7	32 E 10th Ave	Volkwine, Paul P	0.1420	Residential	1667 sf, built 1942, SFD			R-1	Section 3 LRHL
34	8	28 E 10th Ave	Arena, Kenneth J. & Kimberly A.	0.1420	Residential	1560 sf, built 1942, SFD			R-1	Section 3 LRHL

Block	Lot	Property Location	Owner	Acreage	Existing Use	Current Conditions	Police Calls	Code Violations	Zone	Redevelopment Area Criteria Designation*
34	9	24 E 10th Ave	Escareal, Violeta B.	0.1420	Residential	1500 sf, built 1942, SFD			R-1	Section 3 LRHL
34	10	20 E 10th Ave	Lewis, Barbara L.	0.1420	Residential	1080 sf, built 1942, SFD			R-1	Section 3 LRHL
34	11	16 E 10th Ave	Letzgus, Mark S	0.1420	Residential	1212 sf, built 1942, SFD			R-1	Section 3 LRHL
34	12	12 E 10th Ave	Peidl, Dorothy M. & Alexius Jr	0.1420	Residential	1276 sf, built 1942, SFD			R-1	Section 3 LRHL
35	1	47 E 8th Ave	Deutsche Bank National Trust Co	0.1148	Residential	1336 sf, built 1929, SFD			R-1	Section 3 LRHL
35	2	43 E 8th Ave	Brattan, Lael G.	0.1148	Residential	1048 sf, built 1929, SFD			R-1	Section 3 LRHL
35	3	39 E 8th Ave	Deamicis, Karen J.	0.1148	Residential	936 sf, built 1929, SFD			R-1	Section 3 LRHL
35	4	35 E 8th Ave	Gailer, Mark J. & Victoria R.	0.1722	Residential	912 sf, built 1929, SFD			R-1	Section 3 LRHL
35	5	25 E 8th Ave	Wick, Richard E. & Jean Ann	0.1722	Residential	2086 sf, built 1935, SFD			R-1	Section 3 LRHL
35	6 & 6.01	21 E 8th St	Lott, Gregory T. Sr & Gregory T. Jr	0.1148	Residential, Lot 6.01 vacant classified	988 sf, built 1929, ?			R-1	Section 3 LRHL
35	7, 7.01 & 7.02	800, 812, & 814 Black Horse Pike	First Mortgage Strategies Group Inc		Vacant Land			yes	C	c., d, e,
35	8	850 N Black Horse Pike	CVS Pharmacy	1.6987	Commercial	14400 sf, built 2001			C	Section 3 LRHL
36	1	48 E 8th Ave	Riley,Edw J & Dolores M	0.1148	Residential	1080 sf, built 1952, SFD			R-1	Section 3 LRHL
36	2	713 Central Ave	Chrzanowski, John & Laurie	0.1148	Residential	1080 sf, built 1952, SFD			R-1	Section 3 LRHL
36	3	709 Central Ave	Acosta, Nanette	0.1148	Residential	1108 sf, built 1954, SFD			R-1	Section 3 LRHL
36	4	705 Central Ave	Bages, Gust C	0.1148	Residential	1080 sf, built 1953, SFD			R-1	Section 3 LRHL
36	5	49 E 7th Ave	Federal Home Loan Mortgage Group	0.1148	Residential	1080 sf, built 1953, SFD			R-1	Section 3 LRHL
36	6	45 E 7th Ave	McCann, David J & Karolyn A	0.1872	Residential	1080 sf, buit 1952 SFD			R-1	Section 3 LRHL
36	7	41 E 7th Ave	Williams, John	0.1337	Residential	1178 sf, built 1952, SFD			R-1	Section 3 LRHL
36	8	700 Price Ave	Burke, Rita S	0.1435	Residential	1080 sf, built 1951, SFD			R-1	Section 3 LRHL
36	9	720 Price Ave	Morales, Vanessa I & Burgos Damaris	0.1435	Residential	1080 sf, built 1950, SFD			R-1	Section 3 LRHL
36	10	40 E 8th Ave	Shappell, Robert & Judith Ann	0.1337	Residential	1500 sf, built 1951, SFD			R-1	Section 3 LRHL
36	11	44 E. 8th Ave	Hunter, William D & Marie T	0.1337	Residential	1080 sf, built 1951, SFD			R-1	Section 3 LRHL
37	1	615 Central Ave	Bird, Ralph D III	0.1148	Residential	1224 sf, built 1952, SFD			R-1	Section 3 LRHL
37	2	48 E 7th Ave	Halwood, James G & Katherine E	0.1148	Residential	1380 sf, built 1951, SFD			R-1	Section 3 LRHL
37	3	44 E 7th Ave	Hazzard, George W	0.1148	Residential	1227 sf, built 1953, SFD			R-1	Section 3 LRHL
37	4	40 E 7th Ave	Johnson, Mark L	0.0248	Residential	1080 sf, built 1953, SFD			R-1	Section 3 LRHL
37	5	609 Central Ave	Barel, James A. & Margaret H	0.0254	Residential	1110 sf, built 1953, SFD			R-1	Section 3 LRHL
37	6	605 Central Ave	Hart, Donald R & Linda T H/W	0.0299	Residential	1250 sf, built 1953, SFD			R-1	Section 3 LRHL
37	7	601 Central Ave	Dayton, Warren R	0.0248	Residential	1080 sf, built 1953, SFD			R-1	Section 3 LRHL
38	1	N/A				(very small, looks like it might have same owner as lot 5)			C	see lot 5
