

## **Exhibit 2**

Resolution of the Planning Board adopting the HE/FSP and  
Resolution of the Borough Council endorsing the HE/FSP

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF  
MAYWOOD IN THE COUNTY OF BERGEN, NEW JERSEY ADOPTING  
THE HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of the Borough of Maywood, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on May 7, 2020 ; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

**WHEREAS**, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Borough of Maywood; and

**WHEREAS**, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Maywood held a public hearing(s) on the Housing Element and Fair Share Plan on ; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Maywood's Master Plan dated January 19, 2016 and revised through April 9, 2020, and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Borough of Maywood, Bergen County, State of New Jersey, that the Planning Board hereby adopts the April 15, 2015, Housing Element and Fair Share Plan.

On May 22, 2025, after the completion of the hearing, on a motion put forth by Douglas Herrick and seconded by Thomas Anzevino the Planning Board voted to accept and adopt the Housing Element and Fair Share Plan with the following vote.

	<b>FOR</b>	<b>AGAINST</b>	<b>ABSENT</b>	<b>ABSTAIN</b>	<b>NOT QUALIFIED</b>
Mayor Richard Bolan			X		
Mayor's Designee Jacqueline DeMuro			X		
Councilman Douglas Herrick	x				
Chairperson Charlotte Panny	X				

Vice Chairperson Anthony Klymenko	X				
Secretary Gary Neumann	x				
Cynthia Petersen			X		
John Gargagliano	x				
Harry Hillenius	X				
Thomas Lindenau			x		
Felicia Benson-Kraft, Alt. #1			x		
Thomas Anzevino, Alt. #2	x				

The motion to memorialize this Resolution was approved by the following vote on 6/5/2025:

**MOVED BY:** Councilperson Douglas Herrick

**SECONDED BY:** Harry Hillenius

	FOR	AGAINST	ABSENT	ABSTAIN	NOT QUALIFIED
Mayor Richard Bolan					X
Mayor's Designee Jacqueline DeMuro					X
Councilman Douglas Herrick	X				
Chairperson Charlotte Panny	X				
Vice Chairperson Anthony Klymenko			X		
Secretary Gary Neumann	X				
Cynthia Petersen					X
John Gargagliano	X				
Harry Hillenius	X				
Thomas Lindenau					X
Felicia Benson-Kraft,, Alt. #1					X
Thomas Anzevino, Alt. #2	X				

Dated: 6/5/2025

MAYWOOD PLANNING BOARD

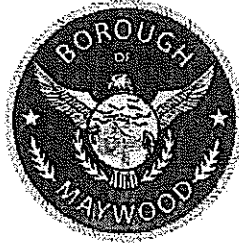
Charlotte Panny  
By: Charlotte Panny, Chairperson

CERTIFIED TO BE A TRUE COPY:

Tara Grunstra  
By: Tara Grunstra, Maywood Borough Recording Secretary

**BOROUGH CLERK**  
Barbara L. Dispoto, RMC/CMC

**ADMINISTRATOR**  
Adrian Febre, CPM



**MAYOR**  
Richard Bolan

**COUNCIL  
PRESIDENT**  
Jacqueline DeMuro

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

**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**RESOLUTION #178-25**  
**RESOLUTION APPROVING HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, on May 7, 2020 the Planning Board of the Borough of Maywood adopted its current Master Plan; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

**WHEREAS**, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Borough of Maywood; and

**WHEREAS**, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Maywood held a public hearing(s) on the Housing Element and Fair Share Plan on May 22, 2025; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough of Maywood's Master Plan dated January 19, 2016 and revised through April 9, 2020, and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare and recommends the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Maywood and County of Bergen, that the Housing Element and Fair Share Plan adopted by the Maywood Planning Board on May 22, 2025 and memorialized on June 5, 2025, be and is hereby endorsed; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to each Municipal Clerk in each adjoining municipality upon the passage of same; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution be kept on file in the Borough Clerk's office.

Date: June 24, 2025

APPROVED: \_\_\_\_\_

  
Richard Bolan, Mayor

ATTEST: \_\_\_\_\_

  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk

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

#### CERTIFICATION

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk

### **Exhibit 3**

Resolutions of the Planning Board adopting the West  
Pleasant Avenue Area in Need of Redevelopment with Power  
of Eminent Domain

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF  
MAYWOOD IN THE COUNTY OF BERGEN, NEW JERSEY  
RECOMMENDING THAT BLOCK 69, LOTS 3, 4, 5 AND 13 AND BLOCK  
86, LOTS 17 AND 18, ON THE OFFICIAL TAX MAPS OF THE  
BOROUGH, BE DESIGNATED AS AN AREA IN NEED OF  
REDEVELOPMENT WITH CONDEMNATION**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment”, as defined in the Redevelopment Law; and

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

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

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

**WHEREAS**, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

**WHEREAS**, the Planning Board published notice of said public hearing in Our Town and the Bergen Record, two newspapers of general circulation in the Borough, on May 1, 2025 and May 8, 2025, the latter being at least ten days prior to the date of such public hearing, and the Planning Board mailed a copy of such notice to the last owner of each parcel of property within the Study Area on April 15, 2025, such date being at least ten days prior to the date of such public hearing, all in accordance with *N.J.S.A. 40A:12A-6(b)(3)(d)*; and

**WHEREAS**, on May 22, 2025, the Planning Board reviewed the Study, conducted a public hearing during which members of the general public were given an opportunity to present their



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

**WHEREAS**, after careful consideration of all evidence presented and all testimony offered,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF MAYWOOD FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Mayor and Council.

**Section 3.** After consideration of all evidence presented and all testimony offered, the Planning Board accepts and adopts the recommendation contained in the Study and hereby recommends that the Study Area be declared a condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

**Section 4.** On May 22, 2025, after the completion of the hearing, on motions put forth and dually seconded accepting and adopting the recommendations contained for each of the properties listed in the Study, and hereby recommending that the Study Area be declared a condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study and with each of the votes as follows:

	<b>FOR</b>	<b>AGAINST</b>	<b>ABSENT</b>	<b>ABSTAIN</b>	<b>NOT QUALIFIED</b>
Mayor Richard Bolan			X		
Mayor's Designee Jacqueline DeMuro			X		
Councilman Douglas Herrick	x				
Chairperson Charlotte Panny	X				
Vice Chairperson Anthony Klymenko	X				
Secretary Gary Neumann	x				
Cynthia Petersen			x		
John Gargagliano					x
Harry Hillenius	X				
Thomas Lindenau			x		

Felicia Benson-Kraft, Alt. #1			X		
Thomas Anzevino, Alt. #2	x				

The motion to memorialize this Resolution was approved by the following vote on 6/5/2025:

**MOVED BY:** Councilperson Douglas Herrick

**SECONDED BY:** Thomas Anzevino

	FOR	AGAINST	ABSENT	ABSTAIN	NOT QUALIFIED
Mayor Richard Bolan					X
Mayor's Designee Jacqueline DeMuro					X
Councilman Douglas Herrick	X				
Chairperson Charlotte Panny	X				
Vice Chairperson Anthony Klymenko			X		
Secretary Gary Neumann	X				
Cynthia Petersen					X
John Gargagliano					X
Harry Hillenius	X				
Thomas Lindenau					X
Felicia Benson-Kraft,, Alt. #1					X
Thomas Anzevino, Alt. #2	X				

