

Area in Need of Redevelopment Study

West Fort Lee Road

Borough of Bogota, New Jersey

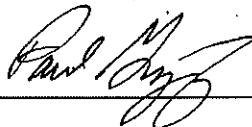
February 2015

Prepared for:
The Borough of Bogota

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The original of this report was signed and
sealed in accordance with N.J.S.A. 13:41-1.2



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I. INTRODUCTION

The following study has been prepared for the Borough of Bogota Planning Board to determine whether an area located within the northwestern portion of the Borough of Bogota, Bergen County, New Jersey qualifies as an "area in need of redevelopment" in accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A.

The area under consideration is comprised of 21 tax lots encompassing portions of two tax blocks in the Borough of Bogota. The site is located along both sides of West Fort Lee Road just west of the New York Susquehanna and Western Railroad right-of-way, with a street address of 172 West Fort Lee Road and 229 West Fort Lee Road (heretofore referred to as the "study area").

The scope of work for the study encompassed the following: surveys of land uses and property conditions; review of occupancy and ownership status within the study area and nearby areas; review of municipal tax maps and official tax records of the Borough of Bogota; review of the existing zoning ordinance and zoning map for the Borough of Bogota; and review of the 2005 Borough of Bogota Master Plan.

As more fully described in the body of the report, we conclude that the study area meets the statutory criteria for designation as a redevelopment area. Our conclusion is based on the following findings:

- The study area boundary has been appropriately and logically drawn from an overall planning perspective and in consideration of established land uses, property conditions and existing development trends in the surrounding area.
- The study area consists of multiple tax parcels under common ownership that contain characteristics detrimental to the general welfare of the community due to conditions including environmental contamination, dilapidation, faulty arrangement or design, obsolescent and deleterious land uses, and obsolete layout. In some instances, these characteristics are detrimental to the health and safety of the community.
- The study area meets the statutory criteria for redevelopment designation. The prevailing condition of the study area is one of an "area in need of redevelopment."

In sum, the study area meets the statutory criteria for designation as an "area in need of redevelopment" in accordance with the LRHL.

The following chapter briefly describes the locational context of the area under consideration for redevelopment area status, while Chapter III discusses the existing development regulations and Master Plan recommendations for the study area. Chapter IV sets forth the statutory criteria used to determine whether an area is in need of redevelopment, considers the appropriateness of the study

area boundaries and applies the statutory criteria to the study area to determine whether they warrant a redevelopment designation. Chapter V presents the overall conclusions regarding the study area's potential for redevelopment area status.

II. LOCATIONAL CONTEXT OF THE STUDY AREA

The area under consideration for redevelopment area designation encompasses a number of properties under common ownership located within the northwestern portion of the Borough of Bogota along West Fort Lee Road proximate to the New York Susquehanna and Western Railroad right-of-way to the east and the Hackensack River to the south and west. The study area comprises ± 5.355 acres in the Borough of Bogota and is made up of 21 tax lots on portions of two Borough tax blocks. The study area's locational context within the Borough is shown on Figure 1.

The study area is comprised of the following tax blocks and lots, as listed in the resolutions of the Mayor and Council and Planning/Zoning Board of the Borough of Bogota authorizing the preparation of this study: Block 3, Lots 3, 4, 7, 8, and 9; and Block 72, Lots 2, 2.01, 2.02, 2.03, 3, 3.01, 4, 4.01, 4.02, 5, 5.01, 6, 6.01, and 7. The lots range in size from ± 0.03 acres to ± 1.40 acres. Three additional small lots have been included, as they are in common ownership with designated lots and appear to have been created through subdivision of designated lots. As noted in Resolution 2015-2 of the Bogota Planning/Zoning Board, such lots may be included in the study area. These are Block 72, Lots 3, 6.02 and 7.01.

Table 1: Study Area Properties

Block	Lots	Owner	Street Address	Area (Acres)
3	3, 4, 7, 8, 9	Hess Corp	229 West Fort Lee Road	0.855
72	2, 2.01, 2.02, 2.03, 3, 3.01, 4, 4.01, 4.02, 5, 5.01, 6, 6.01, 6.02, 7, 7.01	Amerada Hess Corp	172 West Fort Lee Road	4.5

The study is bounded generally by the following:

- Within Block 3, the northwestern property line of Lot 3; the northeastern property line of Lots 3, 4, 7, 8, and 9 along the New York Susquehanna and Western Railroad right-of-way; the southeastern property line of Lot 9; and the southwestern property line of Lots 3, 4, 7, 8, and 9 along West Fort Lee Road.
- Within Block 72, the northwestern property lines of Lots 2, 2.01, 2.02, and 2.03; the northeastern property lines of Lots 2, 3, 4, 5, and a portion of Lot 6 along West Fort Lee Road; the remainder of Lot 6 and the eastern property line of Lot 7 along the New York Susquehanna and Western Railroad right-of-way; the southern lot lines of Lots 7 and 7.01; and the southwestern property lines of Lots 2.03, 4.02, 6.01, 6.02 and 7.01 along the Hackensack River.

The study area's tax lots and area boundaries are identified on Figure 2.

The study area is located in an area of the Borough characterized by industrial uses, including an auto body shop, a metal fabrication establishment and a concrete plant. Land use within the greater vicinity of the study area, generally to the east of the New York Susquehanna and Western Railroad right-of-way, is made up of open space and recreational facilities (e.g., Oscar E. Olsen Park, Bogota Racquet Club). Traveling further east into the Borough, land use is predominantly single-family residential in nature with multi-family apartments scattered throughout. The study area's setting in the immediate surrounding area is shown on Figure 3.

In terms of land use, the northeastern sector of the study area (i.e., certain properties within Block 3) is developed with an aging industrial building that appears to have housed offices and loading areas for Hess distribution trucks, as well as paved parking and circulation areas. The southwestern sector of the study area (i.e., certain lots within Block 72) is currently vacant. The site was previously developed with a Hess tank farm comprised of approximately 17 storage tanks and associated buildings and infrastructure, which was decommissioned in 2013. Though the site was snow covered at the time of the site inspection, aerials from Google Earth dated April 2014 indicate that the entirety of the site was comprised of impervious surface area. It appears that demolition work was still taking place on the site at the time of the site visit due to the presence of construction equipment and large dumpsters.

