

# IN NEED OF REDEVELOPMENT INVESTIGATION REPORT

---

**\*DRAFT\***

## CARLSTADT BLOCK 84

Block 84

Lots 2, 3, 4, 7, 8.01, 10, and 13

Borough of Carlstadt



**New Jersey Sports & Exposition Authority**

**June 2022**

*Redevelopment Investigation Authorized by NJSEA Resolution No. 2021-11 on April 22, 2021*



**NEW JERSEY SPORTS & EXPOSITION AUTHORITY**

**\*DRAFT\***

**IN NEED OF REDEVELOPMENT INVESTIGATION REPORT  
CARLSTADT BLOCK 84**

**Block 84  
Lots 2, 3, 4, 7, 8.01, 10, and 13  
Borough of Carlstadt**

**June 2022**

***Chairman***

John Ballantyne

***Vice Chairman***

Joseph Buckelew

***President/CEO***

Vincent Prieto

***Board Members***

Robert J. Dowd

Armando B. Fontoura

Michael H. Gluck

Woody Knopf

Elizabeth Maher Muoio\*

Steven Plofker, Esq.

Andrew Scala

Anthony Scardino

Louis J. Stellato

Robert B. Yudin

*\*NJ State Treasurer*

## TABLE OF CONTENTS

<b>I. Introduction .....</b>	<b>4</b>
<b>II. Redevelopment Powers and Procedures.....</b>	<b>9</b>
1. Redevelopment Legislation .....	9
2. Redevelopment Investigation.....	9
3. Resources .....	10
<b>III. General Conditions of Study Area .....</b>	<b>11</b>
1. Property Area .....	11
2. Zoning .....	16
3. Wetlands .....	18
4. Soils.....	18
5. Contamination .....	19
6. Vehicular Access.....	19
7. Floodplain .....	20
8. Utilities .....	20
9. Other Redevelopment Areas in Close Proximity.....	20
<b>IV. Findings .....</b>	<b>24</b>
<b>V. Recommendations.....</b>	<b>27</b>

## LIST OF FIGURES

1. Map: Location Map .....	5
2. Map: Existing Zoning .....	6
3. Map: Existing Land Use .....	7
4. Table: Properties within In Need of Redevelopment Study Area.....	11
5. Photographs of Existing Conditions within In Need of Redevelopment Study Area .....	12
6. Map: NJDEP Known Contaminated Sites.....	21
7. Map: FEMA Floodplain Map (2019 Effective Map) .....	22
8. Map: FEMA Floodplain Map (2014 Preliminary Map) .....	23
9. Photo: 1958 NJDEP Aerial of Henkel Property .....	27

## APPENDICES

- A. NJSEA Resolution No. 2021-11 dated April 22, 2021.

## I. INTRODUCTION

The New Jersey Sports & Exposition Authority (NJSEA) is in receipt of a petition dated June 5, 2020, submitted by Michael J. Pembroke, on behalf of Russo Development, LLC (“Petitioner”), requesting that the NJSEA investigate the redevelopment potential of the property located at Block 84, Lot 2, in the Borough of Carlstadt. The subject property is owned by Russo Development, LLC.

Pursuant to N.J.A.C. 19:3-5.3(f), additional properties in the vicinity of the subject site were selected to be investigated by the NJSEA staff, as they may contain characteristics that merit investigation for potential redevelopment opportunities.

Specifically, the properties included within this redevelopment investigation area include Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13, in the Borough of Carlstadt (“Study Area”). All of the subject properties are within the jurisdictional boundaries of the Hackensack Meadowlands District (“District”).

On April 22, 2021, the NJSEA Board of Commissioners adopted Resolution No. 2021-11, which authorized the staff to conduct an investigation of the subject properties to determine whether they met the conditions to be designated an area in need of redevelopment.

The Study Area is comprised of seven tax lots, totaling approximately 28.6 acres in area. The Study Area is delineated by a red boundary line on the aerial map in **Figure 1 – Location Map**.

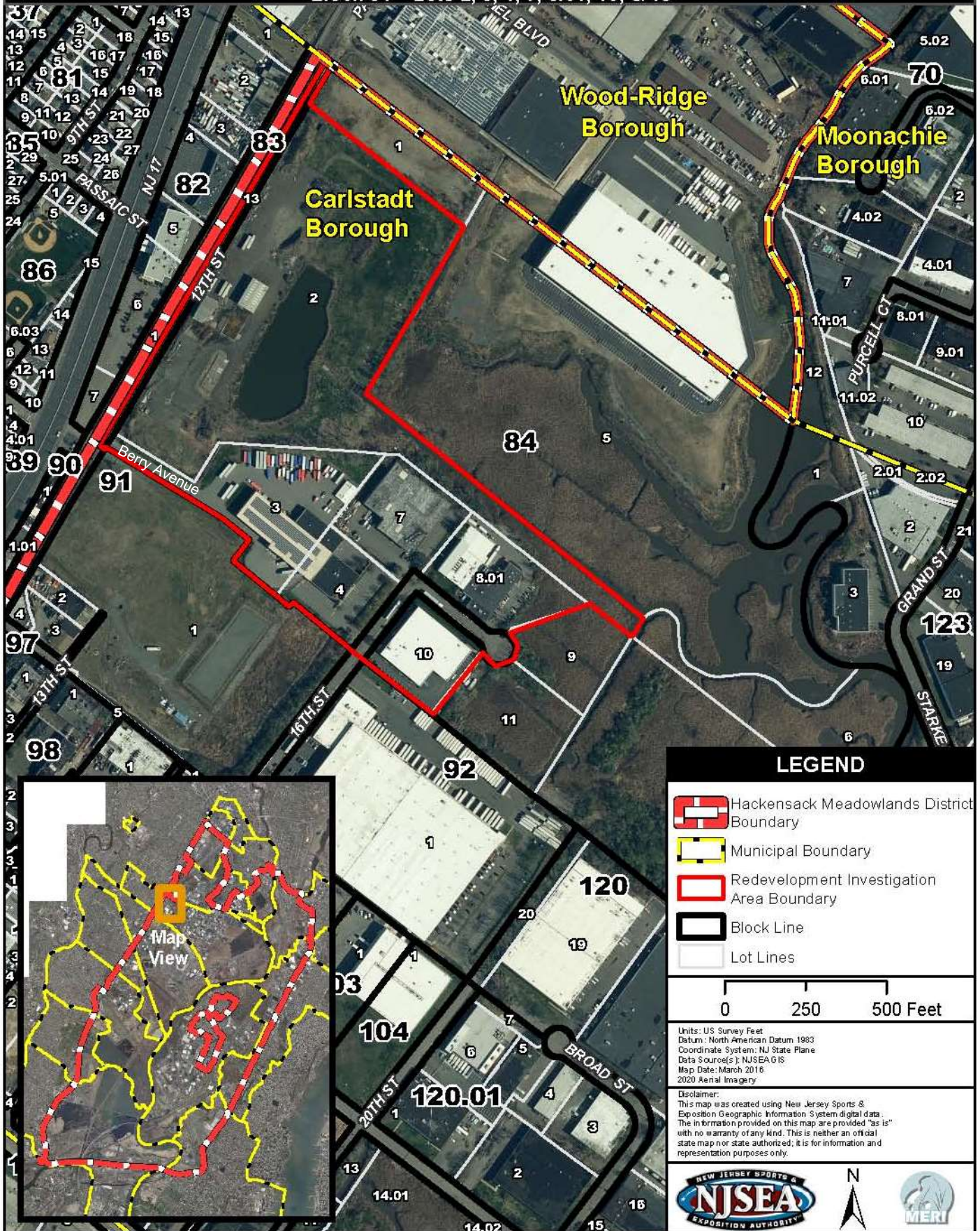
The Study Area is bounded by the District boundary line to the west; the northern border of Block 84, Lots 2 and 13 to the north; Berry’s Creek and associated wetlands in the District’s Environmental Conservation zone to the east; and properties within the Paterson Plank Road Redevelopment Area to the south.

