

# Quimby Lane Preliminary Investigation

**Prepared by**

Topology

**For**

Bernardsville  
Planning Board

**December 12, 2019**

# Agenda

- 1 Introduction + Process**
- 2 Study Area Overview**
- 3 Statutory Criteria**
- 4 Study Area Evaluation**
- 5 Property Evaluation**
- 6 Conclusion + Next Steps**

# 1. Introduction + Process



# Topology

- Urban planning and real estate consulting firm
- Initially hired by the Borough in 2018 to work on Quimby Lane analysis
- Worked with Downtown Revitalization Committee on release and evaluation of Quimby Village RFP
- Retained by Borough to undertake Quimby Lane Preliminary Investigation in October 2019

# Process: Overall

- 
- Initial Resolution:** Governing body authorized preliminary investigation to determine if the area qualifies as a **non-condemnation** area in need of redevelopment on October 15, 2019.
  - Due Diligence:** Research on the condition of the property in the study area.
  - Preliminary Investigation:** Analysis of study area and recommendation (report submitted November 25, 2019).
  - Planning Board Review:** Borough Planning Board public hearing on December 12, 2019.
  - Investigation Revisions:** Draft revised based on Planning Board input.
  - Designation:** Governing body accepts, rejects, or modifies recommendation.

# Process: Tonight's Report

## Site Visits

- Aerial imagery: November 19, 2019
- External site inspections: November 13, 2019
- Interior inspections: Requested but not performed

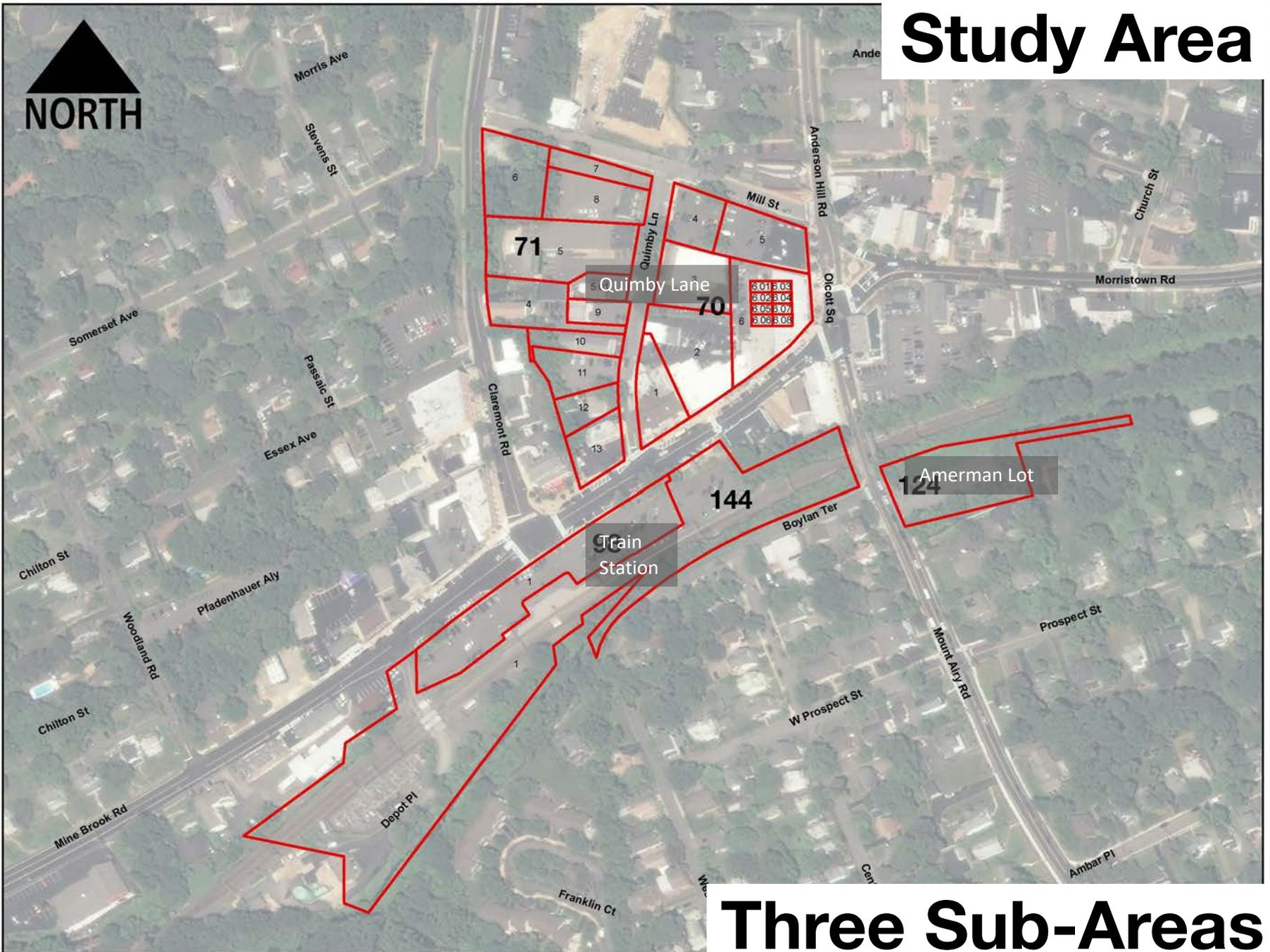
## Documents Reviewed:

- Planning + zoning records
- Borough Master Plan
- Building + permitting records
- Tax assessor records
- Sanborn maps
- NJ DEP records
- FEMA records
- Borough violations

# 2. Study Area Overview



# Study Area



# Three Sub-Areas

# Quimby Lane

An aerial photograph of an urban area. A main road, Quimby Lane, runs diagonally from the bottom left towards the top right. To the left of the road, there are several large, flat-roofed industrial or commercial buildings, some with solar panels. To the right, there are more buildings, including a large multi-story structure, and several parking lots filled with cars. The area is interspersed with trees, some with autumn-colored foliage. A railway line is visible at the bottom right corner.

- 25 parcels
- ~5 acres
- 21 owners

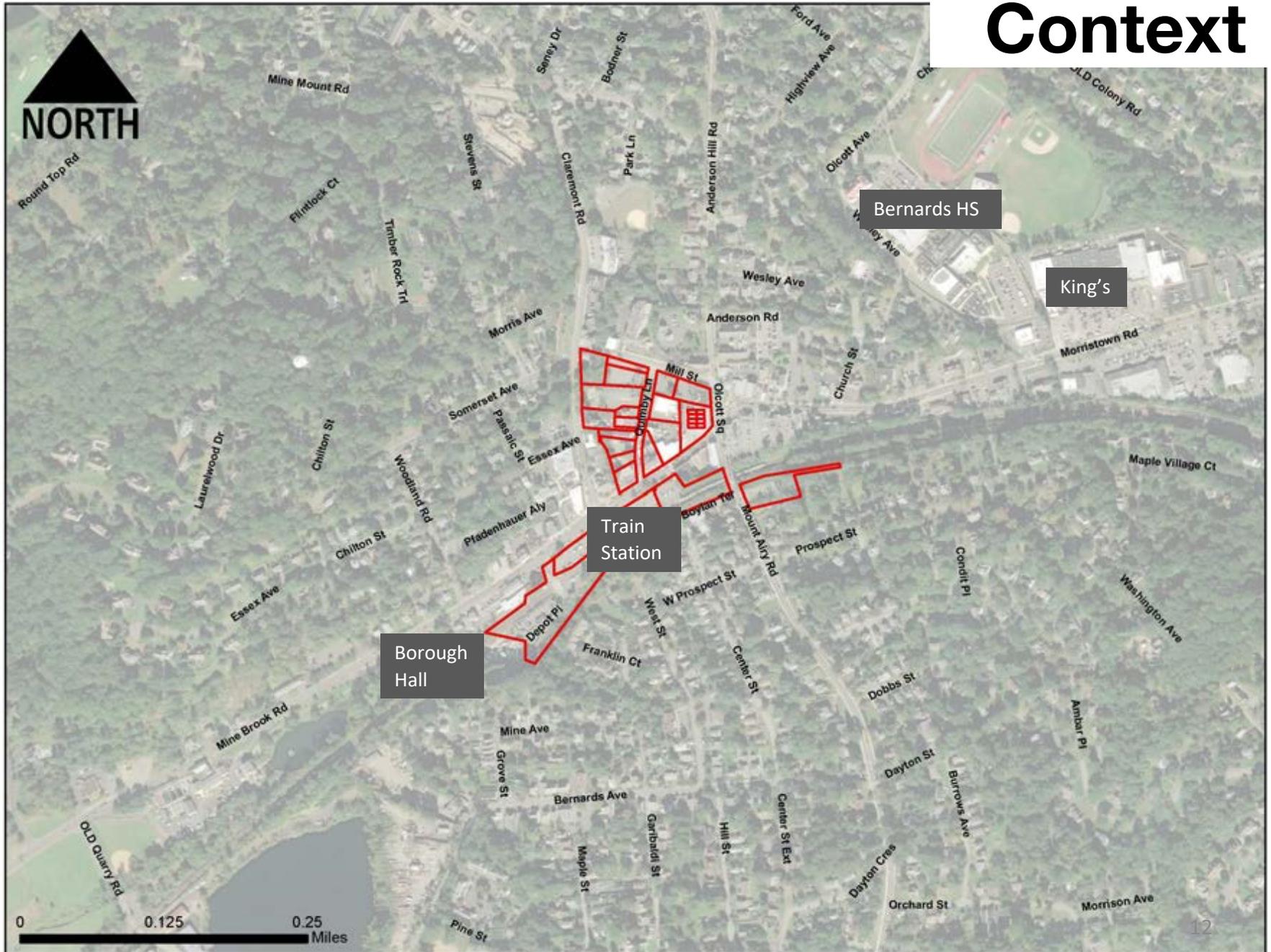
# Train Station

- 2 parcels
- ~2.4 acres
- 2 owners

# Amerman Lot

- 1 parcel
- .74 acres
- 1 owner

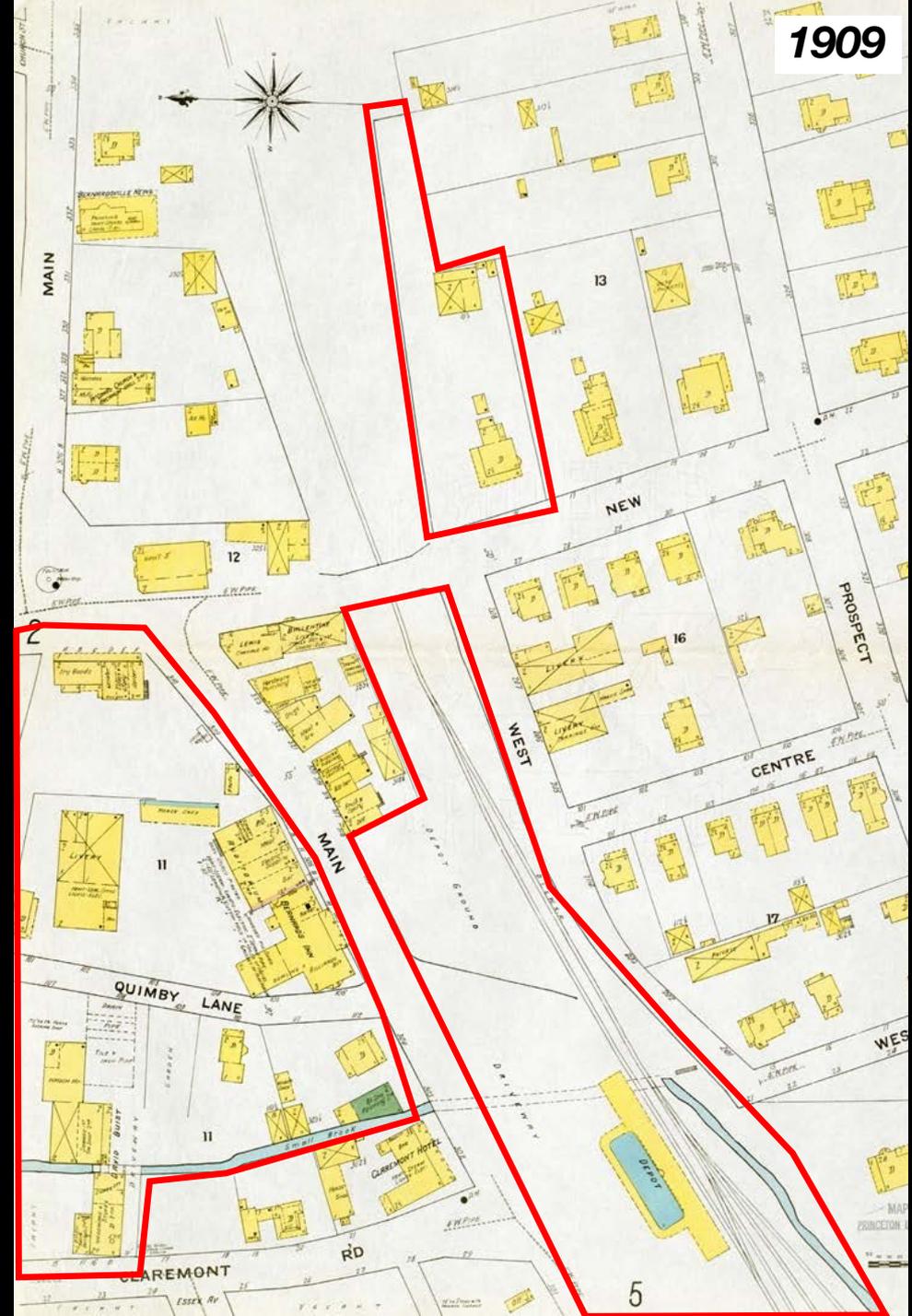
# Context



# Property History

## Milestones:

- **1872:** Morris and Essex line reaches Bernardsville.
- **1902:** Current Train Station completed
- **1907:** Bernards Inn opens.
- **Mid-20<sup>th</sup> Century:** Auto-oriented uses (surface parking lots, auto dealerships, repair shops) emerge on and around Quimby Lane.