Dated: 6/5/2025

MAYWOOD PLANNING BOARD

*Charlotte Panny*  
By: Charlotte Panny, Chairperson

CERTIFIED TO BE A TRUE COPY:

*Tara Grunstra*  
By: Tara Grunstra, Maywood Borough Recording Secretary

## **Exhibit 4**

Investigation of Area in Need of Redevelopment –  
West Pleasant Avenue

# WEST PLEASANT AVENUE

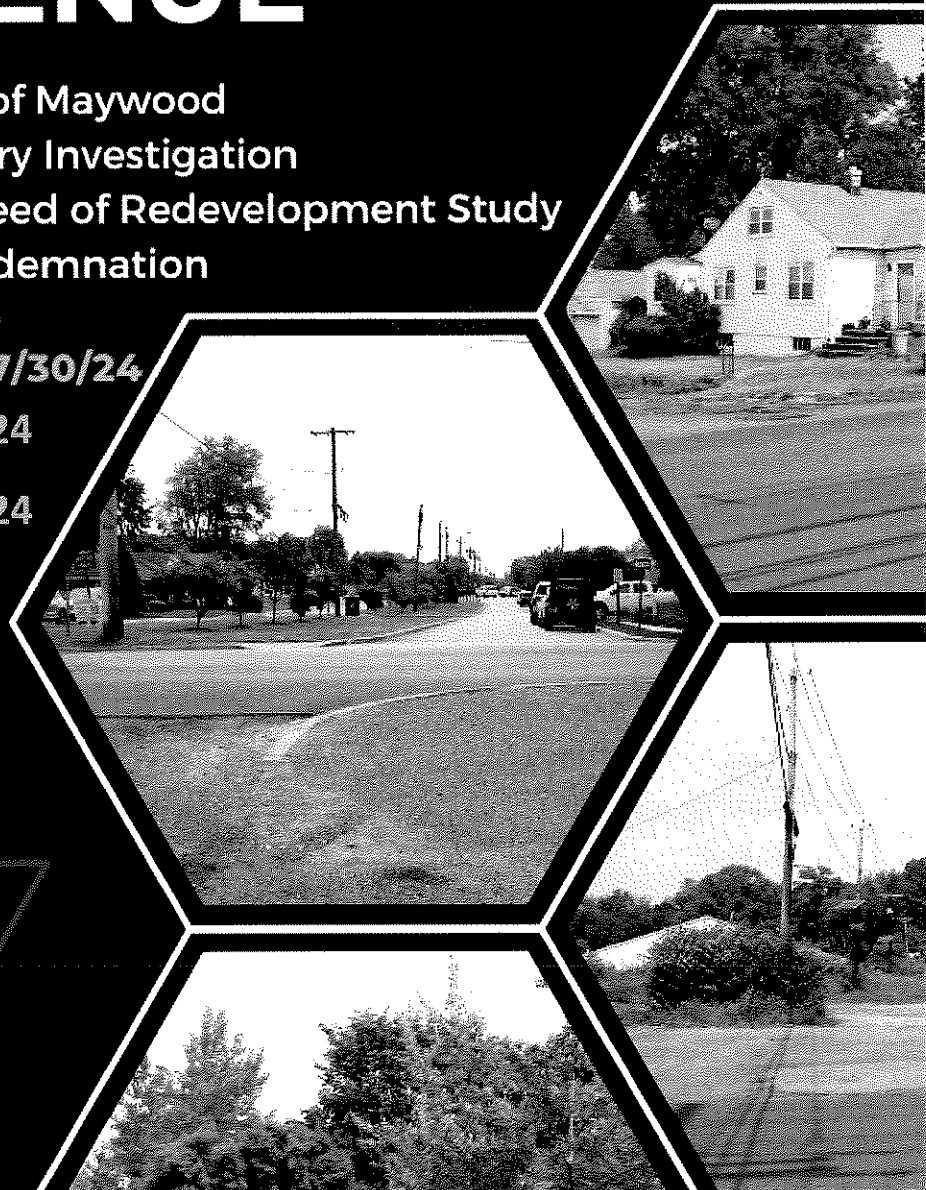
Borough of Maywood  
Preliminary Investigation  
Area in Need of Redevelopment Study  
With Condemnation  
MAY 2024

REVISED 7/30/24

Revised 8/23/24

Revised 10/3/24

Prepared by  
Kauker & Kauker  
LLC



*Prepared by*

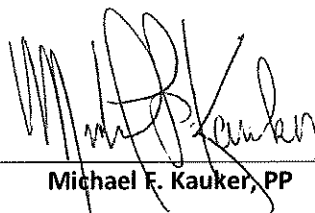
**Michael F. Kauker, PP**

*Project Staff*

Principal Planner:

Michael D. Kauker, PP, AICP

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



Michael F. Kauker, PP

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

## Acknowledgements

### **Planning Board Members**

Class I Member

Mayor Richard Bolan

Class I Member-Mayor's Designee

Jacqueline DeMuro

Class II Member

Gary Neumann

Class III Member

Councilman Ryan Ullman

Class IV Members

Charlotte Panny

Anthony Kljmenko

Cynthia Petersen

John Gargagliano

Harry Hillenius

Douglas Herrick

Alternate Members

Thomas Lindenau, Alt. #1-term expires 12/31/25

Thomas Anzevino, Alt. #2-term expires 12/31/24

Rick DeHeer, Alt. #3-term expires 12/31/24

Farhana Hassan Choudhury, Alt. #4-

**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

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## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