Existing uses within the Study Area are predominantly industrial, and certain properties in the Study Area contain a history of contamination, and a portion are included within the Berry’s Creek Study Area (BCSA), which is part of the US Environmental Protection Agency’s (EPA) Ventron/Velsicol Superfund Site. The properties in the subject Study Area and those within the surrounding area are located in the District’s Light Industrial B (LI-B) zone, as shown on **Figure 2 – Existing Zoning**.

Properties in the immediate vicinity of the Study Area are likewise primarily industrial in nature, with some commercial development, consisting of a restaurant/catering facility and a multi-tenanted retail building, located along Route 17 northbound to the west of the Study Area. To the north, immediately adjoining the Study Area, there is new warehouse development, consisting of a 63,883-square-foot warehouse currently under construction, and a recently completed 193,805-square-foot warehouse, on properties which are partially located out-of-District in the Borough of Wood-Ridge. A residential neighborhood also exists approximately 1,000 feet to the north of the Study Area, and includes properties within the Borough of Wood-Ridge and an in-District portion of the Borough of Moonachie, generally situated between Blum Boulevard and Moonachie Avenue. An existing land use map of the Study Area and vicinity is provided in **Figure 3 – Existing Land Use**.

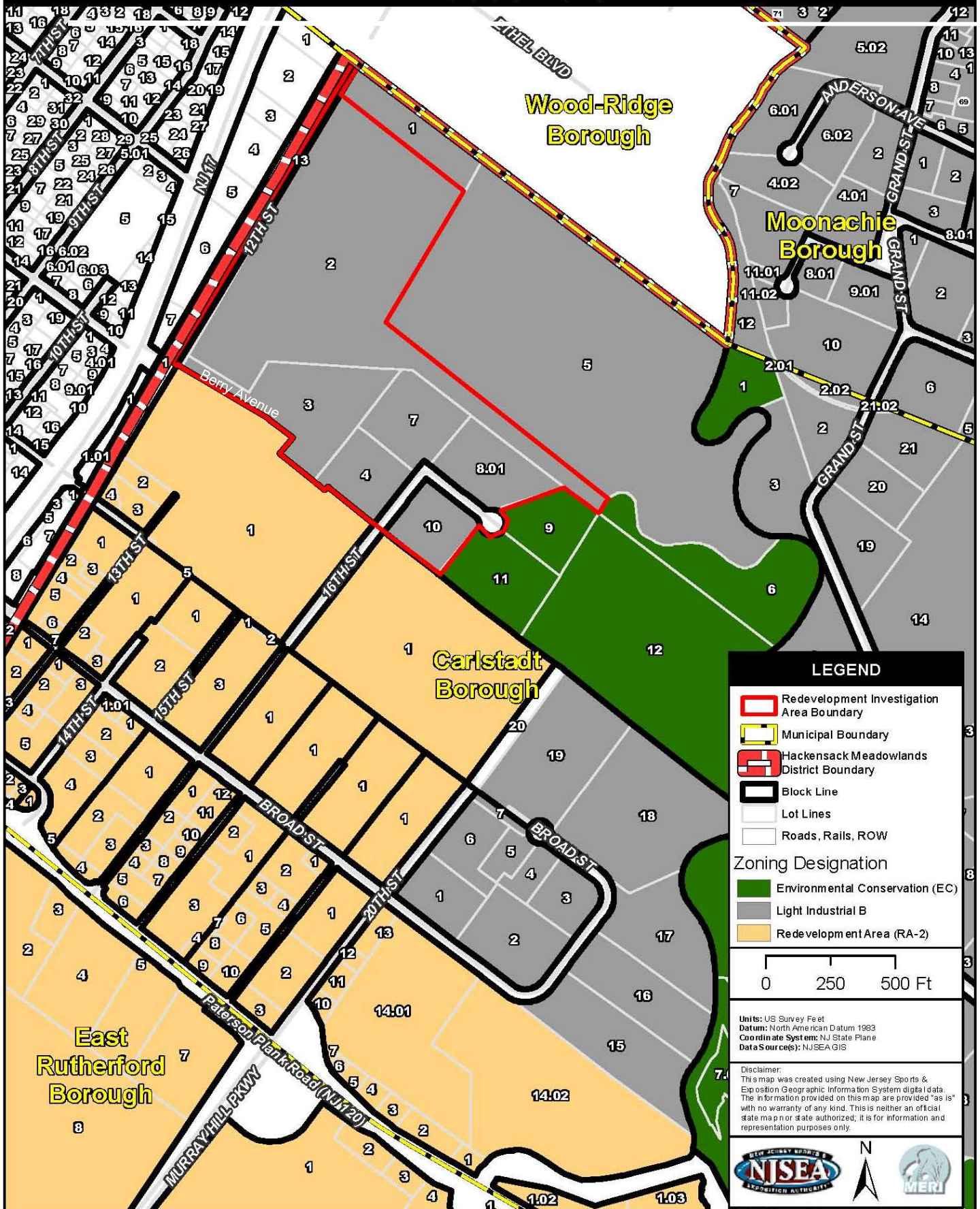


**Figure 1– Location Map**  
**Redevelopment Investigation – Borough of Carlstadt**  
**Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**