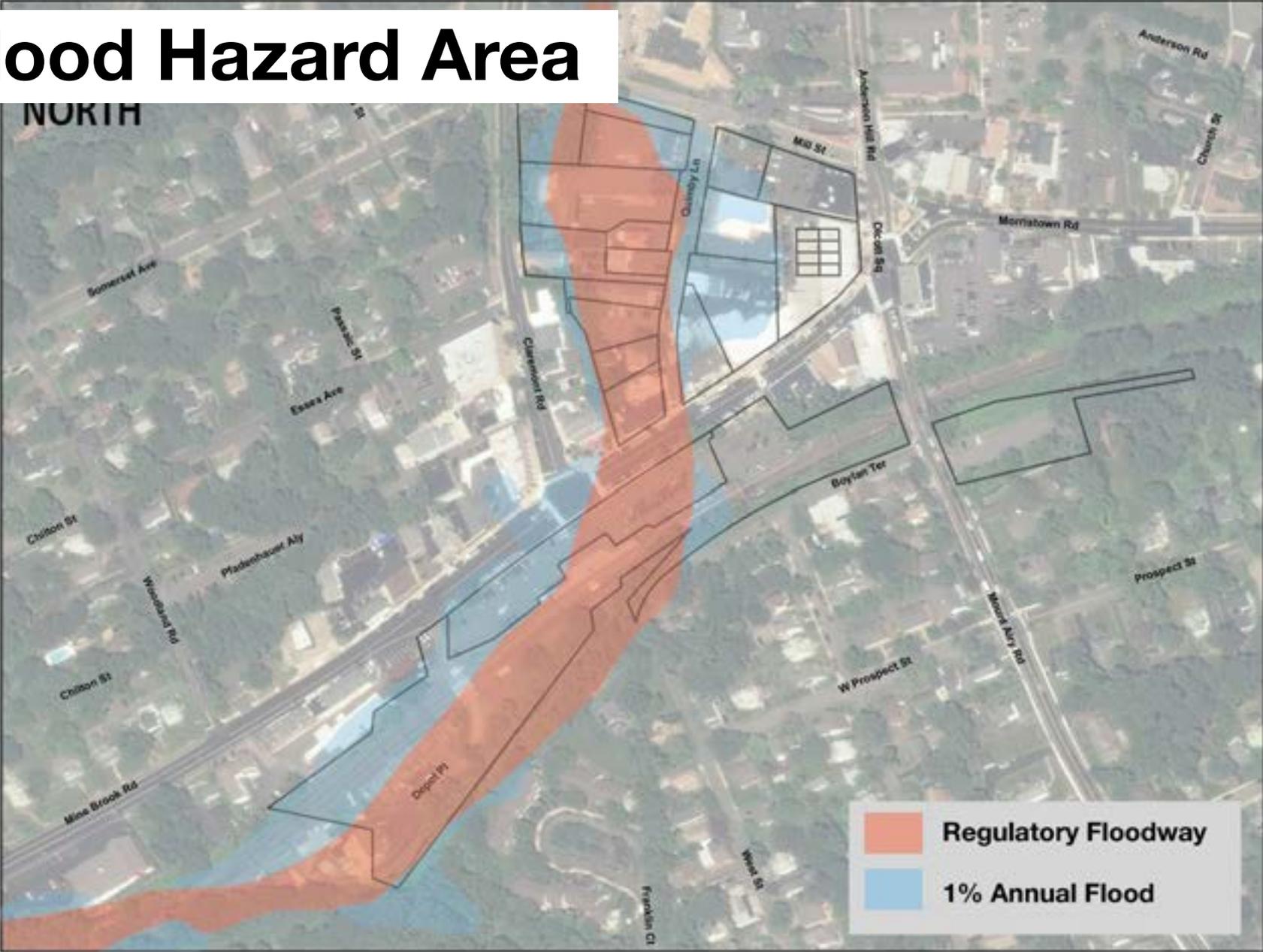


# Prior Planning

- **2004 Master Plan (reaffirmed in 2017)**
  - “Walking along Quimby Lane reveals mixed land uses predominantly auto related but also including parking, rear facades of buildings, post office and offices. These uses, while providing certain commercial services, under-utilize their properties and present an unappealing streetscape.” There should be a “study of the Mill Street/Quimby Lane area with the aim of improving the streetscape, connecting parking areas, and introducing new land uses.”
- **2018 Downtown Revitalization Committee Study:** 98% of respondents think downtown revitalization is important. August 2018 presentation identifies Quimby Lane as the “first step.”
- **2018-2019 Quimby Village RFP**



# Flood Hazard Area



# Flood Hazard Area



# Flood Hazard Area

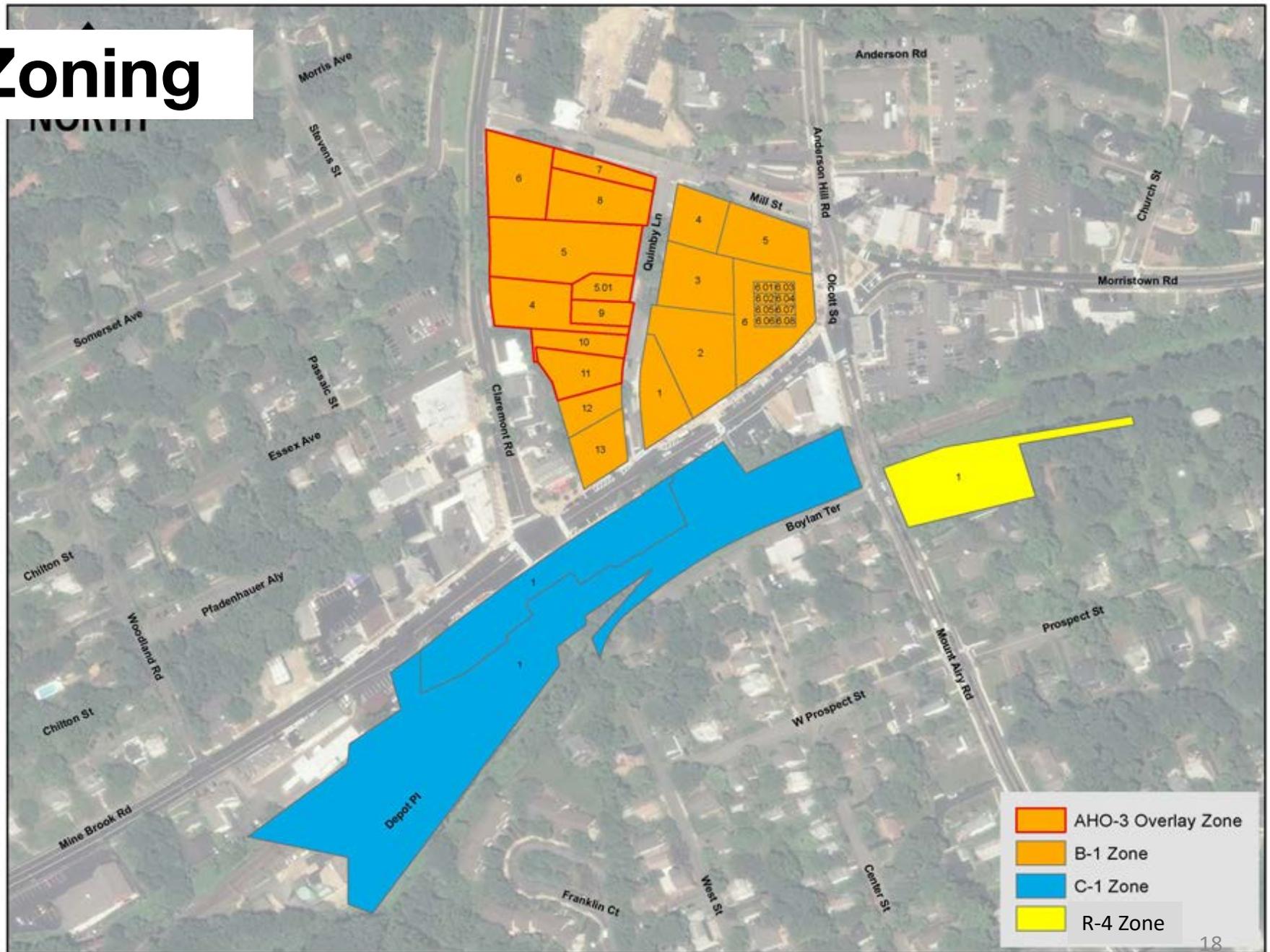


1942



2013

# Zoning



-  AHO-3 Overlay Zone
-  B-1 Zone
-  C-1 Zone
-  R-4 Zone

# 3. Statutory Criteria



# “Area in Need of Redevelopment” Criteria

## Statutory Analysis (N.J.S.A. 40A:12A-5)

- a** Substandard, unsafe, unsanitary, dilapidated, or obsolescent buildings
- b** Abandonment of commercial buildings or disrepair rendering them untenable; significant vacancies for two plus years
- c** Vacant or publicly owned land unlikely to be developed with private capital due to location, access or topography
- d** Dilapidated, obsolescent, faultily arranged or designed improvement detrimental to the public safety, health, morals, or welfare.
- e** Stagnant and unproductive condition of land because of a condition of title or diversity of ownership.

# “Area in Need of Redevelopment” Criteria

## Statutory Analysis (N.J.S.A. 40A:12A-5 (cont.))

- f** Area of 5+ acres with improvements that have been destroyed by fire or natural disaster
- g** Adopted and approved Urban Enterprise Zones (which may be designated for tax abatements only)
- h** Designation is consistent with smart growth planning principles

Section 3: “necessary...for the effective redevelopment of the area of which they are a part”

# 4. Study Area Evaluation



An aerial photograph of an urban area. The image shows a mix of residential and commercial buildings, parking lots, and streets. The buildings vary in size and style, with some having flat roofs and others with gabled roofs. There are several parking lots with cars parked. The streets are paved and have some markings. The overall appearance is that of a dense, somewhat cluttered urban environment.

# Common Characteristics

- Inter-dependent parcels
- Underutilization and vacancies
- Floodway development
- High lot coverage
- Haphazard circulation and loading
- Unsafe pedestrian conditions

# Common Characteristics

**Criterion 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.*

# Common Characteristics

## Surface Parking + Obsolescence

### **Concerned Citizens, Inc. v. Mayor and Council of the Borough of Princeton (Appellate Division, 2004)**

- Surface parking in a downtown is evidence of obsolescence.
- “Yesterday’s solution” which inhibited Princeton’s redevelopment objectives.
- Redevelopment objectives would “serve the public health, safety, and welfare of the community.”
- Surface parking lots generate limited tax revenue.

### **Application to Study Area**

- Study Area is the present and historic downtown of the community.
- Bernardsville is engaged in a multi-year effort to improve the downtown.
- Redevelopment in Bernardsville is a way to create a more orderly and usable layout.
- Bernardsville has expressed a desire to move away from other auto-oriented uses (“yesterday’s solution”)

# Common Characteristics

## Circulation + Faulty Arrangement

### **62-64 Main Street LLC v. Mayor & Council of the City of Hackensack (2015)**

NJ Supreme Court upheld "blight" for faulty arrangement, specifically citing:

- Undefined layout and related poor vehicular circulation
- Lack of landscaping and lighting
- Economic underutilization

### **Price v. City of Union City, NJ (2018)**

Appellate Division cited the existing of multiple driveways and potential conflicts with the public right-of-way as faulty arrangement and sufficient (at least in part) to uphold municipality's finding of blight.

### **Suburban Jewelers Inc., v. City of Plainfield (2010)**

Appellate Division upheld "blight" designation based (at least in part) on faulty arrangement as exhibited by:

- Poor lines of sight creating potential conflicts between pedestrians and vehicles
- Circulation conditions creating traffic congestion

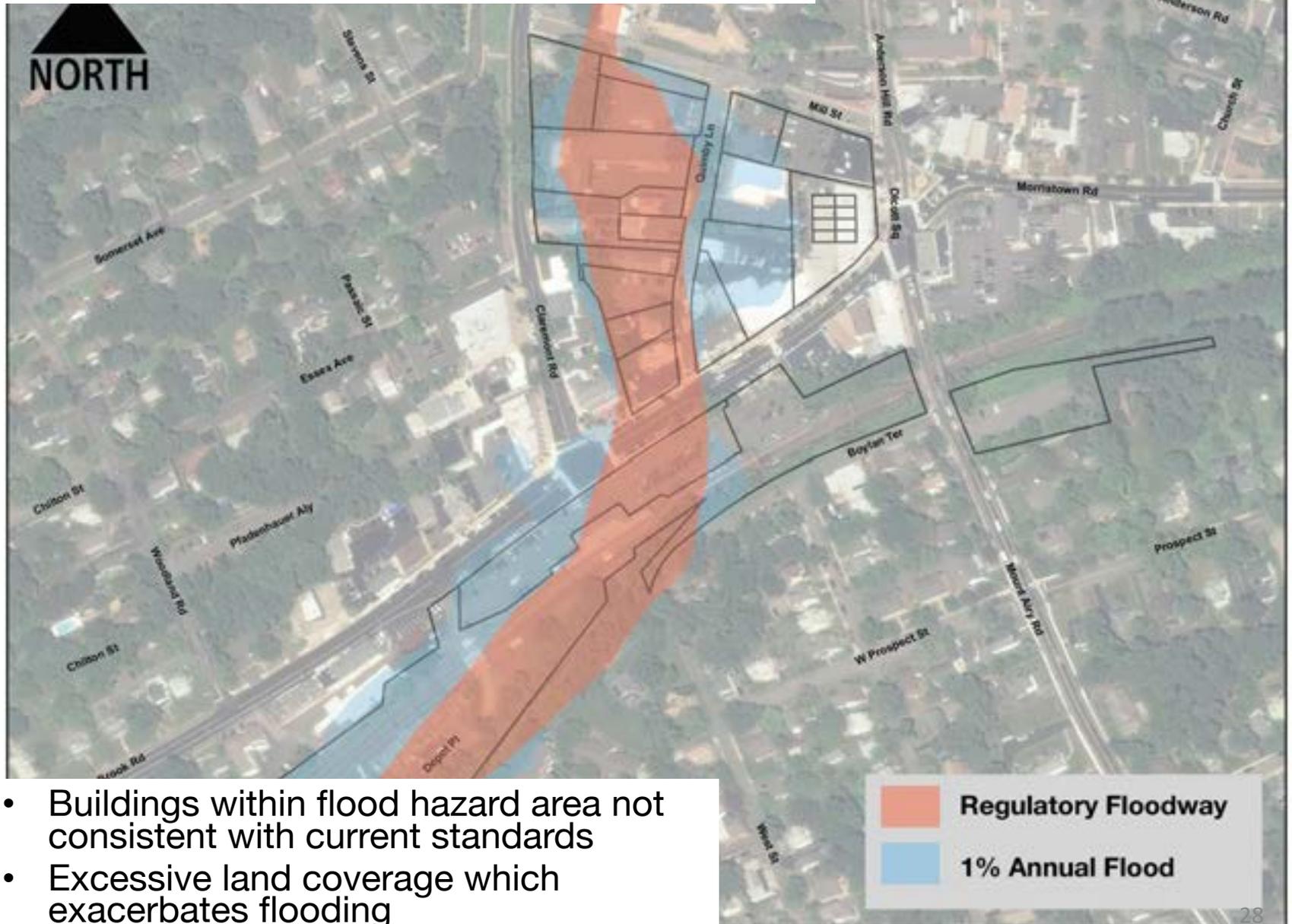
# Common Characteristics

## Examples of Poor Circulation as “Faulty Arrangement” within the Study Area

- Lack of striping
- Lack of clearly demarcated circulation patterns
- Blind turns
- Excessive driveways and curb cuts
- Informal loading areas

**This will be described on a site-by-site basis later in presentation.**

# Common Characteristics



# Common Characteristics

## Development in the Flood Hazard Area matters because:

“Unless properly controlled, development within flood hazard areas can exacerbate the intensity and frequency of flooding by reducing flood storage, increasing stormwater runoff and obstructing the movement of floodwaters...In addition, **structures that are improperly built in flood hazard areas are subject to flood damage and threaten the health, safety, and welfare of those who use them.**”