### 1.0 Introduction

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

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

### 2.0 Redevelopment Statute

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

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

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



## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

## 2.1 Redevelopment Process

**Area in Need of Redevelopment Study (Preliminary Investigation)**Step 1

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

Step 2

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

Step 3

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

**Preparation and Adoption of the Redevelopment Plan**Step 4

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

Step 5

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

Step 6

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

Step 7

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

**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

### 3.0 Proposed Redevelopment Area

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

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

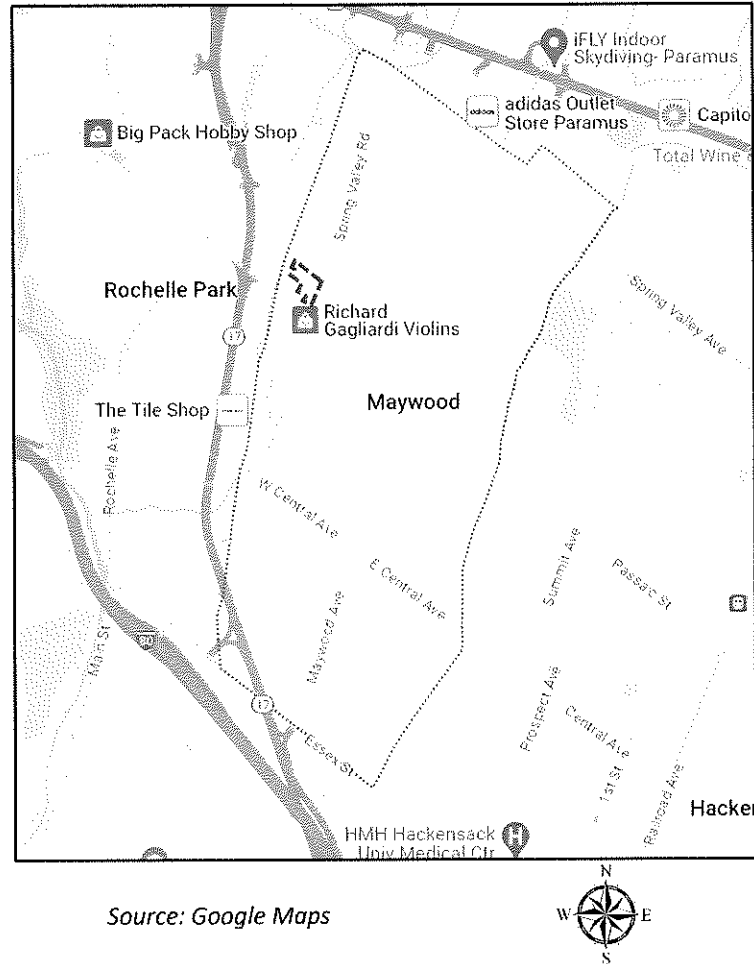
#### 3.1 Map

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

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

PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

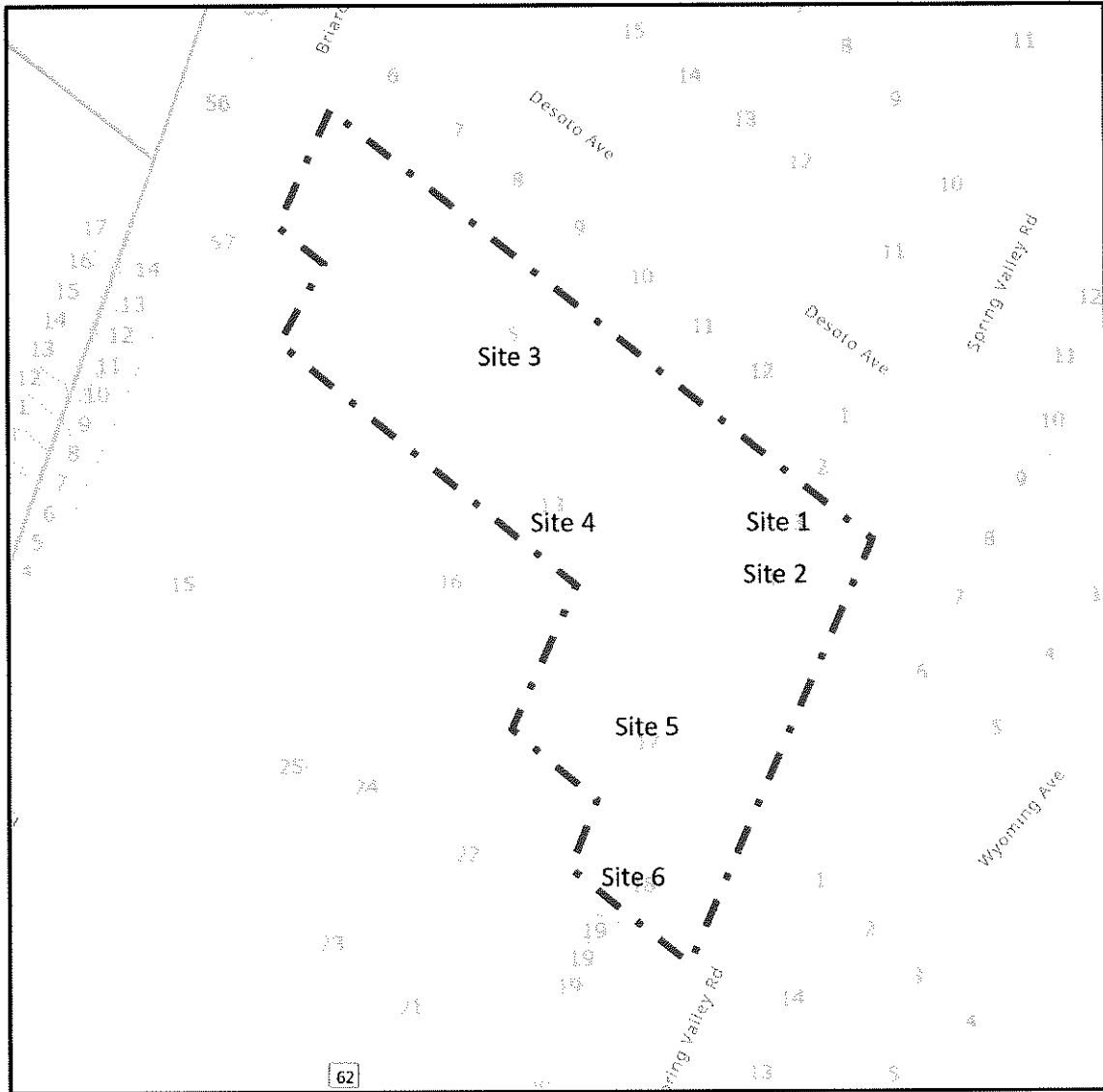
Map 1: Study Area Location Map



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

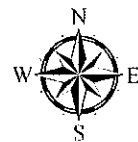
PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

Map 2: Study Area Map



Study Area Map

Source: Bergen County GIS



**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

### 3.2 Physical Description

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

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

Table 1: Properties Under Investigation

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

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



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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