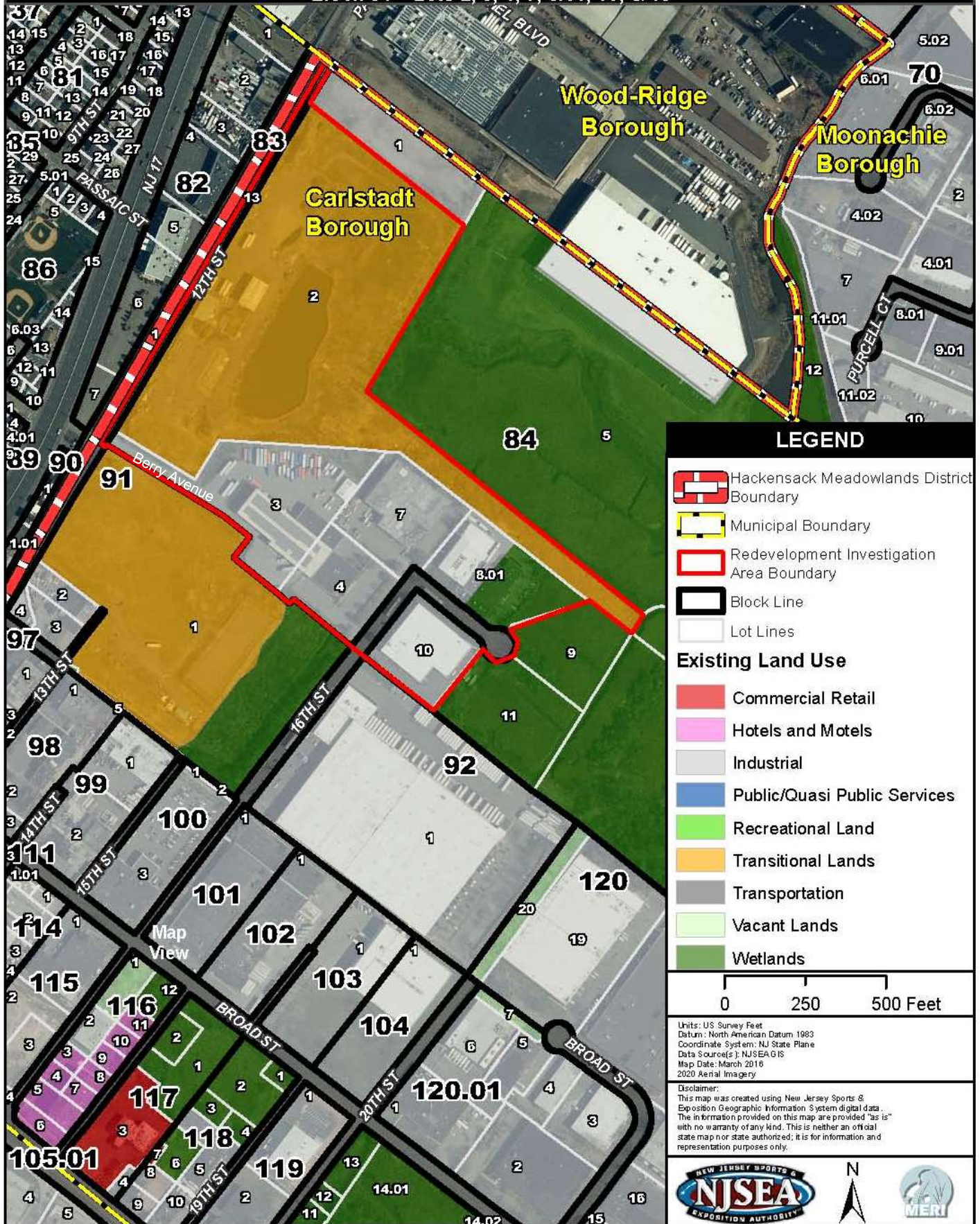


**Figure 2 – Existing Zoning**  
**Redevelopment Investigation - Borough of Carlstadt**  
**Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**





**Figure 3 – Existing Land Use  
Redevelopment Investigation – Borough of Carlstadt  
Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**



The Petitioner with respect to Block 84, Lot 2 has submitted a planning report, prepared by Sean F. Moronski, P.P., AICP, of Langan Engineering and Environmental Services, Inc., dated February 10, 2021, which asserts that the property at Block 84, Lot 2 should be declared an area in need of redevelopment in accordance with the following criteria of the NJSEA regulations:

- Criterion No. 1, N.J.A.C. 19:3-5.7(a)1, which states *“The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;”*
- Criterion No. 2, N.J.A.C. 19:3-5.7(a)2, which involves *“The discontinuance of the use of buildings previously utilized 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.”*
- Criterion No. 4, N.J.A.C. 19:3-5.7(a)4, which refers to *“areas with buildings or improvements that, 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.”*
- Criterion No. 5, N.J.A.C. 19:3-5.7(a)5, which refers to the *“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.”*
- Criterion No. 8, N.J.A.C. 19:3-5.7(a)8, with respect to *“Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.”*

As stated above, additional properties have been included within the redevelopment investigation Study Area by the NJSEA staff. This In Need of Redevelopment Investigation Report (“Report”) represents the results of the investigation of the Study Area to support the NJSEA Board of Commissioners’ determination regarding whether the properties within the Study Area should be declared in need of redevelopment.