Because much of the study area was historically used by the Hess Corporation for the storage and distribution of fuel oil, there is evidence of contamination on the site. The study area (inclusive of 172-238 West Fort Lee Road) is listed in the New Jersey Department of Environmental Protection's "Known Contaminated Sites" database. Its site ID is 15754, and its case status is listed as "Licensed Site Remediation Professionals Oversight." As per the relevant FEMA Flood Insurance Rate Map, the entirety of the study area is located within the 100-year floodplain. The Bogota Hess tank farm was decommissioned in 2013 as part of the Hess Corporation's plans to sell off its retail and refining operations. As such, the study area has not been used for the primary function for which it was originally intended – fuel oil storage and distribution – since 2013. Further, the southwestern sector of the study area has been cleared of structures since 2014.



FIGURE 3: CONTEXT

FIGURE 2: TAX MAPS

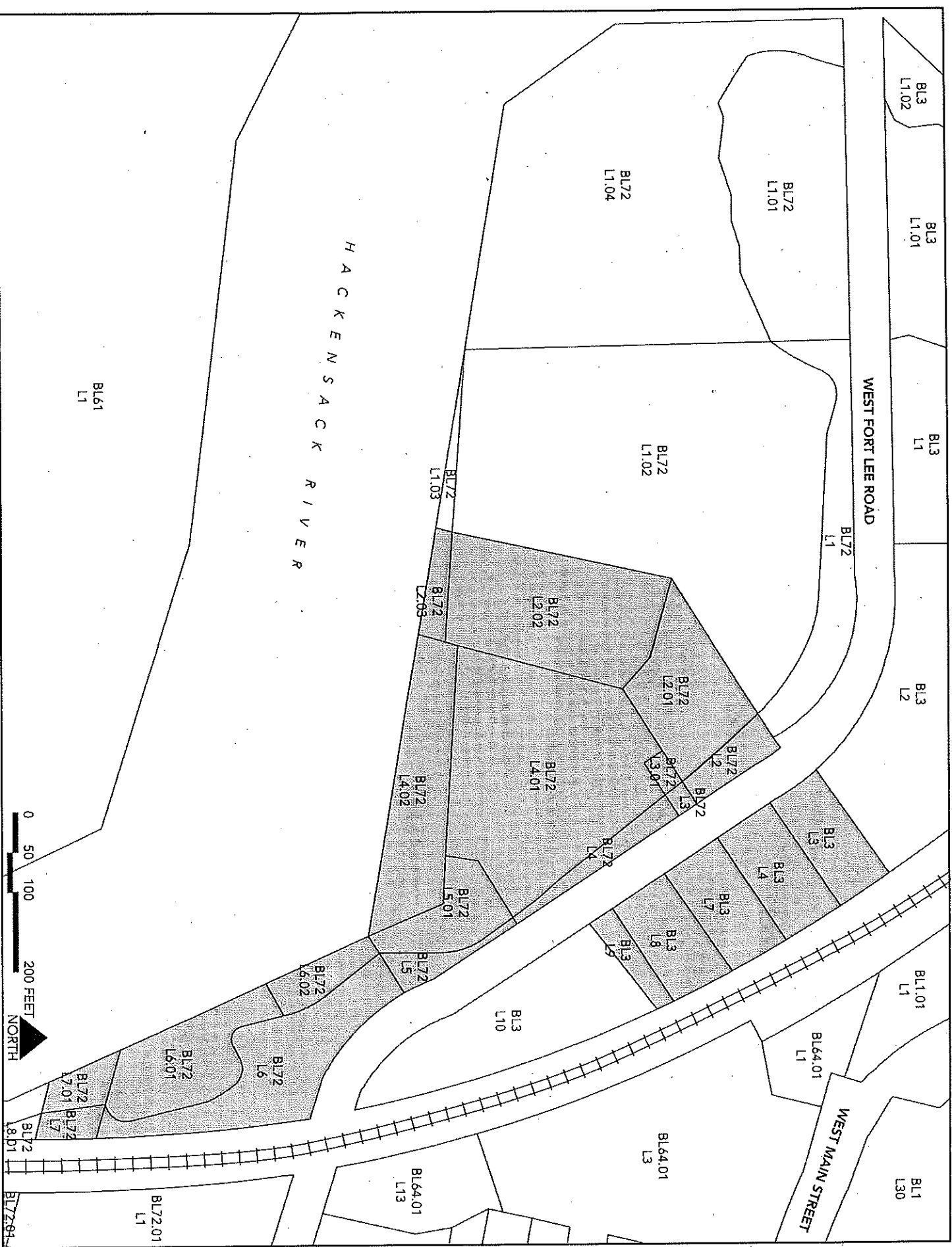
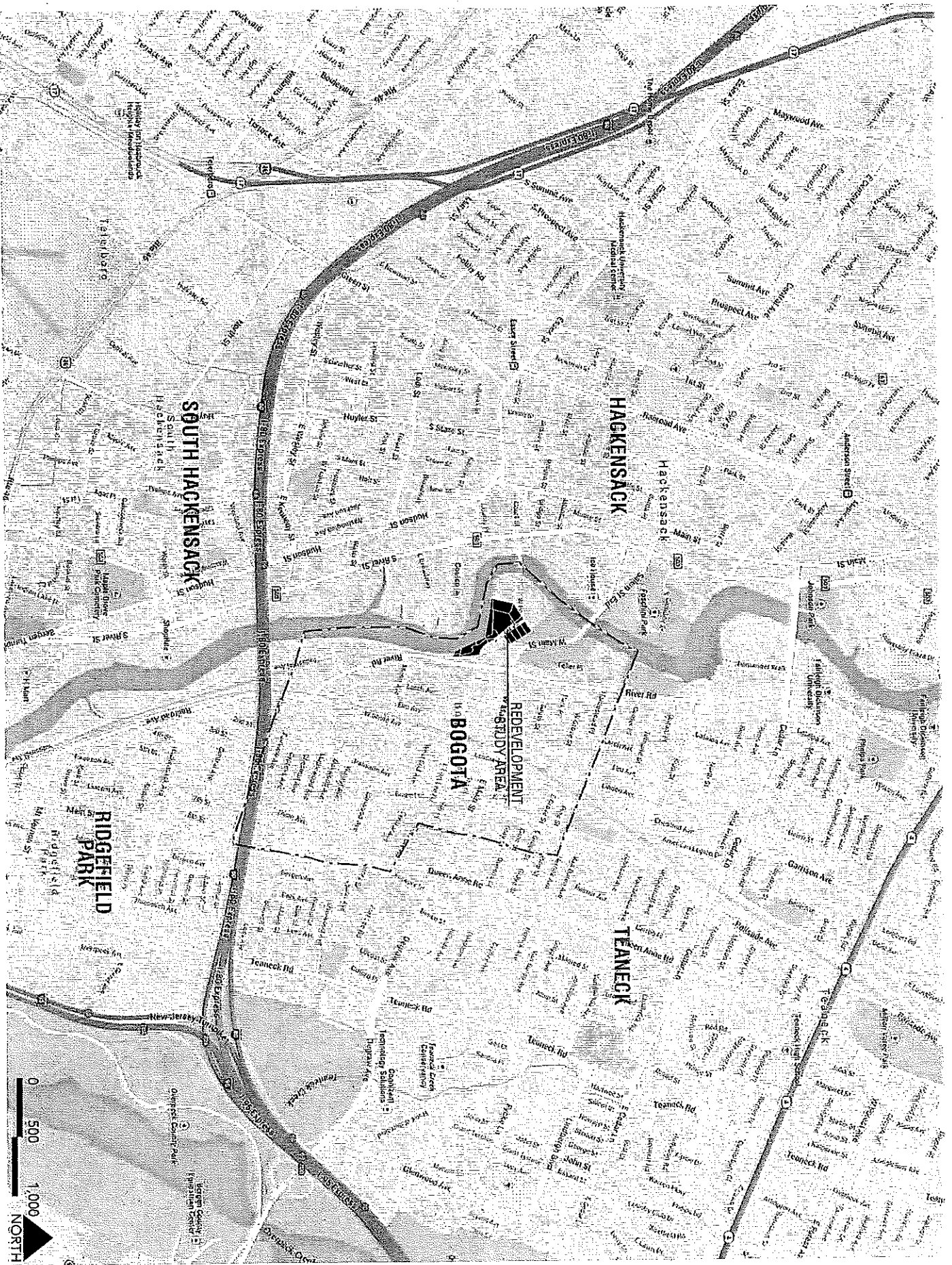


