

Appendix D

Area in Need of Redevelopment Study – [date], and Authorizing Resolution of
the Borough Council Resolution 179-25 dated June 24, 2025 (Currently in
Litigation in Superior Court, Bergen County, Law Division, Docket No.: BER-L-
5235-25 under Resolution #226-25)

WEST PLEASANT AVENUE

Borough of Maywood
Preliminary Investigation
Area in Need of Redevelopment Study
With Condemnation

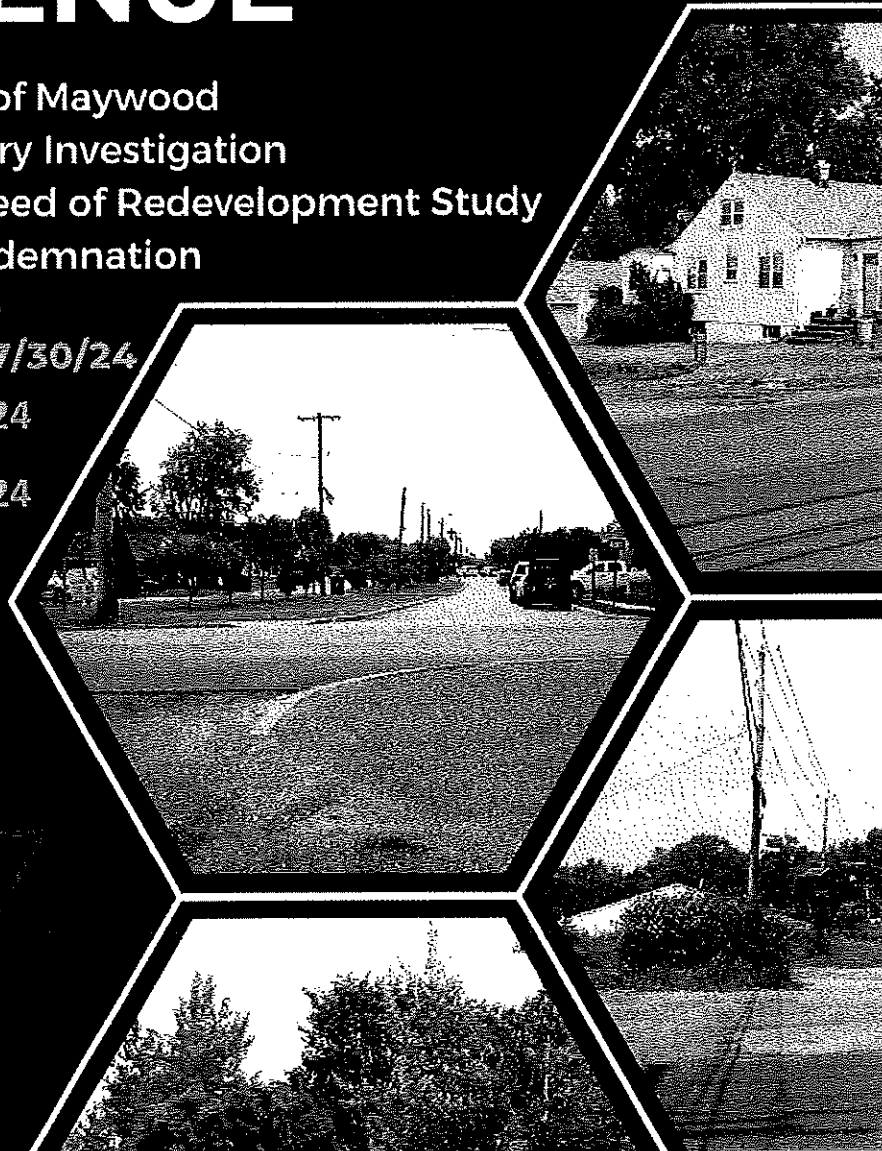
MAY 2024

REVISED 7/30/24

Revised 8/23/24

Revised 10/3/24

Prepared by
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LLC



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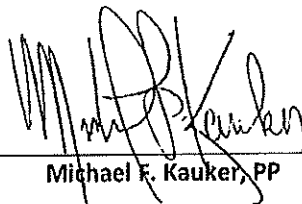
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This copy conforms to the original copy of this report which is stamped and signed by Michael F. Kauker, Professional Planner's License Number 993; in accordance with N.J.S.A. 45:14A regulating the practice of Professional Planning in the state of New Jersey.



Michael F. Kauker, PP

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

1.0 Introduction

The governing body of the Borough of Maywood adopted Resolution # 165-24 on August 8, 2024 (attached in Appendix A), authorizing the Planning Board to conduct a study to determine if certain properties are eligible to be designated as an Area in Need of Redevelopment with Condemnation. The Planning Board retained Kauker and Kauker, to assist in the preparation of a preliminary investigation pursuant to subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6) as to whether an area is in need of redevelopment with condemnation. More specifically, the purpose of this report is to determine if the delineated area meets the statutory criteria set forth in the Local Redevelopment and Housing Law (LRHL) as further described herein.

This study will consist of five sections. In the first section we will outline the Redevelopment Statute including a description of the Redevelopment Process, the second section will provide an overview of the proposed redevelopment area including existing conditions and characteristics of the proposed redevelopment area, the third section outlines the Statutory Criteria for Redevelopment as contained in the Local Redevelopment and Housing Law (LRHL), the fourth section evaluates the proposed redevelopment area in light of the redevelopment criteria, the fifth section provides our recommendation regarding the applicability of the Redevelopment Criteria to the proposed redevelopment area and if the proposed redevelopment area qualifies as an Area in Need of Redevelopment with Condemnation.

2.0 Redevelopment Statute

The New Jersey Legislature recognized “that there exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

The Local Redevelopment and Housing Law (LRHL) was created by the legislature as a means to remediate these conditions and facilitate their correction. The LRHL is a powerful tool for municipalities to use to upgrade areas that have fallen into disrepair and sets forth the framework for determining if an area meets the statutory criteria for designation as an Area in Need of Redevelopment and the subsequent preparation of a Redevelopment Plan.

The following preliminary investigation has been prepared in accordance with the LRHL in order to provide a factual basis upon which to determine whether or not a selected proposed redevelopment area in the Borough meets one or more of the several criteria provided in N.J.S.A. 40A:12A-5 Determination of Need for Redevelopment to declare this area an “Area in Need of Redevelopment with Condemnation.” If the area meets the criteria, then formal action can be taken to rezone and redevelop these properties.

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2.1 Redevelopment Process

Area in Need of Redevelopment Study (Preliminary Investigation)

Step 1

Governing Body initiates preliminary investigation by adopting resolution authorizing the Planning Board to undertake a study to determine whether the area is a redevelopment area pursuant to criteria in §40A:12A-5. The resolution must identify the parcels to be studied by tax block and lot.

Step 2

The Planning Board conducts an investigation and schedules a public hearing on the proposed redevelopment designation.

Step 3

The Governing Body considers the Planning Board's recommendations and may, by resolution, designate the Proposed redevelopment area or a portion thereof, as an Area in Need of Redevelopment with Condemnation.

Preparation and Adoption of the Redevelopment Plan

Step 4

Once the Governing Body passes the resolution designating the Proposed redevelopment area an Area in Need of Redevelopment with Condemnation, the Governing Body may direct the Planning Board to prepare a Redevelopment Plan, or it may choose to prepare the Redevelopment Plan itself.

Step 5

Once the Redevelopment Plan is completed the governing body adopts the redevelopment plan.

Step 6

The redevelopment plan is implemented, and the process is managed by either the governing body or another entity designated by the governing body as the "redevelopment entity".

Step 7

A redeveloper is selected by the redevelopment entity to implement the plan.

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3.0 Proposed Redevelopment Area

The first step in the preliminary investigation is to identify potential sites that will be included in the proposed redevelopment area. In this step a map will be prepared delineating the proposed redevelopment area. Once the map is prepared and proposed sites are identified a description of the physical conditions of the general study area and a more detailed description for each individual site in the proposed redevelopment area will be provided.

It is also required that the study area map be accompanied by a statement setting forth the basis for the investigation. This planning report represents the statement setting forth the basis for the investigation.

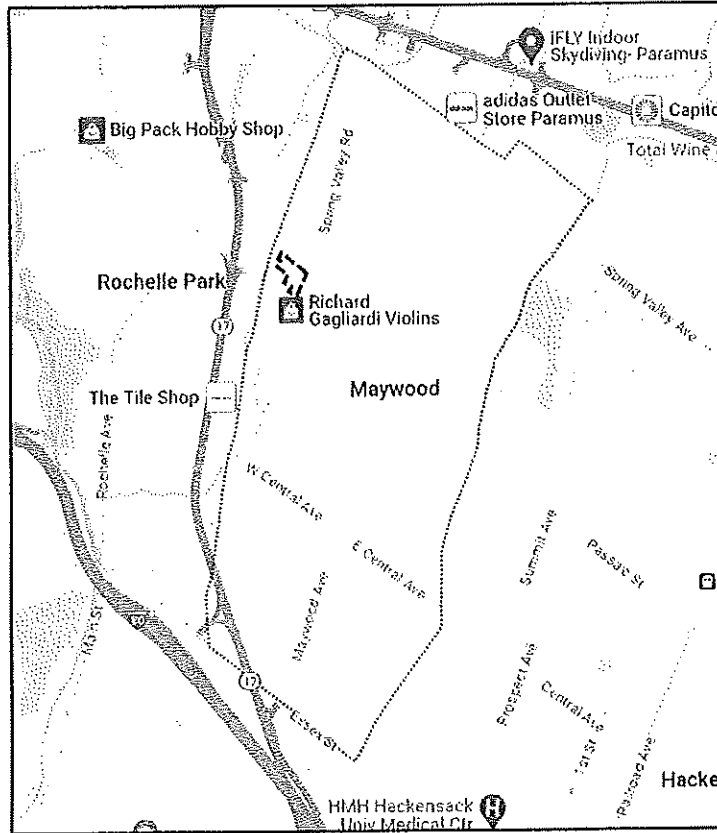
3.1 Map

Map 1 depicts the location of the proposed redevelopment area within the borough of Maywood and Map 2 delineates the boundaries of the proposed redevelopment area and the individual parcels within the area.

The proposed redevelopment area as referenced by the governing body in Resolutions # 88-24 is in the northeastern portion of the Borough of Maywood. It is bounded by single-family dwellings along Desoto Avenue to the north, a three-unit multi-family dwelling and the Maywood Tennis Club to the south, Spring Valley Road and single-family dwellings to the east, and the Maywood Tennis Club and single-family dwellings along Briarcliff Avenue to the west. The following map depicts the location of the proposed redevelopment area in the Borough of Maywood.