## II. REDEVELOPMENT POWERS AND PROCEDURES

**1. Redevelopment Legislation** - The NJSEA is authorized by statute, at N.J.S.A. 5:10A, to declare the entire Meadowlands District, or any portion therein, an area in need of redevelopment.

The procedure for taking such action is provided in the NJSEA statute at N.J.S.A. 5:10A-23, and codified in the District's redevelopment regulations at N.J.A.C. 19:3-5.1 *et seq.*

**2. Redevelopment Investigation** - N.J.A.C. 19:3-5.4 sets forth the provisions for the requirements of a redevelopment investigation. Upon adoption of a resolution by the Authority authorizing an investigation, the NJSEA staff shall conduct the investigation and prepare an "In Need of Redevelopment Report" (Report), which shall contain the following:

- a) A description of the methods and resources used to assess the area;
- b) A detailed description of the area, including, but not limited to, acreage, existing zoning, description of existing utility infrastructure, and other relevant characteristics;
- c) A site analysis for each lot within the area, listing, at a minimum, ownership, size, and characteristics which support the designation of the area as in need of redevelopment; and
- d) Findings comparing the listed characteristics of the area to each criterion of N.J.A.C. 19:3-5.7. NJSEA staff shall determine whether the existing conditions of the area in question meet the any of the following criteria:
  1. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*
  2. *The discontinuance of the use of buildings previously utilized 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;*
  3. *Land that is owned by the NJMC (NJSEA), or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land 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;*
  4. *Areas with buildings or improvements that, 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;*
  5. *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;*
  6. *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;*



7. *Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey 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 N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or*
8. *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

Upon completion of the draft Report, a public hearing shall be held in accordance with N.J.A.C. 19:4-4.17 to afford opportunity for public comment on the Report and its findings. The Report shall be available for public inspection upon the issuance of the public notice in accordance with N.J.A.C. 19:3-5.5.

**3. Resources** – The evaluation of existing buildings and land uses within this Study Area and the immediately surrounding properties included the review of the following resources:

- Existing physical and natural conditions in and surrounding the Study Area;
- NJSEA aerial photographs and topographic maps;
- NJSEA Geographic Information Systems (GIS) data;
- Hackensack Meadowlands District Master Plan Update 2020;
- Hackensack Meadowlands District Regulations: N.J.A.C. 19:3-5.1 et seq. (Redevelopment Areas) and N.J.A.C. 19:4-1.1 et seq. (District Zoning Regulations);
- Borough of Carlstadt Tax Maps;
- Municipal Property Tax information (NJ MOD-IV data);
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), with Effective FIRM dated August 28, 2019 and Preliminary FIRM dated August 29, 2014;
- NJSEA development application records/engineering files;
- NJDEP Known Contaminated Sites List;
- NJDEP maps showing Conveyances and Leases of State-owned Tidelands;
- USDA Natural Resources Conservation Service Soils Survey; and
- “Area In Need of Redevelopment Designation Report, Block 84, Lot 2, Borough of Carlstadt, Bergen County, New Jersey” prepared on behalf of Russo Development, LLC, by Sean F. Moronski, P.P., AICP, of Langan Engineering and Environmental Services, Inc., dated February 10, 2021.

### III. GENERAL CONDITIONS OF STUDY AREA

Specific data regarding existing site conditions, characteristics and constraints are as follows:

**1. Property Area** – The Study Area is comprised of six properties located on seven tax lots within Block 84 in the Borough of Carlstadt. The Study Area totals approximately 28.6 acres in area per NJSEA Geographic Information Systems (GIS) data, provided by the Meadowlands Research & Restoration Institute (MRRRI), and approximately 30.8 acres per State of New Jersey MOD-IV tax data, as detailed in the table in **Figure 4 - Properties Within In Need of Redevelopment Study Area**, below. For the purposes of this report, the GIS data shall be utilized.

**Figure 4. Properties Within In Need of Redevelopment Study Area**

Block	Lots	Property Address	Acres (GIS)	Acres (Tax)	Existing Zoning	Existing Land Use	Property Owner
84	2	651 Twelfth St.	16.40	18.40	Light Industrial B	Industrial (Vacant)	Russo Meadowlands Park, LLC
84	3 & 4	600 Sixteenth St.	5.51	5.54	Light Industrial B	Warehouse	Northern Eagle Beverage Co., Inc.
84	7	626 Sixteenth St.	2.18	2.06	Light Industrial B	Warehouse	626 Realty
84	8.01	666 Sixteenth St.	2.18	2.23	Light Industrial B	Light Industrial	CCNY 66 Realty, LLC
84	10	601 Sixteenth St.	1.63	1.83	Light Industrial B	Warehouse	SKC 97, LLC
84	13	Twelfth St.	0.69	0.7	Road/Rail/ROW	Twelfth Street ROW	Borough of Carlstadt
<b>Totals</b>			28.59	30.76			

*Source: NJSEA MRRRI GIS (March 2021)*

*State of New Jersey MOD-IV Data (December 2021)*

As indicated in **Figure 2 – Existing Zoning**, lots within the Study Area are located within the Light Industrial B zone and the Road/Rail/ROW designation pursuant on the Official Zoning Map of the District. A map of existing land uses in and around the Study Area can be found at **Figure 3 - Existing Land Use** and photographs of surrounding uses can be found at **Figure 5 - Photographs of Existing Conditions within In Need of Redevelopment Study Area**. A brief summary of the structures existing on each property in the Study Area follows:

- Block 84, Lot 2: The subject property is an inactive, primarily vacant, site of a former chemical plant, with two buildings remaining on the site – one decrepit industrial structure and one structure housing the site’s water treatment equipment.
- Block 84, Lots 3 and 4: This property is improved with an existing warehouse and distribution facility, occupied by a beverage distributor, spanning both lots.
- Block 84, Lot 7: The subject property is improved with a 42,000-square-foot warehouse facility.
- Block 84, Lot 8.01: The subject property is improved with a 34,500-square-foot food processing facility.
- Block 84, Lot 10: The subject property contains an existing 37,000-square-foot multi-tenanted warehouse facility.
- Block 84, Lot 13: The subject property is identified as the Twelfth Street ROW, and does not contain any structures.