FIGURE 1: LOCATION



III. EXISTING MASTER PLAN AND ZONING DESIGNATIONS FOR THE STUDY AREA

A. Master Plan

The Borough of Bogota Planning Board adopted the most recent Comprehensive Master Plan in 2005, which was prepared by Kasler Associates and originally dated January 2003.

The Land Use Plan Element of the Master Plan recommends the continuation of industrial uses within the study area and for surrounding properties along West Fort Lee Road to the west of the New York and Susquehanna Railroad right-of-way.

The Master Plan states with regard to the industrial uses in the study area and surrounding properties:

It is recommended in the future, where conditions prevail, that the Borough encourage more light industrial, warehouse and office uses, which would be more compatible with the community's overall development pattern.

Permitted uses would include light manufacturing and assembly operations, warehousing, distribution and office uses, municipal buildings and facilities, business and professional offices, and child care centers.

The Master Plan also notes the Borough's land use goals and objectives, some of which, as described below, are relevant to the study area:

- Assist in the rehabilitation of areas in need of improvement and upgrading, including utilization of assistance programs, where applicable, as well as private efforts.
- Review and evaluate all areas of the Borough that are reasonably capable of being developed for contemporary uses in order to promote and expand economic opportunities and job opportunities and the economic well-being of Bogota's citizens in an expeditious manner.

B. Zoning

Under the current Bogota zoning ordinance, the study area is located entirely within the I Industrial zone, with the exception of a very small area at the southern end (Block 72, Lots 7 and 7.01) which is located in the PD-1 Planned Development zone. The study area's zoning is shown on Figure 4.

Permitted uses in the Industrial zone include the following:

Principal Uses

Warehouse and distribution
Business and professional offices

Light manufacturing and assembly operations
Municipal buildings and uses
Parking and storage of new cars on lots of 2 acres or more

Accessory Uses

Parking lots
Garages to house commercial vehicles associated with permitted commercial uses
Signs
Fences

Conditional Uses

Sexually oriented businesses
Public utilities
Automotive service station

Table 2: Area, Bulk and Yard Requirements for the Industrial District

Regulation	Standard
Minimum Lot Area	40,000 square feet
Minimum Lot Width	200 feet
Minimum Lot Depth	200 feet
Minimum Front Yard	50 feet
Minimum Side Yards	25 feet
Minimum Rear Yard	50 feet
Maximum Building Height	2 stories/30 feet
Maximum Building Coverage	30%
Maximum Impervious Coverage	75%

The PD-1 Planned Development zone permits various nonresidential uses. However, in the PD-1 zone the minimum lot area is two acres and minimum lot depth and width are each 200 feet, meaning the small portion of the study area in the PD-1 zone is not reasonably developable in accordance with the zone's regulations.

FIGURE 4: EXISTING ZONING



IV. CONSIDERATION OF THE STATUTORY CONDITIONS FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AS SPECIFICALLY APPLIED TO THE STUDY AREA

A. Introduction

Under N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (C40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- 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 areas 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.

It should be further stressed that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

B. Appropriateness of the Study Area Boundaries

The study area boundaries are an essential part of any area in need of redevelopment investigation. In this case, the limits of the study area have been appropriately drawn. The study area is comprised of multiple parcels that, due to their common ownership, result in a ±5.355-acre property that represent portions of two Borough tax blocks. West Fort Lee Road effectively divides the study area into two sectors of which the "northeastern sector" is roughly rectangular in shape and is bounded by the New York Susquehanna and Western Railroad right-of-way to the northeast and West Fort Lee Road to the southwest; and the "southwestern sector" is irregular in shape and is bounded by West Fort Lee Road and the New York Susquehanna and Western Railroad right-of-way to the northeast and the Hackensack River to the southwest.

The study area is developed with deleterious and obsolete land uses: the northeastern sector of the study area is developed with an aging industrial building that appears to have housed offices and interior loading areas for Hess distribution trucks; and the southwestern sector was previously developed with a Hess tank farm used for the storage and distribution of fuel oil, which has been

cleared of structures since 2014. The study area in its entirety appears to be covered with impervious surface area comprised of buildings and paved areas. Though the study area was historically used for heavy industrial operations, the Master Plan recommends encouraging light industrial, warehouse and office-type uses in this area, which would be more compatible with the community's overall development pattern. Hence, the continued use of the properties for heavy industrial purposes is inconsistent with the planning goals for the study area and is incongruous with the proximate recreational uses and the primarily residential character of the Borough.