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Map 1: Study Area Location Map



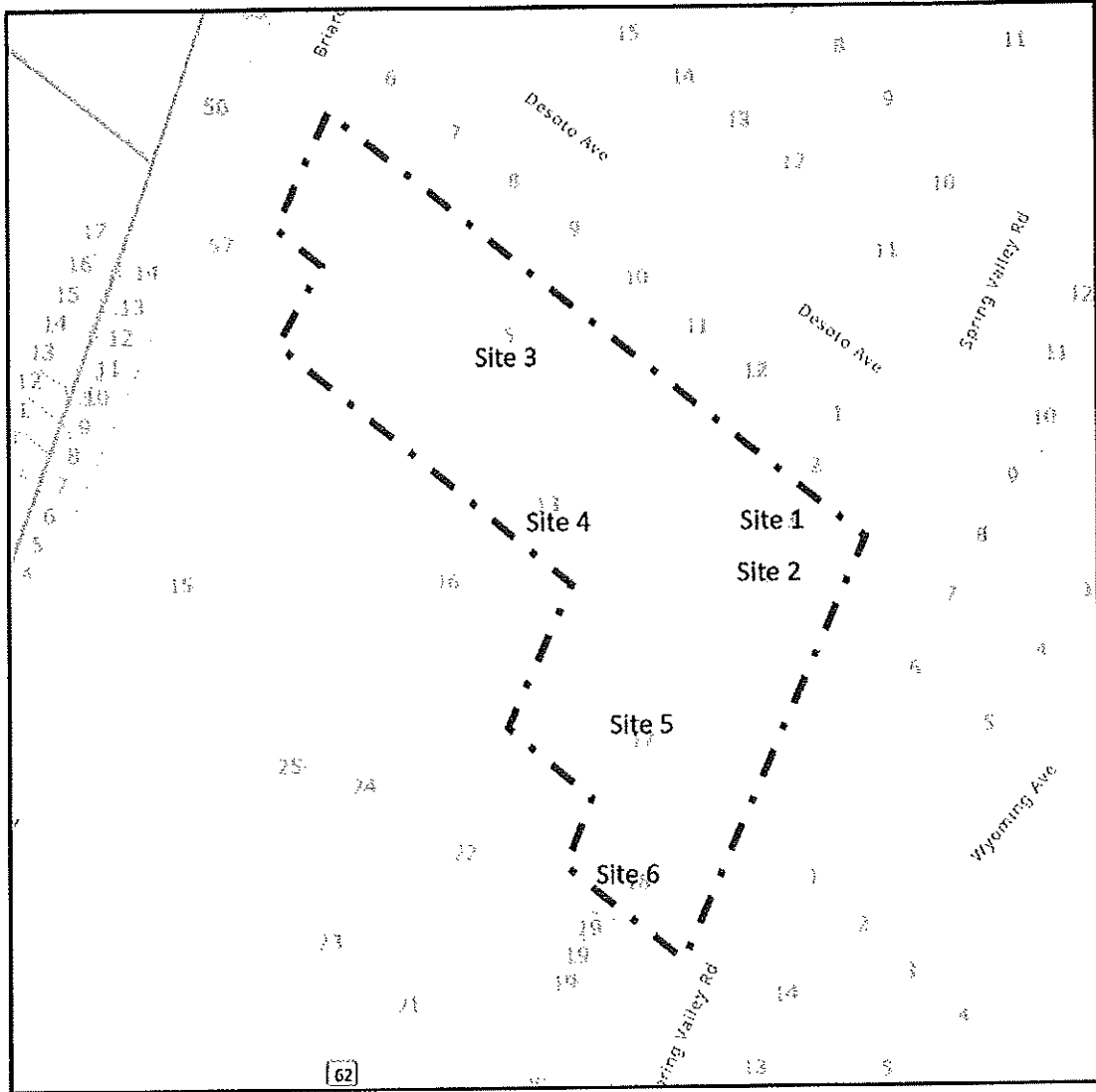
Source: Google Maps



The lots that are being investigated are delineated on the following Map 2, which corresponds to Table 1.

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Map 2: Study Area Map



Study Area Map

Source: Bergen County GIS



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

3.2 Physical Description

In conducting this study, we visited each property in the field on multiple occasions on March 26, 2024, May 14, 2024 and September 26, 2024, identified existing physical conditions including land uses, building conditions, environmental conditions and site layout, researched the Borough’s tax assessment records (attached in Appendix B) and reviewed the zoning and master plan designations for the area. The proposed redevelopment area is in three separate zoning districts including the TH Townhouse Use District, the THO-3 Townhouse Use Overlay District and the L-L Limited Light Industrial District.

The information and data gathered have been organized into several analytical tables which are designed to provide insight into the level of utility and possible conditions or characteristics of obsolescence which could be indicative of properties in need of redevelopment for each property studied. The following table outlines the properties under investigation.

Table 1: Properties Under Investigation

Property			Owner	Lot Area	Zone
1	Block 69	Lot 3	Russell P. Trocano Enterprises LLC	0.138 ac.	TH
2	Block 69	Lot 4	Russell P. Trocano Enterprises LLC	0.144 ac.	THO-3
3	Block 69	Lot 5	Russell P. Trocano Enterprises LLC	0.898 ac.	LL/THO-3
4	Block 69	Lot 13	Russell P. Trocano Enterprises LLC	0.930 ac.	THO-3
5	Block 86	Lot 17	Russell P. Trocano Enterprises LLC	0.623 ac.	THO-3
6	Block 86	Lot 18	Russell P. Trocano Enterprises LLC	0.186 ac.	THO-3
TOTAL				2.919 acres	

The properties which comprise the proposed study area are shown on Map 2 – Study Area Map. The proposed redevelopment area is comprised of 6 tax lots, all of which are under single ownership. The total land area of these lots is 2.919 acres.

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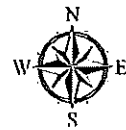
The following Maps 3 and 4 are Aerial Maps of the proposed redevelopment area.

Map 3: Aerial Map



Aerial Map

Source: Google Maps



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Map 4: Birdseye Aerial View



Birdseye Aerial Map

Source: Google Earth



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

3.2.1 Proposed Redevelopment Area General Land Use Characteristics

The proposed redevelopment area is comprised of a mix of land uses as further detailed for each individual site in the following section of this report. Generally, the existing land uses in the study area are mixed and consist of residential, former public use, (West Pleasant Avenue Road Right of way) and former commercial use, the Maine Evergreen Garden Center. This leads to a fragmented and incompatible development pattern in the area. There are a number of properties that are vacant, aged or underutilized, which results in a stagnant and unproductive use of land. The land uses surrounding the proposed redevelopment area consist of single-family dwellings along Desoto Avenue to the north, a three-unit multi-family dwelling and the Maywood Tennis Club to the south, Spring Valley Road and single-family dwellings to the east, and the Maywood Tennis Club and single-family dwellings along Briarcliff Avenue to the west..

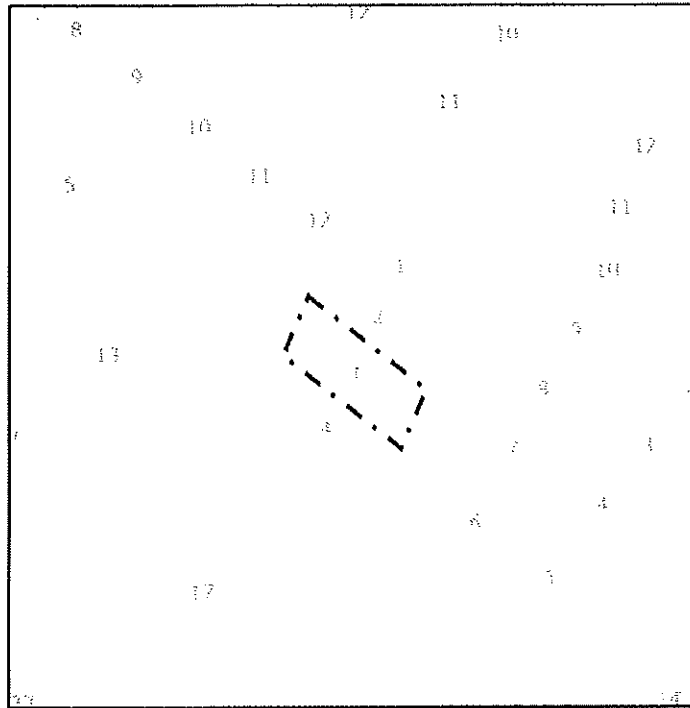
3.2.2 Existing Site Conditions

Descriptions, maps, and a picture of each of the individual properties located in the proposed redevelopment area are found below.

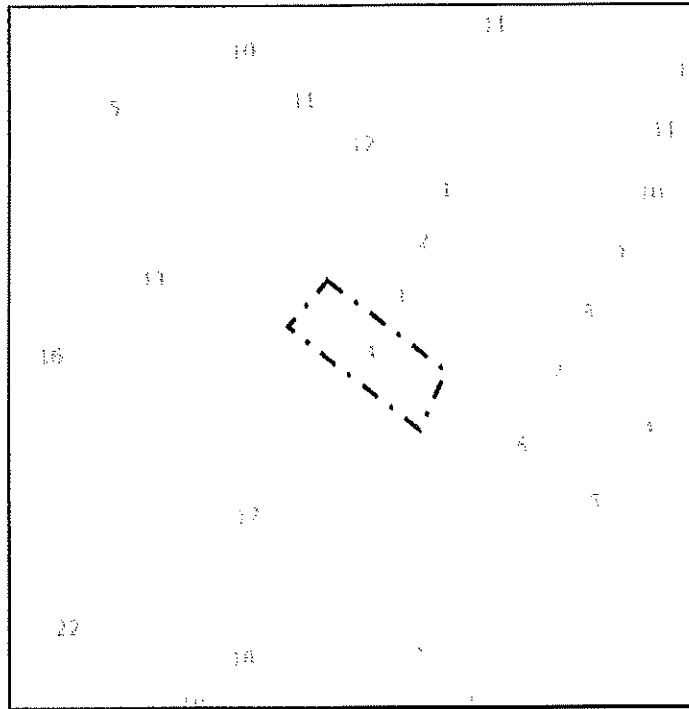
Sites 1 and 2 – Block 69 Lot 3 and 4



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Block 69, Lots 3 and 4 are two 0.138 and 0.144-acre parcels that are located on the west side of Spring Valley Road. Block 69, Lot 3 is located at 565 Spring Valley Road and Block 69, Lot 4 is located at 561 Spring Valley Road. Block 69, Lot 3 is in the TH District and Block 69, Lot 4 is in the THO-3 District, both Districts permit Townhouses at a density of 8 units per acre. This rezoning of Block 69, Lot 4 was a result of the September 28, 2018, Settlement Agreement between the Borough of Maywood and Fair Share Housing Center. Each lot is developed with a single-family home and a detached garage. In addition, Block 69, Lot 4 also has a wooden shed located on the property. The homes were built in 1955 and 1950 respectively. The lots are accessed by separate driveways from Spring Valley Road. The existing homes are in relatively poor to fair condition, and the value of the land exceeds the improved value. Both properties have been the subject of property maintenance violations, most recently in 2023 for Block 69, Lot 3 and in 2020 for Block 69, Lot 4. These records can be found in Appendix C of this report. The lots are bounded by one-family homes along Desoto Avenue to the north, Spring Valley Road to the east, an undeveloped vacant property to the south and open undeveloped land to the west.