## Figure 5 – Photographs of Existing Conditions within In Need of Redevelopment Study Area

### Property 1

#### Block 84, Lot 2 – 651 Twelfth Street



**Photo 1**

*View from Twelfth Street toward site entrance to east*



**Photo 2**

*View of existing dilapidated structure on subject property, from Twelfth Street*



**Photo 3**

*NJSEA drone image of subject property, with view toward the north. (November 2017)*



**Photo 4**

*NJSEA drone image of existing water treatment structure in foreground and man-made pond with channel flowing toward Berry's Creek in background*

The subject property is a 16.4-acre site owned by Russo Meadowlands Park, LLC. The site contains the remains of a former chemical plant and is in the process of being remediated. The site contains frontage on Twelfth Street to the west.

## Property 2

### Block 84, Lots 3 & 4 – 600 Sixteenth Street



**Photo 1**

*View of westerly building elevation*



**Photo 2**

*View of easterly building elevation at Sixteenth Street*



**Photo 3**

*View from site driveway toward Twelfth Street*



**Photo 4**

*View of site driveway from Berry Avenue*

The subject property is a 5.51-acre site owned by Northern Eagle Beverage Co., Inc. The site contains an approximately 50,000 square-foot building that houses a beverage distributor. The site, consisting of two lots, is characterized as a through lot, containing frontage on both Berry Avenue and Sixteenth Street.



### Property 3

#### Block 84, Lot 7 – 626 Sixteenth Street



**Photo 1**

*View of building on the site from Sixteenth Street*



**Photo 2**

*View of site driveway and parking area from Sixteenth Street*

The subject property is a 2.18-acre site owned by 626 Realty.  
The site contains an approximately 42,000 square foot building occupied by a metal fabricator.  
The site is located at the northerly terminus of Sixteenth Street, prior to its bend toward the east.

### Property 4

#### Block 84, Lot 8.01 – 666 Sixteenth Street



**Photo 1**

*View of building on the site*



**Photo 2**

*View of site driveway and parking area from Sixteenth Street*

The subject property is a 2.18-acre site owned by CCNY 66 Realty, LLC.  
The site contains an approximately 34,500 square foot building occupied by a food processing facility.  
The site is located at the northerly bend of Sixteenth Street.

## Property 5

### Block 84, Lot 10 – 601 Sixteenth Street



**Photo 1**  
*View of building on the site*



**Photo 2**  
*View of site driveway and parking area from Sixteenth Street*

The subject property is a 1.63-acre site owned by SKC 97, LLC.  
The site contains a 37,000 square foot building occupied by a clothing distributor.  
The site is located at the bend of Sixteenth Street.

## Property 6

### Block 84, Lot 13 – Twelfth Street Right-of-Way



**Photo 1**  
*View of roadway facing north*



**Photo 2**  
*Detailed view of Twelfth Street conditions*

The subject property is a 0.69-acre right-of-way owned by the Borough of Carlstadt.  
The ROW is primarily composed of gravel and degraded asphalt, and contains deep ruts and potholes.  
There is no through access to the northerly part of the Twelfth Street ROW beyond the property at Block 84, Lot 2.

**2. Zoning** - The subject properties are located in the Light Industrial B (LI-B) zone, with the exception of the Twelfth Street ROW, Block, 84, Lot 13, which is categorized as Roads, Rails, ROWs on the Official Zoning Map. Per N.J.A.C. 19:4-3.6(a), all streets, roads, highways, public ways, and railroad ROWs, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the same. Therefore, Lot 13 is also deemed to be in the LI-B zone.

The purpose of the LI-B zone is to accommodate a wide range of industrial, distribution, and commercial uses that generate a minimum of detrimental environmental effects. The use and bulk regulations for the LI-B zone are provided below:

*A. The permitted uses in the LI-B zone (N.J.A.C. 19:4-5.80) are:*

- 1. Automobile repair facilities, minor;*
- 2. Automobile rental facilities;*
- 3. Automobile sales;*
- 4. Banks;*
- 5. Boat sales, rental and repair;*
- 6. Bus garages;*
- 7. Business support services;*
- 8. Car washes;*
- 9. Class A recycling facilities;*
- 10. Class D recycling facilities;*
- 11. Contractor's offices;*
- 12. Day care facilities;*
- 13. Disaster recovery facilities;*
- 14. Essential public services;*
- 15. Fuel service stations;*
- 16. Institutional uses;*
- 17. Kennels;*
- 18. Light industry;*
- 19. Manufactured home and trailer sales, rental and repair;*
- 20. Parks or recreation facilities;*
- 21. Public utility uses, light;*
- 22. Research and development facilities;*
- 23. Self-storage facilities;*
- 24. Taxi and limousine services;*
- 25. Truck sales;*
- 26. Truck terminals;*



27. Warehouse and distribution facilities, which may include accessory retail sales of products stored therein; and
28. Wholesale establishments.
- B. The special exception uses in the LI-B zone (N.J.A.C. 19:4-5.81) are:
1. Automobile repair facilities, major;
  2. Class B recycling facilities;
  3. Commercial recreation, indoor;
  4. Communications transmission towers;
  5. Health care centers;
  6. Heavy industry;
  7. Hotels and motels;
  8. Offices;
  9. Public utility uses, heavy;
  10. Restaurants;
  11. Retail; and
  12. Truck rental facilities.
- C. The use limitations in the LI-B zone (N.J.A.C. 19:4-5.82) are:
1. Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:
    - i. Such areas, with the exception of vehicle sales areas, shall not exceed 20 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site; and
    - ii. Such areas, with the exception of vehicle sales areas, shall be screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.
  2. Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:
    - i. Such areas, with the exception of vehicle sales uses, shall not exceed 10 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site;
    - ii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9; and
    - iii. Materials within accessory outdoor storage areas shall not exceed the height of the screening.
  3. Contractor's offices shall have no outdoor storage of materials, equipment, and/or construction vehicles. Facility vehicles used only for the transport of workers and enclosed transport of accessory materials or equipment may be permitted pursuant to an approved site plan.