38	1.02	634 N Black Horse Pike	Mutchler, Eleanor L (Life Estate)	0.0918	Residential	1080 sf, built 1925			C	Section 3 LRHL
38	1.03	628 N Black Horse Pike	Mutchler, Scott J	0.0234	Residential	1032 sf, built 1925		yes	C	Section 3 LRHL

Block	Lot	Property Location	Owner	Acreage	Existing Use	Current Conditions	Police Calls	Code Violations	Zone	Redevelopment Area Criteria Designation*
38	2	650 Black Horse Pike	Johnson, Arthur G	0.0918	Residential	1556 sf, built 1925			C	Section 3 LRHL
38	3	644 N Black Horse Pike	Del Sordo, Robert A	0.0918	Commercial	1760 sf, built 1920			C	Section 3 LRHL
38	4	638 N Black Horse Pike	Patchin, Jay & Ganzano, Pete	0.0918	Commercial	2304 sf, built 1938, "Just Ceramic Tile", maybe also residence			C	Section 3 LRHL
38	5 & 1	658 Black Horse Pike	Shin Dongjin	1.3017	Commercial	3344, Built 1924, Shine Dental Care from BHP side, two other entrances from 8th Ave. , lot 1 also possibly owned by Dongjin			C	Section 3 LRHL
38	6, 6.01 & 6.02, 6.04	610 Black Horse Pike	Benipal Citi LLC	1.1600	Industrial	Fan Treasures Wholesale Express & Pro Image Sports . 23,741 sf built in 1952			C	d.
38	7 & 7.01	602 N Black Horse Pike	BHP Holding LLC	0.2594	Commercial	2508 sf, built 1987			C	
38	8, 6.03 & 6.04	15 E. 6th Ave	VFW Post 3324		Charitable Organization / Non-profit	parking lot expansive, poor condition.			C	d. excessive land coverage
39	1, 1.01, 1.02	735 N Black Horse Pike	Ragonese, S & Albano, M & Viola, A	0.0410	Commercial	1800 sf, built 1925, Albano & Viola LLC Law Offices			C	Section 3 LRHL
39	2	733 N Black Horse Pike	733 North Black Horse Pike LLC	0.0270	Commercial	1196 sf, built 1971, The Domez Group / KBM			C	a., d. obsolete
39	3	729 N Black Horse Pike	Pru & Ro Investment Group LLC	0.1446	Residential	1531 sf, built 1925			C	Section 3 LRHL, e.
39	4	725 Black Horse Pike	La Mantia, Rosanna A & Providenza	0.1446	Commercial	2204 sf, built 1955, Pete's Shoe Repair			C	Section 3 LRHL, e.
39	5	721 Black Horse Pike	Macanally, Rosella		Residential				C	Section 3 LRHL, e.
39	6 & 6.01	701 Black Horse Pike	First Woo Enterprises, LLC	0.3214	Commercial	6050 sf, built 1951, Vape Station / BA Tech School,		yes	C	d., obsolete layout
39	7	9 W 7th Ave	Attilio Property Management LLC	0.1552	Residential	1448 sf, built 1925			R-1	Section 3 LRHL
39	8	15 W 7th Ave	Lonetto, Joan	0.2461	Residential	1795 sf, built 1926			R-1	Section 3 LRHL
39	9 & 9.01	17 W 7th Ave	Hambleton, Evelyn T	0.3085	Residential	2032 sf, built 1910			R-1	Section 3 LRHL
39	10	21 W 7th Ave	Knorr, Linda S	0.1534	Residential	1339 sf, built 1925			R-1	Section 3 LRHL
39	11	23 W 7th Ave	Cusick, Robert T & Wendy	0.1342	Residential	1339 sf, built 1925			R-1	Section 3 LRHL
39	12	25 W 7th Ave	Santoro, Louis Jr & Mary S	0.1342	Residential	1339 sf, built 1925			R-1	Section 3 LRHL
39	13	27 W 7th Ave	Snyder, Steven L Sr & Karen E	0.1753	Residential	1339 sf, built 1929			R-1	Section 3 LRHL
39	14	33 W 7th Ave	Wilson, Steven L. & Candice L	0.0456	Residential	1983 sf, built 1960			R-1	Section 3 LRHL

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39	15	31 W 6th Ave	Ayala, Omar	0.0514	Residential	2240 sf, built 2005			R-1	Section 3 LRHL
39	16	28 Smith Ln	Regonese, Samuel J & Albano MP & VI		Vacant Land				R-1	Section 3 LRHL
39	17	34 Smith Ln	Kettell, Michael V Jr & LAR	0.0322	Residential	1404 sf, built 1940			R-1	Section 3 LRHL
39	18	36 Smith Ln	Hui, Mary Jo	0.0374	Residential	1627 sf, built 1959			R-1	Section 3 LRHL
39	19	40-42-44 Smith Ln	Smith Lane Apts	0.5045	Apartments	not permitted use in R-1 District			R-1	Section 3 LRHL
40	1, 1.02	603-605 N BHP	Venuto, Joan A		Commercial	built 1976, 4463 sf. Bakery. Good condition, expansive parking lot.			C	Section 3 LRHL
40	2	12 W 7th Ave	Esposito, Louis J		Residential				R-1	Section 3 LRHL