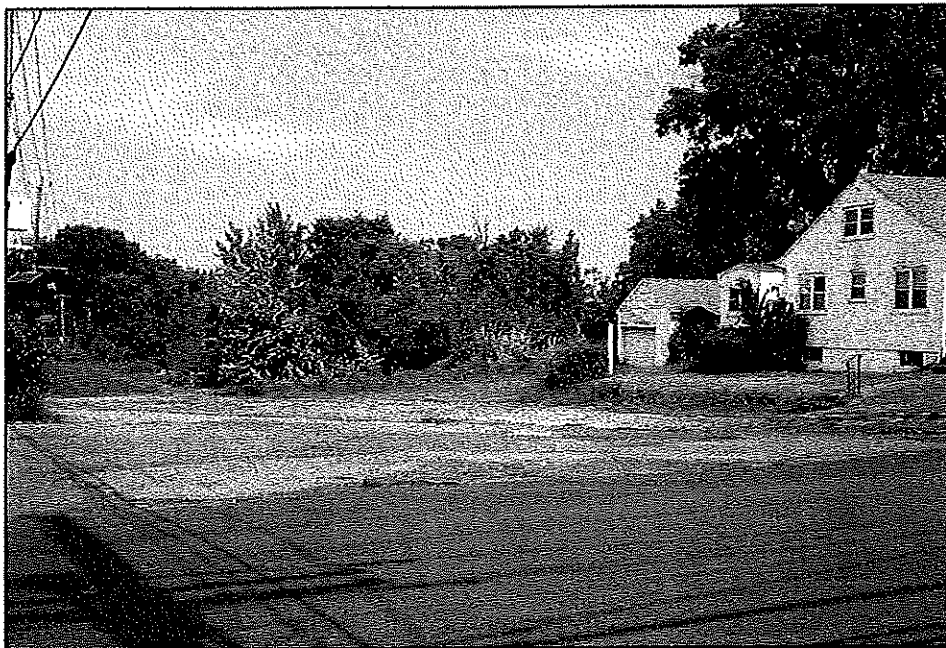
Due to their age, location, adjacency to non-residential uses to the south and west, and their current 8 unit per acre zoning these properties are viable candidates to be included in the area in need study. In addition, the inclusion of these lots is necessary for the effective redevelopment of this area.

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Site 3 – Block 69, Lot 5

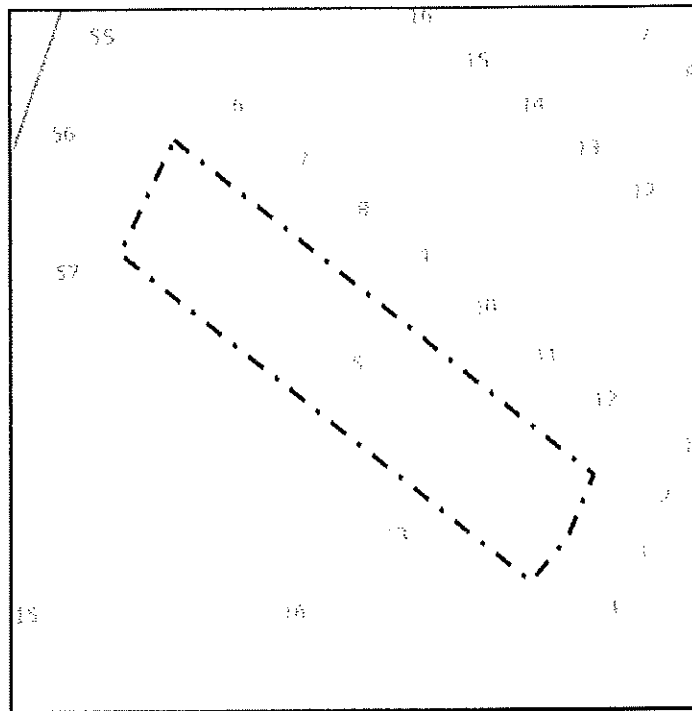


View from West Pleasant Ave



View from Spring Valley Road

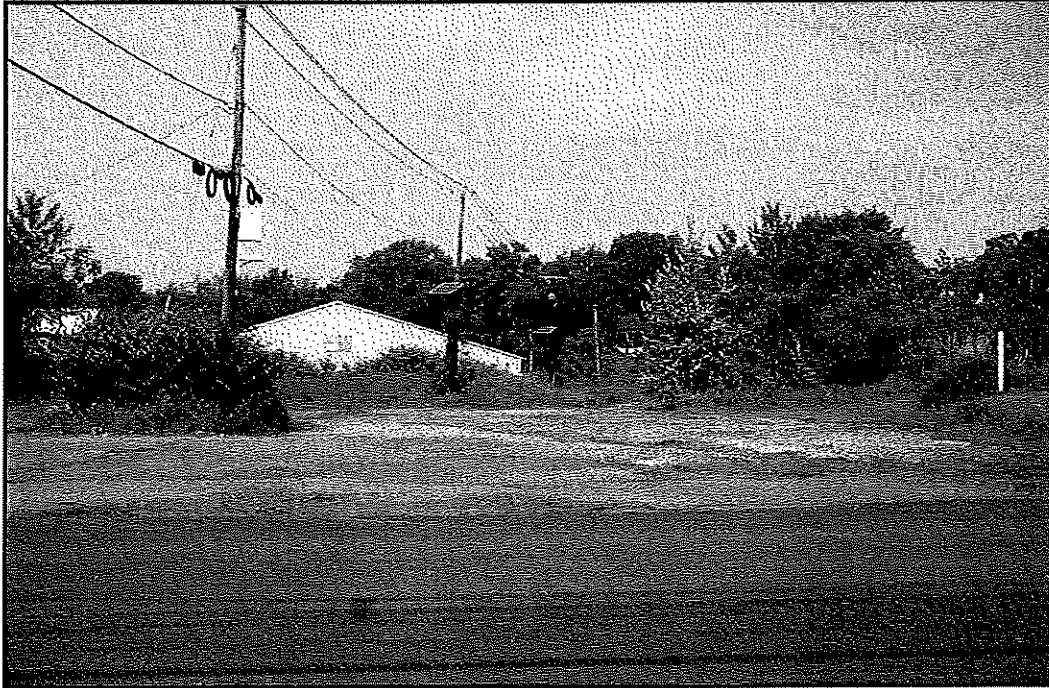
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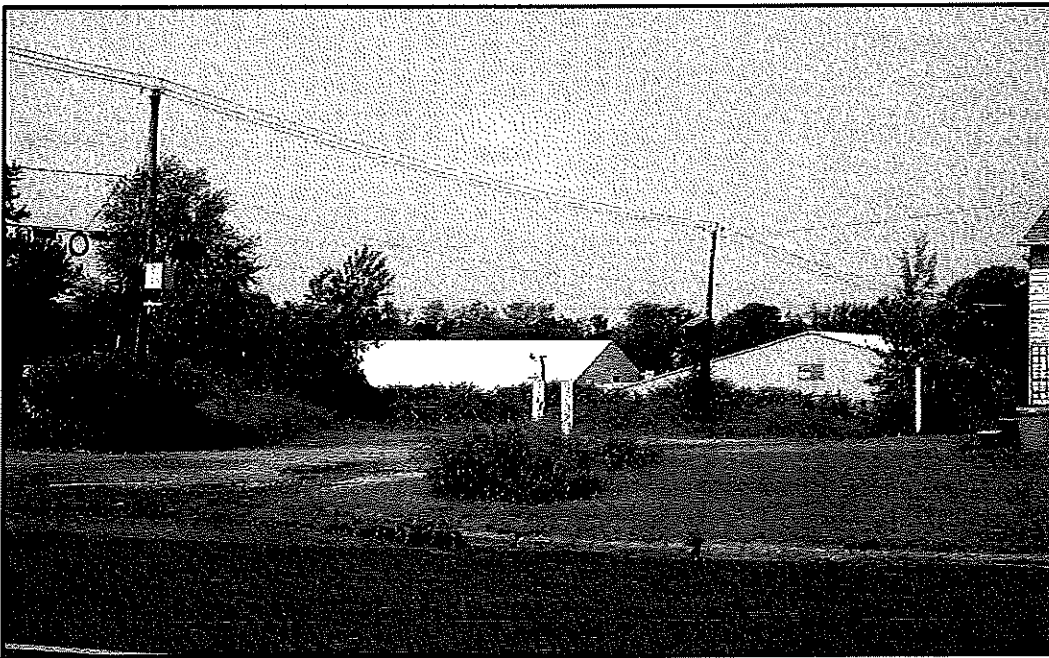
This 0.898-acre property, known as “tract 3”, is currently vacant and unimproved. It is heavily wooded with no environmental constraints. Historic Google Earth Photos from August of 2012 show at that time a portion of this property was used in connection with the retail nursery for the storage of landscaping material such as plants and, shrubs and trees. It is assumed that this use was abandoned around the same time as the Maine Evergreen Nursery building in June of 2016. The lot is bounded by one-family homes along Desoto Avenue to the north, two single family homes that are a part of this study area to the east, the vacated portion of the West Pleasant Avenue paper street to the south and single-family homes along Briarcliff Avenue to the west.