The study area has not been used for the primary function for which it was originally intended – the storage and distribution of fuel oil – since 2013 when the tank farm was decommissioned. The property stands out within the Borough of Bogota, but for the wrong reasons. The property does not contribute to the vitality of the area – rather, its derelict condition detracts from it. Further, the study area is relatively small (e.g., for a modern industrial site) and lacks easy access to major highways, both of which serve to hinder the study area's potential for reuse as a modern industrial and/or distribution facility. With the exception of a previously designated “area in need of redevelopment” to the west of the study area (i.e., the “River Development Site” comprised of Block 72, Lots 1.01 and 1.02), there are no other lots in the vicinity of the study area that are notably vacant at this time. Active industrial uses proximate to the study area along West Fort Lee Road would not be logically included within the study area, nor would the recreational and residential uses to the east of the New York Susquehanna and Western Railroad right-of-way.

C. Application of the Statutory Criteria to the Study Area

The following evaluates the current conditions within the study area and considers whether this area meets any of the statutory criteria for an “area in need of redevelopment” designation.

The study area consists of 21 tax parcels encompassing portions of two tax blocks. According to the Borough of Bogota's tax records, the current owner of the properties which comprise the study area is the Hess Corporation. The area of the property is ±5.355 acres. Various photographs illustrating the existing conditions in the study area are included in the Appendix.

For the purposes of this evaluation, individual parcels were aggregated into two logical assemblages based on common use and/or common ownership. Each of these assemblages were evaluated based on surveys of land use, property conditions and occupancy and ownership status. All of the information was collected on an assemblage-by-assemblage basis. The analysis was then aggregated to reflect the entire study area. It should be noted that the property owners identified below include those names as taken from the tax block and lot ownership records available by way of the New Jersey Association of County Tax Boards (<http://www.njactb.org/>).

Block 3, Lots 3, 4, 7, 8, 9 / Hess Corp

This ±0.855 property is roughly rectangular in shape and has frontage along West Fort Lee Road and the New York Susquehanna and Western Railroad right-of-way. The property is improved with an

aging industrial building which appears to have housed offices and loading areas for Hess distribution trucks; the remainder of the property is comprised of paved parking and circulation areas. At the time of site inspection, the perimeter of the property was edged with chain link fencing topped with barbed wire. Fencing was rusted in some locations and was in generally fair condition. The industrial building appeared to be in fair condition. This property operated in association with the Hess tank farm located in the southwestern sector of the study area in that it was used for the loading and distribution of fuel oil via tanker trucks. The New Jersey Department of Environmental Protection has identified it as an active Known Contaminated Site with confirmed contamination.

The property meets the following criteria: b, d

In its current state, the building on the property is in a substandard, dilapidated and untenable condition. Most notably, it is no longer usable for the primary function for which it was originally designed and used - distribution of fuel oil via tanker truck. The property was previously used in conjunction with the now decommissioned tank farm located in the southwestern sector of the study area. As such, the building on the property is no longer viable for use as a distribution facility due to the discontinuance of associated tank farm operations. The building on this property is vacant, and is likely to continue to remain in that condition absent substantial interior improvements; major construction improvements would be required for the occupation of any light industrial enterprise in the future, including essentially any use permitted in the Industrial (I) District.

Further, this is a small property that is separated from the larger southwestern sector of the study area by West Fort Lee Road. At ± 0.855 acres ($\pm 37,244$ square feet), the property is below the minimum lot area requirement of 40,000 square feet as set forth for the Industrial (I) District, rendering it effectively undevelopable without assemblage with another property. In addition, the property is not large enough by today's standards to accommodate a modern industrial and/or distribution operation. Though the site is proximate to Interstate 80 to the south, trucks must navigate local, residential roads for a distance of approximately one mile in order to access the highway. Facilities such as this with poor accessibility cannot reasonably meet the needs of today's high volume distributors. The Master Plan recommends encouraging light industrial, warehouse and office-type uses in this area, which would be more compatible with the community's overall development pattern. The continued use of the property for heavy industrial purposes is inconsistent with the planning goals for the study area.

As discussed above, the property is no longer suitable for heavy industrial operations. In its present condition, the property negatively impacts other properties along West Fort Lee Road; it discourages investment consistent with the land use policies for the area and, if conditions are allowed to persist, it hastens the process of neighborhood decline to the detriment of the health and welfare of the community. There are also some significant health and safety issues that need to be addressed before the property can be restored to productive use, particularly the evidence of contamination as per the New Jersey Department of Environmental Protection. The property's substandard and potentially unsafe conditions are deleterious to the surrounding area and these conditions are detrimental to the overall public health, safety and general welfare.

Block 72, Lots 2, 2.01, 2.02, 2.03, 3, 3.01, 4, 4.01, 4.02, 5, 5.01, 6, 6.01, 6.02, 7, 7.01 / Amerada Hess Corp

This ±4.5 acre property is irregular in shape and has frontage along West Fort Lee Road, the New York Susquehanna and Western Railroad right-of-way and the Hackensack River. The property was formerly improved with a Hess tank farm and associated buildings and infrastructure, which was used for the storage and distribution of fuel oil. (Barges traveling along the Hackensack River were used to transport fuel oil to the property from a refinery in Woodbridge, New Jersey.) Aerials from Google Earth dated April 2014 indicate that the entirety of the site was comprised of impervious surface area. At the time of site inspection, the perimeter of the property was edged with chain link fencing topped with barbed wire. Fencing was rusted in some locations and was in generally fair condition. The 2003 Master Plan identified a majority of the property as being within a "USGS Documented Flood Area" and the New Jersey Department of Environmental Protection has identified it as an active Known Contaminated Site with confirmed contamination.

The property meets the following criteria: b, d

As noted in Chapter II of this report, until the former Hess tank farm's tanks and associated buildings and infrastructure were removed in 2014, the study area was characterized by the discontinuance of the use of structures previously used for industrial purposes. For reasons described in detail below, the site is highly unlikely to be used in the future for industrial use. While the structures were demolished in order to enable the eventual redevelopment of the site, given the property's known contamination and location within the 100-year floodplain, their removal was warranted. These structures would have met criteria b had they remained. As their demolition was undertaken for health and safety reasons, the study area still qualifies under this criteria.