Map 3: Aerial Map



Aerial Map

Source: Google Maps



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

Map 4: Birdseye Aerial View



Birdseye Aerial Map

Source: Google Earth





## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

## 3.2.1 Proposed Redevelopment Area General Land Use Characteristics

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

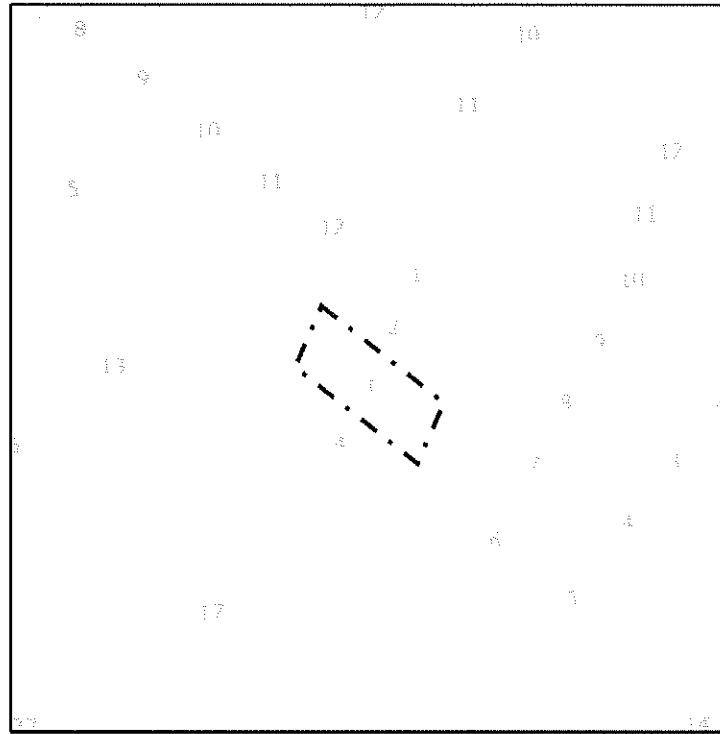
## 3.2.2 Existing Site Conditions

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

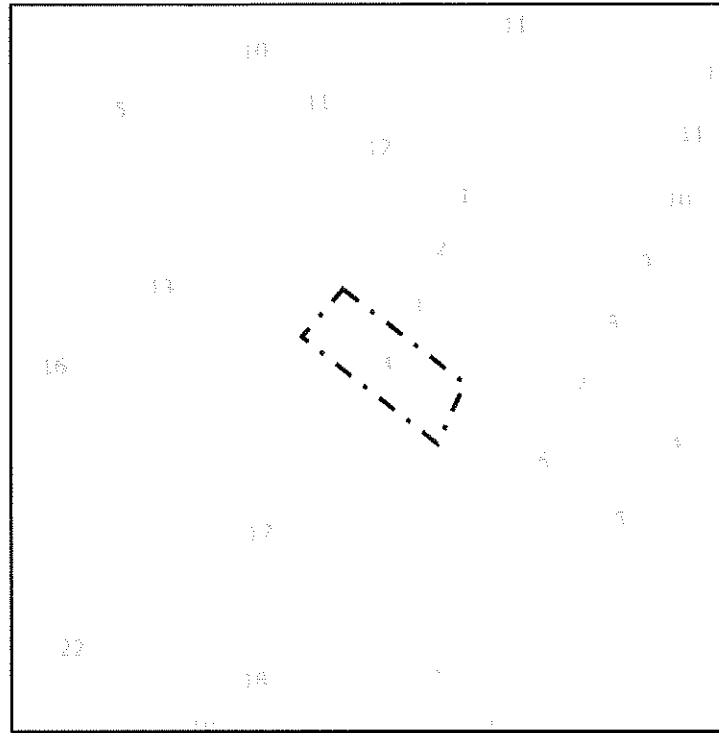
**Sites 1 and 2 – Block 69 Lot 3 and 4**



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD



## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD



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

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



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

**Site 3 – Block 69, Lot 5**

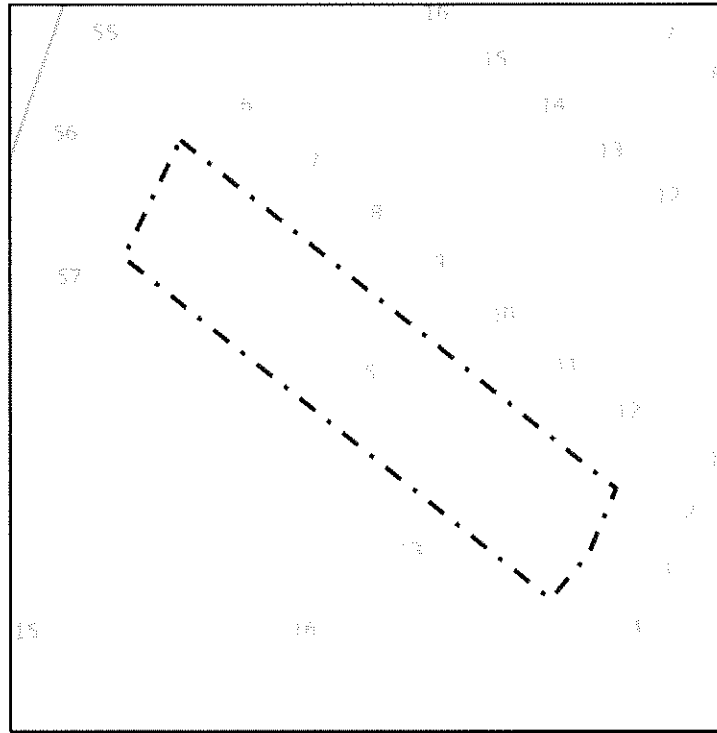


View from West Pleasant Ave



View from Spring Valley Road

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD



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

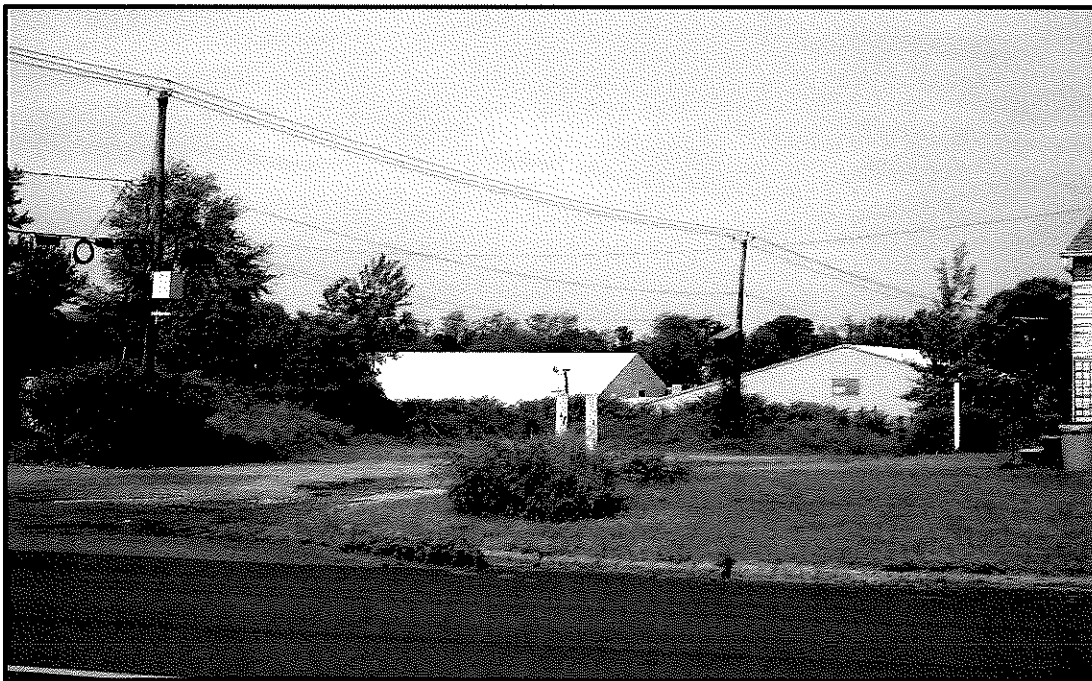


PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

**Site 4 – Block 69, Lot 13**

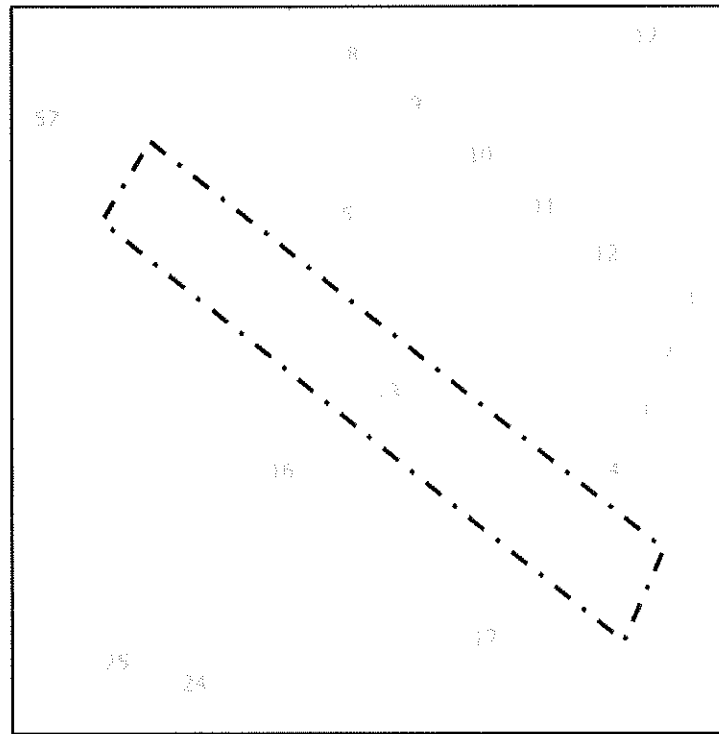


View of property from Spring Valley Road.