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Site 4 – Block 69, Lot 13

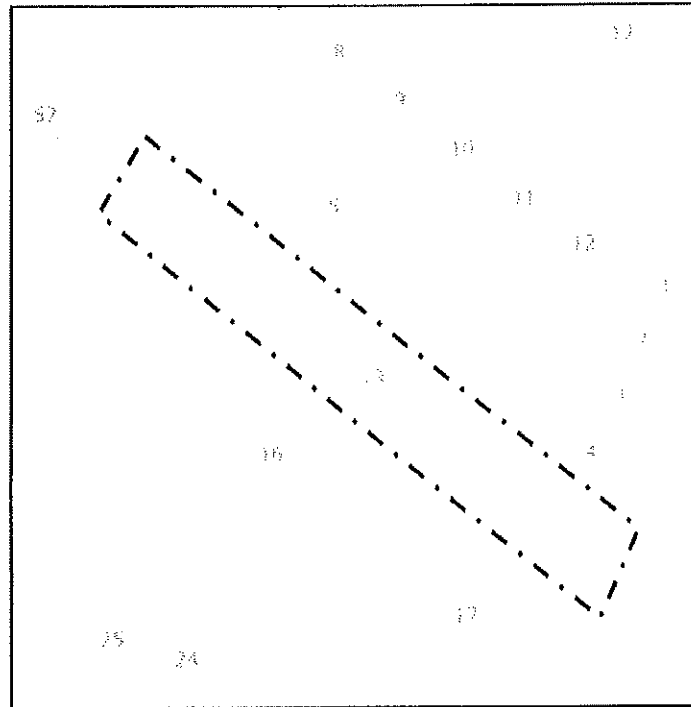


View of property from Spring Valley Road.



Side view from Spring Valley Road

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Block 69, Lot 13, is a 0.930-acre parcel, known as “tract 4”, that is located at the end of West Pleasant Avenue. It formally was a paper street extension of West Pleasant Avenue. This paper street has been vacated with the property rights ceded to its current owner, Trocano Enterprises, LLC. The property is currently vacant and unimproved. Historic Google Earth Photos from August of 2012 show at that time a portion of this property was used in connection with the retail nursery for the storage of landscaping material such as plants and, shrubs and trees. It is assumed that this use was abandoned around the same time as the Maine Evergreen Nursery building in June of 2016. The lot is bounded by a one-family home that is a part of the study area and vacant land that is also part of the study area to the north, Spring Valley Road to the east, the Maine Evergreen Nursery property and the Maywood Tennis Club to the south and a small park to the west.

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Site 5-Block 86, Lot 17

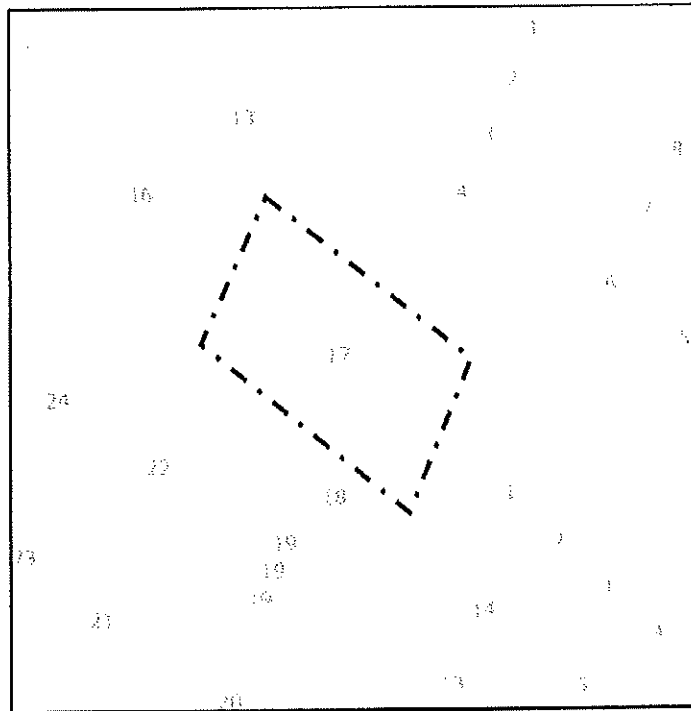


Front view from Spring Valley Road



Side view from Spring Valley Road

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This 0.623-acre property, known as “tract 5”, is located on the west side of Spring Valley Road at 547 Spring Valley Road. The lots are bounded by the vacated portion of the West Pleasant Avenue paper street to the north, Spring Valley Road to the east, single-family and two-family dwellings that are part of the study area to the south and the Maywood Tennis Club to the west. It was formerly occupied and used by the Maine Evergreen Nursey as a retail store and contains an abandoned one-story brick nursery building with an attached garage with one overhead door, located on the front portion of the site. Although the date the building was constructed was not available, the building appears to be fairly old and is rather small and would not offer the same amenities as a modern retail space, making it difficult to attract and retain tenants. According to information from the Building Department and Fire Prevention Office the building was vacated in June of 2016. The building and site have been vacant and underutilized for the last 8 years. The building and site appear to be in poor physical condition as evidenced by visual inspection and numerous property maintenance violations over the last 4 years, the most recent of were May 7, 2024 and May 14, 2024. Property maintenance has been and remains an ongoing issue. These records can be found in Appendix C of this report.

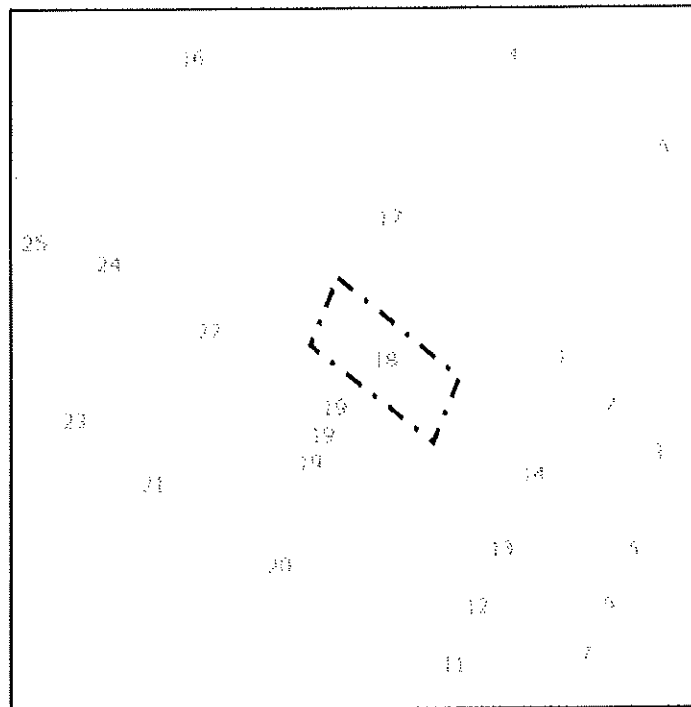


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Site 6- Block 86, Lot 18



View of Property from Spring Valley Road



This 0.186-acre property is occupied by a single-family home constructed in 1947. The one-story structure has an area of 1,444 square feet and covers 17.82% of the total site. Access

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is provided from a driveway from Spring Valley Road. The lot is bounded by the Maine Evergreen Nursery property to the north, Spring Valley Road to the east, a three-unit multi-family dwelling to the south and the Maywood Tennis Club to the west.

3.3 Improvement to Land Ratio

One measure of economic productivity of a site is the ratio of the assessed value of the improvements on the property to the value of land. If the value of the land is greater than the value of the improvements, it suggests that the property is under-utilized from a development perspective and further that land does not support a reasonable value of improvements and that the property is stagnant.

The following formula is utilized to calculate the improvement to land ratio.

$$\text{Improvement to Land Ratio} = \frac{\text{Value of Improvements}}{\text{Value of Land}}$$

Table 2 identifies and evaluates the improved value of the property and the land value of the property.

Table 2: Improvements to Land Ratio

Property #	Improvement Value	Land Value	Improvement Ratio	Redevelopment Potential
1	\$ 171,900	\$ 196,700	0.87	Yes
2	\$ 123,200	\$ 198,600	0.62	Yes
3	\$ 0	\$ 958,700	0	Yes
4	\$ 0	\$ 992,500	0	Yes
5	\$ 360,000	\$ 854,400	0.42	Yes
6	\$ 173,300	\$ 200,100	.87	Yes

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3.4 Zoning and Master Plan Designation

3.4.1 Zoning Designation

The properties under investigation are located in three separate zoning districts including the TH Townhouse Use District, the THO-3 Townhouse Use Overlay District and the L-L Limited Light Industrial District. The zoning designation of each property is provided in Table 1. The zoning requirements for each zone are listed below.

TH Townhouse Use District
Permitted principal uses. Within this district, no land or building shall be used for any use other than townhouse use or public municipal buildings or facilities, pursuant to §209-38.2.
Accessory uses shall be limited to:
(1) On-site parking to service the needs of the permitted uses on the site.
(2) Accessory uses permitted within the A-1 Residential One-Family District.
Bulk and Area Requirements, pursuant to §209-38.2.

THO-3 Townhouse Use District
Permitted principal uses: All principal uses permitted in the TH-Townhouse Use District.
Accessory uses: All accessory uses permitted in the TH-Townhouse Use District.
Bulk and Area Requirements, pursuant to §209-38.7.

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L-L Limited Light Industrial District			
Primary intended use; prohibited uses. The LL Limited Light Industrial District is intended for light manufacturing, processing, warehouses or enclosed storage. Within this district, no building or structure or area, lot or parcel of land shall be used, in whole or in part, except for the above-stated purposes, except as hereinafter provided. Uses prohibited shall include but not be limited to: (Uses as further described in §209-37A)			
Accessory uses.			
(1) Within this district, the following accessory uses shall be permitted:			
(a) Garages or parking areas, subject to off-street parking regulations contained in this Part 2.			
(b) Accessory buildings for a use customarily incident to any use permitted in this District, except that no residence shall be an accessory use.			
(c) Refuse areas, only if enclosed and screened and not on street side(s).			
(2) No accessory building shall be used for any of the prohibited uses.			
(3) Only one accessory building will be allowed.			
Other permitted uses.			
(1) Within this district, the sale of new automobiles is permissible, provided that the property has direct ingress and egress access onto Route 17.			
(2) As an accessory use to the sale of new automobiles, the sale of used automobiles is permissible.			
Conditional uses within the LL Limited Light Industrial Districts. The following uses shall be permitted in the LL Limited Light Industrial Districts, in addition to those enumerated in § 209-37, as conditionally permitted uses, subject to the approval of the Planning Board if the following conditions are met:			
(1) Hotels, pursuant to §209-37D(1).			
(2) Nursing homes, pursuant to §209-37D(2)			
Bulk and Area Requirements			
Minimum		Maximum	
Lot Area (SF)	30,000	Height (Feet)	30
Lot Width (Feet)	150	Height (Stories)	2
Front Yard (Feet)	25	Lot Coverage (%)	40
Rear Yard (Feet)	20		
Side Yard (Feet)	15		
Side Yard corner Lot (Feet)	15		

3.4.2 Master Plan Designation

The last Master Plan was prepared and adopted in 2003 and subsequently a Master Plan Reexamination Report was prepared and adopted in 2020. The recently approved Master Plan Reexamination Report dated April 9, 2020, contained the following recommendation regarding this area:

Propose a Townhouse/Apartment use at a density of 15 units per acre in an area currently designated LL Limited Light Industrial with an 8 unit per acre Townhouse Overlay zoning designation.

