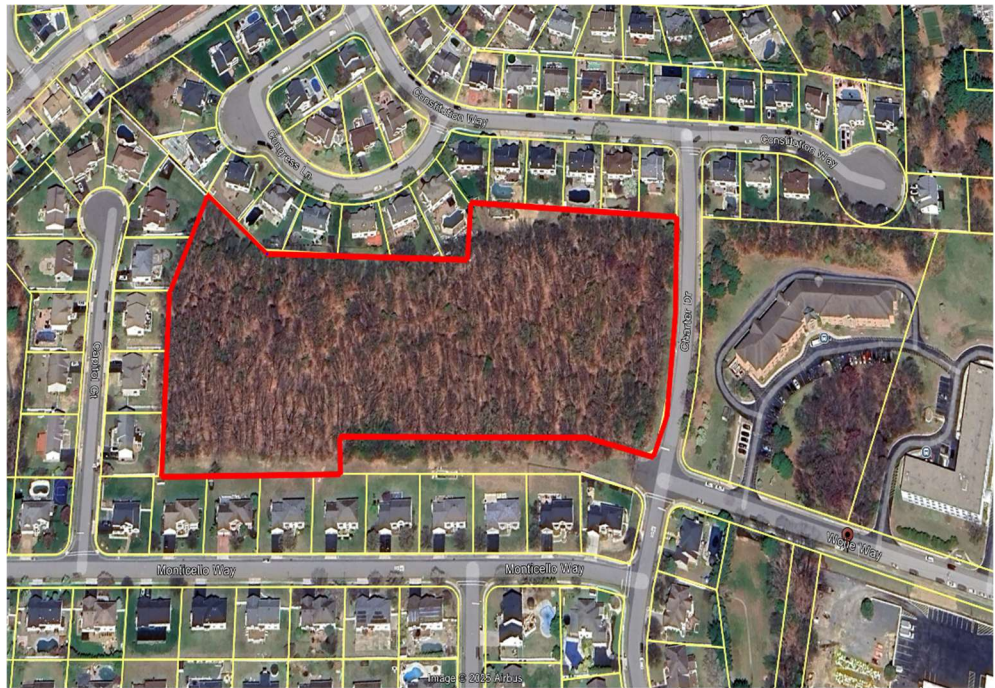


Redevelopment Study Wojie Way Study Area



**Borough of South River
Middlesex County, New Jersey**



**Preliminary Analysis
and Investigation**

**Revised through:
November 10, 2025**

Bignell Planning Consultants, Inc.

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Preliminary Investigation and Redevelopment Study Report and Maps

Wojie Way Study Area

Block: 356, Lot: 1.06
Borough of South River
Middlesex County

Revised through: November 10, 2025

Endorsed on _____ by the South River Planning Board.



Henry Bignell, PP
NJ Lic: 33LI00237400
For the Firm

and



Todd Bletcher, AICP, PP
NJ Lic: 33LI00592200
For the Firm

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.

RESOLUTION 2025-270
RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY, AUTHORIZING THE LAND USE BOARD TO UNDERTAKE
AN INVESTIGATION OF WOJIE WAY AREA, MORE SPECIFICALLY BLOCK 356
LOT 1.06, AS A POSSIBLE AREA IN NEED OF REDEVELOPMENT PURSUANT TO
N.J.S.A. 40A:12A-6

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body, by resolution, to authorize the Land Use Board to undertake an investigation to determine whether an area within the Borough of South River is in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation according to criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, it is the desire of the governing body to authorize the Planning Board to undertake such an investigation to determine whether the Wojie Way Area, more specifically, Block 356 Lot 1.06, of the Borough of South River, satisfies the criteria to be designated as an area in need of redevelopment pursuant to the aforementioned law; and

WHEREAS, before proceeding to a public hearing on the matter in accordance with the requirements of state statute, the Land Use Board shall prepare and submit to the governing body a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein as identified by this Resolution, together with a statement setting forth the basis for the investigation; and

WHEREAS, any interested or affected property owners shall be duly notified of the date of a hearing for the purpose of being heard in regard to the determination of the Land Use Board; and

WHEREAS, all hearing notice requirements shall be followed in accordance with the requirements of N.J.S.A. 40A:12A-6; and

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

1. That the governing body does hereby authorize the Land Use Board to undertake an investigation pursuant to N.J.S.A. 40A:12A-6 to determine if Wojie Way Area, more specifically, Block 356 Lot 1.06, of the Borough of South River is an area in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation.