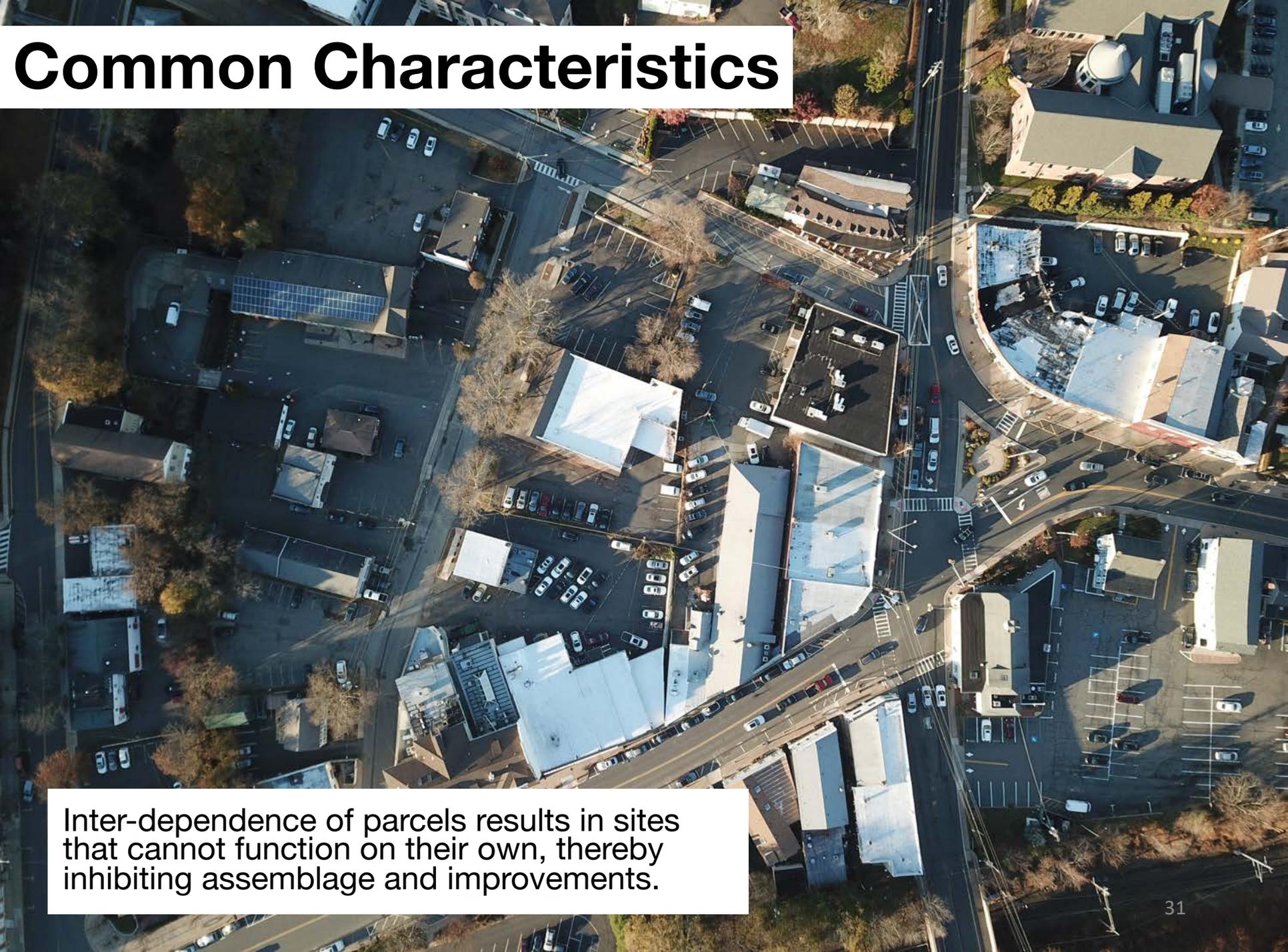
The Flood Hazard Area Control Act rules therefore incorporate stringent standards for development in flood hazard areas and adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development.”

**The New Jersey Flood Hazard Area Control Act (updated through 2016)**

# Common Characteristics

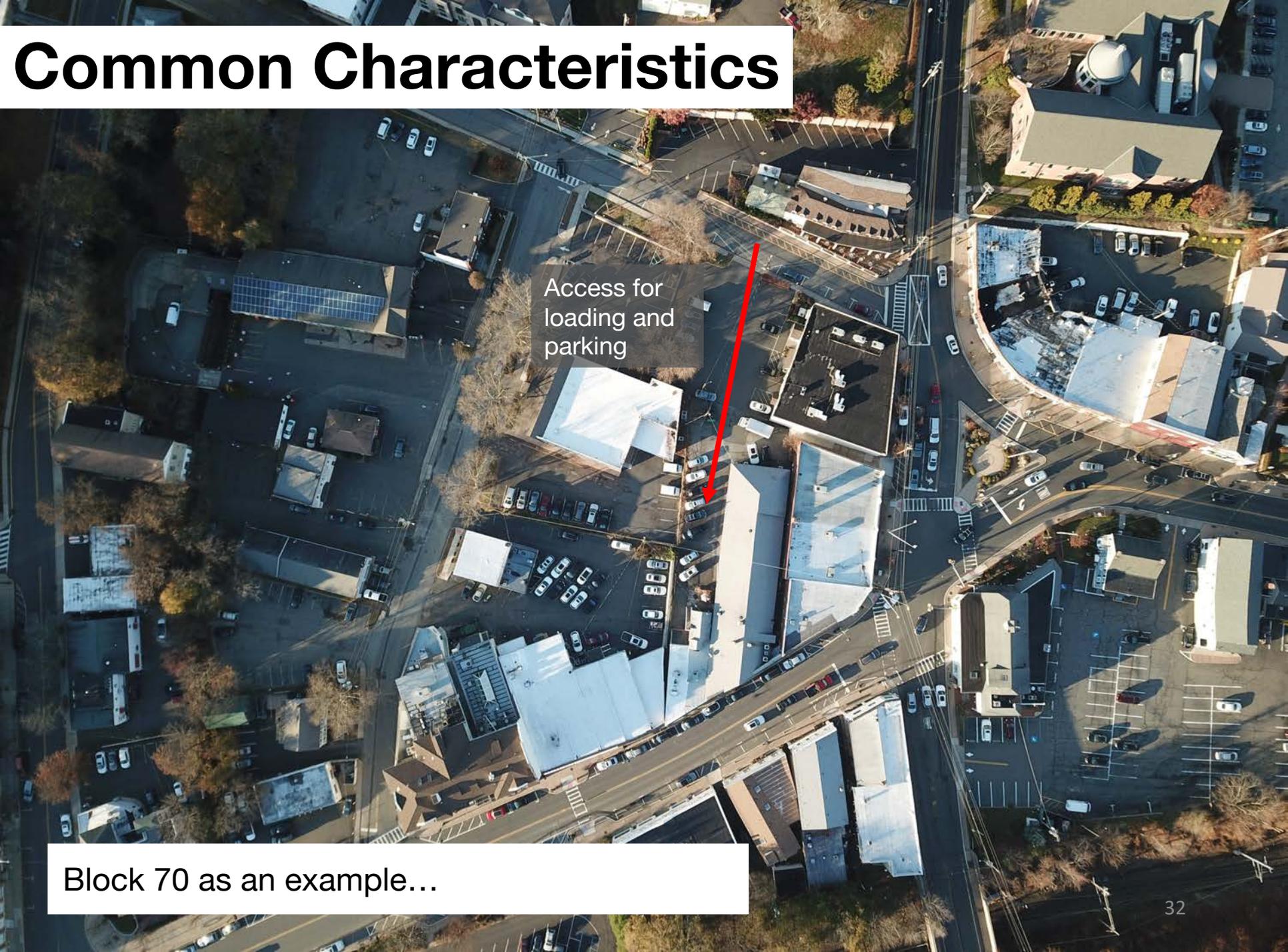
***Criterion E: A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which **impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive 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.*****

# Common Characteristics



Inter-dependence of parcels results in sites that cannot function on their own, thereby inhibiting assemblage and improvements.

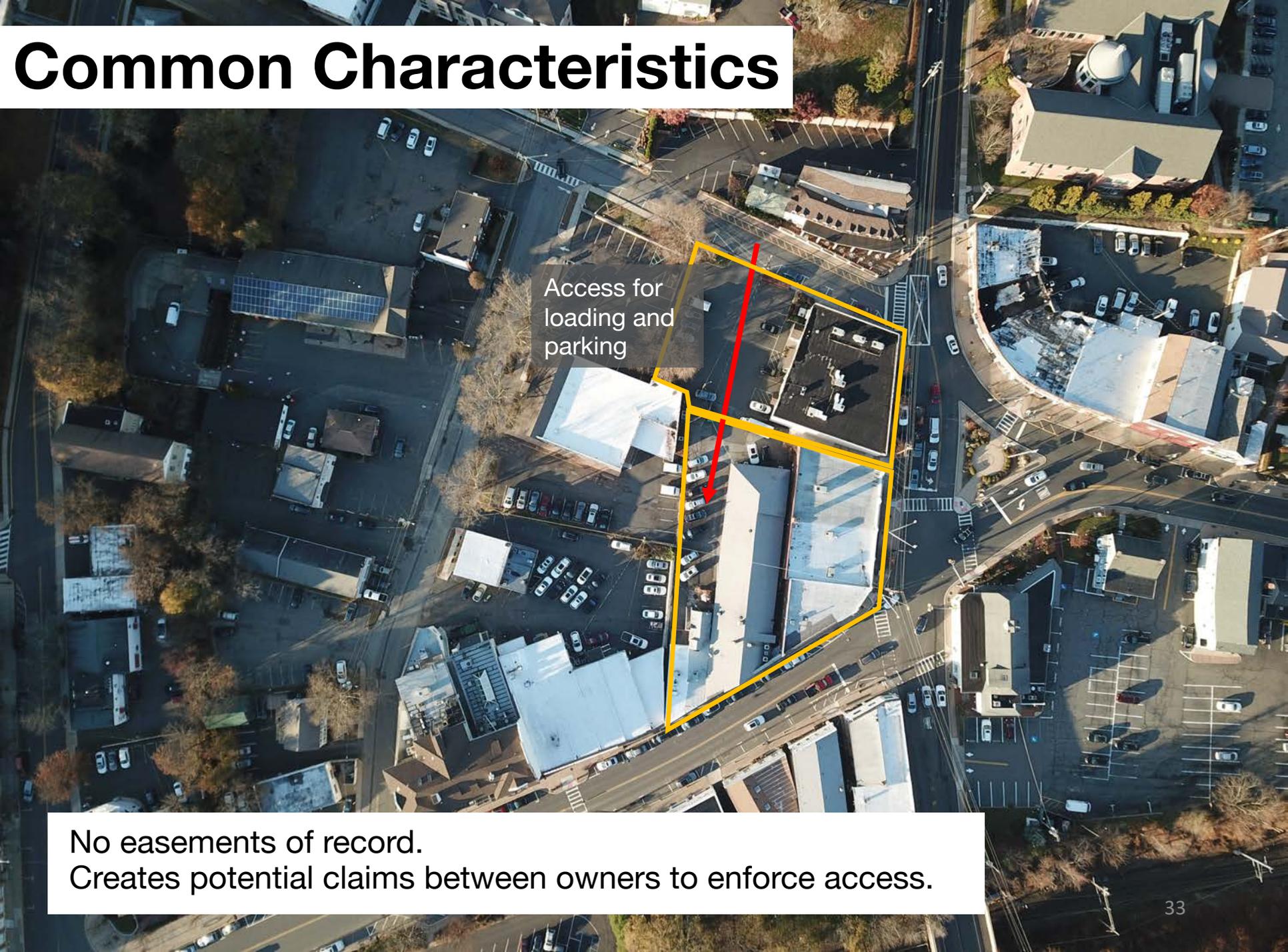
# Common Characteristics



Access for loading and parking

Block 70 as an example...

# Common Characteristics



Access for  
loading and  
parking

No easements of record.  
Creates potential claims between owners to enforce access.

# Criterion H

Some of the Smart Growth principles crafted by the Smart Growth Network and cited by the United States EPA include:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation decisions
- Make development decisions predictable, fair, and cost effective

# Criterion H

Study area exhibits characteristics of Smart Growth area including:

- Proximity to transit
- Established community center
- Land use form conducive to walkability
- Mixed land uses
- Distinct architectural character that could be enhanced via additional distinctive and contextually appropriate development

**All the properties qualify under Criterion H as designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.**

# 5. Property Evaluation



# Block 70, Lot 1



**Address:** 27 Mine Brook Road  
**Size:** .32 acres  
**Owner:** Mine Brook 2006, LLC  
**Use:** Bernards Inn  
**Applicable Criteria:** D, E, H

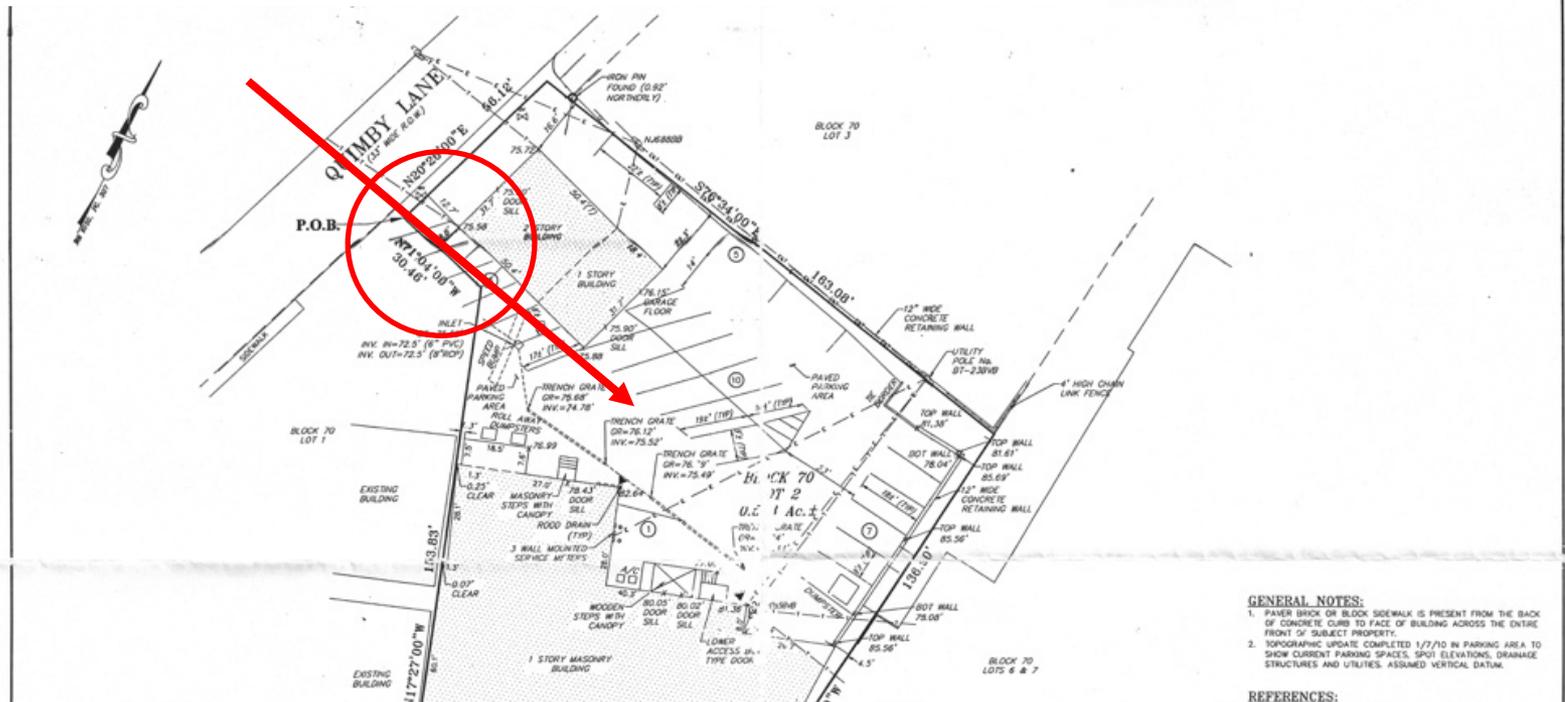
# Block 70, Lot 1: Criterion D

- Faulty arrangement, obsolete layout, and excessive land coverage are detrimental to health, safety, and welfare
  - Retrofit of site to accommodate more intensive uses and auto-oriented environment
  - Loading on Quimby impedes flow of traffic and creates safety hazard by impeding visibility. No dedicated loading area for trash.
  - Rear staircase exits into driveway via blind turn
  - Lack of striping to mark circulation patterns
  - Excessive land coverage exacerbates flooding and detracts from pedestrian environment, particularly relevant in the Special Flood Hazard Area



# Block 70, Lot 1: Criterion E

- 0.518±Ac.