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This area is an integral part of the Borough's Master Plan Housing Element and Fair Share Plan. It is currently being studied as an area in need of redevelopment.

This Master Plan Housing Element and Fair Share Plan (HEFSP) as amended April 12, 2023, recommended the rezoning of 5 of the 6 properties (Block 69, Lots 4, 5 & 13 and Block 86, Lots 17 & 18 to a THO-3 Overlay Zone. This recommendation has been implemented through the adoption of Ordinance #7-23.

The following goals and objectives is contained in the 2003 Master Plan and the 2020 Master Plan Reexamination Report are relevant to this study:

2. Adopt zoning specifications to support high-density development in designated areas to support tax ratables.
9. Assist in the rehabilitation of areas in need of improvement and upgrade including utilization of assistance programs, where applicable, as well as private efforts.
10. Provide housing opportunities and a variety of housing for various income levels of the population including senior housing.

3.4.3 State Planning Area Designation

The Borough of Maywood is located within Planning Area 1 (PA-1). This planning area is known as the Metropolitan Planning Area. Planning Area 1 is intended to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

The plan articulates statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination. The following policy objectives are relevant to this study:

1. **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
2. **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

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3. **Economic Development:** 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. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
8. **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

The designation of this area is thoroughly consistent with the State Development and Redevelopment Plan as it proposes redevelopment within an area and community that is located entirely within Planning Area 1. The Borough of Maywood is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated above and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

3.4.4 Affordable Housing Compliance Status

The Borough of Maywood filed a Complaint for a Declaratory Judgement on July 6, 2015. The Borough prepared a Housing Element and Fair Share Plan, which was submitted to the court for its review. After a lengthy review period, a Settlement Agreement between the Borough and The Fair Share Housing Center, an interested party, was signed on September 28, 2018. The Settlement Agreement was approved by the Court at a Fairness Hearing on November 29, 2018. On August 22, 2023, Judge Harrington signed an Order Granting Conditional Judgment of Repeal to the Borough of Maywood and Extending Interim Immunity. This Area in Need Study is an integral part of the Borough's Plan of Compliance as it will provide an opportunity for these properties to be redeveloped in accordance with the THO-3 Townhouse Use Overlay District. The THO-3 zone allows townhomes at a density of 8 units an acre.

4.0 Planning Analysis

In this section we will present our planning analysis describing how each of the properties in the study area meets the statutory criteria. The determination for each property will be based on credible evidence presented in this report to support the designation.

4.1 Statutory Criteria

A delineated area may be determined to be in need of redevelopment with condemnation if, after investigation, notice and hearing as provided in section 6 of P.L.1992, c.79 (C.40A:12A-

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6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions (statutory criteria) 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to 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

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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.

4.2 Planning Evaluation

We have analyzed each of the redevelopment criteria in light of the existing conditions analyses performed in this report and find that many of the criterion are present in varying degrees of designating these properties as “an area in need of redevelopment.” This detailed analysis is presented below for each of the properties.

Site 1 – Block 69, Lot 3

This property qualifies as an area in need of redevelopment meeting criteria e and h, as described below:

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

In addition, pursuant to the definition of a “redevelopment area,” the inclusion of this property is necessary for the effective redevelopment of the area. The subject property is located in the TH District and is currently developed with a small one-family home. It is strategically located at the edge of the redevelopment area and serves as a buffer to the residences along Desoto Avenue.

Site 2 – Block 69, Lot 4

This property qualifies as an area in need of redevelopment meeting criteria e and h, as described below:

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

In addition, pursuant to the definition of a “redevelopment area,” the inclusion of this property is necessary for the effective redevelopment of the area. The subject property is located in the THO-3 District and is currently developed with a small one-family home. It is strategically located at the immediately adjacent to Site 1 at edge of the redevelopment area and serves as a buffer to the residences along Desoto Avenue.

Site 3 – Block 69, Lot 5

This property qualifies as an Area in Need of Redevelopment meeting criteria b, c, e and h, as further described below.

Criteria b. is met due to the discontinuation of retail operations and the subsequent abandonment of the building previously used by the Maine Evergreen Nursery. This site served as an accessory use to the main building, primarily for the storage of landscaping materials, including trees, bushes, and shrubs. The retail building has been abandoned and vacant, leading to the accessory use being considered abandoned at the time of the building's vacancy, which has persisted for at least two consecutive years. According to the building department, operations ceased in June 2016, over eight years ago.

Criteria c. is met because this parcel of land is unimproved vacant land that has remained so for a period greater than ten years. Although a portion of this property was used in connection with the adjacent Maine Evergreen Nursery there were no permanent structures located on the property and it was only used seasonally for the storage of landscaping materials, including trees, bushes, and shrubs. In addition, by reason of its location, remoteness and lack of access it is not likely to be developed through the instrument of private capital. The only lot frontage this lot has is from the terminus of Briarcliff Avenue, which is a lower order residential access street that is developed with single-family homes. In order to develop this site for multi-family use it would be more beneficial to combine it with the other lots in order to provide access from Spring Valley Road.

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

Site 4 – Block 69, Lot 13

This property qualifies as an Area in Need of Redevelopment meeting criteria b, c, e and h, as further described below.

Criteria b. is met due to the discontinuation of retail operations and the subsequent abandonment of the building previously used by the Maine Evergreen Nursery. This site served as an accessory use to the main building, primarily for the storage of landscaping materials, including trees, bushes, and shrubs. The retail building has been abandoned and vacant, leading to the accessory use being considered abandoned at the time of the building's vacancy, which has persisted for at least two consecutive years. According to the building department, operations ceased in June 2016, over eight years ago.

Criteria c. is met because this former paper street is unimproved vacant land that has remained so for a period greater than ten years prior to adoption of the resolution vacating the street. Although this property was used in connection with the adjacent Maine Evergreen Nursery there were no permanent structures located on the property and it was only used seasonally for the storage of landscaping materials, including trees, bushes, and shrubs. Additionally, the sites size and location at the end of West Pleasant Avenue is critical in assembling the properties in order to provide for a comprehensive redevelopment of the study area for multi-family development.

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

Site 5 – Block 86, Lot 17

This property qualifies as an Area in Need of Redevelopment meeting criteria a, b, d, e and h, as further described below:

Criteria a. is met because this retail building has outlived its economic life as the land value exceeds the improved value as shown in Table 2. As previously mentioned, the building appears to be old, is in poor condition and is rather small and would not offer the same amenities as a modern retail space making it difficult to attract and retain tenants.

Criteria b. is met because of the discontinuance of the retail use and abandonment of the building on the site previously used as a retail location for the Maine Evergreen Nursery. The building was abandoned and vacant for at least two consecutive years. In fact, according to the building department, the use ceased operation in June of 2016, more than 8 years ago.

Criteria d. is met due to the dilapidation of the site and existing building on the site.

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

Site 6 – Block 86, Lot 18

This property qualifies as an Area in Need of Redevelopment meeting criteria e and h.

Criteria e. is met because the site has remained stagnant and unproductive as evidenced by the fact that the site has been vacant for many years and also because of the lack of economic productivity. As shown in Table 2, the land value exceeds the improved value, which suggests that the property is under-utilized from a development perspective and that it does not support a reasonable value of improvements and that the property is stagnant.

PRELIMINARY INVESTIGATION -- BOROUGH OF MAYWOOD

Criteria h. is met as the Borough of Maywood is located entirely within Planning Area 1 and is designated as a Smart Growth Area on the State Plan Policy Map. The designation and the resultant Redevelopment Plan for this area will be consistent with the intent of the State Development and Redevelopment Plan as stated in Section 3.4.3 of this report and will incorporate Smart Growth design principles including compact development; creation of a range of housing opportunities and choices; foster distinctive, attractive communities with a strong sense of place; and by directing development towards existing communities.

In addition, pursuant to the definition of a “redevelopment area,” the inclusion of this property is necessary for the effective redevelopment of the area. The subject property is located in the THO-3 District and is currently developed with a small one-family home. It is strategically located at the south edge of the redevelopment area adjacent to a three-family home to the south and the former Maine Evergreen Nursery retail building to the north.

5.0 Conclusions and Recommendations

It is our opinion that the total area encompassing these properties qualify as an area in need of redevelopment with condemnation as they meet the statutory criteria which is evaluated and presented in this report. In support of this opinion, we find that the studied properties exhibit the following physical conditions and characteristics which correlate to several of the required criteria as provided in §40A:12A-5:

Conditions and Characteristics

1. Current building and property conditions all being generally fair to poor. (Criteria a)
2. Buildings and properties are extremely aged and obsolescent both in design and function. (Criteria a & d)
3. Land that has remained vacant for several years prior to the adoption of the resolution. (Criteria c)
4. Stagnant and unproductive use due to the ratio of the assessed value of the improvements on the property to the value of the land. The existing uses of the property do not represent the highest and best use of the property. (Criteria e)
5. The designation of the delineated area is consistent with smart growth planning principles. (Criteria h)

Recommendations for Redevelopment

The following is a table that lists comprehensively each parcel and whether the parcel warrants an area in need of redevelopment designation.

Table 3: Properties in Need of Redevelopment

Site #	Block	Lot	Acres	§40A: 12A-5 Criteria	In Need of Redevelopment?
1	Block 69	Lot 3	0.138	e, h	Yes
2	Block 69	Lot 4	0.144	e, h	Yes

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

3	Block 69	Lot 5	0.898	b, c, e, h	Yes
4	Block 69	Lot 13	0.930	b, c, e, h	Yes
5	Block 86	Lot 17	0.623	a, b, d, e, h	Yes
6	Block 86	Lot 18	0.186	e, h	Yes

All six of the study properties have characteristics that meet criteria for an area in need of redevelopment with condemnation under N.J.S.A §40A:12A-5. Since all of the properties studied are in need of redevelopment, the entire 2.919 acre proposed redevelopment area can be declared as a redevelopment area with condemnation.