40	3	14 W 7th Ave	Gahman, Melissa L & Kevin M		Residential				R-1	Section 3 LRHL
40	4	16 W 7th Ave	Singh Laksman P & Prabha		Residential				R-1	Section 3 LRHL
40	5	18 W 7th Ave	Hartmann, Robert W & Lorraine		Residential				R-1	Section 3 LRHL
40	6	20 W 7th Ave	Noak, Paul J. & Cheryl L. Hutchins		Residential				R-1	Section 3 LRHL
40	7	22 W 7th Ave	Sec of HUD		Residential				R-1	Section 3 LRHL
40	8	24 W 7th Ave	Sec of HUD		Residential				R-1	Section 3 LRHL
40	9	26 W 7th Ave	Ante, Cosmo Jr		Residential				R-1	Section 3 LRHL
40	10	13 W 6th Ave	Legacy Group Holdings		Residential				R-1	Section 3 LRHL
40	11	17 W 6th Ave	Martina, Suzanne		Residential				R-1	Section 3 LRHL
40	12	21 W 6th Ave	Latifi, Rana		Residential				R-1	Section 3 LRHL
40	13	23 W 6th Ave	Defilippis, Edward J & Karen		Residential				R-1	Section 3 LRHL
40	14	25 W 6th Ave	Leonchuck, Robert & Susan		Residential				R-1	Section 3 LRHL
40	15	27 W 6th Ave	Nemcik, Marie E		Residential				R-1	Section 3 LRHL
40	16	29 W 6th Ave	Alegre Francis & Rossi Gina		Residential				R-1	Section 3 LRHL
41	1	515 N Black Horse Pike	Pacilio, Vincent J & Zuazua, Maria	0.0918	Commercial	1512 sf, built 1950, Black Horse Pike Chiropractic			C	Section 3 LRHL
41	2	513 N Black Horse Pike	Merryfield, Lewis J	0.0872	Commercial	1296 sf, built 1958, Merryfield Construction Group			C	Section 3 LRHL
41	3	511 N Black Horse Pike	White, Michael & Lena	0.0964	Commercial				C	Section 3 LRHL
41	4	505 Black Horse Pike	Poden Corp	0.0918	Commercial	1408 sf, built 1960, Foot Health Centers Pa			C	Section 3 LRHL
41	5	501 Black Horse Pike	Fischbach, Frederick A. & Maureen H	0.0918	Commercial	3398 sf, built 1945, A&J Bar & Janitorial Supplies			C	Section 3 LRHL
41	6	14 W 6th Ave	Cohen, Kenneth	0.0918	Residential	1540 sf, built 1919			R-1	Section 3 LRHL
41	7	16 W 6th Ave	Aurigemma, Kathleen	0.0918	Residential	1190 sf, built 1919			R-1	Section 3 LRHL
41	8	18 W 6th Ave	Scheider, Christine	0.0918	Residential	840 sf, built 1919			R-1	Section 3 LRHL
41	9	20 W 6th Ave	Schang, Charles J S/M	0.0918	Residential	1339 sf, built 1940			R-1	Section 3 LRHL
41	10	22 W 6th Ave	Kanbur, Huseyin	0.0918	Residential	1300 sf, built 1934			R-1	Section 3 LRHL
41	11	24 W 6th Ave	Davis, Stacy	0.0918	Residential	1339 sf, built 1934			R-1	Section 3 LRHL
41	12	26 W 6th Ave	Massaro, Joseph III & Susan M	0.0849	Residential	1339 sf, built 1934			R-1	Section 3 LRHL

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41	12.01	W 6th Ave	Boro of Runnemedede	0.0062	Vacant Land				R-1	Section 3 LRHL
41	13	30 W 6th Ave	Tochterman, Jeanne	0.1683	Residential	1008 sf, built 1980			R-1	Section 3 LRHL
41	14	32 W 6th Ave	Shaunna LLC	0.0574	Residential	2500 sf, built 1984			R-1	Section 3 LRHL
41	15	11 W 5th Ave	Stallings, Tyefa G	0.0918	Residential	1814 sf, built 1919			R-1	Section 3 LRHL
41	16	15 W 5th Ave	Busillo, Francis V & Lisa A	0.0918	Residential	1990 sf, built 1919			R-1	Section 3 LRHL
41	17	21 W 5th Ave	Southwick, Mary G	0.0918	Residential	1190 sf, built 1919			R-1	Section 3 LRHL
41	18	25 W 5th Ave	Ferro, Leonard J. III & Carly	0.0918	Residential	2036 sf, built 1924			R-1	Section 3 LRHL
41	19	29 W 5th Ave	Meilahn, Dale E & June A.	0.0918	Residential	1339 sf, built 1940			R-1	Section 3 LRHL
41	20	33 W 5th Ave	Chrzanowski, Jayson & Ashley	0.0918	Residential	1246 sf, built 1923			R-1	Section 3 LRHL
41	21	37 W 5th Ave	Bush, William J & Diane M	0.1423	Residential	1248 sf, built 1919			R-1	Section 3 LRHL
41	22	43 W 5th Ave	White, William Jr & Nicole		Residential	1843 sf, built 1925			R-1	Section 3 LRHL
42	1 , 1.01 & 1.04	413 Black Horse Pike LLC	Zenobi, Howard J	0.4178	Commercial (1.01 Vacant)	2262 sf, built 1948, Forcini Realty, Environmental Testing Consult.			C	c. vacant,
