Rehabilitation Study Area

Reid Street Corridor Study Area

Borough of South River

Middlesex County

New Jersey









Area in Need of Rehabilitation Study: Reid Street Corridor Study Area

Borough of South River Council Resolution # 2014-274

Prepared: November 25, 2014

Bignell Planning Consultants, Inc.

424 Amboy Avenue - Suite 202
Woodbridge, NJ 07095
Phone: (732) 636 - 0200
Fax: (732) 218 - 5975
mail@bignellplanning.com

RES: 2014-274 SEPTEMBER 8, 2014

RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE BOROUGH OF SOUTH RIVER TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE IF CERTAIN REAL PROPERTY IS AN AREA IN NEED OF REHABILITATION

WHEREAS, the Borough Council desires to direct the South River Planning Board to undertake a preliminary investigation to determine if certain real property listed below is an "area in need of rehabilitation" in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq.;

Reid Street Corridor Study Area:	
Block Number:	Tax Lot Number:
38	9, 10, 11, 12, 13, 14, 15, 18.01, 18.02, 17.01, 16.01 (11 Lots)
90	29.01, 21, 20, 15, 8.01, 8.02, 8, 9, 31, 10, 11, 12, 24.01, 23.01,13 (15 Lots)
89	1 (1 Lot)
99	7, 8.01, 6 (3 Lots)
148	20, 21, 22, 23, 24, 25, 26, 28, 29 (9 Lots)
149	14, 15, 16.01, 16.02, 17.01, 17.02, 17.03, 18, 19, 21, 1.01, 2.01 (12 Lots)
150	8 (1 Lot)

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of South River, County of Middlesex, State of New Jersey, as follows:

1. The Borough Council hereby authorizes and directs the Planning Board to undertake a preliminary investigation to determine if certain real property, more particularly, all properties listed above meet the statutory criteria of an area in need of rehabilitation pursuant to and in accordance with the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.

2. The Borough Planner as well as any other appropriate municipal official are hereby directed and authorized to take any and all action necessary to assist the Planning Board in undertaking its responsibilities as set forth in this resolution.

DATED: SEPTEMBER 8, 2014

/s/ Thomas Roselli
Councilmember

/s/ Peter Guindi
Councilmember

ROLL CALL VOTE
YEAS: Guindi, Haussermann, Hutchison, Jones, Trenga, Roselli
NAYS: None

CERTIFICATION

I, Patricia O'Connor, Borough Clerk of the Borough of South River, do hereby certify this to be a true copy of a Resolution adopted by the Borough Council of the Borough of South River at a meeting held on September 8, 2014.

Patricia O'Connor, RMC
Borough Clerk

Bignell Planning Consultants, Inc.

424 AMBOY AVENUE – SUITE 202
WOODBRIDGE, NJ 07095
PHONE: (732) 636 - 0200
FAX: (732) 218-5975
MAIL@BIGNELLPLANNING.COM

October 8, 2014

Frederick Carr
Borough Administrator
Borough of South River
48 Washington Street
South River, NJ, 08882

Michael Beck
Chairperson
South River Planning Board
5 Theresa Place
South River, NJ 08882

Re: Area in Need of Rehabilitation Study
Reid Street Corridor Study Area
Determination of Need Report

Dear Gentlemen,

This office has received a copy of Resolution #2014-274 of the Borough Council of the Borough of South River, directing the Borough of South River Planning Board and this office to undertake a study to determine if certain properties will satisfy the statutory requirements to be considered an "Area in Need of Rehabilitation." The following planning analysis is offered for your consideration.

Introduction

The purpose of this investigation is to determine whether the Reid Street Corridor Study Area would satisfy the statutory requirements listed in the Local Redevelopment and Housing Law (N.J.S.A. §40:12A-1 et seq., herein referred to as LRHL) as an "Area in Need of Rehabilitation" as defined by statute. This analysis has been conducted pursuant to the Local Redevelopment and Housing Law of the State of New Jersey, which specifies the conditions that must be satisfied within the delineated area and the process to be undertaken by the Planning Board during the study. The South River Borough Council has delineated the study area in Resolution #2014-274 as the Reid Street Corridor Study Area and has directed the South River Planning Board to undertake a preliminary investigation as to whether the Reid Street Corridor Study Area is an area in need of rehabilitation pursuant to the requirements of the Local Redevelopment and Housing Law.