**GENERAL NOTES:**

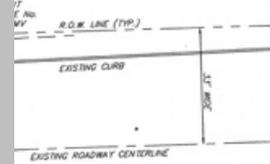
1. PAVED BRICK OR BLOCK SIDEWALK IS PRESENT FROM THE BACK OF CONCRETE CURB TO FACE OF BUILDING ACROSS THE ENTIRE FRONT OF SUBJECT PROPERTY.
2. TOPOGRAPHIC UPDATE COMPLETED 1/7/10 IN PARKING AREA TO SHOW CURRENT PARKING SPACES, SPOT ELEVATIONS, DRAINAGE STRUCTURES AND UTILITIES. ASSIGNED VERTICAL DATUM.

**REFERENCES:**

1. DEED BOOK 1330, PAGE 307.
2. TAX MAP SHEET No. 50.
3. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, CONSTRUCTION PLANS FOR ROUTE 202, (1953) SECTIONS 108, FROM VICINITY OF MT. ARRY ROAD TO VICINITY OF CHURCH STREET, REDUPPING AND CHANNELIZATION, APPROVED BY DESIGN ENGINEER IN 1985, SHEET No. 7.
4. MAP ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY KEY MAP ROUTE-16 (ROUTE-32 REV. 1927) SECTION 6A, BERNARDSVILLE BORO & BERNARDS TOWNSHIP, SOMERSET COUNTY, AND IN HARDING TOWNSHIP, MORRIS COUNTY," DATED JANUARY 1933.
5. MAP ENTITLED "BLOCK 70 LOT 2, EXISTING CONDITIONS, PARKING FACILITIES" BY THOMAS L. YAGER & ASSOCIATES, DATED 01/21/10 LAST REVISED 3/31/2011.

**CERTIFICATION:**

- MINEROPK PROPERTIES



- Functionality of property and Lot 2 dependent on cross easement
- Entanglement of title and condition of diverse ownership which may impede future transfer of, and investment, in the property
- Prevents reconfiguration of property in any way that would conflict with, or result in abuse of the easement
- Condition conducive to stagnation and presumed to have negative economic impact

NO. DATE REV. BY		REVISION	
<b>PROPERTY SURVEY</b>			
BLOCK 70, LOT 2 BOROUGH OF BERNARDSVILLE SOMERSET COUNTY, NEW JERSEY			
Drawn By: RAV	SHEET: 1 OF 1	CHD./APPS BY: JMH	SCALE: 1" = 20'
UPDATED BY: ---	DATE: 5/30/2013	DATA BASE: ---	JOB NO: 11536
MPH Morris P. Hebert, Inc. SURVEYING & ENGINEERING, PROFESSIONAL REGISTERED ENGINEER-LS 10 BEAVER CREEK ROAD, SUITE 200, CLIFTON, NJ 07011 TELEPHONE: (908) 486-1000, FAX: (908) 486-1001		MPH CAD FILE:	

# Block 70, Lot 2



**Address:** 17-23 Mine Brook Road

**Size:** .65 acres

**Owner:** Mine Brook Properties, LLC

**Use:** Retail, restaurant

**Applicable Criteria:** D, E, H

# Block 70, Lot 2: Criterion D

- Excessive land coverage, faulty arrangement of sanitary and waste management facilities, dilapidated improvements detrimental to health, safety, welfare
  - Excessive land coverage exacerbates flooding and detracts from pedestrian environment, particularly relevant in the Special Flood Hazard Area
  - Dumpsters lacking screening detract from aesthetic quality, can attract vermin, and cause waste to spread
  - Dumpster located in a parking space for a lengthy period of time reflective of faulty arrangement
  - Cracked and dilapidated improvements



# Block 70, Lot 2: Criterion E

- 0.518±Ac.



**GENERAL NOTES:**

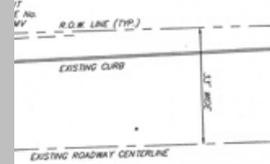
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**mph**  
Morris P. Hebert, Inc.  
SURVEYING & ENGINEERING • REGISTERED PROFESSIONAL ENGINEER #24  
10 BEAVER CREEK ROAD, SUITE 200 • CLIFTON, NJ 07011  
TELEPHONE: (908) 486-1000 • FAX: (908) 486-1001

# Block 70, Lot 3



**Address:** 23 Quimby Lane

**Size:** .41 acres

**Owner:** Borough of Bernardsville, C/O M.E. Olcott Square, LLC

**Use:** Post Office (lease tenant)

**Applicable Criteria:** D, E, H

# Block 70, Lot 3: Criterion D

**Criterion 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.*

# Block 70, Lot 3: Criterion D

- **Faulty arrangement detrimental to welfare**
  - Based on size of building (6,694 SF) roughly 21 parking spaces should be provided at a conservative ratio of 3 spaces to 1000 SF
  - Physically sufficient parking exists on-site (23 spaces)
  - However, the management of parking area restricts access to employees and tenant trucks. (i.e. “other factors”)
  - No customer parking provided on-site.
  - Adjacent property used for customer parking is public parking, but not provided pursuant to lease or easement.



# Block 70, Lot 3: Criterion E

*Criterion E: A growing lack or total lack of proper utilization of areas caused by the condition of the title...*

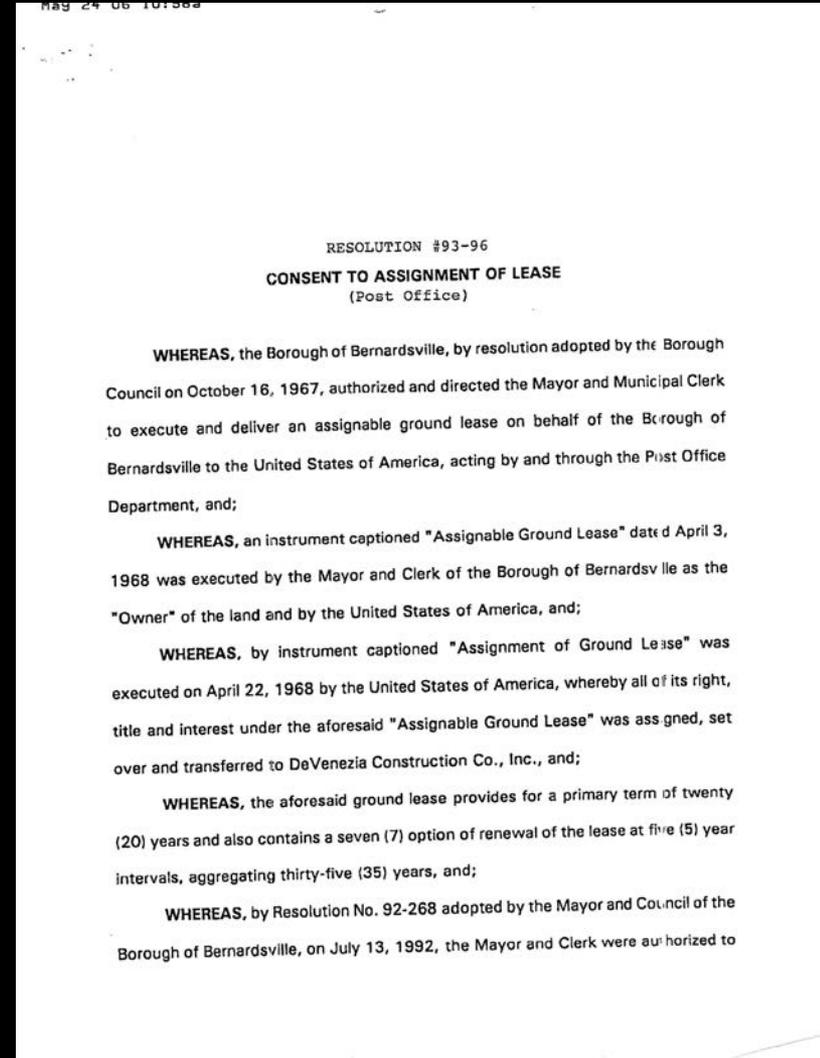
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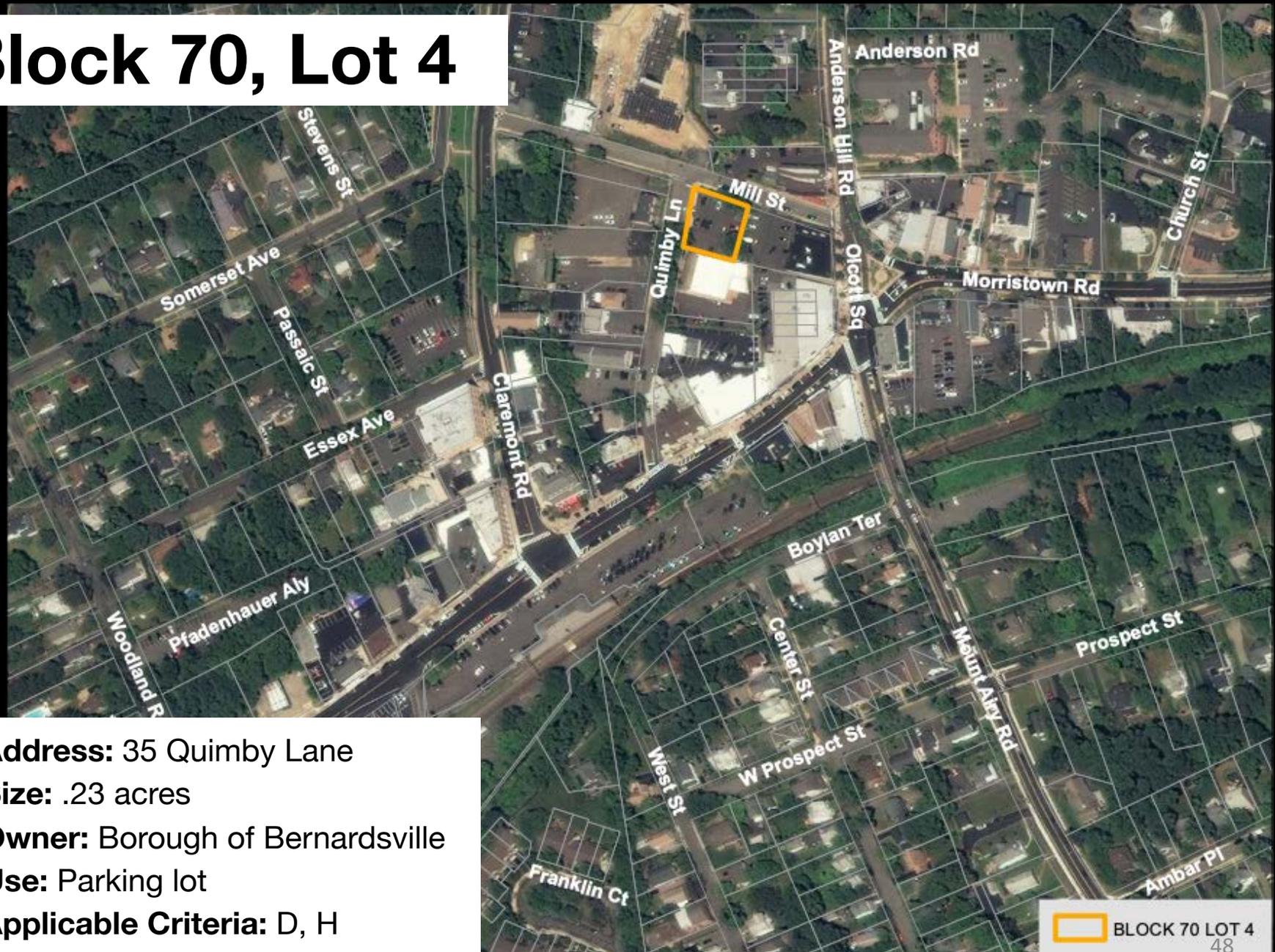
# Block 70, Lot 3: Criterion E

**Diverse ownership (or similar condition) that discourages undertaking of improvements:**

- Long-term lease arrangement creates multiple interested parties
  - Borough (owner of land)
  - M.E. Olcott Square, LLC (holder of ground lease)
  - United State Postal Service (sublessee and operator)
- Diverse ownership and limited opportunity for investor returns discourage undertaking of improvements, particularly as lease expiration approaches (2023)
- Violations for lack of property upkeep in 2018 and 2019



# Block 70, Lot 4



**Address:** 35 Quimby Lane  
**Size:** .23 acres  
**Owner:** Borough of Bernardsville  
**Use:** Parking lot  
**Applicable Criteria:** D, H

# Block 70, Lot 4: Criterion D

- **Obsolete land use detrimental to welfare**
  - Concerned Citizens supported finding that surface parking lots in downtown areas are evidence of obsolescence
  - Borough has undertaken effort to move away from auto-oriented uses and surface parking lots of “yesterday” in the downtown as reflected in 2004 Master Plan
  - Surface parking lots detract from pedestrian environment and discourage walkability, exhibit excessive lot coverage ratios that exacerbate flooding, and do not generate significant tax revenue
    - Improvement value of Block 70, Lot 4 per acre is \$0
    - Borough wide average is \$174,133



# Block 70, Lot 5



**Address:** 11 Olcott Square  
**Size:** .42 acres  
**Owner:** M.E. Olcott Square, LLC  
**Use:** Retail  
**Applicable Criteria:** E, H