Side view from Spring Valley Road

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD



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



PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

Site 5-Block 86, Lot 17

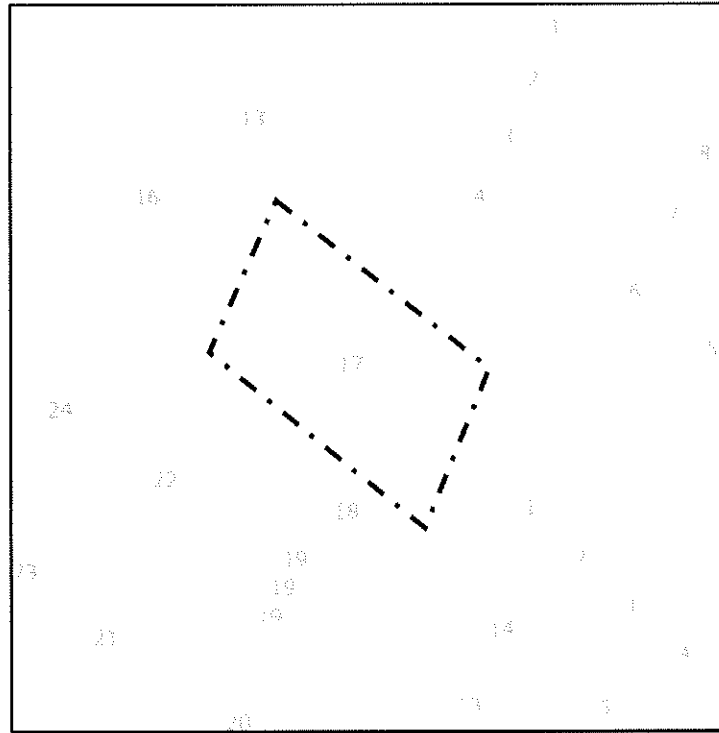


Front view from Spring Valley Road



Side view from Spring Valley Road

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD



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

X

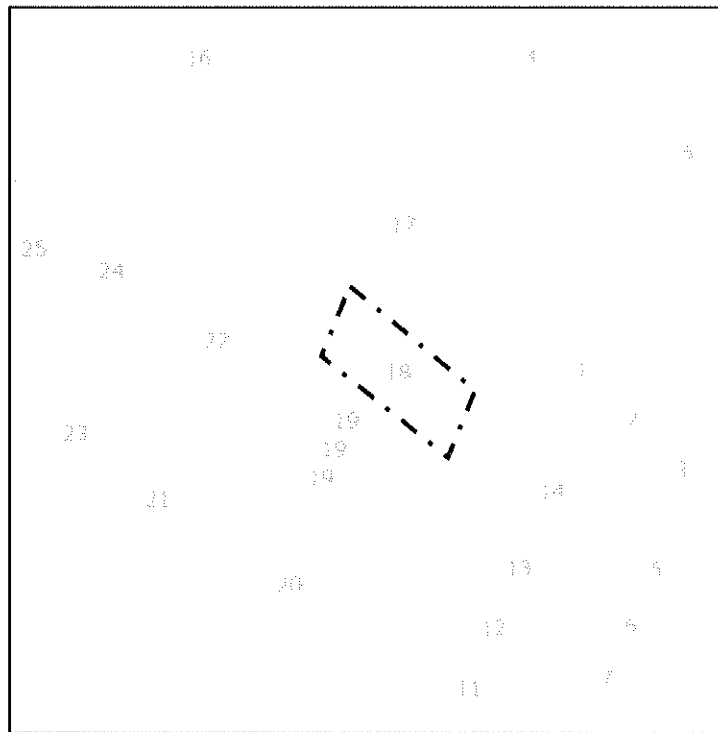


PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

**Site 6- Block 86, Lot 18**



View of Property from Spring Valley Road



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

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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

### 3.3 Improvement to Land Ratio

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

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

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

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

Table 2: Improvements to Land Ratio

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

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

## 3.4 Zoning and Master Plan Designation

## 3.4.1 Zoning Designation

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

**TH Townhouse Use District**

**Permitted principal uses.** Within this district, no land or building shall be used for any use other than townhouse use or public municipal buildings or facilities, pursuant to §209-38.2.

**Accessory uses shall be limited to:**

- (1) On-site parking to service the needs of the permitted uses on the site.
- (2) Accessory uses permitted within the A-1 Residential One-Family District.

**Bulk and Area Requirements,** pursuant to §209-38.2.

**THO-3 Townhouse Use District**

**Permitted principal uses:** All principal uses permitted in the TH-Townhouse Use District.

**Accessory uses:** All accessory uses permitted in the TH-Townhouse Use District.

**Bulk and Area Requirements,** pursuant to §209-38.7.

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

**L-L Limited Light Industrial District**

**Primary intended use; prohibited uses.** The LL Limited Light Industrial District is intended for light manufacturing, processing, warehouses or enclosed storage. Within this district, no building or structure or area, lot or parcel of land shall be used, in whole or in part, except for the above-stated purposes, except as hereinafter provided. Uses prohibited shall include but not be limited to: (Uses as further described in §209-37A)

**Accessory uses.**

- (1) Within this district, the following accessory uses shall be permitted:
- (a) Garages or parking areas, subject to off-street parking regulations contained in this Part 2.
  - (b) Accessory buildings for a use customarily incident to any use permitted in this District, except that no residence shall be an accessory use.
  - (c) Refuse areas, only if enclosed and screened and not on street side(s).
- (2) No accessory building shall be used for any of the prohibited uses.
- (3) Only one accessory building will be allowed.

**Other permitted uses.**

- (1) Within this district, the sale of new automobiles is permissible, provided that the property has direct ingress and egress access onto Route 17.
- (2) As an accessory use to the sale of new automobiles, the sale of used automobiles is permissible.