For the Borough of South River, designating an area "in need of rehabilitation" may be an attractive and effective option for when the acquisition, clearance, and assemblage of properties is not required, or where the rehabilitation of existing buildings and structures is the primary objective. With this designation, the Borough may also permit five-year tax abatements and exemptions to spur private

property owners to rehabilitate and reinvest in their properties. It also may be used in concert with other redevelopment projects and initiatives as part of a comprehensive redevelopment strategy.

Statutory Definition of Rehabilitation

Pursuant to N.J.S.A. §40A:12A-3, "Rehabilitation" means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

No Eminent Domain or Condemnation Powers being Considered

A designation of an "Area in Need of Rehabilitation" permits the Borough of South River or its redevelopment entity to use all of the powers of Redevelopment with the exception of eminent domain. **No eminent domain powers are being considered or authorized with this approach to development. Should the South River Borough Council affirm that the study area is determined to be an "Area in Need of Rehabilitation," no eminent domain powers would be authorized or permitted under this portion of the act.**

General Rehabilitation Process

The general process of adopting an "Area in need of Rehabilitation" are stipulated in the Local Redevelopment and Housing Law (N.J.S.A. §40:12A-1 et. seq.) and are as follows:

1. The Borough Council adopts a Resolution delineating the study area and directing the Planning Board to undertake a preliminary investigation of an area and conduct a public hearing.
2. The Planning Board (via its Planner) prepares a map showing the boundaries of the proposed rehabilitation area and the location of parcels to be included with an appended study report setting forth the basis for the investigation.
3. The Planning Board sets a date for a public hearing and gives public notice describing the boundaries of the area, the location of the map for public inspection. Notice is also sent to owners of all parcels in the proposed area at least 10 days prior.
4. The Planning Board completes public hearing and makes recommendation to the Governing Body on whether or not to designate all or part of a proposed area as being in need of rehabilitation.
5. The South River Borough Council adopts a binding resolution designating all or part of a proposed area as a Rehabilitation Area.
6. The Borough Council authorizes preparation of a Rehabilitation Plan which may be delegated to the Planning Board.
7. The Planning Board reviews the Rehabilitation Plan for consistency with Master Plan within 45 days of referral.
8. The Borough Council adopts, by ordinance, the Rehabilitation plan after introduction of the ordinance and a public hearing.
9. The Rehabilitation plan is transmitted to the Commissioner of the New Jersey Department of Community Affairs for final approval and an effective date.


REID STREET CORRIDOR STUDY AREA
BOROUGH OF SOUTH RIVER
PREPARED: OCTOBER 8, 2014
WILLIAM ST
HENRY ST
MAPLE AV
REID STREET - MIDDLESEX COUNTY 677
STEPHEN ST
THOMAS ST
GEORGE ST
MAIN STREET

Consideration of the Statutory Criteria for Designating a Study Area as an Area in Need of Rehabilitation

Pursuant to N.J.S.A. §40A:12A-14(a), a delineated study area may be designated in need of rehabilitation by the Borough Council if it is determined that a program of rehabilitation, as defined by statute above in this report, may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions. The Rehabilitation Study Area can be investigated as a whole, and every individual parcel does not need to meet the specific criteria.* The criteria are:

1. A significant portion of structures in the area are deteriorated or in substandard condition;
2. More than half the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is persistent arrearage of property tax payments on properties in the area
5. Environmental contamination is discouraging improvements and investment in in properties in the area; or
6. A majority of the water and sewer infrastructure in the area is at least 50 years old and is in need of repair or substantial maintenance.