42	1.02	50 W 5th Ave	Perez, Mark Anthony & Suzanne		Residential	1232 sf, built 1989			R-1	Section 3 LRHL
42	1.03	413 B.H.P.	Zenobi, Howard J		Vacant	alleyway			R-1	c. vacant,
42	1.05					parking lot, used with 1, 1.01, 1,04			R-1	c,
42	2 & 2.01	407 Black Horse Pike	350 Benigno Holdings LLC	0.0918	Commercial	1782 sf, built 1956, US Logistics, parking lot			C	d
42	3	16 W 5th Ave	Kim, Kil Woon	0.0410	Residential	1784 sf, built 1924			R-1	Section 3 LRHL
42	4	20 W 5th Ave	Sturtevant, Asa & Rachel	0.0307	Residential	1337 sf, built 1940			R-1	Section 3 LRHL
42	5	24 W 5th Ave	Janitsch, Michael & Elizabeth	0.0240	Residential	1044 sf, built 1926			R-1	Section 3 LRHL
42	6	28 W 5th Ave	Sims, Sean L	0.0319	Residential	1390 sf, built 1940			R-1	Section 3 LRHL
42	7	32 W 65th St	Borgese, Nicolas & Lisa	0.0287	Residential	1248 sf, built 1929			R-1	Section 3 LRHL
42	8	36 W 5th Ave	Chrzanowski, John & Laurie	0.0307	Residential	1337 sf, built 1940			R-1	Section 3 LRHL
42	9	40 W 5th Ave	Horan, Richaerd J III & Jeres Shannon	0.0313	Residential	1364 sf, built 1926			R-1	Section 3 LRHL
42	10	17 W 4th Ave	Disanti, Cheryle E	0.0860	Residential	1100 sf, built 1986			R-1	Section 3 LRHL
42	10.01	19 W 4th Ave	Baker, Christina M	0.0860	Residential	1100 sf, built 1986			R-1	Section 3 LRHL
42	11	21 W 4th St	Kralle, Dean T & Suzanne D	0.0983	Residential	2012 sf, built 2010			R-1	Section 3 LRHL
42	12	25 W 4th Ave	Meccariello, John	0.0983	Residential	1248 sf, built 1924			R-1	Section 3 LRHL
42	13	29 W 4th Ave	Equity Trust	0.1474	Residential	1536 sf, built 1924			R-1	Section 3 LRHL
42	14	33 W 4th Ave	Piechowski, Scott T	0.1474	Residential	1248 sf, built 1924			R-1	Section 3 LRHL
42	15	41 W 4th Ave	Johnson, Adam C & Kathleen E	0.0287	Residential	1248 sf, built 1924			R-1	Section 3 LRHL
43	1	325 N Black Horse Pike	Plaza 16888 LLC	0.0907	Commercial	3952 sf, built 1955		yes	C	d
43	2	10 W 4th Ave	Runnemedede Hill Garden Apts-CC, LLC	0.1699	Apartments	built 1955	yes	yes	R-1	d
43	3	14 W 4th Ave	Rodriguez, Victor Jr & Debra	0.1699	Residential	1156 sf built 1948			R-1	Section 3 LRHL
43	4	18 W 4th Ave	Hering, Charles E	0.1699	Residential	1156 sf, built 1948			R-1	Section 3 LRHL
43	5	22 W 4th Ave	Difelice, Frank G Sr & Carol A	0.1699	Residential	1156 sf, built 1948			R-1	Section 3 LRHL
43	6	26 W 4th Ave	Hogan, Matthew J	0.1699	Residential	1404 sf, built 1948			R-1	Section 3 LRHL
43	7	30 W 4th Ave	Borgia, Marco & Nina M	0.1699	Residential	1204 sf, built 1948			R-1	Section 3 LRHL
43	8	34 W 4th Ave	Alspach, Richard P Elaine		Residential	1564 sf, built 1943			R-1	Section 3 LRHL

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43	9, 10.01	303 N Black Horse Pike	Verizon Communications-Prop Tx Dept		Commercial	6371 sf, built 1967			C	d
43	10	301 N Black Horse Pike	Yoo, David		Commercial	2034 sf, built 1955			C	Section 3 LRHL
43	11	19 W 3rd Ave	Kane, Charles T & Linda	0.1699	Residential	1248 sf, built 1953			R-1	Section 3 LRHL
43	12	23 W 3rd Ave	Giannattasio, Daniel J & M Kehoe	0.1687	Residential	1729 sf, built 1953			R-1	Section 3 LRHL
43	13	27 W 3rd Ave	Moule Kristin & Dillan Robert	0.1687	Residential	1248 sf, built 1953			R-1	Section 3 LRHL
43	14	31 W 3rd Ave	Teter, Millicent E & Howard P	0.1687	Residential	1248 sf, built 1953			R-1	Section 3 LRHL
44	1, 1.01	215-21 Black Horse Pike	Bui Christina Xuan		Commercial	9014 sf, built 1925		yes	C	b., d
44	2	213 N Black Horse Pike	Beckie Randall		Commercial	6080 sf, built 1940		yes	C	b., d
44	3	209 N Black Horse Pike	United States Postal Service		Public Property	post office			P	c
44	4	201 N Black Horse Pike	Den-Law LLC	0.0753	Residential	962 sf, built 1966			R-1	Section 3 LRHL
44	5	9 W 2nd Ave	DeMarco, Angelino M	0.1019	Residential	1296 sf, built 1925			R-1	Section 3 LRHL