Appendix A

BOROUGH CLERK
Barbara L. Dispoto, RMC/CMC

ADMINISTRATOR
Adrian Febre, CPM



MAYOR
Richard Bolan

**COUNCIL
PRESIDENT**
Jacqueline DeMuro

**COUNCIL
MEMBERS**
Danyel Cicarelli
Samuel Conoscenti
Jacqueline Flynn
Claire A. Padovano
Ryan P. Ullman

BOROUGH OF MAYWOOD
15 Park Avenue, Maywood, NJ 07607

RESOLUTION #165-24

**AUTHORIZING AND REQUESTING THE PLANNING BOARD OF THE BOROUGH OF
MAYWOOD TO UNDERTAKE A PRELIMINARY INVESTIGATION AS TO WHETHER
BLOCK 69, LOTS 3, 4, 5 AND 13; BLOCK 86, LOTS 17 AND 18 MAY BE DETERMINED TO
BE AN AREA IN NEED OF REDEVELOPMENT**

BE IT RESOLVED, by the Mayor and Council of the Borough of Maywood, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6, as follows:

1. The Planning Board of the Borough of Maywood is hereby authorized and requested to undertake a preliminary investigation as to whether the following area:
 - A. Block 69 Lot 3 – Address: 565 Spring Valley Road
 - B. Block 69 Lot 4 – Address: 561 Spring Valley Road
 - C. Block 69 Lot 5 – Address; know as “tract 3” on West Pleasant Avenue
 - D. Block 69 Lot 13 – Address; know as “tract 4” on West Pleasant Avenue
 - E. Block 86 Lot 17 – Address; know as “tract 5” on West Pleasant Avenue
 - F. Block 86 Lot 18 – Address: 535 Spring Valley Roadmay be determined to be an area in need of redevelopment (as a condemnation redevelopment area) for in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and
2. The redevelopment area determination shall authorize the Borough of Maywood to use all those powers provided by the Legislature for use in a redevelopment area as an area in need of redevelopment with condemnation; and
3. The Planning Board of the Borough of Maywood, in accordance with the requirements of N.J.S.A. 40A:12A-6 shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels of property located therein and shall append to the map a statement setting forth the basis for the investigation.
4. The Planning Board of the Borough of Maywood shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or who would be affected by a determination that the delineated areas are redevelopment areas; and

5. The hearing notice shall set forth the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the Borough Clerk. In addition, the notice shall state that the redevelopment determination shall establish a Condemnation Redevelopment Area and that a redevelopment area determination shall authorize the Borough of Maywood to exercise the power of eminent domain to acquire any property within the delineated area; and
6. A copy of the notice shall be published in the Record once each week for two consecutive weeks, the last publication to be not less than ten days prior to the date set for the hearing. In addition, a copy of the notice shall be mailed at least ten days prior to the date set forth for the hearing to the owner of each parcel of property within the area according to the assessment records of the Borough of Maywood and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel; and
7. At the hearing, which may be adjourned from time to time, the Planning Board shall hear all persons who are interested in or who would be affected by a determination that the delineated areas are redevelopment areas. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record; and
8. After completing its hearing on this matter, the Planning Board shall recommend to the Mayor and Council that the delineated areas, or any part thereof, be determined, or not be determined, by the Mayor and Council to be a redevelopment area.

Date: August 28, 2024

APPROVED: Ryan Ullman
 Ryan Ullman, Councilmember

ATTEST: Barbara Dispoto
 Barbara L. Dispoto, RMC/CMC
 Borough Clerk

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Cicarelli		X	X				
Councilmember Conoscenti			X				
Councilmember Flynn	X		X				
Councilmember Padovano			X				
Councilmember Ullman			X				
Council President DeMuro						X	

CERTIFICATION

I, Barbara L. Dispoto, Municipal Clerk of the Borough of Maywood in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 28, 2024.

Date: _____

Barbara L. Dispoto, RMC/CMC
Borough Clerk

Appendix B

Block: 69 Land Desc: 48X125 Owners Name: RUSSELL P TROCANO ENTERPRIS LLC
 Lot: 3 Bldg Desc: 2.5LT FG11S Street Address: 60 S MAPLE AVE Bank: 0000
 Qual: Addl Lots: City & State: R106RW000, NJ Zip: 07450
 Card: M (#1 of 1) Acreage: 0.138 Class: 2 Property Loc: 565 SPRING VALLEY RD Zone: L-L

SALES HISTORY			ASSESSMENT HISTORY			BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Li#	Total	Date	Work Description	Amount	Compl.
	02/24/11	588 / 1089	10.3		348600				
	05/10/07	09318/00253	385000		274500				
SMITH (CO-EXECUTIVE), CATHER	02/04/02	08451/00343	189900	10	344100				
	2022		196700		368600				

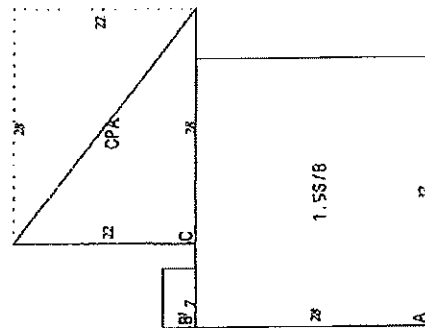
LAND CALCULATIONS			SITE INFORMATION								
Fr	SB	J	FF	Avd	Tabl	Rate	Rate	Rate	Rate	Rate	Rate
95											
5000 SF	12.00	140000	100	100	100	100	100	100	100	2000000	
1000 SF	7.00		100	100	100	100	100	100	100	70000	

Net Adj: 95.00 LSF: 5.999 Auto: Y Land Value: 196,650
 LISTED GENTRY REALTORS 845-4477

BUILDING INFORMATION		
Type and Use:	Class/Quality:	Condition:
ONE FAMILY	17	AVERAGE
Story Height:	Year Built/EFFA:	Windows:
1.5 STORY	1955 / 66 (Y)	INT. INSP: YES
Style:	Roof Type:	Roof Material:
CAPE COD	GABLE	ASPHALT SHINGLE
Exterior Finish:	Roof Area:	Foundation:
ALUM/VINYL SIDI	1461 SF	CONC/CIND BLK
	Interior Cond:	Baths: M: A:2 O:
	AVERAGE	Kitchens: M: A:1 O:
	Interior Wall:	
	SR/PL	

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm					
Kitchen		1			1
Dinette					
5 Fixl Bath					
4 Fixl Bath					
3 Fixl Bath		1			2
2 Fixl Bath					
Bed Room		2			4
Fam Room					
Den/Other					
Old B: 85					6
Old L: 3					

RESIDENTIAL COST APPROACH		
Basement	896 x 9.520 + 2160 x1.15 x1.00=	12293
BASMENT	716 x 13.510 + 1176 x1.15 x1.00=	12477
Main Bldg	924 x 59.210 +24847 x1.00 x1.00=	81557
FIRST STORY	896 x 24.630 + 3825 x1.00 x1.00=	25893
HALF STORY		
Heat/AC		
FORCED HOT AIR	2177 x 2.520 + 720 x1.15 x1.00=	7137
AC ADDED TO HOT	2177 x 0.890 + 2160 x1.12 x1.00=	4589
Plumbing		
5 FIXTURE BATH	2- 1 x2595.000 + 0 x1.12 x1.00=	2906
Fireplace		
Attic		
Deck/Patio/Garage/Misc		
PATIO	308 x 5.203 + 203 x1.15 x1.00=	2076
RB		0
Base Cost:	148928	CCF: 162 CLA: 100
Phys Depr:	33.00 (Y)	Func Depr:
Loc Depr:		Mkt+: Mkt-:
Cost New:	241263	Net Depr:
Net Depr:	67.00	Bldg Value:
Bldg Value:	161646	
Detached Items:		
DETACHED GA	308 x 15.950 + 3084 x1.13 x0.70 x1.62=	10247
Land:	196,700	Impr:
		171,900
Total:		368,600



cd28r32
 uk4ck4r7
 122r10cd2r28n22w28
 A: 1.5S/8
 B: 1S
 C: CPA
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 M:
 N:
 O:
 P:
 Q:
 R:
 S:
 T:
 U:
 V:
 W:
 X:
 Y:
 Z:
 Scale: 20 1/32
 Old B: 85
 Old L: 3
 Sq.

Block: 69
 Lot: 4
 Qual: M (#1 of 1)
 Card: M (#1 of 1)
 Acreage: 0.144
 Class: 2
 Property Loc: 561 SPRING VALLEY RD
 Zone: L-L

Owners Name: RUSSELL P TROCAND ENTERPRIS LLC
 Street Address: 60 S MAPLE AVE
 City & State: RIDGEWOOD, NJ
 Property Loc: 561 SPRING VALLEY RD
 Zone: L-L

Land: 198,600
 Impr: 123,200
 Total: 321,800
 Exemption Code: 0
 Value: 321,800
 Map: 7
 Net Taxable Value: 321,800
 Cd No-Ow

Grantor	Date	Book/Page	Price	Num#	Value
	02/24/11	688 / 1100	10.3		

Tract	SBT	FF	AvgTabl	EqF	Rate	Site	Cond	Value
95								

Net Adj: 95.00 SF: 6,272 Auto: Y Land Value: 198,565
 PVL

Year	Land	Impr	Total
2011	211600	113300	324900
2012	153400	92900	246300
2021	173600	118700	292300
2022	198600	123200	321800

Units	Rate	Site	Cond	Value
5000 SF	12.00	140000	100	100
1288 SF	7.00	100	100	100

Inspected:	AK	Height:	507
02/09/21		VCS:	SFRC

Type and Use:	ONE FAMILY	Class/Quality:	T7
Story Height: <td>1 STORY W/ATTIC <td>Condition: <td>FAIR </td></td></td>	1 STORY W/ATTIC <td>Condition: <td>FAIR </td></td>	Condition: <td>FAIR </td>	FAIR
Style: <td>RANCH <td>Year Built/EFFA: <td>1950 / 71 (Y) </td></td></td>	RANCH <td>Year Built/EFFA: <td>1950 / 71 (Y) </td></td>	Year Built/EFFA: <td>1950 / 71 (Y) </td>	1950 / 71 (Y)
Exterior Finish: <td>WOOD SIDING <td>Windows: <td>INT. INSP: YES </td></td></td>	WOOD SIDING <td>Windows: <td>INT. INSP: YES </td></td>	Windows: <td>INT. INSP: YES </td>	INT. INSP: YES
Roof Type: <td>ALUM/VINYL SID</td> <td>Roof Area: <td>1020 SF </td></td>	ALUM/VINYL SID	Roof Area: <td>1020 SF </td>	1020 SF
Roof Material: <td>ASPHALT SHINGLE <td>Interior Cond: <td>AVERAGE </td></td></td>	ASPHALT SHINGLE <td>Interior Cond: <td>AVERAGE </td></td>	Interior Cond: <td>AVERAGE </td>	AVERAGE
Foundation: <td>CONC/IND BLK</td> <td>Interior Wall: <td>SR/PL </td></td>	CONC/IND BLK	Interior Wall: <td>SR/PL </td>	SR/PL
Baths: <td>M: A:2</td> <td>O:</td> <td></td>	M: A:2	O:	
Kitchens: <td>M: A:1</td> <td>O:</td> <td></td>	M: A:1	O:	