**[This item reflects amendments to P.L.2013, Chapter 159 and approved on September 6, 2013.]*

Reid Street Corridor Study Area

The Reid Street Corridor Study Area has been delineated by Borough Council Resolution 2014-274 and includes a total of 52 individual lots, shown on the current tax parcel map of the Borough as maintained in the office of the Borough Engineer. This study area includes tax lots situated fronting on Reid Street, between the intersections of William Street and Main Street. The area also includes the Lincoln School Property and all abutting properties on tax Block 38 forward of the rear property line of lot 18.01 (the Lincoln School Property). The study area includes three (3) tax lots on Block 99 fronting on the southwest corner of Reid Street and the intersection with Thomas Street. The study area includes all lots with frontage on the north or south sides of the Reid Street right-of-way on Blocks 148, 149 and Block 90. The study area includes three (3) parcels east of the "bend" on Reid Street, known as Block 89, Lot 1 (Veterans of Foreign Wars property) and Block 150, lot 8. The study area includes Block 149, Lots 1.01 and 2.01. A study area map is shown on the following pages, followed by a complete list of included parcels by Block and Lot.

The study area is characterized by a wide variety of uses including single-family, two-family and multi-family dwellings, multiple fraternal halls, houses of worship and associated parking facilities, a former public school property, a Borough-owned office building, active commercial businesses, vacant commercial buildings, a former tavern, freestanding garage/storage buildings, and vacant land. Sixty percent (60%) of the properties in the study area contain residential, predominantly single-family homes. Twenty-one percent (21%) of the properties contain commercial, retail or automotive uses (active and vacant). Thirteen percent (13%) of the properties contain former or current civic, fraternal, assembly and house-of-worship buildings and/or their accessory surface parking lots.

Reid Street Corridor Study Area by Block and Lot:	
Block Number:	Tax Lot Number:
38	9, 10, 11, 12, 13, 14, 15, 18.01, 18.02, 17.01, 16.01 (11 Lots)
89	1 (1 Lot)
90	29.01, 21, 20, 15, 8.01, 8.02, 8, 9, 31, 10, 11, 12, 24.01, 23.01,13 (15 Lots)
99	7, 8.01, 6 (3 Lots)
148	20, 21, 22, 23, 24, 25, 26, 28, 29 (9 Lots)
149	14, 15, 16.01, 16.02, 17.01, 17.02, 17.03, 18, 19, 21, 1.01, 2.01 (12 Lots)
150	8 (1 Lot)

Reid Street is a Middlesex County Road at this location and serves as a main through-fair for vehicles traveling through the Borough to and from destinations in East Brunswick Township or the Borough of Sayreville. The corridor also presents itself as a "Main Street avoidance route" for vehicles traveling through the Borough wishing to avoid the signalized intersections and traffic of the Main Street corridor. The corridor is mostly characterized by turn-of-the-century architecture. Lot patterns in the study area are extremely irregular and predate the adoption of subdivision controls. Buildings are arranged in a tight and fast tempo with the "bend" in Reid Street a local landmark signifying the beginning of queuing for turns onto Main Street or onto the South River-Sayreville Bridge. The Reid Street right-of-way is narrow by modern standards for a county road and provides only two travel lanes in most locations. On-street parking is prohibited in most of the study area on Reid Street except where provided. The mix of uses, the proximity of in-compatible use, and the shortage of parking facilities in the area clearly resembles an area which was developed before the adoption of zoning controls.

Individual Property Information, Description and Photographs:

Block:	Lot:	Property Owner & Street address:	Land Use:	Year Built:	Assessed Value:	Tax Status:	Visible Condition:
148	20	Solari, C. & E. 39 Thomas Street	Single Family Dwelling	1916	$42,600	Current	Moderate
148	21	Arevalo, F. 58 Reid Street	Single Family Dwelling	1950	$46,500	Current	Moderate
148	22	Raimundo, P. & G. 56 Reid Street	Single Family Dwelling	Pre 1964	$68,600	Current	Moderate
148	23	Ayoub, S 54 Reid Street	Single Family Dwelling	1900	$48,300	Current	Moderate
148	24	Martinez, C. 52 Reid Street	Single Family Dwelling	2005	$125,500	Current	New
148	25	Polgar, J. 50 Reid Street	Single Family Dwelling	Pre 1964	$42,800	Current	Moderate
148	26	Mendez/Schneider 48 Reid Street	Single Family Dwelling	Pre 1964	$82,900	Current	Moderate