44	6	13 W 2nd Ave	Casey, Joseph	0.1019	Residential	1320 sf, built 1927			R-1	Section 3 LRHL
44	7	17 W 2nd Ave	Morgan, Stephen Jr	0.1019	Residential	1320 sf, built 1927			R-1	Section 3 LRHL
44	8	21 W 2nd Ave	Kennedy, John W	0.1019	Residential	1339 sf, built 1927			R-1	Section 3 LRHL
44	9	25 W 2nd Ave	Morgan, Stephen H Jr & Stephen H Sr	0.1019	Residential	1339 sf, built 1925			R-1	Section 3 LRHL
44	10	29 W 2nd Ave	Copes, Shaun & DiGiugno, Andrea	0.1019	Residential	1339 sf, built 1927			R-1	Section 3 LRHL
44	11	33 W 2nd Ave	Oleska-Aman, Loretta	0.1019	Residential	1339 sf, built 1927			R-1	Section 3 LRHL
44	12	37 W 2nd Ave	Hanby, Bruce W Jr & Stacey A		Residential	1339 sf, built 1927			R-1	Section 3 LRHL
44	12.01		Beckie Randall			garage and parking for lot 2, same owner			R-1	c
44	13	10 W 3rd Ave	Quiles, John W & Mildred M		Residential	1044 sf, built 1926			R-1	Section 3 LRHL
44	14	14 W 3rd Ave	Raval, Saumil		Residential	1284 sf, built 1926			R-1	Section 3 LRHL
44	15	18 W 3rd Ave	Bromke, Eugene & Mary		Residential	1278 sf, built 1926			R-1	Section 3 LRHL
44	16	22 W 3rd Ave	Gascot, Brandee		Residential	1044 sf, built 1926			R-1	Section 3 LRHL
44	17	26 W 3rd Ave	Ackley, Linda M		Residential	1144 sf, built 1919			R-1	Section 3 LRHL
44	18	30 W 3rd Ave	Bank of New York Mellon - Trustee		Residential	1137 sf, built 1929			R-1	Section 3 LRHL
44	19	W 3rd Ave	Boro of Runnemede	0.0177	Public Property				P	b
44	20	34 W 3rd Ave	Stone, Donald		Residential	1339 sf. built 1924			R-1	Section 3 LRHL
45	1	125 N Black Horse Pike	Majestic One Realty, LLC	0.0918	Commercial	2876 sf, built 1946Polish American Market			C	e
45	2	121 N Black Horse Pike	Majestic One Realty, LLC	0.0666	Commercial	2918 sf			C	e
45	3	117 N Black Horse Pike	Talarico, Frank		Commercial	2490 sf, built 1955			C	e
45	4	109 N Black Horse Pike	Aaronson, Ronald G	0.0918	Commercial	664 sf, built 1951			C	Section 3 LRHL
45	5 & 5.01	105 N Black Horse Pike	Levy, Jacov & Ilana	0.2296	Commercial	4424 sf, built 1955, Chiropractic, 100 bldg attached and for rent.			C	Section 3 LRHL
45	6	9 W 1st Ave	Ferriera, Jose L & M Laranjeira	0.1084	Residential	1837 sf, built 1925			R-1	Section 3 LRHL
45	6.01	11 W 1st Ave	Levy, Jacob & Ilana	0.1084	Vacant Land	vacant lot between two SFD lots			R-1	Section 3 LRHL
45	7	15 W 1st Ave	Falasca, Elizabeth	0.2130	Residential	1190 sf, built 1925			R-1	Section 3 LRHL
45	8	25 W 1st Ave	Fisher, Joseph C		Residential	1226 sf, built 1955			R-1	Section 3 LRHL

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45	9	14 W 2nd Ave	Majestic One Realty, LLC	0.0803	Vacant Land	asphalt parking area			C	c, d,
45	10	19 W 2nd Ave	Majestic One Realty, LLC	0.1102	Vacant Land	asphalt parking area			R-1	c, d,
45	10.01	20 W 2nd Ave	Fric Properties	0.1653	Apartment	2624 sf, built 1930, not permitted use in R-1			R-1	d
45	11	24 W 2nd Ave	Marano, Lena & Dolores Cristella	0.1102	Residential	988 sf, built 1961			R-1	Section 3 LRHL
45	12	36 W 2nd Ave	Pantaleo, Carmella J		Residential	1488 sf, built 1925			R-1	Section 3 LRHL
46	1	39 N Black Horse Pike	Stanch, George M		Commercial	4080 sf, built 1952			C	Section 3 LRHL
46	1.01								C	Section 3 LRHL
46	2 & 2.01	17&19 N Black Horse Pike	Stanch, George M & Carol J	0.1515	Commercial				C	Section 3 LRHL
46	2.02	20 W First Ave	Stanch, Christopher		Residential	2338 sf, built 1987			C	Section 3 LRHL
46	3	15 N Black Horse Pike	Verica, Steve & Mary Ann	0.1618	Commercial	3502 sf, built 1945, Antiques and Coins Unlimited			C	d
46	4	11 N Black Horse Pike	Verica, Stephen M & Maryann	0.0844	Commercial	1680 sf, built 1920 antique store			C	d
46	5	7 N Black Horse Pike	Wentzell, Elwood L		Residential	1351 sf, built 1952, residential dwelling set back from street, not visible			C	Section 3 LRHL
