

3.6.6: Block 39 Lot 4



Figure 11: Block 39 Lot 4 (Scale: 1"=200')

Summary

Block 39 Lot 4 is located in the west-central portion of the Study Area at the northwest corner of Varsity Ave and US Route 1. The site is presently developed with a multifamily residential dwelling consisting of six (6) units. This development is an existing nonconforming use. The majority of the lot is located in a Classification Exception Area (CEA) which is associated with adjoining Block 39 Lot 27. Pursuant to Mod IV Tax records, the structure was constructed in 1932.

Property Information Overview

Address:	3706 Brunswick Pike
Owner(s):	Sharley Chuang
Area (ac):	0.64
Property Classification:	4C (Apartment)
Zoning District:	R-20
Property Use:	Multifamily Residential
Building Description:	2.5-Story Building
Permitted Use(s):	Existing nonconforming
Exterior Condition:	Fair

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit. #	Description	Notes
06/02/80	1261	Sewer Line Lateral	Tied in 06/02/80
11/04/80	4990	Construction	Remove slate roof, replace with asphalt roof shingles
03/24/81	5119	Electrical	Install 6 smoke detectors
03/05/99	99-0298	Building	Remove UST 550 Gallon Oil Tank
04/19/99	99-0454	Building	Repair vinyl soffits, gutters, basement window, sill plate and joist
04/21/99	99-0540	Building & Plumbing	Gas piping
03/23/99	99-0606	Building, Plumbing, Electrical, Fire	Replace Hot water boiler and install two basement tanks (275 gallon each)
03/18/03	2003-0327	Building	New roof
06/09/08	2008-1164	Building, Electrical, Plumbing, Mechanical	Boiler replacement and chimney liner (emergency) and two 275 gallon oil tanks removed

Applications/Approvals Summary

Date	Department	Complaint/Issue	Description
12/11/74	n/a	Transmittal sheet	Regarding lot consolidation re: 4, 5, 6
03/06/91	n/a	Letter regarding Jo Anne Lee, real estate broker	Questioning whether there is a zoning violation for apartment
03/08/91	n/a	Letter from Sam Surtees, Director of Community Dev. & Charles Hunt, Zoning Officer	Letter indicating that six-family apartment is "grandfathered"

Complaints/Violations

Date	Department	Complaint/Issue	Description
03/17/99	N/A	Letter from Tenants	<p>Complaints focused on:</p> <ul style="list-style-type: none"> • Construction resulting in large exterior cracks, reaching from the base of apartment 2 to the top of apartment floor. Cement used to cover these cracks, but it too is now cracking. In addition, extensive cracks have appeared on the interior walls . • Disruption of service including hot/cold water, gas, phone, cable • Construction beginning before 8:00 am
03/18/99	Construction	N.J.A.C. 5:23-214.(a) Work Performed Without a Permit	Owner/Agent has conformed with requirements, all outstanding penalties satisfied
03/23/99	Construction	Violation of N.J.A.C. 5:23-2.14(A) Worked Performed Without Required Permit	In regard to tanks. Owner/Agent has conformed with requirements, all outstanding penalties satisfied



Photograph 22: Block 39 Lot 4 Front Façade of Building



Photograph 23: Block 39 Lot 4 Southwesterly Side Façade of Building



Photograph 24: Block 39 Lot 4 Southwesterly Side Façade of Building (showing patchwork of cracks)



Photograph 25: Block 39 Lot 4 Southwesterly Side Façade of Building (showing patchwork of cracks)



Photograph 26: Block 39 Lot 4 Rear Façade of Building



Photograph 27: Block 39 Lot 4 Rear Façade of Building



Photograph 28: Block 39 Lot 4 Northeasterly Side Façade of Building



Photograph 29: Block 39 Lot 4 Roof above Northeasterly Side Façade of Building



Photograph 30: Block 39 Lot 4 Parking Lot



Photograph 31: Block 39 Lot 4 Parking Lot



Photograph 32: Block 39 Lot 4 Westerly Side Yard



Photograph 33: Block 39 Lot 4 Monitoring Well



Photograph 34: Block 39 Lot 4 Monitoring Well



Photograph 35: Block 39 Lot 4 Monitoring Well

6.6: Block 39 Lot 4



Figure 24: Block 39 Lot 4 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.6, this lot is presently developed with a multifamily dwelling containing six (6) units. While the property has received numerous complaints throughout the past several years, the records suggest that these complaints have largely been addressed.

Recommendation

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, "redevelopment area" is defined as follows:

"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 of which they are a part" (N.J.S.A. 40A:12-3).

This site provides an essential physical linkage between those properties which meet the Area in Need of Redevelopment designations in Block 38 and Block 39. Without this site, the totality of the Study Area which meets the Area in Need of Redevelopment designation would not be contiguous, which would limit the potential of any unified and comprehensive redevelopment project.

The inclusion of this lot in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

Furthermore, the site is included in a CEA. The source of this contamination is from adjoining Block 39 Lot 27.

In consideration of the above, this site **should** be included in the area in need of redevelopment area.

DRAFT