Block:	Lot:	Property Owner & Street address:	Land Use:	Year Built:	Assessed Value:	Tax Status:	Visible Condition:
148	28	Yaniak, M 46 Reid Street	Single Family Dwelling	Pre 1964	$40,800	Current	Moderate
148	29	Jugewicz, J 34 Stephen Street	Single Family Dwelling	Pre 1964	$57,700	Current	Moderate
149	14	Griggs, R. & B. 35 Stephen Street	2-family dwelling	Pre 1964	$57,000	Current	Moderate
149	15	Hubert, G. & D. 36 Reid Street	Single family dwelling	Pre 1964	$48,800	Current	Moderate
149	16.01	Hernandez, J. & R. 34 Reid Street	Single family dwelling	Pre 1964	$51,000	Current	Moderate
149	16.02	Barglowski, R., D.,R 32 Reid Street	Single family dwelling	1921	$69,500	Current	Moderate
149	17.01	Jenn Realty, LLC 26 Reid Street	Former tavern & 2 dwelling units	Pre 1964	$78, 500	Current	Moderate
149	17.02	Trytko, I. & I. 24 Reid Street	2-family dwelling	Pre 1964	$62,100	Current	Moderate
149	17.03	Trytko, I. & I. 22 Reid Street	Single family dwelling	2009	$62,100	Current	New
149	18	Marcal, C. 20 Reid Street	Single family dwelling	-	$83,300	Current	Moderate
149	19	Marques, J. & Gregorio, R. 16 Reid Street	Single family dwelling	Pre 1964	$49,100	Current	Moderate
149	21	Szkodny, M. 14 Reid Street	Single family dwelling	-	$45,900	Current	Moderate
149	1.01	I & C Stanhope Holding, LLC 1 George Street	4-unit dwelling	1900	$64,700	Current	Moderate
149	2.01	Henein, W. & M. 3 George Street	Single family dwelling	Pre 1964	$52,400	Current	Moderate
99	6	First Reformed Church 44 Thomas Street	House of Worship	-	$103,000	Exempt	Moderate
99	7	Bongiovi, D. Lealand Avenue	Commercial	-	$66,900	Current	Moderate
99	8.01	Manzo, J. 82 Prospect Street	Vacant	-	$100,000	In Tax Arrears	-
38	18.01	Borough of South River	Vacant School	1900	Exempt	Exempt	Poor
38	17.01	Manzo, J. & A. 83 Reid Street	2-family Dwelling	1926	$59,800	Current	Moderate
38	16.01	Manzo, J. & A. 81 Reid Street	Commercial	1926	$63,300	Current	Moderate
38	15	Ronz Place, LLC Reid Street & Maple Street	Vacant	-	$6,500	In Tax Arrears	-

Block:	Lot:	Property Owner & Street address:	Land Use:	Year Built:	Assessed Value:	Tax Status:	Visible Condition:
38	14	Ronz Place, LLC 75-77 Reid Street	Commercial	1930	$78,700	**In Tax Arrears**	Poor
38	13	Cohn, F 2 Maple Street	Commercial	1930	$35,000	Current	Poor
38	11 &12	NJDEP- Green Acres	Vacant	-	$16,900	Exempt	-
38	10	Borough of South River	Vacant	-	$20,200	Exempt	Poor
38	9	Fulop, A 18 Maple Street	Vacant	-	$4,300	Exempt	-
90	29.01	Jiwan Management 57 Reid Street	Commercial	1997	$54,500	Current	Moderate
90	21	Roth, M & S. 67 Reid Street	2-family dwelling	-	$46,900	Current	Moderate
90	20	Gordon, S. 65 Reid Street	Single family dwelling	1911	$39,900	Current	Moderate
90	15	Rossi, L. 63 Reid Street	Single family dwelling	Pre 1964	$43,000	Current	Moderate
90	8.01 & 8.02	Borough of South River 55 Reid Street	Borough Office	-	$123,800	Exempt	Moderate
90	8	Kozak, S 51 Reid Street	Single family dwelling	1956	$74,700	Current	Moderate
90	9	Garden State Christian Church 49 Reid Street	House of Worship	1972	$204,800	Exempt	Moderate
90	31	JR Enterprise Group 47 Reid Street	Commercial	1924	$131,000	Current	Moderate
90	10	JR Enterprise Group 47 Reid Street	Vacant	-	$19,100	Current	Moderate
90	11	Donatiello, G & M 41 Reid Street	Single family dwelling	1911	$54,000	Current	Moderate
90	12	Yacovelli, R 39 Reid Street	Single family dwelling	Pre 1964	$56,700	Current	Moderate
90	24.01	Kirkwood, D. & R. 35 Reid Street	Single family dwelling	1926	$56,000	Current	Moderate
90	23.01	Kostrevski, D. & V. 33 Reid Street	Single family dwelling	1931	$76,100	Current	Moderate
90	13	Lyons-Schepsco VFW Post 1451 31 Reid Street	Fraternal	-	$12,700	Exempt	Moderate
89	1	Lyons-Schepsco VFW Post 1451 31 Reid Street	Fraternal	-	$405,800	Exempt	Moderate
150	8	29 Reid Street, LLC 29 Reid Street	Commercial	-	$151,100	Current	Moderate