The study area is no longer suitable for use for the primary function for which it was originally intended - the storage and distribution of fuel oil. By today's standards, the study area is not large enough to accommodate a modern industrial and/or distribution operation, nor does it seem likely that the property would be re-tenanted by a similar operation that relies, in large part, on marine transport along the Hackensack River. The resumption of large boat traffic is also highly unlikely as the river is no longer channelized beyond its southern end, well before it reaches Bogota. Though the site is proximate to Interstate 80 to the south, trucks must navigate local, residential roads for a distance of approximately one mile in order to access the highway. Facilities such as this with poor accessibility cannot reasonably meet the needs of today's high volume distributors or users. Further, the Master Plan recommends encouraging light industrial, warehouse and office-type uses in this area, which would be more compatible with the community's overall development pattern. The continued use of the properties for heavy industrial purposes is inconsistent with the planning goals for the study area.

Use of the site, or lack thereof, represents a deleterious activity that contributes little or nothing to the economic well-being of the Borough at large, especially as it relates to the provision of ratables

and jobs on a property that is "reasonably capable of being developed for contemporary uses in order to expand economic opportunities and job opportunities and the economic well-being of Bogota's citizens" as noted in the Master Plan. In its current state, the property is in a substandard, dilapidated and untenable condition; it has not been viable for any productive use since the tank farm was decommissioned in 2013. There are also some significant health and safety issues that need to be addressed before the property can be restored to productive use, particularly the evidence of contamination as per the New Jersey Department of Environmental Protection.

As discussed above, the property is no longer suitable for heavy industrial operations. In its present condition, the property negatively impacts other properties along West Fort Lee Road; it discourages investment consistent with the land use policies for the area and, if conditions are allowed to persist, it hastens the process of neighborhood decline to the detriment of the health and welfare of the community. The property's substandard and potentially unsafe conditions are deleterious to the surrounding area and these conditions are detrimental to the overall public health, safety and general welfare.

D. Analysis of the Study Area as a Whole

The results of the redevelopment area investigation reveal that the properties that comprise the study area meet criteria "b" and "d" for redevelopment designation. Thus, the entire ±5.355 acre study area meets the criteria for the statutory conditions for designation as "an area in need of redevelopment."

The study area's current condition precludes its ability to serve as a potential redevelopment site that would advance the public welfare as outlined in the Borough of Bogota's Master Plan, particularly that of assisting in the rehabilitation of areas in the Borough in need of improvement; and evaluating areas of the Borough that are reasonably capable of being developed for contemporary uses in order to promote the economic well-being of the Borough's citizens. The substandard and potentially unsafe conditions within the study area are deleterious to the surrounding area and these conditions are detrimental to the overall public health, safety and general welfare. Further, the current vacant state of the study area, of both the industrial building in the northeastern sector and the land in the southwestern sector, exerts a detrimental impact on the section of the Borough in which it is located.

Use of the properties that comprise the study area, or lack thereof, represents a deleterious activity that contributes little or nothing to the economic well-being of the Borough. In its present condition, the study area negatively impacts other properties along West Fort Lee Road; it discourages investment consistent with the land use policy objectives for the area and, if conditions are allowed to persist, it hastens the process of neighborhood decline to the detriment of the health and welfare of the community.

In sum, the discontinuance of the use of the buildings in the study area, which were previously used for industrial purposes, qualifies this study area as in need in redevelopment under criteria b. The

fact that the entirety of the study area has remained vacant due to conditions including the dilapidated, deteriorating and substandard condition of the properties also result in detrimental impacts to the safety, health and welfare of the community, which qualify this study area as in need in redevelopment under criteria d. The combination of the above factors makes it clear that this area qualifies as in need of redevelopment.

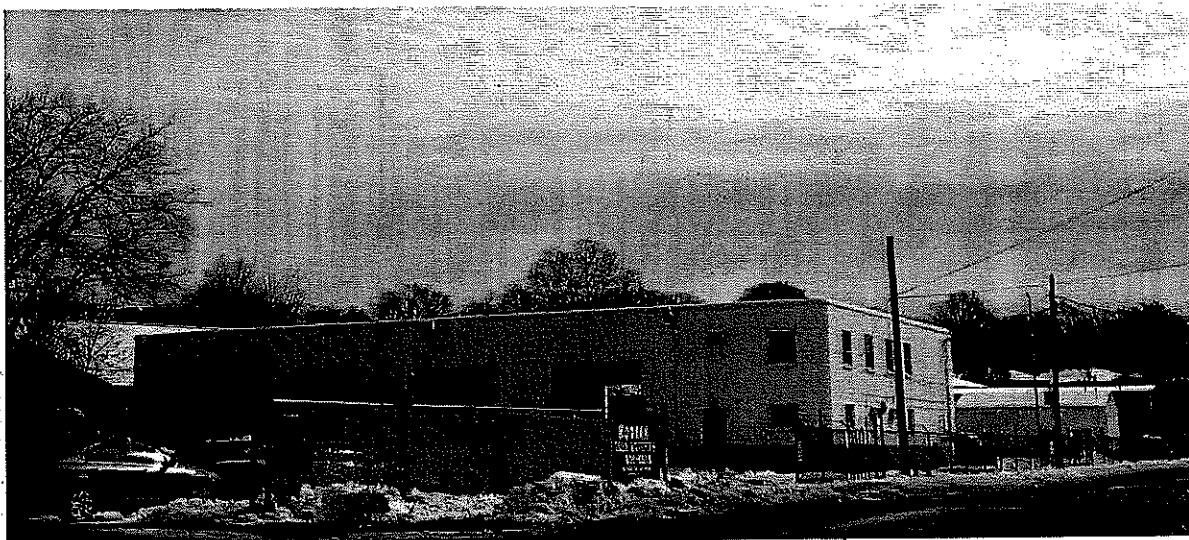
V. CONCLUSION

The foregoing study was prepared on behalf of the Borough of Bogota to determine whether an area located within the Borough of Bogota (i.e., Block 3, Lots 3, 4, 7, 8, and 9 and Block 72, Lots 2, 2.01, 2.02, 2.03, 3, 3.01, 4, 4.01, 4.02, 5, 5.01, 6, 6.01, 6.02, 7 and 7.01) qualifies as an "area in need of redevelopment" in accordance with N.J.S.A. 40:12A.