D. *The lot size requirements in the LI-B zone (N.J.A.C. 19:4-5.83) are:*

1. *Minimum lot area: one acre;*
2. *Minimum lot width: 100 feet; and*
3. *Minimum lot depth: 150 feet.*

E. *The bulk regulations in the LI-B zone (N.J.A.C. 19:4-5.84) are:*

1. *Maximum lot coverage: 50 percent;*
2. *Minimum open space: 15 percent;*
3. *Yards:*
  - i. *Minimum front yard: 35 feet;*
  - ii. *Minimum side yards: 20 feet; and*
  - iii. *Minimum rear yard: 30 feet; and*
4. *FAR: 2.5.*

F. *The performance standards in the LI-B zone (N.J.A.C. 19:4-5.85) are:*

*All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Light Industrial B zone.*

**3. Wetlands** – The property at Block 84, Lot 2 contains a manmade pond, surrounded by rip-rap, in the central portion of the site, which will be filled as the site undergoes environmental remediation. This property also contains a 1,100-foot-long spillway that channels stormwater from the site toward Berry’s Creek. The property at Block 84, Lot 8.01 also contains a sizeable wetland area in the easterly portion of the site.

No other wetlands appear to be present within the remainder of the Study Area, although wetlands are present to the north and east of the Study Area, as well as along a portion of Sixteenth Street to the south of Lot 4.

The actual presence or absence of wetlands on a particular site is subject to further review and confirmation in accordance with due diligence procedures customarily followed by applicants for development, which may include a detailed wetlands study and a jurisdictional determination by the U.S. Army Corps of Engineers.

**4. Soils** – The soils map of the US Department of Agriculture Natural Resources Conservation Service Soil Survey indicates the following soil classifications are present within the Study Area:

1. Udwb (Udorthents, wet substratum, 0 to 8 percent slopes)
2. UR (Urban land); and
3. WATER (water).

Site-specific soils studies would be required at the time of any potential construction permit application to ensure that the appropriate construction methodologies will be utilized for the sound structural support of any future building in the Study Area.



**5. Contamination** – Selected properties in the Study Area contain a history of contamination. A portion of the Study Area is included within the US Environmental Protection Agency’s (USEPA) Berry’s Creek Study Area (BCSA), which is part of the Ventron/Velsicol Superfund Site. The BCSA Group is a consortium of over 100 Potentially Responsible Parties that is working to clean contamination within Berry’s Creek tidal waterways and marshes. Tributaries to Berry’s Creek that are included within the BCSA are present on Block 84, Lot 2.

The Known Contaminated Sites List (KCSL) in New Jersey is a report maintained by the New Jersey Department of Environmental Protection (NJDEP) pursuant to N.J.S.A. 58:10-23.16 and 23.17 that provides a record of sites with confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. One property in the Study Area, located at Block 84, Lot 2, known as the Henkel Property, is listed as an active site on the KCSL by the NJDEP, and is identified as the Diamond Shamrock Chemicals Co. site (PI# 015054). The Henkel Corporation had formerly operated a chemical plant on the site, and conducted site investigation and remediation activities through 1998, including excavation, soil stabilization in an on-site pond, capping, and the installation of slurry and sheet pile walls. Final site remediation measures are anticipated to occur as part of any future site development program under the supervision of a NJ Licensed Site Remediation Professional (LSRP).

See **Figure 6 – Known Contaminated Sites** for a map of sites on the NJDEP Known Contaminated Sites List within the Study Area and its vicinity.

**6. Vehicular Access** – Vehicular access to properties in the Study Area is provided from Berry Avenue, Twelfth Street, and Sixteenth Street.

Access to the westerly portion of the Study Area is via a right turn from the shoulder of New Jersey State Route 17 northbound onto Berry Avenue, prior to the Moonachie Avenue exit ramp. This point of access then requires an at-grade crossing of the Norfolk Southern Bergen County Branch Main Line (NS Main Line), before entering the Study Area. The NS Main Line ROW also accommodates the NJ Transit Pascack Valley Line passenger rail service.

Within the Study Area, Twelfth Street, an unimproved ROW, runs north/south along the Study Area’s westerly boundary. Access to properties in the easterly portion of the Study Area is available from New Jersey State Route 120 (Paterson Plank Road) via Sixteenth Street. The traveled way of Sixteenth Street is narrowed by the presence of vehicles, including tractor trailers, parked and/or staged on both sides of the ROW, causing public safety concerns. The property located at Block 84, Lots 3 and 4, is the only property in the Study Area that contains access to both Sixteenth Street and Route 17 via Berry Avenue.

There is no public ROW providing a connection between Twelfth and Sixteenth Streets, which separates the Study Area into two distinct easterly and westerly portions. Vehicles have been observed utilizing the private driveway within Block 84, Lots 3 and 4, as an unauthorized means of access between Route 17 and Sixteenth Street.

No public transit is available proximate to properties within the Study Area. The nearest bus stop to the easterly portion of the Study Area is located at the intersection of 20<sup>th</sup> Street and Paterson Plank Road. The westerly portion of the Study Area has no viable access to public transit. Although the Wood Ridge Station of the Pascack Valley Line is located approximately 0.3 mile to the north of Block

84, Lot 2, no access is available to the site within the Study Area due to the unimproved condition of the Twelfth Street ROW.

**7. Floodplain** - Properties in the Study Area appear on the Federal Emergency Management Agency's (FEMA) Effective Flood Insurance Rate Map (Effective FIRM), Map Number 34003C0254H, dated August 28, 2019 [see **Figure 7 – FEMA Floodplain Map (2019 Effective Map)**]. The Study Area is located within a special flood hazard area (SFHA) designated by FEMA as Zone AE, a 100-year floodplain where base flood elevations (BFE) have been determined. The properties in the Study Area have an Effective BFE of 7 feet (NAVD88 datum). FEMA also released Preliminary FIRMs to reflect the most up-to-date data, wherein the subject properties are located on Map Number 34003C0254J dated August 29, 2014 [see **Figure 8 – FEMA Floodplain Map (2014 Preliminary Map)**]. The properties in the Study Area have a Preliminary BFE of 8 feet (NAVD88 datum).