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm	1				1
Dining Rm					
Kitchen	1				1
Dinette					
5 Fixt Bath					5
4 Fixt Bath					4
3 Fixt Bath					3
2 Fixt Bath					2
Bed Room	2				2
Fam Room					
Den/Other	1				1
Old B:	85				85
Old L:	4				4

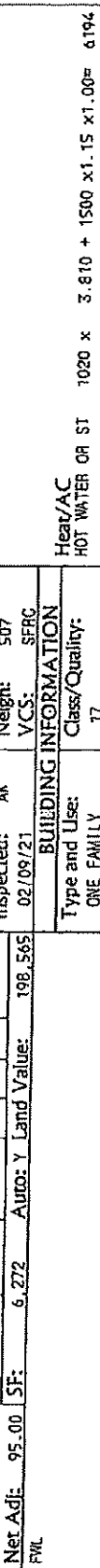
Scale: 20

ASSESSMENT HISTORY	
Basement	951 x 9,520 + 2160 x1.15 x1.00= 12896
Main Bldg	1020 x 59,080 +26950 x1.00 x1.00= 87212
Heat/A/C	1020 x 3,810 + 1500 x1.15 x1.00= 6194
Plumbing	1- 1 x2595,000 + 0 x1.12 x1.00= 0
Fireplace	1 x1895,000 + 0 x1.12 x1.00= 2122
Attic	792 x 4,555 + 420 x1.15 x1.00= 4632
Deck/Patio/Garage/Misc	155 x 10,760 + 456 x1.15 x1.00= 2418
OPEN PORCH	0

BUILDING PERMITS/REMARKS	
Base Cost:	115474
Phys Depr:	42.00 (Y)
Loc Depr:	
CCF:	162 CLA:100
Func Depr:	
Mkt+3:	
Cost New:	187068
Net Depr:	58,000
Bldg Value:	108699

RESIDENTIAL COST APPROACH	
Detached Items:	
SHED 1STY	180 x 15,570 + 828 x1.20 x0.25 x1.62= 1764
DETACHED GA	440 x 16,060 + 3040 x1.13 x0.70 x1.62= 12951

LAND CALCULATIONS	
18/B/A	31
17	
C 7	



cd24r33
 d1818cds13d6r10u315u618
 f33cd1777
 u2r13cd2120
 16cd1878
 d2118cds13

A: 18/B/A
 B: 18/B
 C: 18/B
 D: 18/B
 E: OP
 F: OP
 G: H:
 H: 1:
 I: J:
 K: L:

M:
 N:
 O:
 P:

1173

Scale: 20

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Block: 69 ✓ Land Desc: .93 AC Owners Name: RUSSELL P TROCANO ENTERPRIS LLC
 Lot: 13 Bldg Desc: 60 S MAPLE AVE Street Address: 60 S MAPLE AVE Bank: 00000
 Qual: Addl Lots: ✓ City & State: RIDGEWOOD, NJ Zip: 07450
 Card: M (#1 of 1) Acreage: 0.930 Class: 1 Property Loc: END OF W. PLEASANT AVE Zone: L-L

Land: 992,500 Exemption: 0 Code: 0 Net Taxable Value: 992,500
 Impr: 0 Value: 0 Cd: No-Ow
 Total: 992,500 Map: 7 Zone: L-L MAYWOOD

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	02/24/11	688 / 1106	103	2011	778600	0	778600				
	04/07/04	08677/00235	1155000	2012	564400	0	564400				
				2021	1417900	0	1417900				
				2022	992500	0	992500				

LAND CALCULATIONS				SITE INFORMATION					
Pr	Rc	SB	T	Rate	Site	Cond	Value	Road:	Utilities:
								PAVED	Sewer: YES
								Curbs: YES	Water: YES
								Sidewalks: YES	Gas: YES
USE/UNDER IMP	70	Units	Rate	Site	Cond	Value		Measured: FH	Topo: LEVEL
		40510 SF	35.00	0.100	100	1417850		Inspected: E	Neigh: 05
								12/18/20	VCS: SF57
Net Adj:	70.00	SF:	40,510	Auto:	Y	Land Value:	992,495		

BUILDING INFORMATION			
Type and Use:	Class/Quality:	Condition:	Year Built/EFFA:
ONE FAMILY			0000 / 99 (Y)
Story Height:			Windows: VACANT LAND
Style:			Roof Type: Livable Area: 0 SF
Exterior Finish:			Roof Material: Interior Cond:
			Foundation: Interior Wall:
			Baths: M: A: O:
			Kitchens: M: A: O:

ROOM COUNT					
	B	I	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Farm Room					
Den/Other					
Old B:					
Old L:					

Base Cost: 0 CCF: 162 CLA: 0 Cost New: 0
 Phys Depr: 35.00 (Y) Func Depr: 0 Net Depr: 65.00
 Loc Depr: 0 Mkt+: 0 Bldg Value: 0
 Detached Items:
 Land: 992,500 Impr: 0 Total: 992,500
 Date: 09/19/22

Block: 86 Lot: 17 Qual: Card: M (#1 of 1) Acctage: 0.623 Class: 4A Property Loc: 547 SPRING VALLEY RD Zone: L-L
 Owners Name: RUSSELL P TROCANO ENTERPRISE LLC Bank: 000000
 Street Address: 60 S MAPLE ST RIDGEWOOD, NJ Zip: 07450
 Land: 854,400 Exemption Code: 0 Net Taxable Value: 1,214,400
 Bldg Desc: 0867 Add'l Lots: 1/214,400
 Map: 5

Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total
	02/24/11	688 / 1084	103	103	2011	1000000	161700	1161700
					2012	627700	497800	1125500
					2021	949300	569200	1518500
					2022	854400	360000	1214400

LAND CALCULATIONS		Rate	Site	Cond	Value
USE/UNDER IMP	90	Rate	Site	Cond	Value
		27124 SF	35.00	0 100 100 100	949340
Net Adj:	90.00 SF:	27.137	Auto: Y	Land Value:	854,406
RETAIL*3596*RETAIL1.5					359,000
					1,214,000

ASSESSMENT HISTORY		Year	Land	Impr	Total
		2011	1000000	161700	1161700
		2012	627700	497800	1125500
		2021	949300	569200	1518500
		2022	854400	360000	1214400

SITE INFORMATION		Year	Land	Impr	Total
		2011	1000000	161700	1161700
		2012	627700	497800	1125500
		2021	949300	569200	1518500
		2022	854400	360000	1214400

BUILDING INFORMATION		Type and Use:	Class/Quality:
Story Height:		Condition:	
Style:		Year Built/EffA:	/ 99 (Y)
Exterior Finish:		Windows:	ESTIMATED
Roof Type:		Liveable Area:	0 SF
Roof Material:		Interior Cond:	
Foundation:		Interior Wall:	
Baths:	M: A: O:		
Kitchens:	M: A: O:		

ROOM COUNT		B	1	2	3/A	Tot
Living Rm						
Dining Rm						
Kitchen						
Dinette						
5 Fixt Bath						
4 Fixt Bath						
3 Fixt Bath						
2 Fixt Bath						
Bed Room						
Fam Room						
Den/Other						
Old B:	103					0
Old L:	9 A					09/19/22

RESIDENTIAL COST APPROACH
 Basement
 Main Bldg
 Heat/A/C
 Plumbing
 Fireplace
 Attic
 Deck/Patio/Garage/Misc

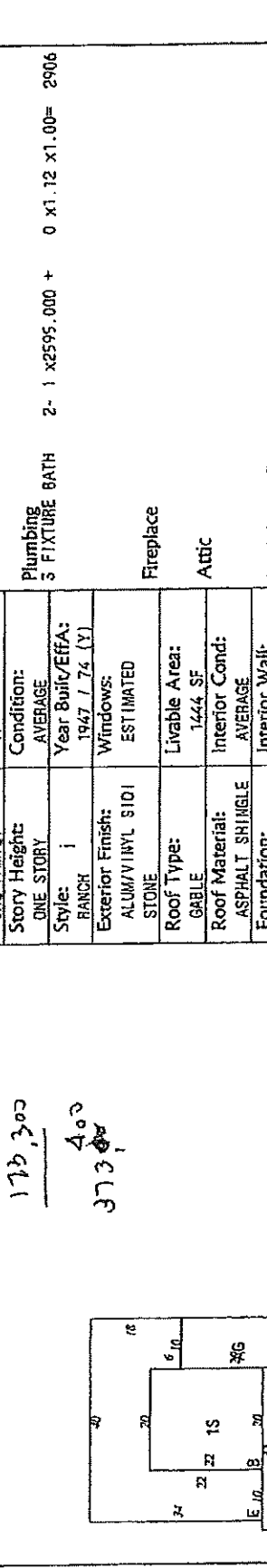
Base Cost: 0 CCF: 162 CLA: 0 Cost New: 0
 Phys Depr: 35.00 (Y) Func Depr: 65.00
 Loc Depr: Mkt+: Mkt-: Bldg Value: 0
 Detached Items: 360,000
 RETAIL - 3,596
 Land: 854,400 Impr: 360,000 Total: 1,214,400

Block: 86 Land Desc: 60X135 3LT Owners Name: RUSSELL P TROCANO ENTERPRIS LLC
 Lot: 18 Bldg Desc: 60 S MAPLE AVE Street Address: 60 S MAPLE AVE Bank: 00000
 Qual: Add'l Lots: RIDGEWOOD, NJ City & State: Zip: 07450
 Card: M (#1 of 1) Acreage: 0.186 Class: 2 Property Loc: 555 SPRING VALLEY RD Zones: A-1

SALES HISTORY			ASSESSMENT HISTORY			
Grantor	Date	Book/Page	Year	Land	Impr	Total
	02/24/11	688 / 1111	2011	225700	126700	352400
	05/15/08	09091/00035	2012	163600	105500	269100
	08/07/96	/	2021	174700	166800	341500
	11/23/94	/	2022	200100	173300	373400

LAND CALCULATIONS			SITE INFORMATION							
Fr	Rr	Sb	T	FF	Ed	EdF	Rate	Site	Rate	Value
ECONOMIC DEPR	95									
TRAF/LOC	95									