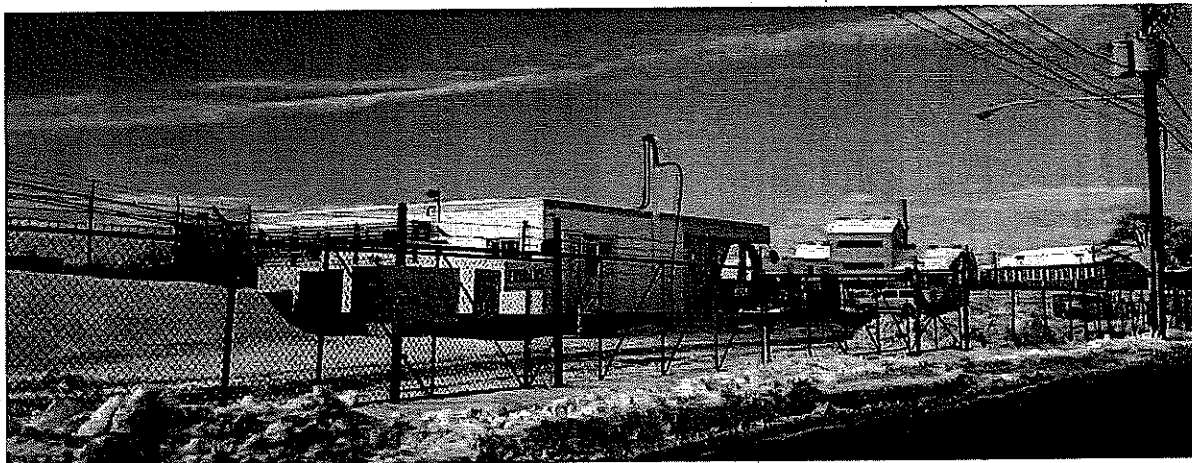
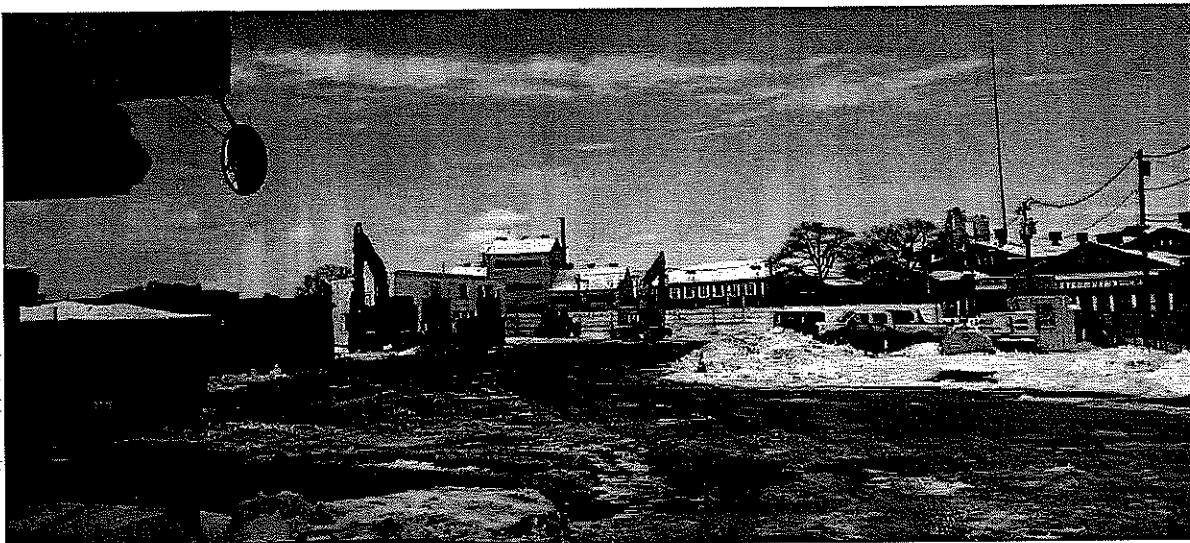
It is the finding of this investigation that the prevalent condition within the area is one of an "area in need of redevelopment," and that the study area in its entirety meets the statutory requirements for designation as a redevelopment area.