**Conditional uses within the LL Limited Light Industrial Districts.** The following uses shall be permitted in the LL Limited Light Industrial Districts, in addition to those enumerated in § 209-37, as conditionally permitted uses, subject to the approval of the Planning Board if the following conditions are met:

- (1) Hotels, pursuant to §209-37D(1).
- (2) Nursing homes, pursuant to §209-37D(2)

**Bulk and Area Requirements**

<b>Minimum</b>		<b>Maximum</b>	
Lot Area (SF)	30,000	Height (Feet)	30
Lot Width (Feet)	150	Height (Stories)	2
Front Yard (Feet)	25	Lot Coverage (%)	40
Rear Yard (Feet)	20		
Side Yard (Feet)	15		
Side Yard corner Lot (Feet)	15		

## 3.4.2 Master Plan Designation

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

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

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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

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

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

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

### 3.4.3 State Planning Area Designation

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

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

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



## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

3. **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
8. **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

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

### 3.4.4 Affordable Housing Compliance Status

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

## 4.0 Planning Analysis

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

### 4.1 Statutory Criteria

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

## PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions (statutory criteria) is found:

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and

**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

#### 4.2 Planning Evaluation

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

##### **Site 1 – Block 69, Lot 3**

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

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

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

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

##### **Site 2 – Block 69, Lot 4**

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



**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

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

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

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

### **Site 3 – Block 69, Lot 5**

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

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

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

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

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

**Site 4 – Block 69, Lot 13**

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

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

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

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

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

**PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD**

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

**Site 5 – Block 86, Lot 17**

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

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

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

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

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

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

**Site 6 – Block 86, Lot 18**

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

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

# PRELIMINARY INVESTIGATION – BOROUGH OF MAYWOOD

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

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

## 5.0 Conclusions and Recommendations

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

### Conditions and Characteristics

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

### Recommendations for Redevelopment

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

Table 3: Properties in Need of Redevelopment

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

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

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



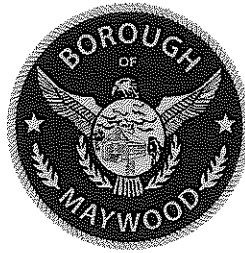
## Appendix A

**BOROUGH CLERK**

Barbara L. Dispoto, RMC/CMC

**ADMINISTRATOR**

Adrian Febre, CPM



**MAYOR**

Richard Bolan

**COUNCIL  
PRESIDENT**

Jacqueline DeMuro

**COUNCIL  
MEMBERS**

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

**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**RESOLUTION #165-24**

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

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

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

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

Date: August 28, 2024

APPROVED: Ryan Ullman  
Ryan Ullman, Councilmember

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

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

**CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk

## Appendix B





[illegible]

Block: 69 Land Desc: 430X91 Owners Name: RUSSELL P TROCANO ENTERPRIS LLC  
Lot: 5 Bldg Desc: 15LT Street Address: 60 S MAPLE ST Bank: 00000  
Qual: Addl Lots: RIDGEWOOD, NJ Zip: 07450  
Card: M (#1 of 1) Acreage: 0.898 Class: 1 Property Loc: W PLEASANT AVE Zone: L-L

Net Taxable Value: 958,700 Exemption: 0 Code: 0 Deductions: 0  
Cd No-Ow: 958,700 Value: 0 Map: 7 MAYWOOD

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount
	02/24/11	688 / 1094	103	3	2011	767000	0	767000			
	05/19/97	/	150000		2012	556100	0	556100			
					2021	1369500	0	1369500			
					2022	958700	0	958700			

LAND CALCULATIONS				SITE INFORMATION				RESIDENTIAL COST APPROACH			
Fr	Rr	SB	T	FF	Avg	Tabl	Eq	F	Road	Utilities	
									PAVED	Sewer:	YES
									Curbs:	Water:	YES
									Sidewalk:	Gas:	YES
									Measured:	Topo:	

Net Adj: 70.00 SF: 39,116 Auto: Y Land Value: 958,660  
LISTED FOR SALE WITH LOTS 3,4,5,17,18 ON COSTAR FOR \$5.65M

BUILDING INFORMATION				ROOM COUNT			
Type and Use:	ONE FAMILY	Class/Quality:	Condition:	B	1	2	3/A Tot
Year Built/EffA:	0000 / 99 (Y)						
Exterior Finish:	VACANT LAND						
Roof Type:	Livable Area:	0 SF					
Roof Material:	Interior Cond:						
Foundation:	Interior Wall:						
Baths:	M: A: O:						
Kitchens:	M: A: O:						
Living Rm							
Dining Rm							
Kitchen							
Dinette							
5 Fixt Bath							
4 Fixt Bath							
3 Fixt Bath							
2 Fixt Bath							
Bed Room							
Fam Room							
Den/Other							
Old B: 85							
Old L: 6							

Base Cost: 0 CCF: 162 CLA: 0 Cost New: 0  
Phys Depr: 35.00 (Y) Func Depr: 65.00  
Loc Depr: Mkt+: Bldg Value: 0  
Detached Items:

Land: 958,700	Impr: 0	Total: 958,700
09/19/22		

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

SALES HISTORY										ASSESSMENT HISTORY										BUILDING PERMITS/REMARKS									
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.																	
	02/24/11	688 / 1106		103	2011	778600	0	778600																					
	04/07/04	08677/00235	1155000	15	2012	564400	0	564400																					
					2021	1417900	0	1417900																					
					2022	992500	0	992500																					
LAND CALCULATIONS										RESIDENTIAL COST APPROACH																			
Fr	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value																		
USE/UNDERIMP	70				Units	Rate	Site																						
					40510 SF	35.00		0.100	100.100		1417850																		
Net Adj:	70.00	SF:	40.510	Auto:	Y	Land Value:	992,495																						
BUILDING INFORMATION										BUILDING PERMITS/REMARKS																			
Type and Use: ONE FAMILY										Basement																			
Story Height:										Main Bldg																			
Style:										Heat/AC																			
Exterior Finish:										Plumbing																			
Roof Type:										Fireplace																			
Roof Material:										Attic																			
Foundation:										Deck/Patio/Garage/Misc																			
Baths: M: A: O:																													
Kitchens: M: A: O:																													
ROOM COUNT																													
Living Rm																													
Dining Rm																													
Kitchen																													
Dinette																													
5 Fixt Bath																													
4 Fixt Bath																													
3 Fixt Bath																													
2 Fixt Bath																													
Bed Room																													
Fam Room																													
Den/Other																													
Old B:										0																			
Old L:										09/19/22																			
Base Cost: 0										CCF: 162 CLA: 0																			
Phys Depr: 35.00 (Y)										Func Depr: 65.00																			
Loc Depr:										Mkt+: Mkt-: Bldg Value: 0																			
Detached Items:																													
Land: 992,500										Impr: 0																			
Total: 992,500										Total: 992,500																			

Block: 86 / Lot: 17 / Qual: Card: M (#1 of 1) Acreage: 0.623 Class: 4A Property Loc: 547 SPRING VALLEY RD Zone: L-L MAYWOOD  
Land Desc: 125X217 Bldg Desc: 0561 Add'l Lots: ✓ Owners Name: RUSSELL P TROIANO ENTERPRISE LLC Bank: 000000 Exemption: 854,400 Net Taxable Value: 1,214,400  
Street Address: 60 S MAPLE ST RIDGEWOOD, NJ Zip: 07450 Imprt: 360,000 Code: 0 Cd No-Ow: 1,214,400  
City & State: 547 SPRING VALLEY RD Zone: L-L Map: 5

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	02/24/11	688 / 1084	103	2011	1000000	161700	1161700				
				2012	627700	497800	1125500				
				2021	949300	562200	1511500				
				2022	854400	360000	1214400				

LAND CALCULATIONS				SITE INFORMATION				RESIDENTIAL COST APPROACH			
Fri	Rr	Sb	T	FF	Avgd	Tabl	EqF	Rate	Site	Value	
USE	UNDER	IMP	90								
				Units	Rate	Site	Cond				
				27124	SF	35.00	0	100	100	100	949340

Net Adj: 90.00 SF: 27,137 Auto: Y Land Value: 854,406  
RETAIL \* 3596 \* RETAIL 1.5