# Block 70, Lot 5: Criterion E

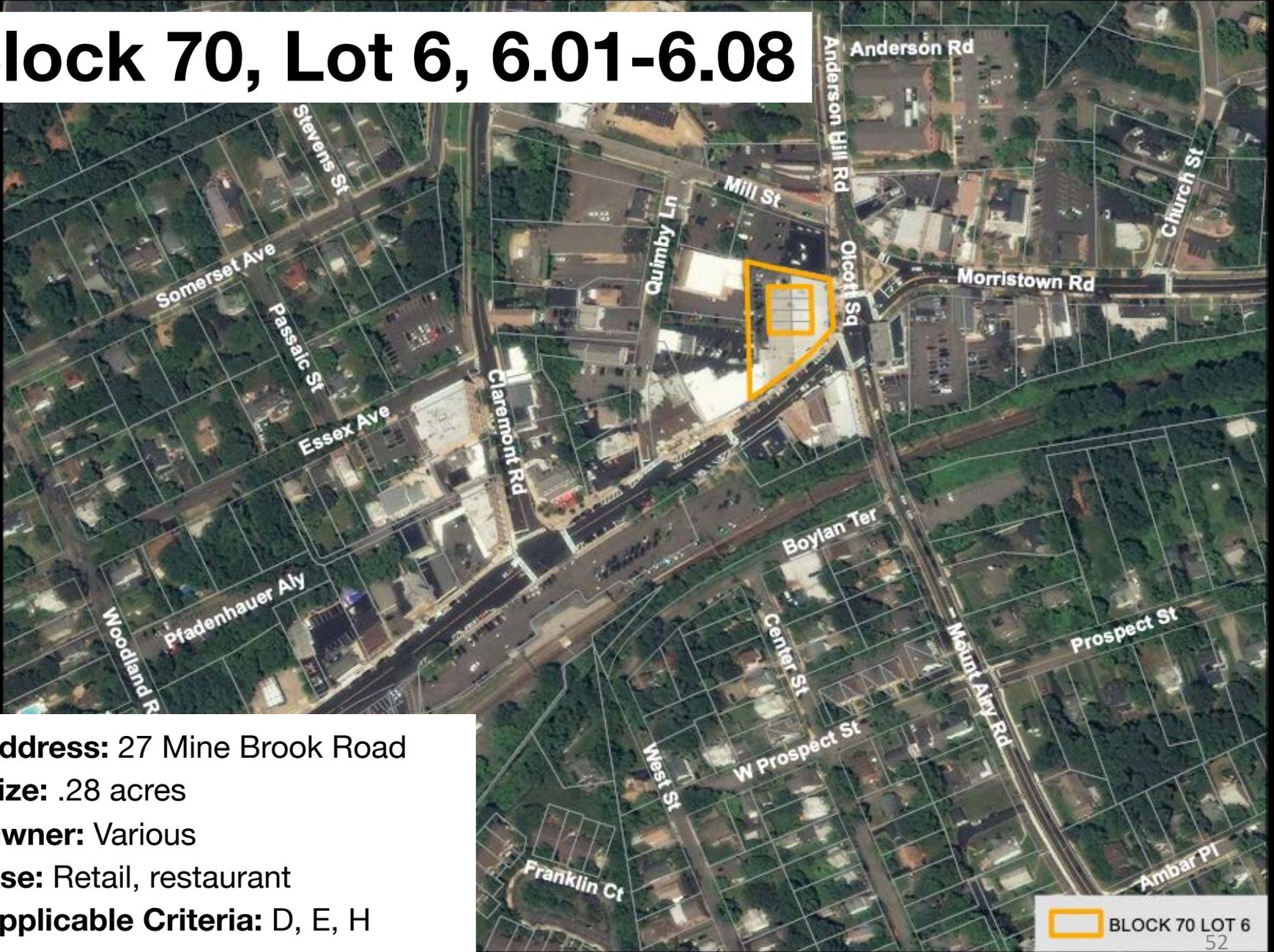
Access for  
loading and  
parking to Lot 6

Lot 5

Lot 6

- Only viable and safe access point to Lot 6 for loading and parking dependent on access via Lot 5
- No formal easement identified
- Historic aerials indicate relationship between properties has existed for decades, creating the potential for legal claim to enforce access
- Intermingling of functionality discourages improvements, hinders economic development, and reduces the viability of the land

# Block 70, Lot 6, 6.01-6.08



**Address:** 27 Mine Brook Road

**Size:** .28 acres

**Owner:** Various

**Use:** Retail, restaurant

**Applicable Criteria:** D, E, H

# Block 70, Lot 6, 6.01-6.08: Criterion D

- **Faulty arrangement and excessive land coverage detrimental to safety welfare**
  - Roughly 13,100 SF of commercial space serviced via 17 parking spaces (less than half of required under zoning)
  - Lack of parking detrimental to welfare by limiting viability of businesses and potential expansion
  - Only on-site vehicular access provided via extremely narrow driveway along Olcott Sq. that traverses sidewalk with dangerous conditions and cannot accommodate commercial loading/deliveries
  - Excessive land coverage (flooding / aesthetics)



# Block 70, Lot 6: Criterion E

Access for  
loading and  
parking to Lot 6

Lot 5

Lot 6

- Only viable and safe access point to Lot 6 for loading and parking dependent on access via Lot 5
- No formal easement identified
- Historic aerials indicate relationship between properties has existed for decades, creating the potential for legal claim to enforce access
- Intermingling of functionality discourages improvements, hinders economic development, and reduces the viability of the land

# Before we go to Lot 71...

## Development in the Flood Hazard Area matters because:

“Unless properly controlled, development within flood hazard areas can exacerbate the intensity and frequency of flooding by reducing flood storage, increasing stormwater runoff and obstructing the movement of floodwaters...In addition, **structures that are improperly built in flood hazard areas are subject to flood damage and threaten the health, safety, and welfare of those who use them.**

The Flood Hazard Area Control Act rules therefore incorporate stringent standards for development in flood hazard areas and adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development.”

**The New Jersey Flood Hazard Area Control Act (updated through 2016)**

# Before we go to Lot 71...



# Block 71, Lot 4



**Address:** 33 Claremont Road

**Size:** .19 acres

**Owner:** 33 Claremont Road, LLC

**Use:** Vacant commercial

**Applicable Criteria:** B, D, H

# Block 71, Lot 4: Criterion B

- Building previously used for commercial purposes with significant vacancies for at least two years
  - Primary structure previously used for commercial purposes by Griffin & Howe, a company that manufactures and sells firearms
  - Based on review of imagery, commercial property has been vacant since at least 2016



*July 2009:  
Occupied*



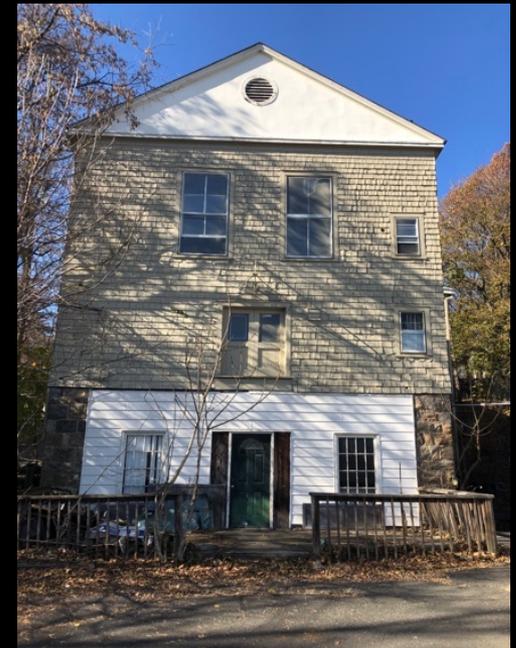
*August 2016:  
Vacant*



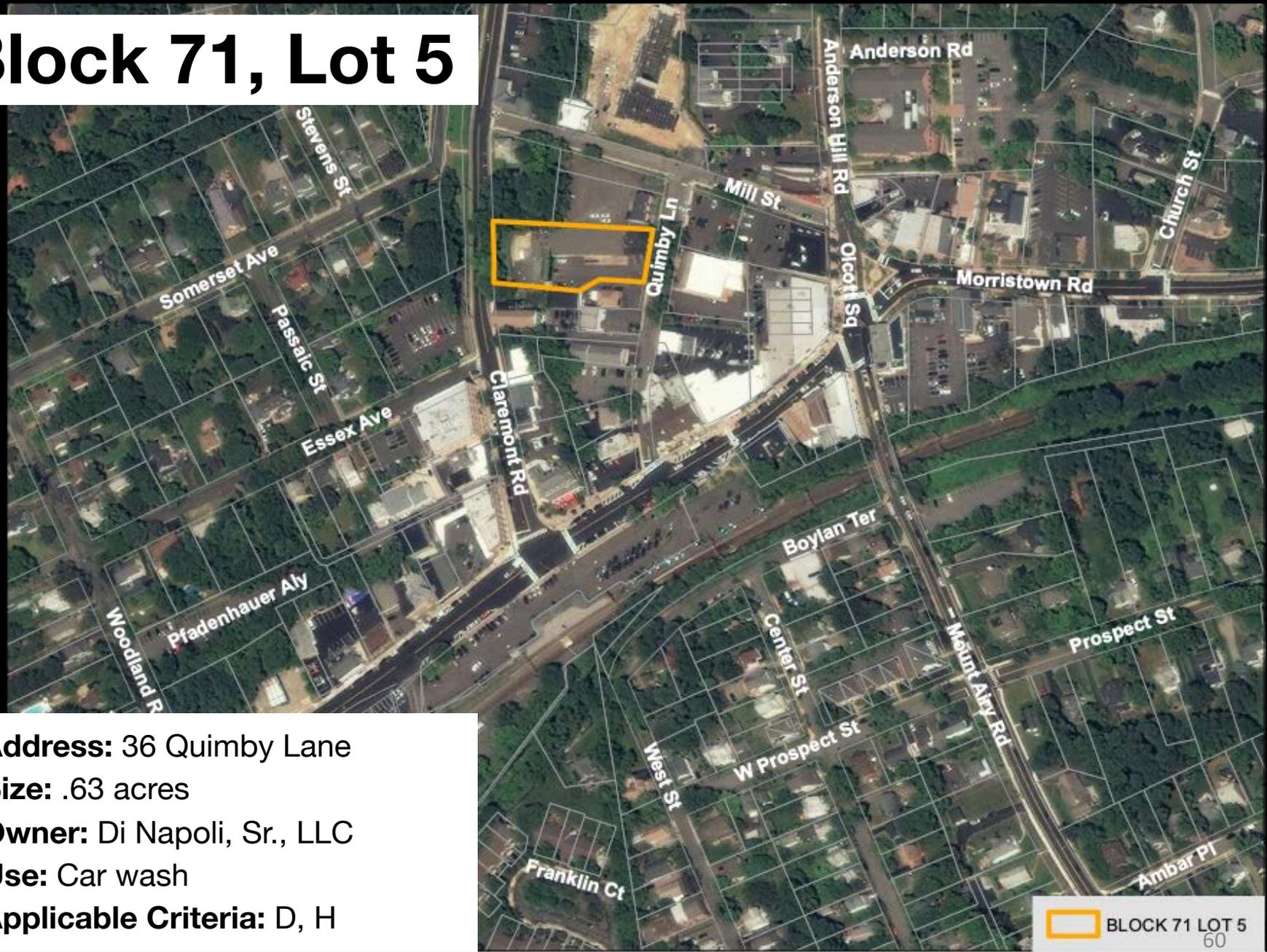
*November 2019:  
Vacant*

# Block 71, Lot 4: Criterion D

- **Faulty arrangement detrimental to safety and welfare**
  - Property includes improvements on both sides of Mine Brook
  - Improvements are connected via wood bridge
  - Bridges create a “damming” effect by trapping debris that impedes the free flow of the waterway
  - “Debris dam” effect may magnify district flooding by blocking the flow of the waterway beneath the structure with insufficient clearance



# Block 71, Lot 5



**Address:** 36 Quimby Lane  
**Size:** .63 acres  
**Owner:** Di Napoli, Sr., LLC  
**Use:** Car wash  
**Applicable Criteria:** D, H

# Block 71, Lot 5: Criterion D



- Faulty arrangement detrimental to health and safety

# Block 71, Lot 5: Criterion D



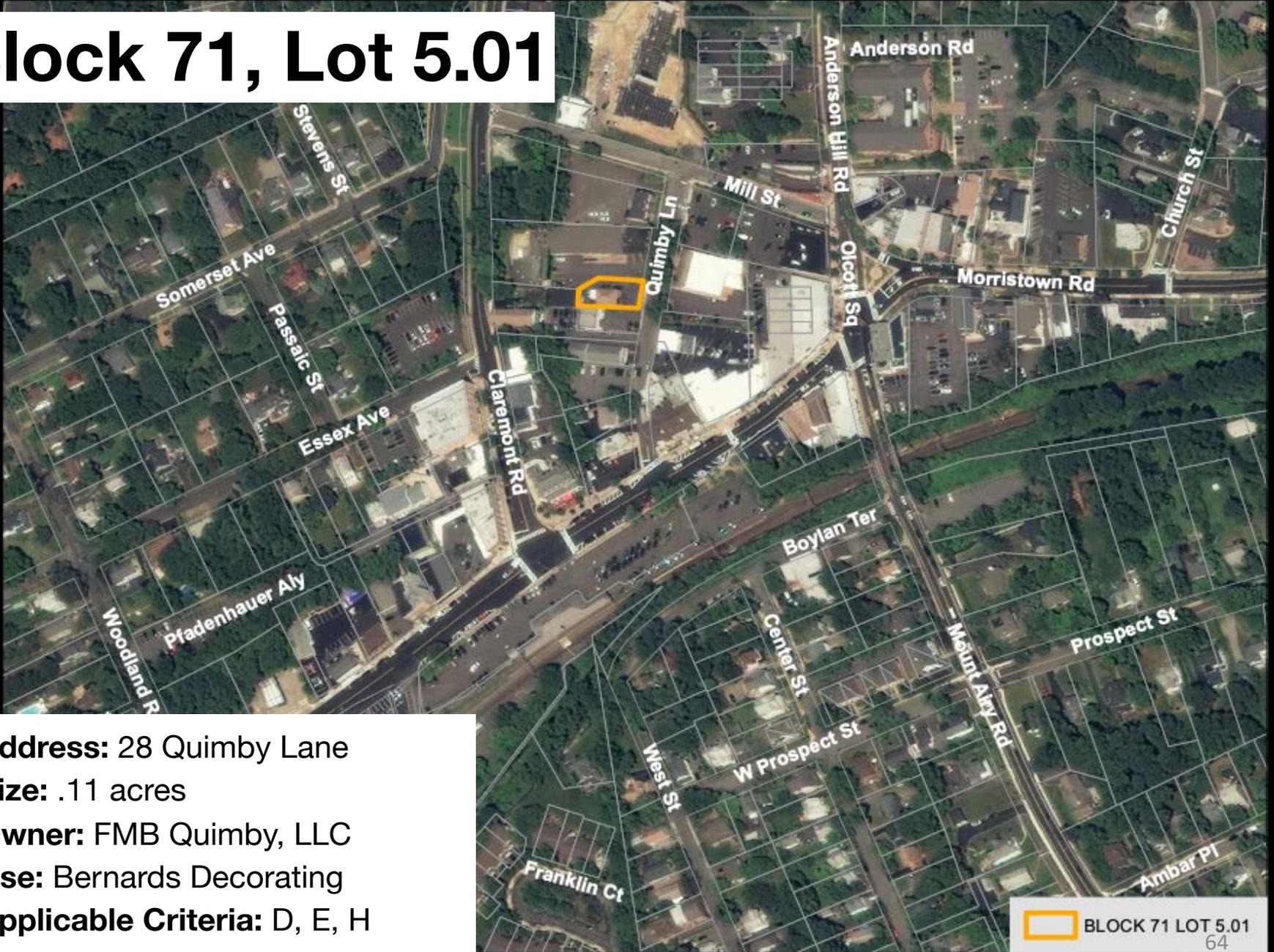
- Faulty arrangement detrimental to health and safety