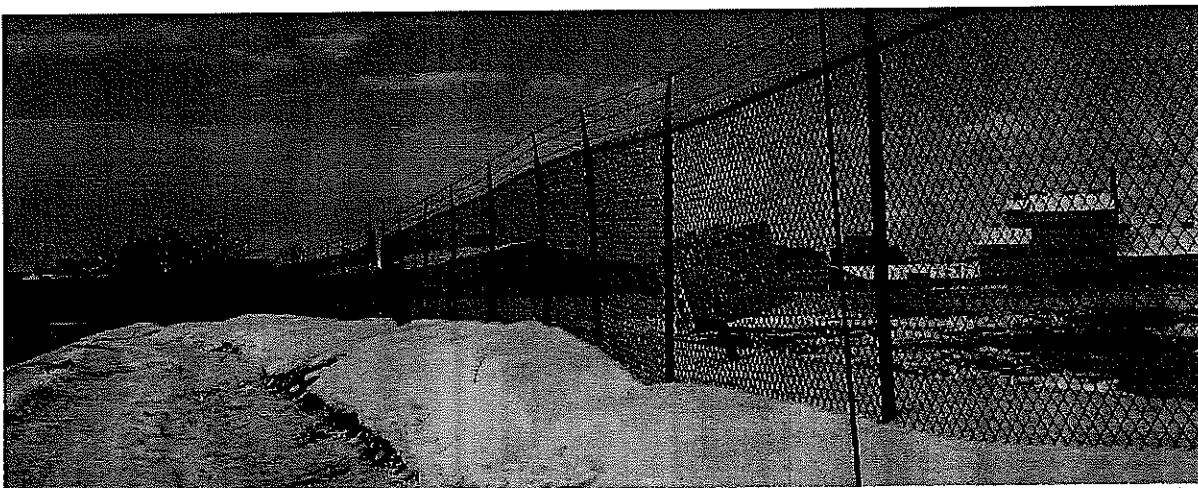
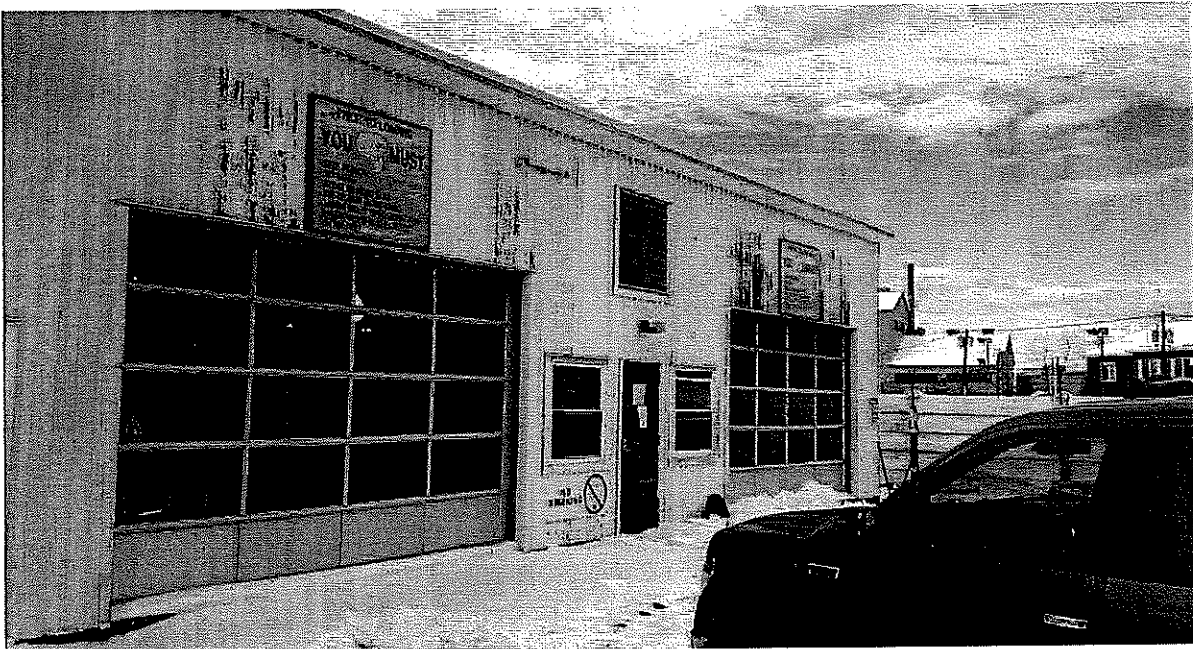
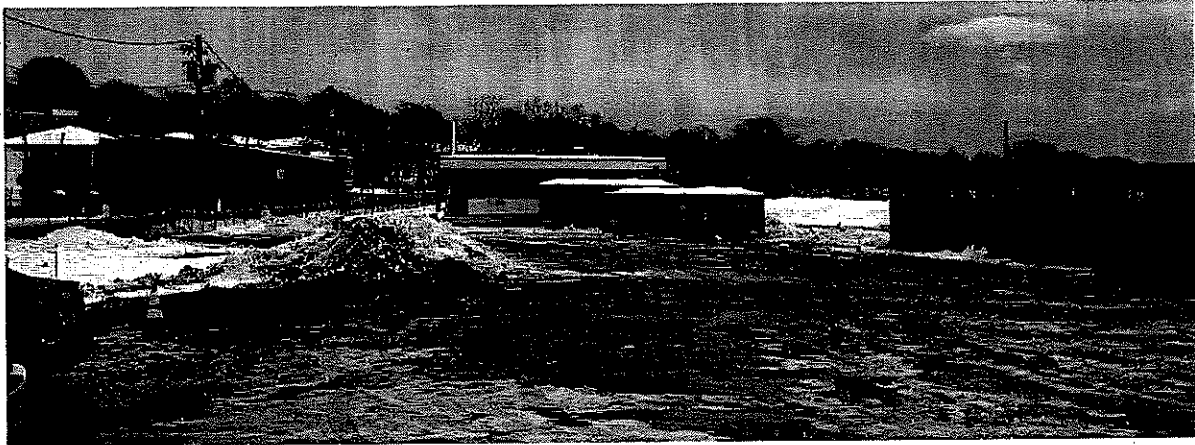
APPENDIX: PHOTOGRAPHS OF STUDY AREA AND IMMEDIATE SURROUNDINGS