Hackensack Meadowlands District (HMD) regulations require that all structures located in a SFHA have a finished floor elevation at a minimum of one foot above the FIRM's established BFE. As the BFE depicted on the Preliminary FIRM is slightly higher than the BFE shown on the Effective FIRM, the base flood elevation of the Preliminary FIRM (Elevation 8.0 feet) becomes the regulatory BFE, and all new or substantially improved structures in the Study Area must have a finished floor elevation located at a minimum of 9.0 feet (NAVD88).

The NJSEA also participates in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS) and is certified as a Class 7 community, which qualifies flood insurance policy holders in a SFHA within the Hackensack Meadowlands District to a 15 percent discount in their FEMA flood insurance rates.

**8. Utilities** - Public utilities are available to the Study Area, including gas, water, electric and telephone service, as well as public sanitary sewer improvements. Public Service Electric and Gas Company (PSEG) provides electric and gas service. Suez NA/Veolia North America provides water to the Study Area and the Bergen County Utilities Authority (BCUA) provides sewer services. The property at Block 84, Lot 2 also contains a groundwater treatment building. Will-serve letters will be required to be obtained for any proposed future development of the subject properties.

**9. Other Redevelopment Areas in Close Proximity** - The Paterson Plank Road Redevelopment Area (Zone RA-2 on the HMD Official Zoning Map) is located to the south, adjacent to the Study Area, and applies to properties in the vicinity of Paterson Plank Road within both the Boroughs of Carlstadt and East Rutherford. The Paterson Plank Road Redevelopment Plan, originally adopted on September 20, 2003, and revised through December 19, 2012, provides for the redevelopment of approximately 250 acres of brownfield properties, including three designated USEPA Superfund Sites: (1) the former Scientific Chemical Processing (SCP) site in Carlstadt (Block 124, Lots 1-5); (2) the Universal Oil Products (UOP) site in East Rutherford (Block 105.01, Lot 8); and, (3) the Berry's Creek Study Area. The redevelopment plan designates three distinct zones, including the Commercial Gateway Center, Light Industrial Center, and Environmental Preservation zones.

Properties in the subject Study Area are located to the north of the Light Industrial Center zone of the Paterson Plank Road Redevelopment Plan.

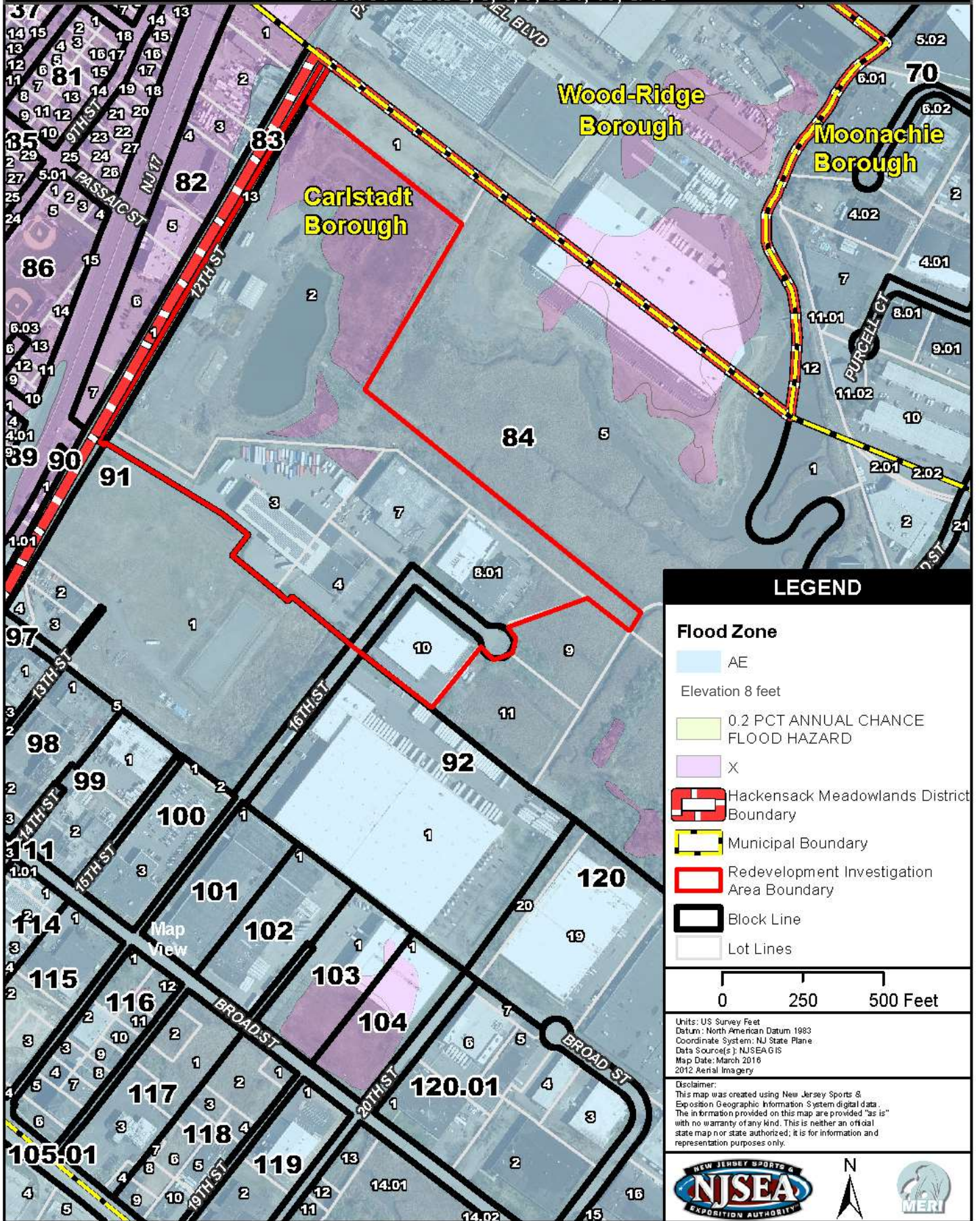


**Figure 6 – Known Contaminated Sites  
Redevelopment Investigation – Borough of Carlstadt  
Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**





**Figure 7 – FEMA Floodplain Map (2019 Effective Map)**  
**Redevelopment Investigation – Borough of Carlstadt**  
**Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**





**Wood-Ridge Borough**

**Moonachie Borough**

**Carlstadt Borough**

**LEGEND**

- Hackensack Meadowlands District Boundary
- Municipal Boundary
- Redevelopment Investigation Area Boundary
- Block Line
- Lot Lines

**Flood Zone**

- AE
- Elevation 8 feet
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X

0 250 500 Feet

Units: US Survey Feet  
 Datum: North American Datum 1983  
 Coordinate System: NJ State Plane  
 Data Source(s): NJSEA GIS  
 Map Date: March 2016  
 2012 Aerial Imagery

Disclaimer:  
 This map was created using New Jersey Sports & Exposition Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and representation purposes only.