# Block 71, Lot 5: Criterion D

- Faulty arrangement, obsolete layout and use, and excessive land coverage detrimental to health, safety and welfare
  - Circulation pattern requires vehicles to cross Mine Brook and involves car washing activities above the waterway a condition detrimental to health and safety
  - Bridges over Mine Brook create damming effect
  - Development within Regulatory Floodway with excessive land coverage exacerbates flooding and non-point source pollution
  - Excessive curb cuts along Quimby create hazardous condition for pedestrians
  - Obsolete land use that is no longer appropriate for a downtown setting (Concerned Citizens)



# Block 71, Lot 5.01



**Address:** 28 Quimby Lane

**Size:** .11 acres

**Owner:** FMB Quimby, LLC

**Use:** Bernards Decorating

**Applicable Criteria:** D, E, H

# Block 71, Lot 5.01: Criterion D

- **Faulty arrangement, obsolete layout, and excessive land coverage detrimental to health and safety**
  - Development within Floodway that does not comply with NJDEP standards / best practices results in a faulty arrangement and obsolete layout that is detrimental to health and safety
  - Dilapidated improvements in parking area and sidewalk discourage investment and detract from pedestrian environment
  - Excessive curb cuts create dangerous pedestrian conditions
  - Circulation areas lack striping or wayfinding and are intermingled with adjacent properties creating a hazardous condition (next slide)
  - Front-yard parking reflective of an obsolete layout that detracts from pedestrian environment and economic vibrance



# Block 71, Lot 5.01: Criterion E



- Functionality of property and Lot 9 dependent on cross easement
- Requiring continued access limits functionality of parcel and reconfiguration in a way that might result in overuse or abuse of easement
- Limitation makes site less viable for investment and improvements

# Block 71, Lot 6



**Address:** 55 Clarendon Road

**Size:** .41 acres

**Owner:** Perhouse, Bessie M.

**Use:** Residential

**Applicable Criteria:** D, H, Section 3

# Block 71, Lot 6: Criterion D

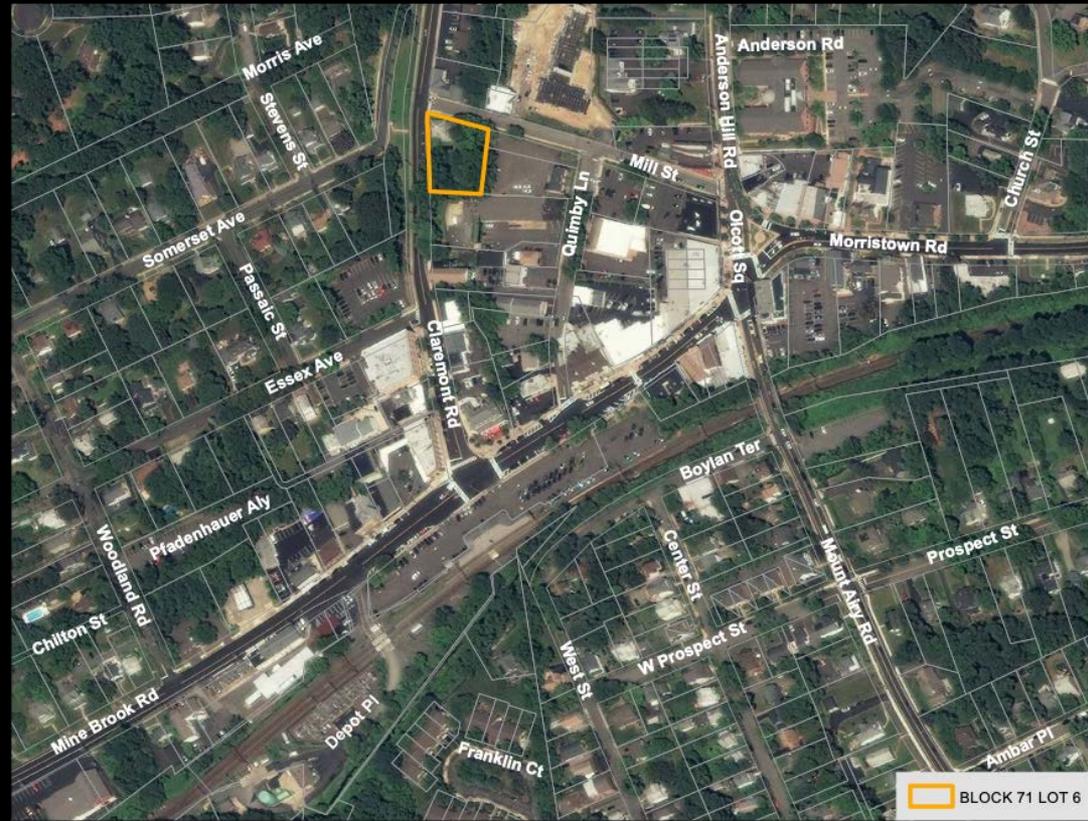
- **Faulty arrangement and obsolete layout detrimental to health and safety**
  - Development within the Regulatory Floodway without corresponding improvements to account for presence of Floodway is detrimental to health and safety both on-site and downstream



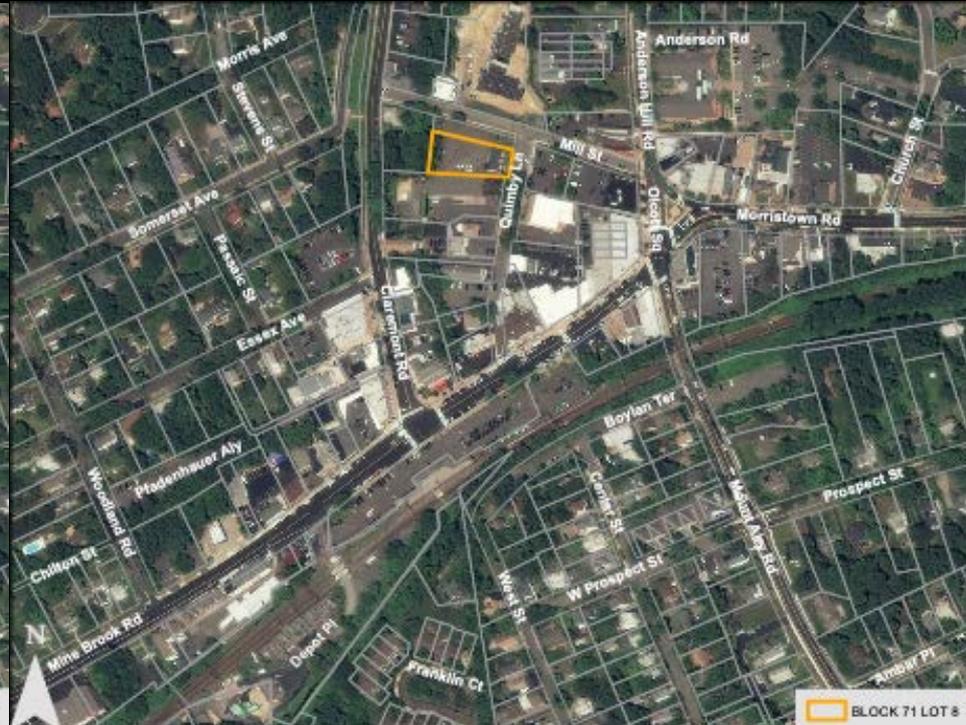
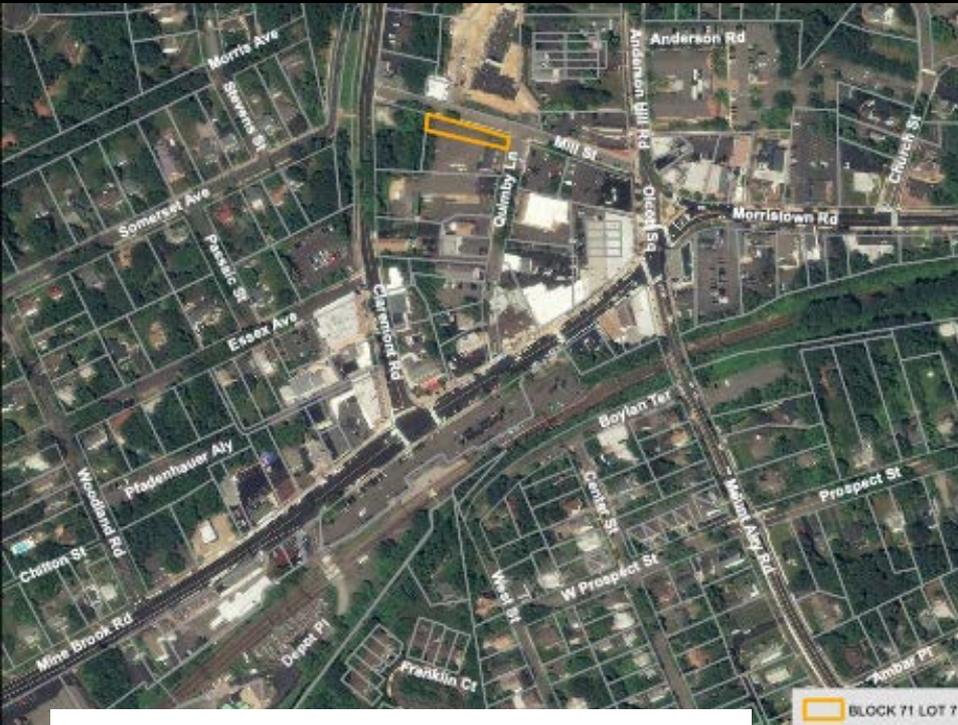
# Block 71, Lot 6: Section 3

(alternative argument)

- “...the inclusion of which is found necessary...for the effective redevelopment of the area of which they are a part.”
  - Property is bordered on both sides by properties that qualify as an area in need of redevelopment
  - Visually significant corner “gateway” property essential for redevelopment of the Study Area
  - Contains frontage along Mine Brook that will be important for regulating flooding impacts and potential public amenity



# Block 71, Lot 7, 8



**Address:** 40-42 Quimby Lane  
**Size:** .46 acres  
**Owner:** Quimby Lane Realty, LLC  
**Use:** Office  
**Applicable Criteria:** D

# Block 71, Lots 7, 8: Criterion D

- Faulty arrangement, obsolete layout, and excessive land coverage detrimental to safety and welfare
  - Excessive land coverage within the Floodway reflective of a faulty arrangement detrimental to safety
  - Lack of features to mitigate hazardous Floodway conditions reflective of obsolescence
  - Parking area lacks striping creating a hazardous condition for vehicles and pedestrians
  - Improvements within parking area are cracked and dilapidated
  - Trash area is not delineated or screened reflective of a faulty arrangement



# Block 71, Lot 9



**Address:** 24 Quimby Lane  
**Size:** .11 acres  
**Owner:** FMB Quimby, LLC  
**Use:** Wag Happy Pet Salon  
**Applicable Criteria:** D, E, H

 BLOCK 71 LOT 9

# Block 71, Lot 9: Criterion D

- **Faulty arrangement, obsolete layout, and excessive land coverage detrimental to safety and welfare**
  - Excessive land coverage within the Floodway reflective of a faulty arrangement detrimental to safety
  - Lack of features to mitigate Floodway conditions reflective of obsolescence
  - Lack of striping to indicate circulation patterns for vehicles or pedestrians reflective of faulty arrangement and detrimental to safety
  - Front-yard parking reflective of an obsolete layout that detracts from pedestrian environment and economic vibrance

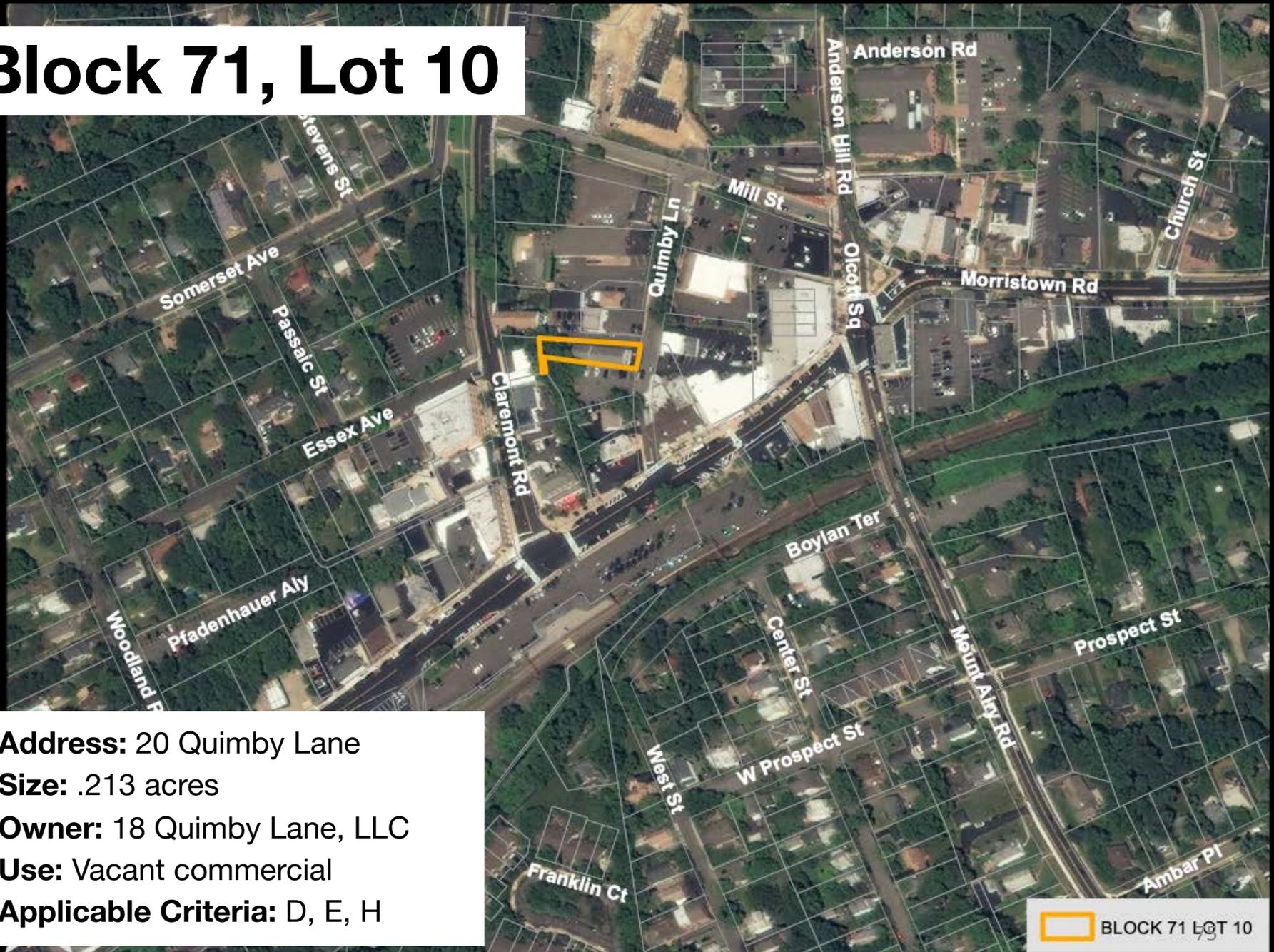


# Block 71, Lot 9: Criterion E



- Functionality of property and Lot 5.01 dependent on cross easement
- Requiring continued access limits functionality of parcel and reconfiguration in a way that might result in overuse or abuse of easement
- Limitation makes site less viable for investment and improvements