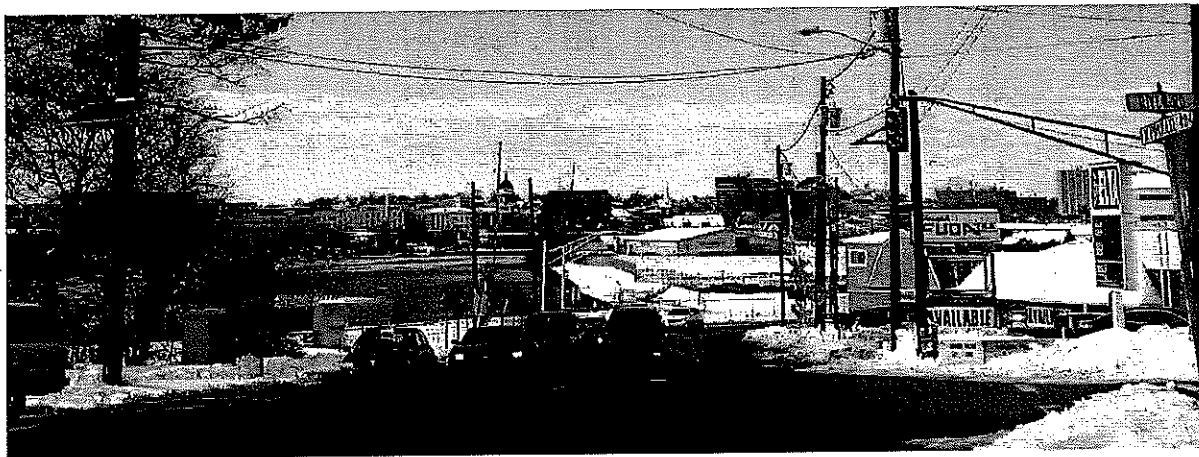
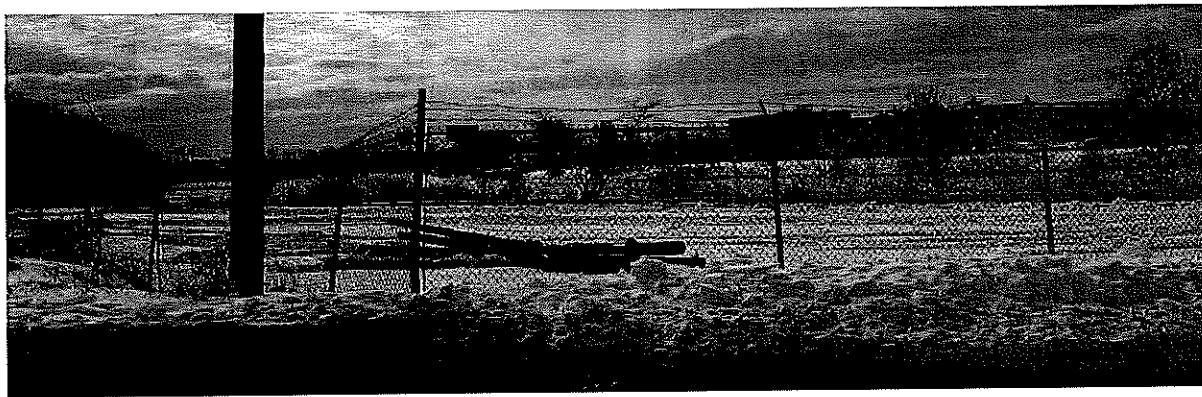
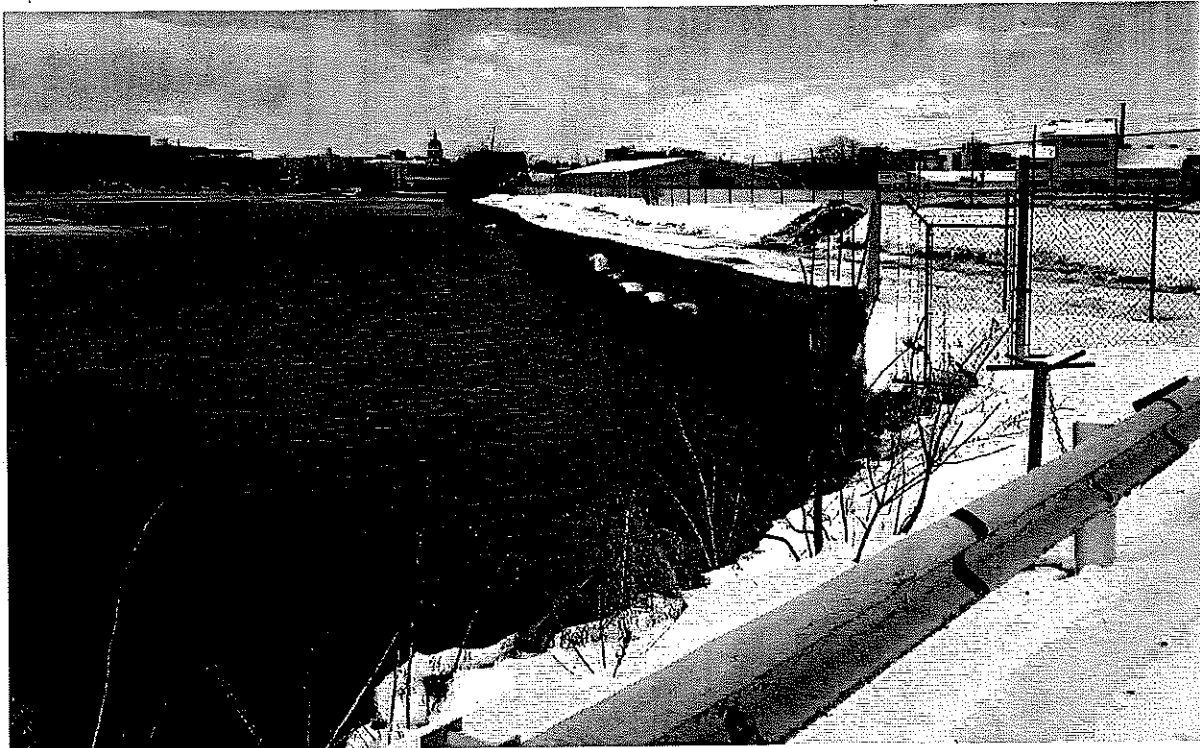
Block 3, Lots 3, 4, 7, 8 and 9

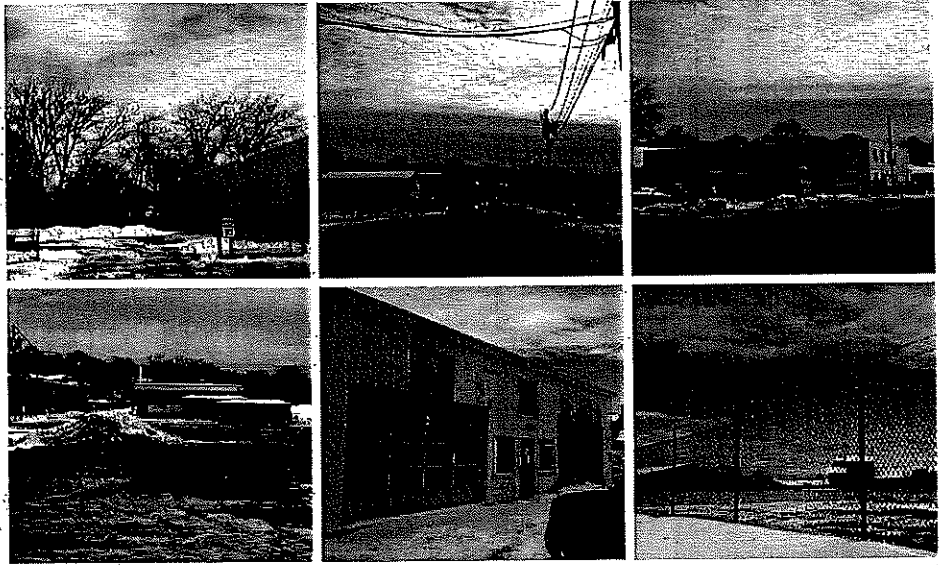


Block 72, Lots 2, 2.01, 2.02, 2.03, 3, 3.01, 4, 4.01, 4.02, 5, 5.01, 6, 6.01, 6.02, 7 and 7.01









**AREA IN NEED OF REDEVELOPMENT STUDY WEST FORT LEE ROAD
BOROUGH OF BOGOTA, NEW JERSEY**

Prepared for the Borough of Bogota

by PHILLIPS PREISS GRYGIEL LLC | Planning & Real Estate Consultants | February 2015