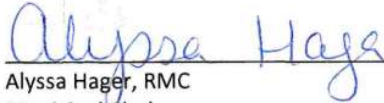
2. That the Land Use Board prepare and submit a map and report of its findings to the governing body in accordance with N.J.S.A. 40A:12A-6 and 40A:12A-5.

3. That the Land Use Board, upon determining if Wojie Way Area, more specifically, Block 356 Lot 1.06, of the Borough of South River is an area in need of redevelopment, after notice to the governing body, provide adequate notice of a hearing to interested parties and affected property owners pursuant to the requirements of N.J.S.A. 40A:12A-6.

4. That a certified copy of this resolution be forwarded to the Land Use Board and the owners of record of properties located in the Wojie Way Area, more specifically, Block 356 Lot 1.06.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>	X		X			
<i>Councilman DeSantis</i>						X
<i>Councilman Dziemian</i>			X			
<i>Councilman Giannakopoulos</i>						X
<i>Councilman Gurchensky</i>			X			
<i>Council President Ciulla</i>		X	X			

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on August 18, 2025



Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Bignell Planning Consultants, Inc.

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Robert Bodak, Chairperson
South River Planning Board
48 Washington Street
South River, NJ 08882

Re: Redevelopment Study:
 Wojie Way Study Area
 Block: 356, Lot: 1.06
 Wojie Way
 Preliminary Analysis and Investigation

Introduction

On August 18, 2025, the Borough Council of the Borough of South River, in accordance with N.J.S.A. 40A:12A-1 et seq., adopted Resolution 2025-270 authorizing the South River Planning Board to undertake an investigation to determine whether certain property in the municipality may be designated as a “Non-Condemnation Redevelopment Area” in accordance with criteria set forth in the New Jersey Local Redevelopment and Housing Law (LRHL) N.J.S.A. §40A: 12A-5, et. seq.

This report serves as the “statement setting forth the basis for the investigation” which is required by N.J.S.A. §40A: 12A-5 & 6.b (1) of the New Jersey Local Redevelopment and Housing Law and contains an analysis relating to the individual properties designated by the resolution. The report provides a review of the necessary criteria needed to make a redevelopment determination and a recital of criteria met for each parcel in the Study Area. This report has been prepared to serve as the basis for both that investigation and for a public hearing to be conducted by the South River Planning Board in accordance with N.J.S.A. §40A: 12A-5 & 6. The Redevelopment Study Area Map contained within this report constitutes a “map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein,” which is also required under N.J.S.A. §40A: 12A-6.

Purpose

The purpose of this report is to determine whether the delineated portions of the Borough of South River shown on the Wojie Way Study Area Parcel Map, (shown below) referred to herein as the “Study Area,” qualify as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law: N.J.S.A. §40A: 12A, et seq., as revised by the New Jersey Legislature through its 2024 amendments. This report is written pursuant to Section 6 of the LRHL, which provides the following:

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
2. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined or not be determined by the municipal Governing Body to be a redevelopment area.

3. After receiving the recommendation of the Planning Board, the municipal Governing Body may adopt a resolution determining that the delineated area or any part thereof, is a redevelopment area.

Statutory Definition of Redevelopment

Pursuant to N.J.S.A. §40A:12A-3, “Redevelopment” means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

General Redevelopment Process

The general process of adopting a Redevelopment Area in the Borough of South River is stipulated in the Local Redevelopment and Housing Law, (N.J.S.A. §40:12A-1 et. seq.) as amended through 2024, and are as follows:

1. The South River Borough Council adopts a resolution delineating the Study Area and directing the Planning Board to investigate the area as a “Non-Condemnation Study Area.”
2. The Planning Board (via its Planner) prepares a study report setting forth the basis for the investigation and a map showing the boundaries of the proposed area.
3. The report and map are made available for public inspection a minimum of 10 days prior to any public hearing.
4. The Planning Board conducts a public hearing and makes a recommendation to the Borough Council recommending to designate all or part of a Study Area as a Redevelopment Area.
5. The Borough Council adopts a resolution designating all or part of the Study Area as a Redevelopment Area.
6. The Township Clerk transmits a copy of the Redevelopment Area designation to the NJ Department of Community Affairs and transmits notice to property owners.
7. The South River Borough Council authorizes preparation of a Draft Redevelopment Plan which may be delegated to, or referred to, the Planning Board.
8. The Draft Redevelopment Plan is reviewed by the Planning Board for consistency with the Municipal Master Plan within 45 days.
9. The Borough Council adopts, as an ordinance, the Redevelopment Plan following its regular ordinance adoption procedures.

Statutory Criteria for a Redevelopment Area Determination

The following criteria are contained in Section 5 of the Local Redevelopment and Housing Law and are considered in evaluating the Study Area. The criteria below are revised through the May 30, 2019 revisions adopted by the NJ Legislature.

- 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 buildings 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 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.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels that do not meet the criteria if they are necessary for the effective redevelopment of the area, stating:

“A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

Scope of this Study

This investigation provides an individual assessment of each property listed in the designating resolution. Study Area map(s) have also been prepared in this report showing the extent of the Study Area. Ownership and land-use information on the parcels in the Study Area were compiled from MOD-IV property tax data, township tax records, aerial imagery, NJDEP records, NJGIN-GIS data, and historic records from this office if available. This office performed field research on each property. Observed land uses closely match the classifications of the MOD-IV property tax assessment database. Each lot or tract is described below, followed by a redevelopment criteria analysis.

Study Area Designation

South River Borough Council Resolution 2025-270 delineates a (1) parcel Study Area containing the property as identified on the Official Tax Map of the Borough of South River and in the aforementioned resolution.

Study Area:			
Block Number:	Current Lot Number:	Location/Acreage:	Owner of Record:
Block 356	Lot: 1.06	North side of Wojie Way West side of Charter Drive [±10.40 acres according to Tax Records. However, site measures to ±8.0 acres]	Borough of South River 48 Washington Street South River, NJ 08882

1223 South River		Mod IV Snapshot 10/30/25	
Block: 356	Lot: 1.06	Qual:	Old Id: 356-1.6
Owner: BORO OF SOUTH RIVER	Property: WOJIE WAY	Class: 15C	
Address: 48 WASHINGTON ST	Bldg Desc:	Year Built:	# Of Units:
City, State: SOUTH RIVER, NJ			
Zip: 08882			
Land Value: 808,500	Land Dimension: 10.404AC		
Improv Value:	Tax Account:		
Exemption: 0	Additional Lot 1:		
Net Value: 808,500	Additional Lot 2:		
Previous Tax: 0.00	Zoning:		
Current Tax: 0.00	Tax Map Page:		
	Square Foot Living Area:		
Sale History		Exemptions	
Date	Book-Page Amount	Exemption	Amount Term Expires
		Prev Assessment History	
		Year	Class Land Improve Net
		2025	15C 808,500 808,500
		2024	15C 808,500 808,500
		2023	15C 808,500 808,500
		2022	15C 808,500 808,500
Deductions		EPL Data	
Senior Citizen	0	Code:	0401095
Veteran	0	Facility:	VACANT LAND
Widow	0	Initial:	10/03/00
Surviving Spouse	0	Further:	
Disabled Person	0	Statute:	54:04-03.03



Images of the Study Area: (October 2025)