Net Adj: 90.25 SF: 8,100 Auto: Y Land Value: 200,084
 Scale: 30



BUILDING INFORMATION		
Type and Use:	Class/Quality:	Condition:
ONE FAMILY	17	AVERAGE
Story Height:	Year Built/EF/A:	Windows:
ONE STORY	1947 / 74 (Y)	ESTIMATED
Style:	ALUM/ VINYL SID	STONE
RANCH	Roof Type:	GABLE
Exterior Finish:	Roof Material:	ASPHALT SHINGLE
FOUNDATION:	FOUNDATION:	CONC/CLND BLK SR/PL
Interior Wall:	Interior Wall:	ASPHALT SHINGLE
Baths: M:1 O:	Baths: M:1 O:	3 Fixt Bath
Kitchens: M:1 O:	Kitchens: M:1 O:	3 Fixt Bath

ROOM COUNT					
Room	B	1	2	3/A	Tot
Living Rm	1	1	1	1	4
Dining Rm	1	1	1	1	4
Kitchen	1	1	1	1	4
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					

Base Cost: 160218 CCF: 162 CLA: 100 Cost New: 259553
 Phys Dept: 33.25 (Y) Func Dept: 66.75 Net Dept: 66.75
 Loc Dept: 173952 Mkt+: Mkt-: Bldg Value: 173952

RESIDENTIAL COST APPROACH			
Basement	Work Description	Amount	Compl.
Basement	1004 x 9,460 + 2220 x1.15 x1.00=	13476	
Basement	502 x 13,550 + 1170 x1.15 x1.00=	9168	
Main Bldg	1444 x 59,130 +26880 x1.00 x1.00=112264		
FIRST STORY	130 x 20,640 + 30 x1.30 x1.00=	3527	
STONE SF			
Heat/AC	1946 x 2,400 + 960 x1.15 x1.00=	6475	
FORCED HOT AIR			
Plumbing	2- 1 x2595,000 + 0 x1.12 x1.00=	2906	
5 FIXTURE BATH			
Fireplace			
Attic			
Deck/Patio/Garage/Misc	15 x 81,130 + 0 x1.15 x1.00=	1399	
ENCLOSED PORCH	760 x 5,610 + 0 x1.15 x1.00=	4903	
PATIO	200 x 15,170 + 2364 x1.13 x1.00=	6100	
ATTACHED GARAGE			
RB			

Detached Items:
 Land: 200,100 Impr: 173,300 Total: 373,400
 Old B: 103 Old L: 10 Date: 09/19/22

Appendix C

JAMES MAZZER
Construction Official
Zoning Officer



(201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department – Code Enforcement
15 Park Avenue, Maywood, NJ 07607-2015
www.maywoodnj.com

June 9, 2020

Russell Trocano
60 S. Maple Lane
Ridgewood, NJ 07450

Re: 561 Spring Valley Rd.
Maywood, NJ 07607
Block 69, Lot 4

Mr. Trocano,

A recent inspection of your property located at 561 Spring Valley Road has revealed a violation of the International Property Maintenance Code 302.4.

Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

***EXTERIOR PROPERTY MUST BE MAINTAINED ON A REGULAR BASIS.**

Please correct this violation within 7 days of this notice to avoid a fine.

Please contact me with any questions at 201-845-2900 x4.

Sincerely,

James Mazzer
Construction Official

Phil Cheff
Construction Official
Zoning Officer



(201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department - Code Enforcement
15 Park Avenue, Maywood, NJ 07607
www.maywoodnj.com

May 7, 2024

Russell P Trocano Enterprises LLC
60 South Maple Street
Ridgewood, NJ 07450

Re:
547 Spring Valley Road
Maywood, NJ 07607

Dear Building owner,

A recent inspection of your property located at 547 Spring Valley Road, Maywood has revealed a violation of the International Property Maintenance Code 302.4.

Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Please comply with this code within 7 days of receipt of this notice to avoid a fine. If you have any questions, please call the Maywood Building Department at 201-845-2900 x4.

Thank you for your cooperation.

Sincerely,

Michael Pegg
Property Maintenance Official

Phil Cheff
Construction Official
Zoning Officer



(201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department - Code Enforcement
15 Park Avenue, Maywood, NJ 07607
www.maywoodnj.com

May 14, 2024

Russell P Trocano Enterprises LLC
60 South Maple Street
Ridgewood, NJ 07450

Re:
547 Spring Valley Road
Maywood, NJ 07607

Dear Building owner,

A recent inspection of your property located at 547 Spring Valley Road, Maywood has revealed a violation of the International Property Maintenance Code 302.7.

302.7 Accessory structure. Accessory Structures, including detached garages, fences, and walls, shall be maintained structurally sounds and in good repair.

***The fence from your property is damaged and falling into the rear of 108 Desoto Ave. Please repair the fence to resolve this issue. ***

Please comply with this code within 10 days of receipt of this notice to avoid a fine and possible summons. If you have any questions, please call the Maywood Building Department at 201-845-2900 x6.

Thank you for your cooperation.

Sincerely,

Michael Pegg
Property Maintenance Official

JAMES MAZZER
Construction Official
Zoning Officer



(201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department - Code Enforcement
15 Park Avenue, Maywood, NJ 07607-2015
www.maywoodboro.org

August 26, 2020

Russell Trocano
60 S. Maple Ave.
Ridgewood, NJ 07450

Re: 565 Spring Valley Ave
(Formally Maine Evergreen)

Dear Mr. Trocano,

A recent inspection of the property located at 565 Spring Valley Rd., Maywood, has revealed violations of the International Property Maintenance Codes 302.1 and 302.4.

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

****You are being issued a fine of \$1000.00. This fine is to be paid within 10 days receipt of this notice and property must be cleaned up and maintained daily.**

If you have any questions, please call the Maywood Building Department at 201-845-2900 x4.

Thank you for your cooperation.

Sincerely,

James Mazzer
Construction Official

Philip Cheff
Construction Official



Phone: (201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department - Code Enforcement
15 Park Avenue, Maywood, NJ 07607-2015
www.maywoodboro.org

June 29, 2023

Russell Trocano
60 S. Maple Ave.
Ridgewood, NJ 07450

Re: 565 Spring Valley Ave
(Formally Maine Evergreen)

Dear Mr. Trocano,

A recent inspection of the property located at 565 Spring Valley Rd., Maywood, has revealed a violation of the International Property Maintenance Code 302.4.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Please ensure the Fire hydrant is kept clear to allow easy access for First responders

If you have any questions, please call the Maywood Building Department at 201-845-2900 x6.

Thank you for your cooperation.

Sincerely,

Michael Pegg
Property Maintenance Official

Phil Cheff
Construction Official
Zoning Officer



(201) 845-2900
Fax: (201) 909-0673

BOROUGH OF MAYWOOD
Building Department - Code Enforcement
15 Park Avenue, Maywood, NJ 07607
www.maywoodnj.com

August 17, 2022

Russell P Trocano Enterprises LLC
60 South Maple Street
Ridgewood, NJ 07450

Re:
547 Spring Valley Road
Maywood, NJ 07607

Dear Building owner,

A recent inspection of your property located at 547 Spring Valley Road, Maywood has revealed a violation of the International Property Maintenance Code 302.4.

Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Please comply with this code within 7 days of receipt of this notice to avoid a fine. If you have any questions, please call the Maywood Building Department at 201-845-2900 x4.

Thank you for your cooperation.

Sincerely,

Phil Cheff
Construction Official

BOROUGH CLERK
Barbara L. Dispoto, RMC/CMC

ADMINISTRATOR
Adrian Febre, CPM



MAYOR
Richard Bolan

**COUNCIL
PRESIDENT**
Jacqueline DeMuro

**COUNCIL
MEMBERS**
Katherine Bennin
Jacqueline Flynn
Douglas A. Herrick
Claire A. Padovano
Ryan P. Ullman

BOROUGH OF MAYWOOD
15 Park Avenue, Maywood, NJ 07607

RESOLUTION #179-25

**RESOLUTION APPROVING AREA IN NEED OF REDEVELOPMENT WITH POWER
OF CONDEMNATION IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE
BOROUGH AS BLOCK 69, LOTS 3, 4, 5 AND 13 AND BLOCK 86, LOTS 17 AND 18**

WHEREAS, on August 8, 2024, the Governing Body of the Borough of Maywood adopted Resolution # 165-24 directing the Borough of Maywood Planning Board (the "Planning Board") to conduct a preliminary investigation of the properties identified on the official tax maps of the Borough as Block 69, Lots 3, 4, 5 and 13 and Block 86, Lots 17 and 18 along with all streets and rights of way appurtenant thereto (the "Study Area"), and to recommend to the governing body whether they should designate all or a portion of the Study Area as an "area in need of redevelopment with condemnation"; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined an area in need of redevelopment unless the Governing Body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40:12A-5; and

WHEREAS, Kauker and Kauker (the "Planning Consultant") conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area in accordance with the Redevelopment Law, entitled "West Pleasant Avenue Borough of Maywood Preliminary Investigation Area in Need of Redevelopment Study With Condemnation" last revised 10/3/2024 (the "Study"); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment with condemnation pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, pursuant to the requirements of the Municipal Land Use Law ("MLUL"), the Planning Board conducted a public hearing on May 22, 2025 to review the study during which members of the general public were given an opportunity to present their own evidence and to

address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as a condemnation area in need of redevelopment; and

WHEREAS, on May 22, 2025, after the completion of the hearing, the Planning Board determined to recommend to the Governing Body to accept the Area in Need of Redevelopment Study with condemnation in accordance with the Redevelopment Law, for the reasons set forth in the Study.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Maywood, County of Bergen and State of New Jersey that the Area in Need of Redevelopment Study with condemnation prepared by Kauker and Kauker, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Governing Body be and hereby designates Block 69, Lots 3, 4, 5 and 13 and Block 86, Lots 17 and 18 along with all streets and rights of way appurtenant thereto, as an Area in Need of Redevelopment with condemnation as said parcels meet one or more of the criteria set forth in of N.J.S.A. 40A:12A-5 as outlined in the Study; and

BE IT FURTHER RESOLVED, that the subject property, upon adoption of this resolution, is to be classified as an Area in Need of Redevelopment with the Power of Condemnation.

Date: June 24, 2025

APPROVED: Richard Bolan
Richard Bolan, Mayor

ATTEST: Barbara Dispoto
Barbara L. Dispoto, Borough Clerk

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Bennin			X				
Councilmember Flynn				X			
Councilmember Herrick		X	X				
Councilmember Padovano	X		X				
Councilmember Ullman			X				
Council President DeMuro						X	

CERTIFICATION

I, Barbara L. Dispoto, Municipal Clerk of the Borough of Maywood in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 24, 2025.

Date: _____

Barbara L. Dispoto, RMC/CMC
Borough Clerk