46	6	5 Blk Hrs Pk	Tamra Properties LLC		Commercial	1764 sf, built 1960, Luigis			C	Section 3 LRHL
46	6.01	19 W Clements Bridge Rd	Tamra Properties LLC		Residential	1820 sf, built 1925			C	Section 3 LRHL
46	7	25 W Clements Bridge Rd	Polizzi, Mario & Margaret		Commercial	2220 sf, built 1925, Top Results Hair			C	Section 3 LRHL
46	8 & 8.01	29 W Clement Bridge Rd	Polizzi, Mario		Residential	1272 sf, built 1925			C	Section 3 LRHL
47	1	538 N Black Horse Pike	Bassil, Khalil & Nahi	0.0808	Commercial	565 sf, built 1945			C	Section 3 LRHL
47	2	518 N Black Horse Pike	Indymac Mortgage Services		Residential	2315 sf, built 1920		yes	C	Section 3 LRHL
47	3	508 N Black Horse Pike	Sharda Real Estate LLC	0.2640	Commercial	2616 sf, built 1970			C	Section 3 LRHL
47	4	13 E 5th Ave	Menaldi, Henry & Rita	0.1435	Residential	1396 sf, built 1910			R-1	Section 3 LRHL
47	5	15 E 5th Ave	Muldoon, Sheryl Ann	0.2296	Residential	1216 sf, built 1966			R-1	Section 3 LRHL
47	6	25 E 5th Ave	Critch, Lindsey	0.1377	Residential	1176 sf, built 1952			R-1	Section 3 LRHL
47	7	29 E 5th Ave	Parnham, Mary & Turnbull, Steven	0.1349	Residential	1176 sf, built 1952			R-1	Section 3 LRHL
47	8	33 E 5th Ave	Murphy, May Elinda	0.1435	Residential	1176 sf, built 1952			R-1	Section 3 LRHL
47	9	37 E 5th Ave	Ciconte, Janet M	0.1435	Residential	1176 sf, built 1952			R-1	Section 3 LRHL
47	10	41 E 5th Ave	Tocco, Chester	0.1435	Residential	1176 sf, built 1952			R-1	Section 3 LRHL
47	11	44 E 6th Ave	Corcoran, Broc A & Botsford, Marie D		Residential	1868 sf, built 1950			R-1	Section 3 LRHL
47	12	40 E 6th Ave	Smith, William D	0.1722	Residential	720 sf, built 1950			R-1	Section 3 LRHL
47	13	36 E 6th Ave	Greenwood, James	0.1435	15F Other Exempt Disabled Veteran	1092 sf, built 1950			R-1	Section 3 LRHL
47	14	26 E 6th Ave	Petrarca, Tami D	0.1435	Residential	1090 sf, built 2008			R-1	Section 3 LRHL
47	14.01	24 E 6th Ave	Higgins, Helen M	0.1435	Residential	1328 sf, built 1924			R-1	Section 3 LRHL

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47	15	18 E 6th Ave	Dziewiecka, Malgorzata D	0.2870	Residential	1812 sf, built 1930			R-1	Section 3 LRHL
48	1	424 Blk Hrs Pk	KDC Associates LLC	0.2686	Regency Court Apartments	built 1960, garden style, two stories	yes	yes	C	d
48	2	404 Black Horse Pike	Mulhall, Ronald & Carol	0.2014	Commercial	2352 sf, built 1925			C	Section 3 LRHL
48	3	400 Black Horse Pike	Skinner, Valerie J	0.2014	Residential	1366 sf, built 1925			C	Section 3 LRHL
48	4	15 E 4th Ave	Formosa, James	0.1435	Residential	1472 sf, built 1940			R-1	Section 3 LRHL
48	5	19 E 4th Ave	Sambuccia, Kenneth	0.1076	Residential	1524 sf, built 1920			R-1	Section 3 LRHL
48	6	23 E 4th Ave	Marlin, Robert & Melissa	0.1779	Residential	936 sf, built 1920			R-1	Section 3 LRHL
48	7	31 E 4th Ave	Carfagno, John F & Janis	0.1435	Residential	1296 sf, built 1940			R-1	Section 3 LRHL
48	8	35 E 4th Ave	Costello, Lorraine	0.1435	Residential	1540 sf, built 1940			R-1	Section 3 LRHL
48	9	39 E 4th Ave	Proto, James J	0.1102	Residential	1142 sf, built 1924			R-1	Section 3 LRHL
48	10	43 E 4th Ave	Ruiz, Claudia	0.0242	Residential	1056 sf, built 1988			R-1	Section 3 LRHL
48	11	47 E 4th Ave	Cameron, Allen D	0.0940	Vacant Land	built 1924			R-1	c
48	11.01	433 Central Ave	Cameron, Allen D	0.0300	Vacant Land				R-1	c
48	12	435 Central Ave	Cammarota, Robert & Angela M	0.0351	Residential				R-1	Section 3 LRHL
48	13	48 E 5th Ave	Hogan, Jean	0.2009	Residential	1152 sf, built 1950			R-1	Section 3 LRHL
48	14	36 E 5th Ave	Snedeker, David & Brenda	0.2870	Residential	1080 sf, built 1952			R-1	Section 3 LRHL
48	15	34 E 5th Ave	Rambo, Brandan F & Bishop, Mary A	0.1435	Residential	1872 sf, built 1956			R-1	Section 3 LRHL