Dumping and tires on site



Trash and dumping on property



Dumping on property



Wojie Way right-of-way

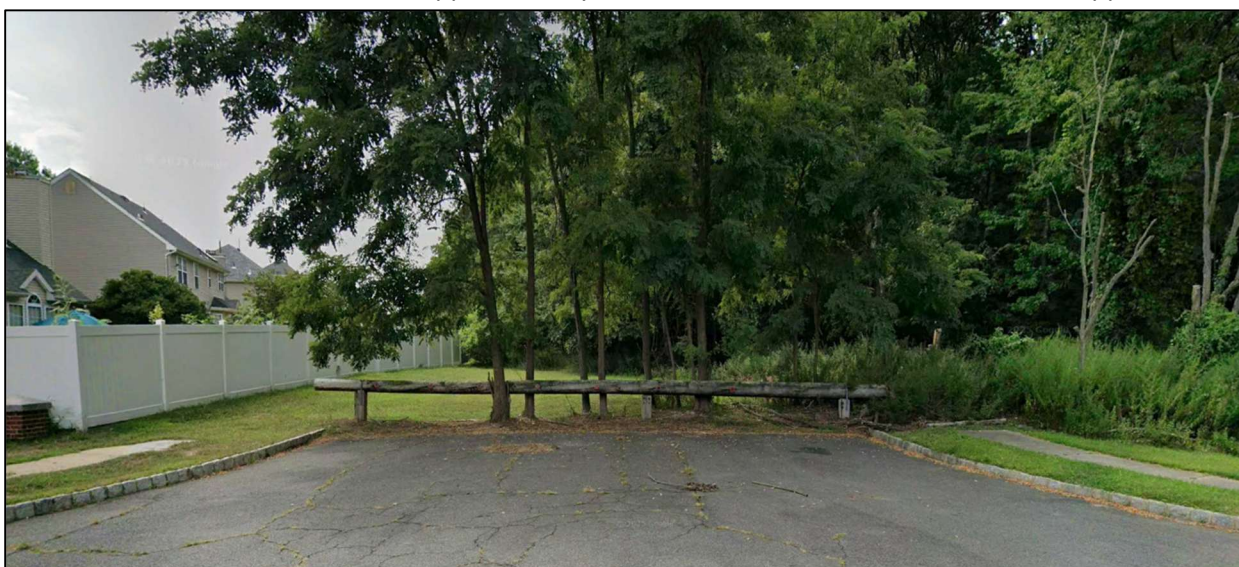
Property Description and Redevelopment Criteria Analysis:

The Wojie Way Study area is located on the northwest corner of the intersection of Wojie Way and Charter Drive. The study area contains a single parcel.

Block 356, Lot 1.06 is an irregular lot located on the west side of Charter Drive between Wojie Way and Constitution Way. Middlesex County Board of taxation records indicate that the lot contains 10.40 acres of land, however, the lot measures approximately 8.01 acres of land. Historically lot 1.06 was once part of a larger 18.4- acre parcel which included the current lot 1.06, plus Charter Drive and the National Church Residences property on current lot 1.04. That historic 18.4-acre lot was known as lot 1.03 and was owned by the Borough of South River for several decades before 'National Church Residences' was built.



The study area lot has approximately 550' of frontage on the north side of Wojie Way. Wojie Way is an unimproved paper street at this location for the 550' length of the street beginning at Charter Drive and continuing westward. The Wojie Way right-of-way terminates 550' west of Charter Drive. The lot has approximately 400' of frontage on the west side of Charter Drive which is improved with a full curb. The lot has an east-west dimension of approximately 1,000' and a north-south dimension of approximately



350'. The entire lot is heavily wooded, and all areas contain mature trees. A site visit was conducted in October 2025 which found trash and debris, tires, and construction materials scattered throughout the property.

Application of Study Area Criteria:

Redevelopment criteria "c" applies to this property. This criteria applies to: *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.*

As shown in the report above, the property is owned by the Borough of South River and as such qualifies under criteria "c" without further analysis.

However, for supplemental support of the criteria, shown below are several historic images of the Study Area. Images are provided below from 1995, 2007 and 2025 showing the current study area has been vacant and heavily wooded since at least 1995. Note the study area resolution adoption date: August 18, 2025. The observable conditions currently on the site have been present for at least 30 years. Were this not borough-owned property, this condition would satisfy the first prong of the "c" criteria for private property; The entire study area qualifies as unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution.