**NJSEA**  
 EXPOSITION AUTHORITY

**MERI**



## IV. FINDINGS

The parcels within the Study Area were evaluated in relation to the in need of redevelopment criteria established by NJSEA statute and regulations. N.J.A.C. 19:3-5.7(a) provides that an area shall be deemed to be in need of redevelopment if it is determined that any of the following conditions exist:

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

The property at Block 84, Lot 2 contains two existing structures. One structure is a dilapidated and obsolescent former industrial building, characterized by broken and boarded-up windows and graffiti, which makes it unconducive to providing working conditions consistent with today's health and safety standards. One other existing building remains on the site to support remedial activities, housing water treatment equipment. The two remaining buildings exhibit small building footprints and low ceiling heights, which make them obsolete in their ability to accommodate contemporary industrial operations, or to be adapted to other uses. Therefore, this criterion is applicable to the Study Area.

- 2. The discontinuance of the use of buildings previously utilized 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;***

This criterion applies to the premises at Block 84, Lot 2, which contains two structures and the foundation of a demolished building on the site, that are the remnants of a former chemical plant that had operated on the property. Most previously existing buildings on the site have been demolished. The existing structures have fallen into so great a state of disrepair as to be untenable. There has been no active use of the site for many years, and no maintenance of the remaining structures on the site has been conducted to prevent their current state of disrepair.

- 3. Land that is owned by the NJSEA, or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land 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;***

This criterion applies to the Twelfth Street ROW at Block 84, Lot 13. The property is vacant, unimproved land that has remained vacant in excess of 10 years. The ROW parcel is remote and lacks viable access to properties both within and beyond the Study Area (with the exception of Block 84, Lot 2 upon which it fronts), and is not likely to be improved through the instrumentality of private capital.

- 4. Areas with buildings or improvements that, 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;***

Most properties in the Study Area contain buildings located within required yard setbacks, and a large percentage of developable lot area covered by structures. In particular, the property at Block 84, Lot 8.01, contains an open violation for a building addition within the required front yard that was constructed without the benefit of approval and remains under review. Properties within the Study Area also contain environmentally-sensitive wetlands, which preclude further site development.

These characteristics limit the available areas on sites for the provision of paved parking and truck loading areas, or expansion thereof, which results in the off-site parking and staging of trucks, particularly along Sixteenth Street. Both passenger vehicles and trucks are parked along both sides of the roadway, which narrows the available traveled way and, consequently, results in public safety concerns. This also obstructs access to properties by employees and for deliveries and shipments, which impacts the general welfare and the ability of businesses to operate efficiently.

Twelfth Street within the Study Area is an unimproved ROW, with no through-access to properties in the north. Access from Route 17 to the Study Area requires use of the shoulder of Route 17 northbound, with a right turn at Berry Avenue, and crossing of the Pascack Valley Line, an active freight and commuter rail line. There is no ROW access between the westerly and easterly portions of the Study Area. Vehicles have been observed cutting through the premises at Block 84, Lots 3 and 4, to gain access between Sixteenth Street and Route 17 via Berry Avenue.

These characteristics are evidence of faulty design and arrangement and obsolete layout that are detrimental to the safety, health, and welfare of the community.

***5. 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;***

The Study Area is comprised of six properties on seven tax lots, with six diverse property owners within the Study Area. Access to properties within the Study Area is constrained, and, as explained herein, the property at Block 84, Lots 3 and 4, has been observed to be utilized as an unauthorized means of access between Route 17 and Sixteenth Street.

The diverse ownership within the Study Area also results in lack of proper utilization of areas, as the multiple owners and businesses along Sixteenth Street park within the Sixteenth Street ROW and, in many cases, utilize it for the staging of tractor trailers.

Furthermore, the history of contamination on Block 84, Lot 2, has stagnated development efforts for this parcel, resulting in a not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.



6. *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;*

This criterion is not applicable to the Study Area.

7. *Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey 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 N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or*

This criterion is not applicable to the Study Area.

8. *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

The Henkel property at Block 84, Lot 2 appears on the NJDEP's Known Contaminated Sites List, and NJDEP records indicate that there is an open remedial investigation at the site (PI 015054). Therefore, this criterion is applicable to the Study Area. The premises was formerly utilized as a chemical plant, and the aerial in **Figure 9 – 1958 NJDEP Aerial of Henkel Property** depicts the historic layout of the premises. Most of the structures have since been demolished, and final cleanup of the site will be accomplished through future site development.

Furthermore, the designation of the Study Area as an area in need of redevelopment is consistent with Smart Growth principles directing development to areas with existing infrastructure to prevent sprawl, and to protect the environment. Lands in the District zoned for development are identified as Smart Growth Areas.

**Figure 9 – 1958 NJDEP Aerial of Henkel Property**



*Source: NJSEA MRRI Municipal Map*

## **V. RECOMMENDATIONS**

Based on the record in this matter, the NJSEA staff has determined that the conditions listed at N.J.A.C. 19:3-5.7(a) 1, 2, 3, 4, 5, and 8 exist within the Study Area, which includes the properties identified as Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt, New Jersey.

Therefore, the NJSEA staff recommends that the Board of Commissioners of the New Jersey Sports and Exposition Authority make a determination that the properties in the subject Study Area, identified as Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt, New Jersey, satisfy the regulatory criteria to be declared an area in need of redevelopment.