360,000  
1,214,400

BUILDING INFORMATION				BUILDING INFORMATION			
Type and Use:	Story Height:	Style:	Exterior Finish:	Roof Type:	Roof Material:	Foundation:	Baths:
Heat/AC	Condition:	Year Built/EffA: / 99 (Y)	Windows: ESTIMATED	Liveable Area: 0 SF	Interior Cond:	Interior Wall:	M: A: O:
Plumbing							M: A: O:
Fireplace							
Attic							
Deck/Patio/Garage/Misc							

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

Base Cost: 0 CCF: 162 CLA: 0 Cost New: 0  
Phys Depr: 35.00 (Y) Func Depr: 65.00  
Loc Depr: Mkt+: Bldg Values: 0

Detached Items:  
RETAIL - 3,596  
360,000

Land: 854,400 Imprt: 360,000 Total: 1,214,400  
Old B: 103 Old L: 9 A  
09/19/22





## Appendix C

**JAMES MAZZER**  
Construction Official  
Zoning Officer



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607-2015  
[www.maywoodnj.com](http://www.maywoodnj.com)

June 9, 2020

Russell Trocano  
60 S. Maple Lane  
Ridgewood, NJ 07450

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

Mr. Trocano,

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

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

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

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

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

Sincerely,

James Mazzer  
Construction Official

**Phil Cheff**  
Construction Official  
Zoning Officer



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607  
[www.maywoodnj.com](http://www.maywoodnj.com)

May 7, 2024

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

Re:  
547 Spring Valley Road  
Maywood, NJ 07607

Dear Building owner,

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

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

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

Thank you for your cooperation.

Sincerely,

Michael Pegg  
Property Maintenance Official

**Phil Cheff**  
Construction Official  
Zoning Officer



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607  
[www.maywoodnj.com](http://www.maywoodnj.com)

May 14, 2024

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

Re:  
547 Spring Valley Road  
Maywood, NJ 07607

Dear Building owner,

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

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

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

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

Thank you for your cooperation.

Sincerely.

Michael Pegg  
Property Maintenance Official



**JAMES MAZZER**  
Construction Official  
Zoning Officer



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607-2015  
[www.maywoodboro.org](http://www.maywoodboro.org)

August 26, 2020

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

Re: 565 Spring Valley Ave  
(Formally Maine Evergreen)

Dear Mr. Trocano,

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

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

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

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

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

Thank you for your cooperation.

Sincerely,

James Mazzer  
Construction Official



**Philip Cheff**  
Construction Official



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607-2015  
[www.maywoodboro.org](http://www.maywoodboro.org)

June 29, 2023

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

Re: 565 Spring Valley Ave  
(Formally Maine Evergreen)

Dear Mr. Trocano,

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

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

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

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

Thank you for your cooperation.

Sincerely,

Michael Pegg  
Property Maintenance Official

**Phil Cheff**  
Construction Official  
Zoning Officer



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

**BOROUGH OF MAYWOOD**  
***Building Department – Code Enforcement***  
15 Park Avenue, Maywood, NJ 07607  
[www.maywoodnj.com](http://www.maywoodnj.com)

August 17, 2022

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

Re:  
547 Spring Valley Road  
Maywood, NJ 07607

Dear Building owner,

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

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

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

Thank you for your cooperation.

Sincerely,

**Phil Cheff**  
Construction Official

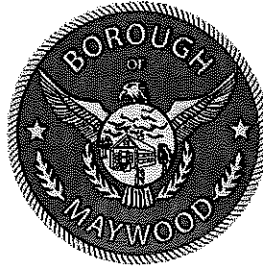
## **Exhibit 5**

Resolution of the Borough Council and Resolution of the Planning Board adopting the West Pleasant Avenue Area in Need of Redevelopment with Power of Eminent Domain



**BOROUGH CLERK**  
Barbara L. Dispoto, RMC/CMC

**ADMINISTRATOR**  
Adrian Febre, CPM



**MAYOR**  
Richard Bolan

**COUNCIL  
PRESIDENT**  
Jacqueline DeMuro

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

**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**RESOLUTION #179-25**

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

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

**WHEREAS**, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 49A:12A-, no area of a municipality shall be determined an area in need of redevelopment unless the Governing Body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-A-6; and

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

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

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

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

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

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

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

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

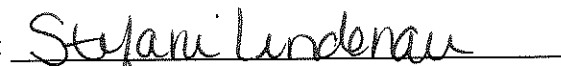
Date: June 24, 2025

APPROVED: \_\_\_\_\_



Richard Bolan, Mayor

ATTEST: \_\_\_\_\_

  
Barbara J. Dispoto, RMC/CMC  
~~Borough Clerk~~ Deputy Clerk

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

### **CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk

## **Exhibit 6**

Statement from Kauker and Kauker setting forth the Basis for  
the Preliminary Investigation/Area in Need of  
Redevelopment Study



**Statement setting forth the basis for the Preliminary Investigation  
Area In Need of Redevelopment with Condemnation  
Borough of Maywood  
West Pleasant Avenue  
July 12, 2024**

Pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), this statement sets forth the basis for an investigation to determine whether a designated area qualifies as an area in need of redevelopment. This investigation is conducted to evaluate the existing conditions within the specified area as shown on the accompanying map and to assess whether these conditions meet the statutory criteria for redevelopment.

**1. Legislative Authority and Purpose**

The Local Redevelopment and Housing Law (LRHL) empowers municipalities to identify and redevelop areas that exhibit conditions of blight, underutilization, or other characteristics that impair economic growth, public health, safety, and welfare. The primary purpose of this law is to foster economic development, improve living conditions, and promote the well-being of the community through comprehensive planning and redevelopment initiatives.

**2. Criteria for Determining Areas in Need of Redevelopment**

Under the LRHL, an area may be designated as in need of redevelopment if it meets one or more of the following criteria:

- 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; 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 unimproved vacant land that has remained so for a period of ten years and that by reason of its location, remoteness, lack of means of access to developed sections, 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 conditions, resulting



West Pleasant Avenue Redevelopment Study  
 Borough of Maywood  
 July 12, 2024  
 Page 2

in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.

- 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, (N.J.S.A. 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, and no further investigation or determination shall be required for the area to be considered an area in need of redevelopment.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

### 3. Scope of the Investigation

The investigation will include, but is not limited to:

- Field inspections and surveys to assess the physical condition of properties, structures, and infrastructure within the study area.
- Review of municipal tax assessment records to identify properties that may exhibit signs of underutilization or abandonment.
- Analysis of zoning and land use records to determine consistency with the master plan and zoning ordinances.
- Examination of environmental records to identify any hazardous conditions that may affect the area's suitability for redevelopment.
- Engagement with property owners, business operators, and residents to gather qualitative data on the area's economic and social conditions.