48	16	32 E 5th Ave	Calcott, Benjamin C Jr	0.1435	Residential	1124 sf, built 1952			R-1	Section 3 LRHL
48	17	28 E 5th St	Calcott, Benjamin C III	0.1435	Residential	1254 sf, built 1952			R-1	Section 3 LRHL
48	17.01	24 E 5th Ave	Heintzelman, Michael J & Kathleen A	0.1435	Residential	1384 sf, built 1952			R-1	Section 3 LRHL
49	1	322 Black Horse Pike	Piechoski, Lawrence T & Anna P	0.1263	Commercial	1784 sf, built 1926, appears vacant?			C	b, d
49	2	316 Black Horse Pike	Tejavi Real Estate LLC	0.1366	Vacant Land	built 1925			C	c
49	2.01	312 Black Horse Pike	Tajavi Real Estate LLC	0.1147	Commercial	4997 sf, built 1930, prior liquor store, vacant and for sale/lease			C	b, d
49	3	304 Black Horse Pike	Romano, Antonietta	0.0438	Commercial	1906 sf, built 1925, ALL GEN		yes	C	d
49	4	300-302 Black Horse Pike	Saso, Joseph & Nicasia	0.1111	Apartments	4838 sf, built 1930, storefront and apartments	yes	yes	C	d
49	5	13 E 3rd Ave	McBride, Charles A Jr	0.0471	Residential	2052 sf, built 1915			R-1	Section 3 LRHL
49	6	17 E 3rd Ave	Harkins, Cheryl A	0.1435	Residential	1676 sf, built 1930			R-1	Section 3 LRHL
49	6.01	23 E 3rd Ave	Aaronson, Ronald G	0.1435	Residential	1333 sf, built 1920			R-1	Section 3 LRHL
49	7	27 E Third Ave	Centrone, Francis J	0.1435	Residential	2112 sf, built 2001			R-1	Section 3 LRHL
49	8	33 E 3rd Ave	Mazzella, Antonio & Victoria	0.1435	Residential	1075 sf, built 1948			R-1	Section 3 LRHL
49	9	39 E 3rd Ave	Korang, Joseph J & Jessica D	0.2152	Residential	1146 sf, built 1910			R-1	Section 3 LRHL
49	10	45 E 3rd Ave	Suarez, Carmen M. & Jose Figueroa	0.1435	Residential	1706 sf, built 1900			R-1	Section 3 LRHL
49	10.01	315 Central Ave	Giglio, Gaetano J & Lisa M	0.1435	Residential	1436 sf, built 1994			R-1	Section 3 LRHL
49	11	323 Central Ave	Parisi, Michael A & Teti, Marci A	0.2152	Residential	1473 sf, built 1920			R-1	Section 3 LRHL
49	12	38 E 4th Ave	Cross, William E & Dorothy M	0.1435	Residential	1053 sf, built 1952			R-1	Section 3 LRHL

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49	13	34 E 4th Ave	Falasca, Luca Jr	0.1148	Residential	1275 sf, built 1926			R-1	Section 3 LRHL
49	14	30 E 4th Ave	Pearlman, Seth	0.1148	Residential	1120 sf, built 1930			R-1	Section 3 LRHL
49	15	26 E 4th Ave	Lanigan, Joseph & Josephine	0.1148	Residential	1275 sf, built 1926			R-1	Section 3 LRHL
49	16	22 E 4th Ave	Merlino, Karen	0.1148	Residential	1275 sf, built 1926			R-1	Section 3 LRHL
49	17	18 E 4th Ave	Smith, Timothy R & Jennifer L	0.1148	Residential	1275 sf, built 1926			R-1	Section 3 LRHL
50	1	214 N Black Horse Pike	Parke Bank / James Talarico	0.2190	Commercial	restaurant/parking lot		yes	C	b, d
50	1.01	212 Black Horse Pike	Parke Bank c/o J Talarico	0.0528	Commercial	2301 sf, built 1945,			C	b, d
50	1.02	210 Black Horse Pike	Parke Bank c/o J Talarico	0.0714	Commercial	3112 sf, built 1920			C	b, d
50	2	206 Black Horse Pike	Digiovanni, Paul G & Anthony G	0.1120	Commercial	4106 sf, built 1945, optometrist			C	Section 3 LRHL
50	3	200 2 4 N Blk Horse Pike	Vardakas Angelos	0.1694	Commercial	720 sf, built 1940		yes	C	c, d
50	4	11 E 2nd Ave	Siderio, Sharon B	0.1377	Residential	1233 sf, built 1935			R-1	Section 3 LRHL
50	5	21 E 2nd Ave	Conti, Gregg A	0.1377	Residential	1392 sf, built 1900			R-1	Section 3 LRHL
50	5.01	19 Second Ave	Meddings, Christopher & Heather	0.0827	Residential	1248 sf, built 2009			R-1	Section 3 LRHL
50	6	Second Ave	Runnemedede Fire Co	0.2755	Public Property / Vacant Land				P	c
50	7	39 E 2nd Ave	Demusis, Mildred C & Michele	0.0329	Residential	1432 sf, built 1916			R-1	Section 3 LRHL
50	8	207 Central Ave	Lose, John & Carmella	0.0275	Residential	1200 sf, built 1925			R-1	Section 3 LRHL
50	9	42 E 3rd Ave	Ealer, Kelly S	0.2066	Residential	1653 sf, built 1953			R-1	Section 3 LRHL