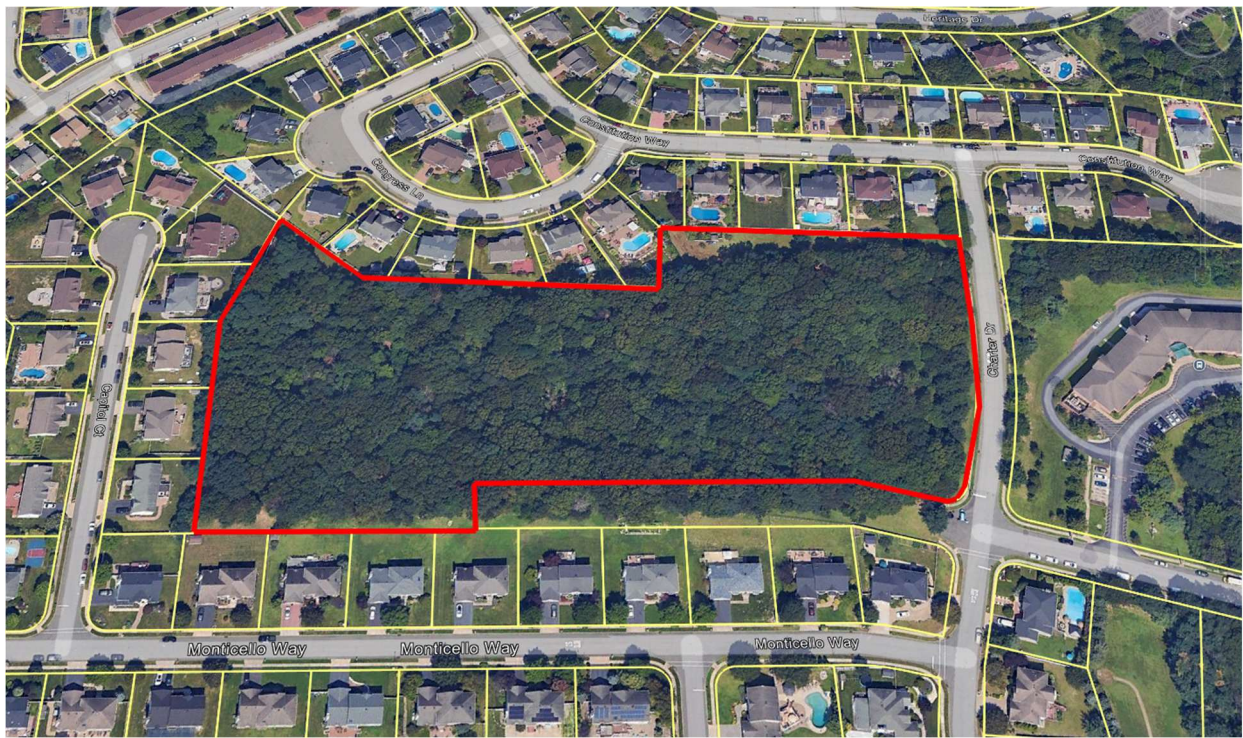
1995



2007



2025



The 2nd prong of criteria “c” for private property requires a showing that by reason of remoteness, lack of means of access to developed portions of the municipality, topography, or nature of the soils, the site is not likely to be developed by private capital.

Some portions of the site could conceptually be developed – however, this is limited at this time to the frontage of Charter Drive which could accommodate approximately (4) single-family detached residential homes. Charter Drive is paved at this location, and a concrete curb exists separating the right-of-way from the study area. However, all other portions of the property are not accessible from, nor do they have frontage on any improved roadway in the municipality. The central and western areas of the property are particularly remote and isolated from the surrounding residential neighborhoods. Monticello Way and Capital Court would be the closest streets to the western side of the tract. However, the western portion of the property does not have any frontage on, or connection to those local streets. The western portions of the property are located approximately 1,000 from Charter Drive and are not accessible without significant roadway construction through the site. Thus, this property has development difficulty with regard of lack of means of site access, particularly on the central, north and western portions of the lot.

Report Summary

A. Study Area Block 356, Lots 1.06 qualifies as an area in need of redevelopment under criteria “c.”

Redevelopment Recommendations

A. *The South River Planning Board may find in the affirmative that all sites identified in the designating resolution satisfy the redevelopment criteria and may recommend to the South River Borough Council to be designated as an Area in need of Redevelopment.*