Block 99 Lot 7



Block 99 Lot 8.01



Block 99 Lot 8.01



Block 99 Lot 9



Block 38 Lot 17.01 & 16.01



Block 38 Lots 13, 14 & 15

	
Block 38 Lots 11 & 12	**Block 38 Lot 9**
	
Block 38 Lot 10	**Block 38 Lots 13 & 14**
	
Block 89 Lot 1	**Block 38 Lot 18.01 & 18.02**



Block 90 Lot 29.01



Block 90 Lot 21



Block 90 Lots 8.01 & 8.02



Block 90 Lots 31 & 10



Block 90 Lot 9



Block 90 Lots 11, 12, 24.01 & 23.01

	
Block 148 Lot 20	**Block 148 Lots, 23, 22, & 21**
	
Block 148 Lots 25 & 24	**Block 148 Lot 26**
	
Block 148 Lot 28	**Block 149 Lot 14**



Block 149 Lots 16.01 & 15



Block 149 Lots 17.01 & 16.02



Block 149 Lots 17.03 & 17.02



Block 149 Lots 21, 19 & 18



Block 149 Lot 1.1



Block 149 Lot 1.1 & 2.1

	
Block 150 Lot 8	**Block 150 Lot 8**
	
Block 150 Lot 8	**Block 150 Lot 8**

Existing Zoning Regulations and Master Plan Recommendations for the Study Area

The Study Area is located entirely in the R-75 Single Family Residential Zone. The zoning district permits the following:

A. Permitted principal uses. No building, structure or premise shall be used and no building or structure shall be erected or structurally altered, except for the following uses:
   (1) Detached single-family dwellings.
   (2) Public utility structures other than storage and maintenance uses and garages.
   (3) Community residences subject to the General Regulations chapter of this ordinance.

B. Permitted accessory uses and buildings. Uses and buildings incidental to the above uses, including but not limited to those specific below:
   (1) Private 1-car, 2-car garages for the storage of personal automobiles.
   (2) Private swimming pools.
   (3) Residential storage sheds, decks and patios.

C. Conditional uses. The following conditional uses may be permitted, provided that all of the terms and conditions specified for the particular use in the Conditional Use chapter are complied with:
   (1) Licensed nursing homes including assisted living facilities and adult day care.
   (2) Nursery schools.
   (3) Home professional offices & home occupations.
   (4) Quasi-public clubs and organizations, and public and private, nonprofit philanthropic, educational and charitable institutions.
   (5) Houses of Worship.
   (6) Multi-family dwellings.

D. Bulk requirements. As specified in the schedule of regulations, except as hereinafter provided:
   (1) Houses of Worship, and Quasi-public clubs and organizations, and public and private, nonprofit philanthropic, educational and charitable institutions shall provide:
      (a) A minimum lot area of 0.4 acres.
      (b) Minimum front yard, side yard and rear yard of twenty five (25) feet each.
      (c) A minimum lot width of one hundred fifty (100) feet.
      (d) All other bulk standards of the zone apply.

E. The maximum gross density permitted in this zone shall be five and eight-tenths (5.8) dwelling units per acre for tracts of land >1 acre (43,560 sf).