# Block 71, Lot 10



**Address:** 20 Quimby Lane

**Size:** .213 acres

**Owner:** 18 Quimby Lane, LLC

**Use:** Vacant commercial

**Applicable Criteria:** D, E, H

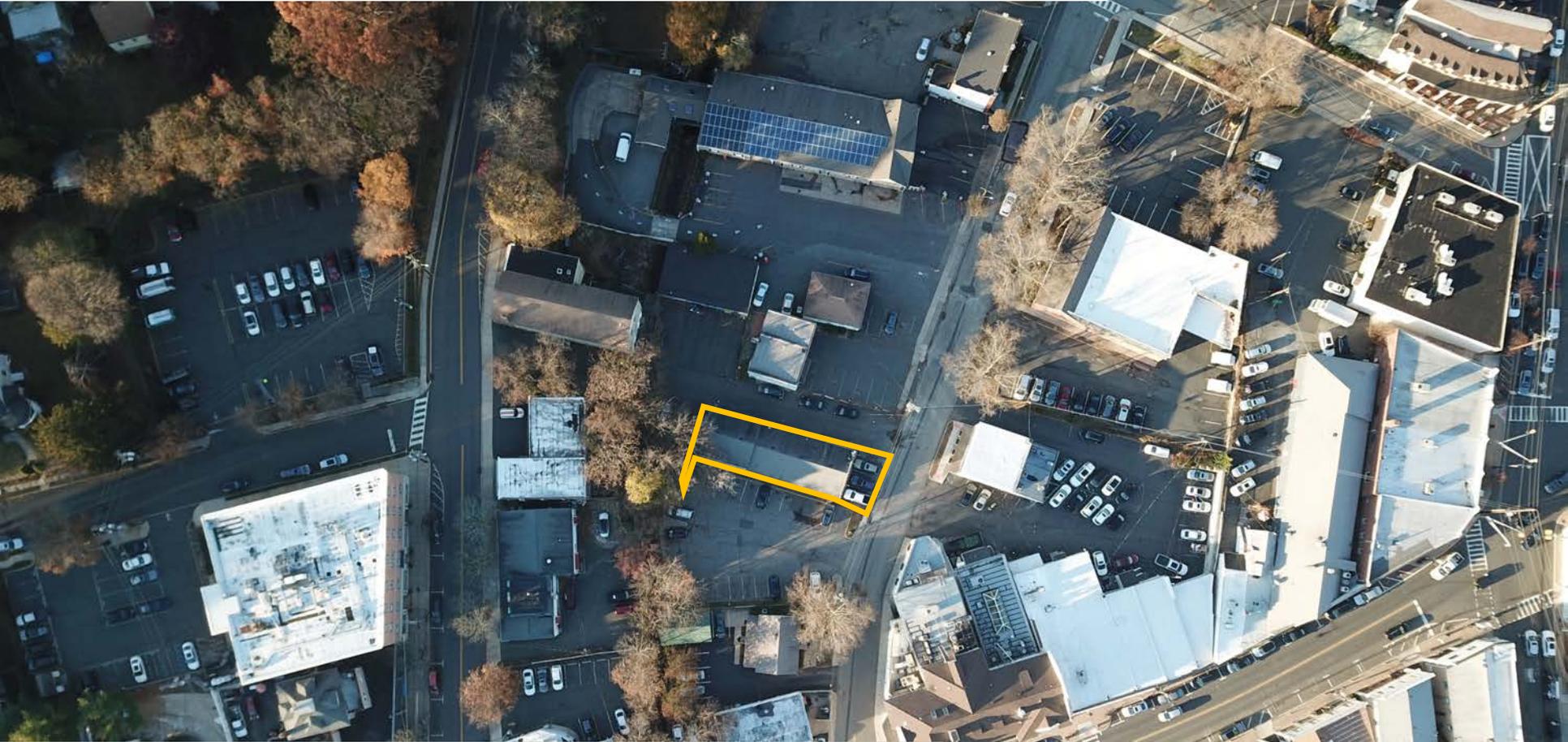
 BLOCK 71 LOT 10

# Block 71, Lot 10: Criterion D

- **Faulty arrangement, obsolete layout, and excessive land coverage detrimental to safety and welfare**
  - Excessive lot coverage within the Floodway reflective of a faulty arrangement detrimental to safety
  - Lack of features to mitigate Floodway conditions reflective of obsolescence
  - Front-yard parking reflective of an obsolete layout that detracts from pedestrian environment and economic vibrance
  - Side setbacks insufficient to permit vehicular access to rear of lot
  - Excessive curb cuts create hazardous pedestrian condition



# Block 71, Lot 10: Criterion E



- Vehicular access to rear of site only possible by using adjacent properties
- No formal agreement identified
- Inter-dependence of parcels is a condition that would discourage the undertaking of improvements and investment, and reduce the viability of land that would otherwise be useful

# Block 71, Lot 11



**Address:** 16 Quimby Lane

**Size:** .27 acres

**Owner:** Mine Brook 2006, LLC, C/O Ryan LLC

**Use:** Parking Lot

**Applicable Criteria:** D, H

 BLOCK 71 LOT 11

# Block 71, Lot 11: Criterion D

- **Obsolete land use detrimental to welfare**
  - Concerned Citizens supported finding that surface parking lots in downtown areas are evidence of obsolescence
  - Borough has undertaken effort to move away from auto-oriented uses and surface parking lots of “yesterday” in the downtown as reflected in 2004 Master Plan
  - Surface parking lots detract from pedestrian environment and discourage walkability, exhibit excessive lot coverage ratios that exacerbate flooding, and do not generate significant tax revenue
    - Improvement value of Block 71, Lot 11 per acre is \$0
    - Borough wide average is \$174,133



# Block 71, Lot 12



**Address:** 12 Quimby Lane  
**Size:** .13 acres  
**Owner:** 12 Quimby Bernardsville LLC  
**Use:** Professional offices  
**Applicable Criteria:** D, H, Section 3

 BLOCK 71 LOT 12

# Block 71, Lot 12: Criterion D

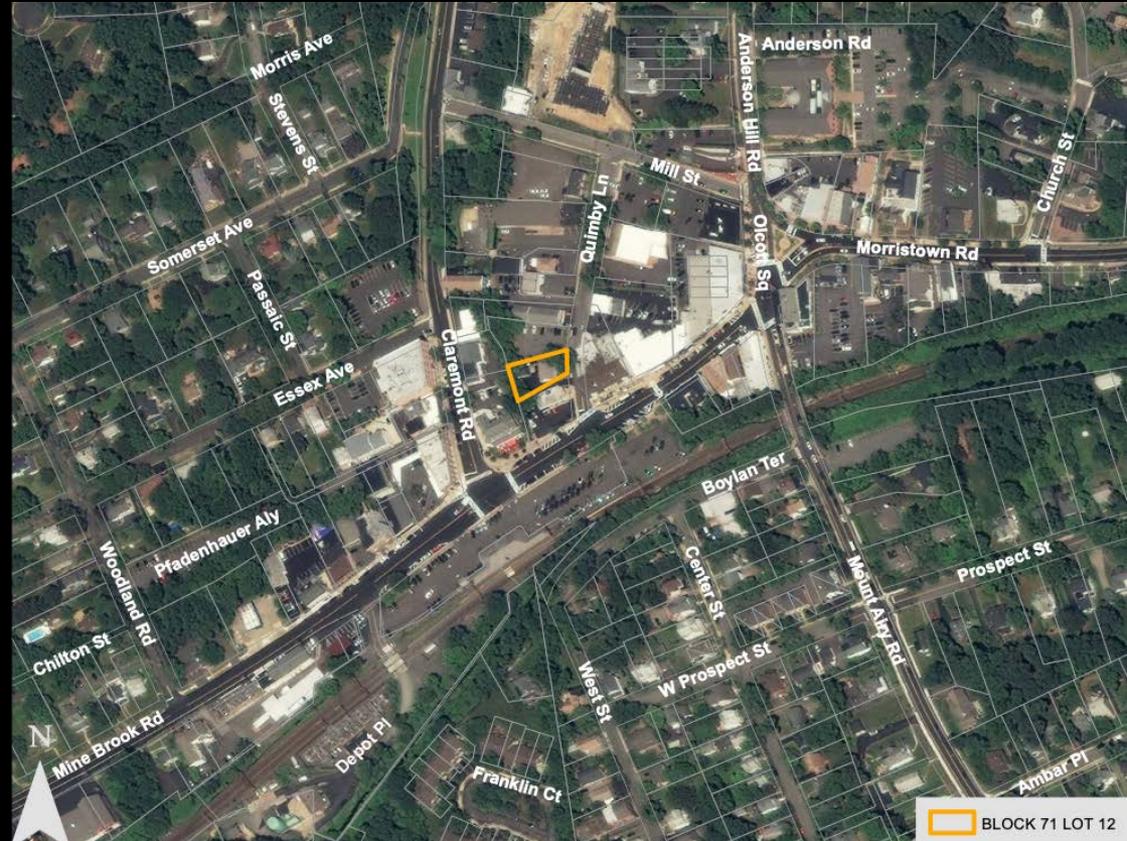
- **Faulty arrangement and obsolete layout detrimental to safety and welfare**
  - Development within the Regulatory Floodway without accommodations to mitigate on or off-site impacts of flooding creates a condition detrimental to safety of users of the building and to the welfare of the community



# Block 71, Lot 6: Section 3

(alternative argument)

- “...the inclusion of which is found necessary...for the effective redevelopment of the area of which they are a part.”
  - Property is bordered on north and south both sides by properties that qualify as an area in need of redevelopment
  - Adjacent properties insufficient size to accommodate redevelopment without inclusion of Lot 12
  - Adjacency to Mine Brook creates natural border



# Block 71, Lot 13



**Address:** 33-39 Mine Brook Road  
**Size:** .17 acres  
**Owner:** SCP Group, LLC  
**Use:** Auto repair shop  
**Applicable Criteria:** D, H

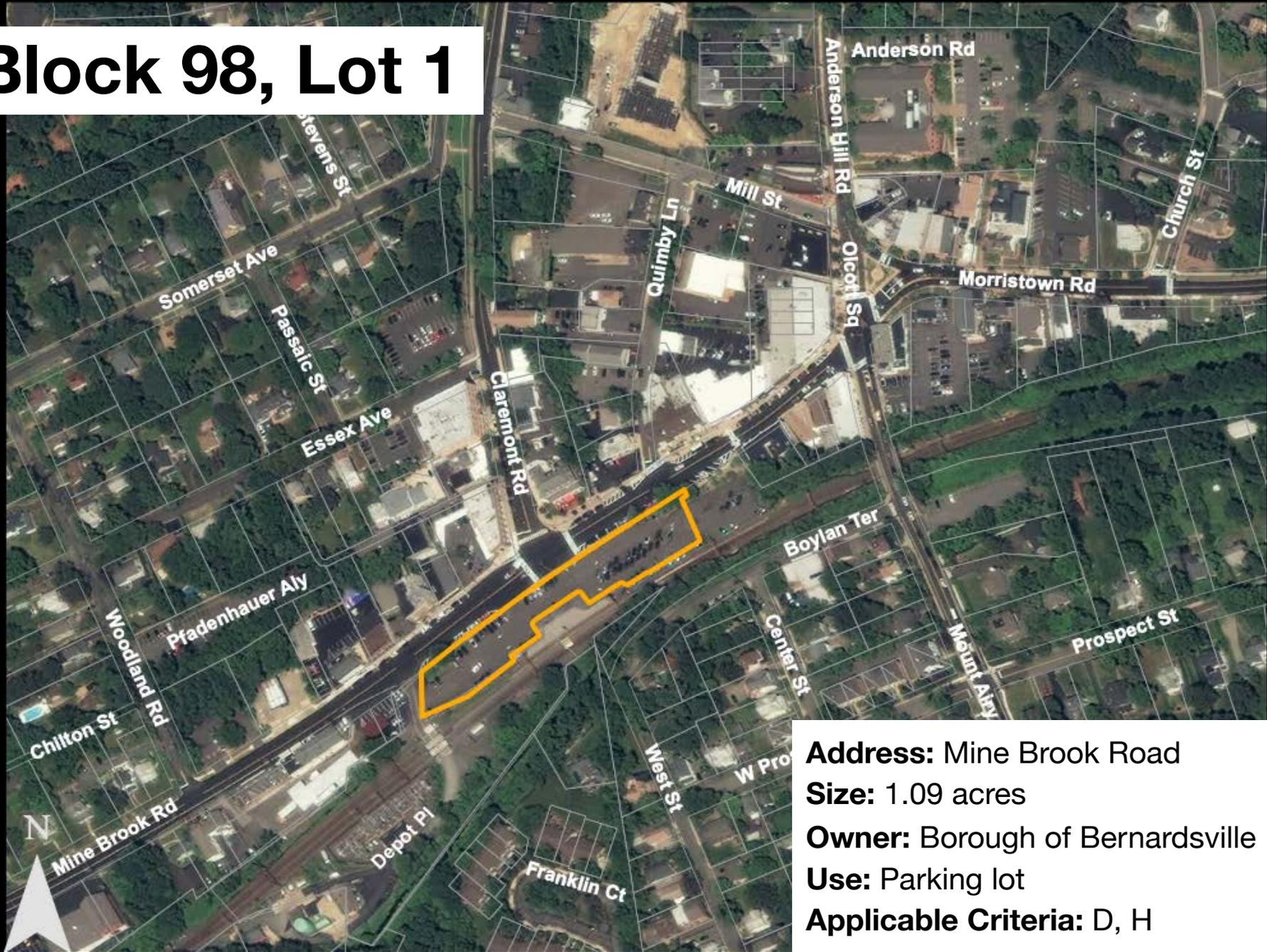
 BLOCK 71 LOT 13

# Block 71, Lot 13: Criterion D

- Faulty arrangement, obsolete layout and use, and excessive land coverage detrimental to health, safety, and welfare
  - Excessive land coverage within the Floodway reflective of a faulty arrangement detrimental to safety
  - Lack of features to mitigate Floodway conditions reflective of obsolescence
  - Haphazard front yard vehicle storage reflective of faulty arrangement
  - Front-yard parking reflective of an obsolete layout that detracts from pedestrian environment and economic vibrance
  - Obsolete land use no longer appropriate for a downtown setting (Concerned Citizens)



# Block 98, Lot 1



**Address:** Mine Brook Road  
**Size:** 1.09 acres  
**Owner:** Borough of Bernardsville  
**Use:** Parking lot  
**Applicable Criteria:** D, H

# Block 98, Lot 1: Criterion D

- **Obsolete land use detrimental to welfare**
  - Concerned Citizens supported finding that surface parking lots in downtown areas are evidence of obsolescence
  - Borough has undertaken effort to move away from auto-oriented uses and surface parking lots of “yesterday” in the downtown as reflected in 2004 Master Plan
  - Surface parking lots detract from pedestrian environment and discourage walkability, exhibit excessive lot coverage ratios that exacerbate flooding, and do not generate significant tax revenue
    - Improvement value of Block 98, Lot 1 per acre is \$0
    - Borough wide average is \$174,133