50	9.01	34 E Third Ave	Maliqui, Hajrullah & Sherife	0.2066	Residential	1542 sf, built 2002			R-1	Section 3 LRHL
50	10 & 10.01	28 E 3rd Ave	Medina, Anastasio Medina	0.2755	Residential	1849 sf, built 1965			R-1	Section 3 LRHL
50	11	20 E 3rd	Russo, Salvatore	0.2755	Commercial				R-1	
51	1	118 N Black Horse Pike	Ashrit Realty LLC	0.4236	Commercial	1568 sf Pioneer G Station		yes	C	c, d, e
51	1.01								C	c, d, e
51	2	100-106 Black Horse Pike	Marino, Joseph A & Anna B	0.1079	Commercial	3592 sf, built 1920			C	c, d, e
51	3	3 E 1st Ave	Marino, Joseph A & Anna B	0.0482	Vacant Land	parking lot			C	c
51	4	7 E 1st Ave	Holshue, Joseph	0.1240	Residential	1200 sf, built 1880			C	c, d, e
51	5	11 E 1st Ave	Kelly, Patricia A & Nedela, Mark	0.2152	Residential	1828 sf, built 1920			R-1	c, d, e
51	6	17 E 1st Ave	Weist, Kelly A	0.1435	Residential	1498 sf, built 1933			R-1	c, d, e
51	7	21 E 1st Ave	Perez-Sanchez, Abel	0.1435	Residential	1832 sf, built 1920			R-1	c, d, e
51	8	25 E 1st Ave	Kohlmyer, Jason M	0.1076	Residential	1344 sf, built 1994 duplex			R-1	c, d, e
51	8.01	27 E 1st Ave	Snyder, Kelly Lynn	0.1076	Residential	1344 sf, built 1994 duplex, attached to lot 8 (25 e 1st)			R-1	c, d, e
51	9	31 E 1st Ave	Martin, Bruce & Hermenia, M	0.1722	Residential	1545 sf, built 1928			R-1	c, d, e
51	10	35 E 1st Ave	Schug, Colleen M	0.1148	Residential	1516 sf, built 1920			R-1	c, d, e
51	11	113 Central Ave	Massanova, John L & Ruth Ann	0.1435	Residential	2688 sf, built 1989, duplex			R-1	c, d, e
51	12	117 Central Ave	Garofalo, Saverio N	0.1435	Residential	1178 sf, built 1920			R-1	c, d, e

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51	13	26 E 2nd Ave	Runnemedede Fire Company		Public Property / Utility Bldg	parking			P	c
51	13.01					Fire building			P	c, d, e
51	14	24 E 2nd Ave	Castellana, Agostino	0.1076	Residential	912 sf, built 1930, duplex with lot 15			R-1	c, d, e
51	15	22 E 2nd Ave	Potter, Martin T & Jane M	0.1076	Residential	984 sf, built 1930, duplex with lot 14			R-1	c, d, e
51	16	14 E 2nd Ave	Qureshi, Ayeshi Masood	0.2870	Residential	1536 sf, built 1920			R-1	c, d, e
52	1	34 Black Horse Pike	Borough of Runnemedede	0.1019	Public Property / Municipal Lot	municipal parking, should be rezoned P			C	c
52	2	6 E 1st Ave	Borough of Runnemedede	0.0429	Public Property / Municipal Lot	parking lot, should be rezoned P			C	c
52	3	32 Black Horse Pike	Dallas Properties LLC	0.0505	Public Property / Municipal Lot	municipal parking, should be rezoned P			C	c
52	4	28 N Black Horse Pike	Borough of Runnemedede	0.0505	Public Property / Municipal Lot	municipal parking, should be rezoned P			C	c
52	5	E 1st	Boro of Runnemedede	0.0344	Public Property / Vacant Land				P	c
52	6	24 Black Horse Pike	Borough of Runnemedede		Public Property / Municipal Building Boro Hall				P	c
52	6.01		Borough of Runnemedede		Public Property / Vacant Land				P	c
52	6.02		Borough of Runnemedede		Public Property / Vacant Land	parking lot			P	c
52	6.03		Borough of Runnemedede		Public Property / Vacant Land	parking lot			P	c
52	6.04		Borough of Runnemedede		Public Property / Vacant Land	parking lot			P	c
52	6.05		Borough of Runnemedede			Borough Hall			P	c
52	7	12-14 Black Horse Pike	Tse, Miu Yin Ko	0.0707	Commercial	3560 sf, built 1990			C	d, e,
52	7.01	10 Blk Horse Pike	Tse, Miu Yin Ko	0.0356	Commercial	1684 sf, built 1990			C	d, e,
52	8 & 8.01	6 Black Horse Pike	Polizzi, Mario	0.1636	Commercial	7128 sf, built 1928			C	d, e,
52	8.01								C	d, e,
52	9	12 E 1st Ave	First Avenue LLC	0.1722	Residential	1552 sf, built 1900			C	Section 3 LRHL
52	10	16 E 1st Ave	Doto, Louis A & Lois T h/w	0.1148	Residential	1206 sf, built 1925			C	Section 3 LRHL
52	11		Borough of Runnemedede						P	c