F. Off-street parking requirements. As specified in Subsection 204-8B of the Borough of South River Land Development Ordinance.

G. Signs. As specified in Parking Chapter of this ordinance.

H. Parking restrictions. Same as prescribed in the R-100 Residential District.

I. Prohibited uses.
   All uses not specifically permitted are prohibited.

L. Overlay Zoning Regulations on Block 38, Lot 18.01 and 10. In addition to the standards of the R-75 Single Family Residential Zone described above, the former Lincoln School Property, known as Block 38, Lots 18.01 and 10, are also included in the Lincoln School Overlay District, adopted July 2014. The overlay district permits a wide variety of residential, commercial, mixed-use and recreational uses for properties in the overlay zone, as well as an increased density beyond the standards of the underlying R-75 Single Family Residential Zone.

M. 2011 South River Master Plan. The Borough of South River's current Master Plan was adopted in 2011. The Master Plan, Section II: Future Land Use Plan states that, "Specific corridors and specific areas are encouraged to be studied and redeveloped and/or rehabilitated to an appropriate use." The designation of this study area as an "area in need of rehabilitation" reconciles with this land use objective.

Evaluation the Study Area to determine if it satisfies the "area in need of rehabilitation" criteria

An analysis has been conducted relative to the Study Area's existing physical characteristics and current development pattern. A physical inspection of the study area was conducted including an inventory of each property and the uses and structures on each property. Physical building conditions were noted. Additional research was conducted using tax records, a review of aerial satellite imagery, a review of the most recent edition of the Borough's tax maps, the Borough's current Zoning Ordinance and 2011 Master Plan, and via consultation with the Borough Engineer. *It is recommended that the Borough of South River Planning Board and Borough Council determine affirmatively that the Reid Street Corridor Study Area is an "area in need of rehabilitation" based on the findings set forth in NJSA 40:12A-14a.* A program of rehabilitation, as defined above, can be expected to prevent further deterioration and promote the overall development of the community, and that there exist the following conditions:

Criteria 2: More than half the housing stock in the delineated area is at least 50 years old;
This criteria is satisfied. Over eighty (80) percent of the housing stock in the Reid Street Corridor Study Area is fifty years old or older. All but two (2) of these dwellings were built before 1964, while most dwellings were built prior to 1930.

Criteria 3 There is a pattern of vacancy, abandonment or underutilization of properties in the area;
This criteria is satisfied. Several non-residential properties clearly appear vacant, abandoned and deteriorated.

Criteria 4: There is persistent arrearage of property tax payments on properties in the area;
This criteria is not satisfied area-wide. Some properties in this area are in tax arrears for more than one tax quarter, however a majority of properties have no tax delinquency.

Criteria 6: A majority of the water and sewer infrastructure in the area is at least 50 years old and is in need of repair or substantial maintenance.
This criteria is satisfied. Pursuant to the attached correspondence dated: October 28, 2014 from the Borough Engineer, the majority of water distribution and sanitary sewer collection infrastructure in the study area meets this criteria.

Certification

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-1, et seq. and N.J.A.C. 13:41-1.1, et seq.

Very truly yours,

Henry Bignell, PP
Borough Planner

HB/TB
cc: Fredrick C. Carr, CM, Borough Administrator
John Krenzel, Mayor
Michael Beck, Planning Board Chairman
File #14-1145

Attachment I:

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALESI, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP

CME ASSOCIATES

October 28, 2014

Todd Bletcher, P.P., AICP
Bignell Planning Consultants
44 Amboy Avenue
Woodbridge, NJ 07095

RE: Housing Rehabilitation Report
South River, New Jersey
Our File No.: PSR00046.01

Dear Mr. Bletcher:

Pursuant to your request we have reviewed the plan you forwarded for the above referenced mater. We believe the majority of the water distribution and sanitary sewer collection system in the area is fifty (50) years old or older. Accordingly, we would anticipate it is in need of repairs and or substantial maintenance.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Bruce M. Koch

Bruce M. Koch, P.E., P.P., C.M.E.
Borough Engineer's Office

BMK/sm
cc: Mayor John Krenzel
Borough Administrator

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CONSULTING AND MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1162 • (732) 727-8000