# Block 124, Lot 1



**Address:** 18 Mount Airy Road  
**Size:** .74 acres  
**Owner:** Borough of Bernardsville  
**Use:** Parking lot  
**Applicable Criteria:** D, H

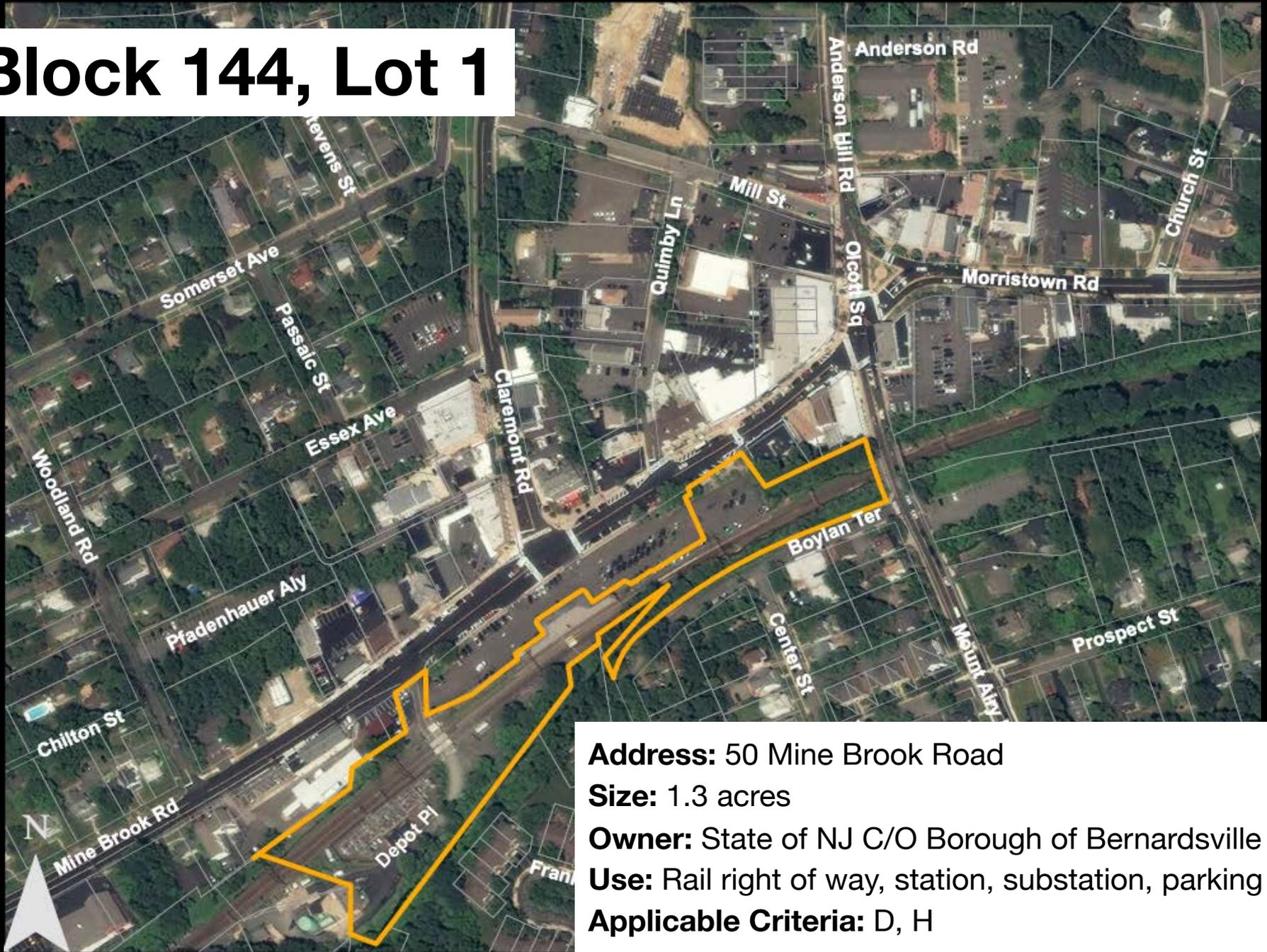
 BLOCK 124 LOT 1

# Block 124, Lot 1: Criterion D

- **Obsolete land use detrimental to welfare**
  - Concerned Citizens supported finding that surface parking lots in downtown areas are evidence of obsolescence
  - Borough has undertaken effort to move away from auto-oriented uses and surface parking lots of “yesterday” in the downtown as reflected in 2004 Master Plan
  - Surface parking lots detract from pedestrian environment and discourage walkability, exhibit excessive lot coverage ratios that exacerbate flooding, and do not generate significant tax revenue
    - Improvement value of Block 124, Lot 1 per acre is \$0
    - Borough wide average is \$174,133



# Block 144, Lot 1



**Address:** 50 Mine Brook Road

**Size:** 1.3 acres

**Owner:** State of NJ C/O Borough of Bernardsville

**Use:** Rail right of way, station, substation, parking

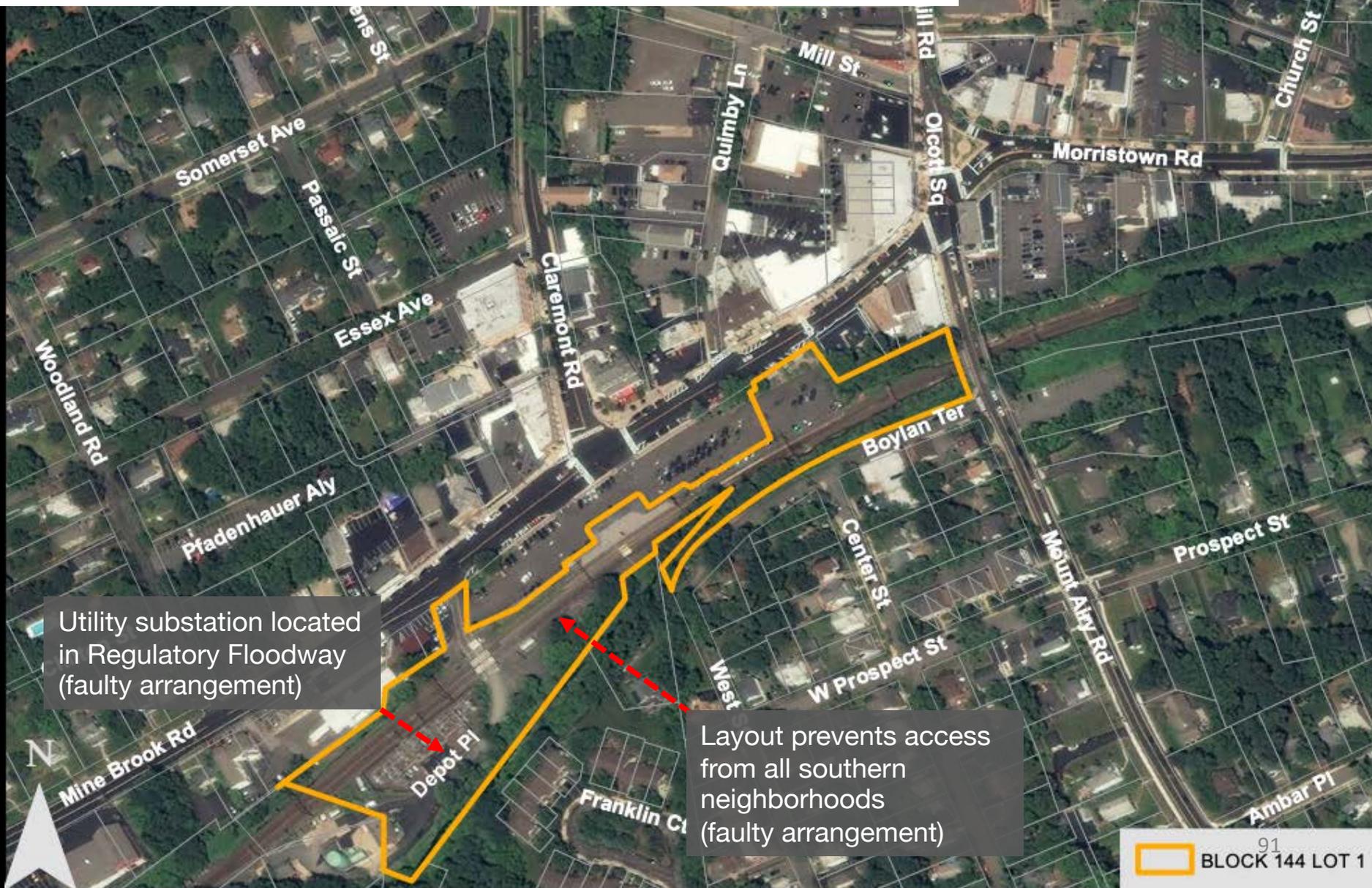
**Applicable Criteria:** D, H

# Block 144, Lot 1: Criterion D

- **Obsolete land use detrimental to welfare**
  - Concerned Citizens supported finding that surface parking lots in downtown areas are evidence of obsolescence
  - Borough has undertaken effort to move away from auto-oriented uses and surface parking lots of “yesterday” in the downtown as reflected in 2004 Master Plan
  - Surface parking lots detract from pedestrian environment and discourage walkability, exhibit excessive lot coverage ratios that exacerbate flooding, and do not generate significant tax revenue
    - Improvement value of Block 144, Lot 1 per acre is \$37,769
    - Borough wide average is \$174,133



# Block 144, Lot 1: Criterion D



Utility substation located in Regulatory Floodway (faulty arrangement)

Layout prevents access from all southern neighborhoods (faulty arrangement)



# Quimby Lane Right of Way

- “...the inclusion of which is found necessary...for the effective redevelopment of the area of which they are a part.”
  - Property is bordered on east and west sides by properties that qualify as an area in need of redevelopment
  - Concerned Citizens finds that right of way may be included if it is encompassed within blocks and lots set forth in notices

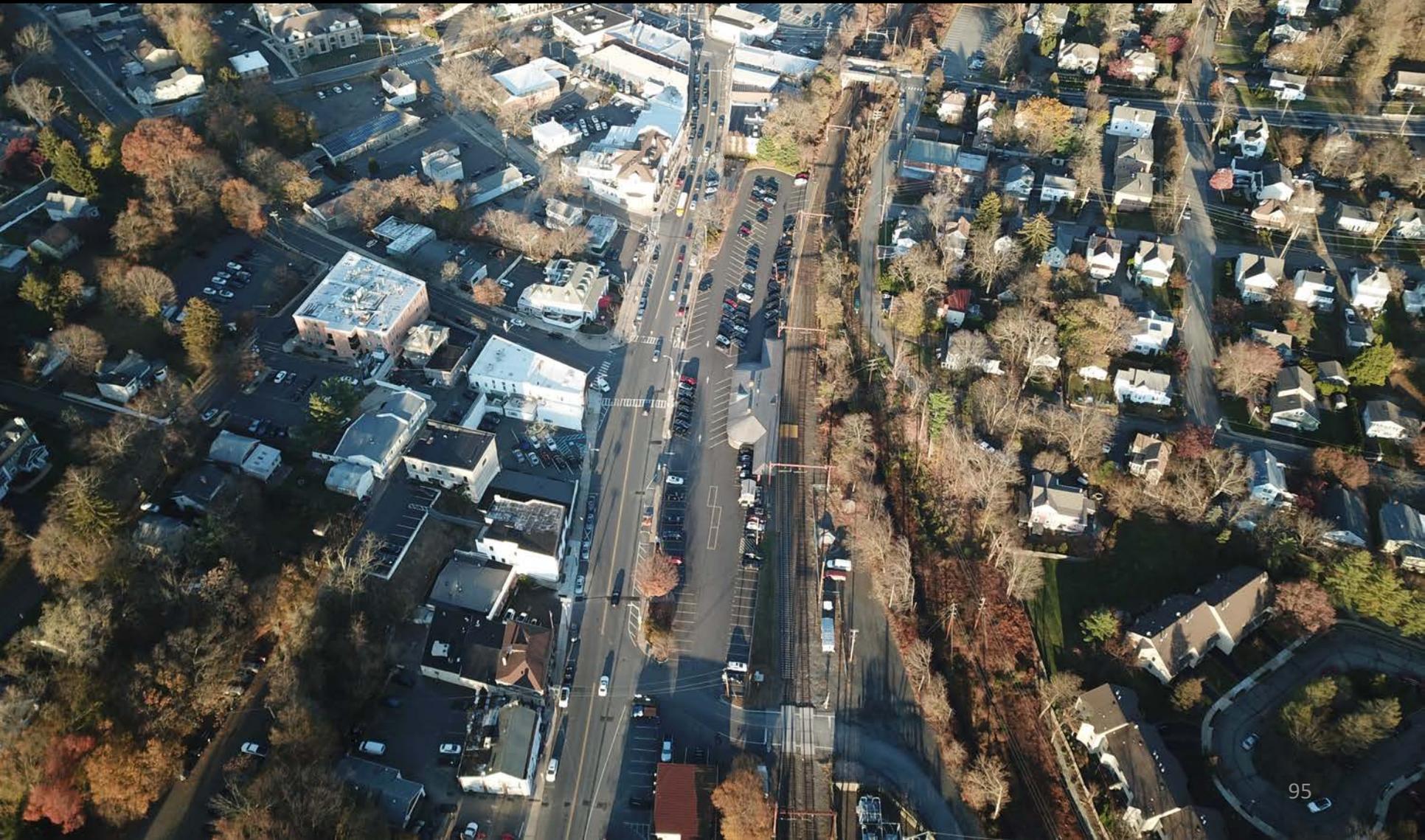


# Summary of Findings

- Study Area qualifies as a non-condemnation Area in Need of Redevelopment based on:

Block	Lot	Criteria								Section 3
		A	B	C	D	E	F	G	H	
70	1				X	X			X	
70	2				X	X			X	
70	3				X	X			X	
70	4				X				X	
70	5					X			X	
70	6				X	X			X	
70	6.01				X	X			X	
70	6.02				X	X			X	
70	6.03				X	X			X	
70	6.04				X	X			X	
70	6.05				X	X			X	
70	6.06				X	X			X	
70	6.07				X	X			X	
70	6.08				X	X			X	
71	4		X		X				X	
71	5				X				X	
71	5.01				X	X			X	
71	6				X				X	X
71	7, 8				X				X	
71	9				X	X			X	
71	10				X	X			X	
71	11				X				X	
71	12				X				X	X
71	13				X				X	
98	1				X				X	
124	1				X				X	
144	1				X				X	
Quimby ROW										X

# 6. Conclusion + Next Steps





# Recommended Redevelopment Area

# Next Steps



**Initial Resolution:** Governing body authorization of preliminary investigation on October 15, 2019.

**Investigation Map:** Delineates the boundaries of the proposed study area.

**Preliminary Investigation:** Analysis of study area and recommended course of action.

**Planning Board Review:** Borough Planning Board holds public hearing to review preliminary investigation for recommendation to governing body.

**Designation:** Governing body resolution that accepts, rejects or modifies recommendations.

**Planning:** Policy and regulatory framework for redevelopment.

**Plan Adoption:** Ordinance adopting the Plan as an amendment to Zoning.

An aerial photograph of a town, showing a central street with a parking lot and a building. The surrounding area is filled with residential houses and trees. The image is used as a background for the text.

**Thanks for listening!**

**Questions / Comments?**