### 4. Reporting and Recommendations

Upon completion of the investigation, a comprehensive report will be prepared detailing the findings and analyses. This report will include:

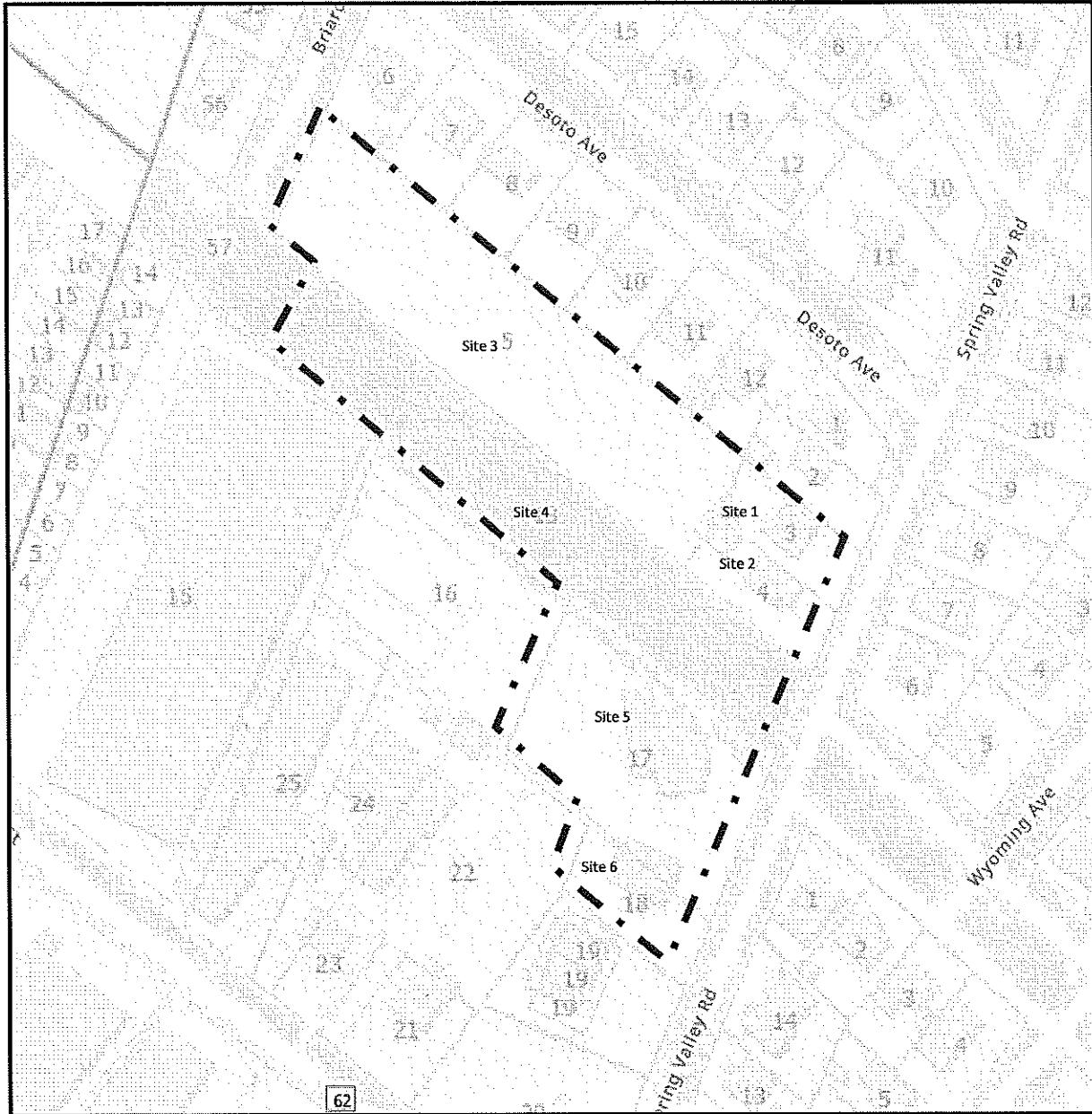
- A summary of the existing conditions within the study area.
- Identification of specific properties and conditions that meet the LRHL criteria for redevelopment.
- Recommendations on whether the area should be designated as in need of redevelopment.
- Proposed redevelopment strategies and potential benefits to the community.

West Pleasant Avenue Redevelopment Study  
Borough of Maywood  
July 12, 2024  
Page 3

The report will be presented to the planning board and governing body for consideration and action in accordance with the procedures set forth in the LRHL.

## **5. Conclusion**

The investigation aims to provide a thorough and objective assessment of the study area to determine if it qualifies as an area in need of redevelopment. This process is essential to ensure that redevelopment efforts are targeted, effective, and aligned with the broader goals of community improvement and sustainable development.



Study Area Map

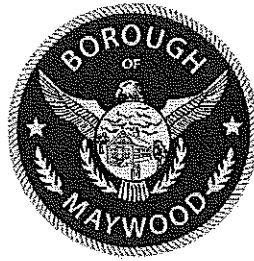
Source: Bergen County GIS



**BOROUGH CLERK**  
Barbara L. Dispoto, RMC/CMC

**MAYOR**  
Richard Bolan

**ADMINISTRATOR**  
Adrian Febre, CPM



**COUNCIL  
PRESIDENT**  
Jacqueline DeMuro

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

**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**RESOLUTION #165-24**

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

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

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

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

Date: August 28, 2024

APPROVED: Ryan Ullman  
Ryan Ullman, Councilmember

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

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



**CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk

## **Exhibit 7**

Summary of Affordable Housing Trust Fund Spending Plan by  
Kauker and Kauker

## **Borough of Maywood Affordable Housing Trust Fund Spending Plan**

### **INTRODUCTION**

The Borough of Maywood, Bergen County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the Borough Council in 2017 as Ordinance # 5-17. The ordinance establishes the Borough of Maywood affordable housing trust fund for which this spending plan is prepared. The Borough of Maywood will enter a three-party escrow agreement between the Borough of Maywood, Bank and appropriate state agency.

### **1. REVENUES FOR CERTIFICATION PERIOD (1999-2025)**

As of March 31, 2022, the Borough of Maywood had an affordable Housing Trust Fund Account balance of \$79,793.00. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in TD Bank `for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Maywood considered the following:

- (a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
  2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
  3. Future development that is likely to occur based on historical rates of development.
- (b) Payment in lieu (PIL):  
Payments in lieu have not been collected or assessed.
- (c) Other funding sources:  
Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units.
- (d) Projected interest:  
Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

*Following is a breakdown by year for all sources of funds collected and/or anticipated during the substantive certification period.*

Source of Funds	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND 2022 THROUGH 2025				
	2022	2023	2024	2025	Total
(a) Development fees:					
Approved Development	\$0	\$0	\$0	\$0	\$0
Development Pending Approval	\$0	\$0	\$0	\$0	\$0
Projected Development	\$26,400	\$40,000	\$40,000	\$40,000	\$146,400
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$0
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0	\$0
(d) Interest	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$26,400	\$40,000	\$40,000	\$40,000	\$146,400

The Borough of Maywood projects a total of \$146,400.00 in revenue to be collected between January 1, 2022, and December 31, 2025. All interest earned on the account shall be used only for the purposes of affordable housing.

These projections were based upon a prior 2-year average of COAH fees collected from January 1, 2019 and January 1, 2022.

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Maywood.



(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with §211-25 of Maywoods's development fee ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(d) Distribution of development fee revenues:

The administration of the Maywood Development Fee Spending Plan will be undertaken by the Borough Administrator and the Borough Treasurer with oversight approval of the Mayor and Council. First the Borough Administrator will recommend that the governing body approve the expenditure of development fee revenues. The governing body will review the request for consistency with the spending plan. If consistent with the plan, the governing body will adopt a resolution authorizing the use and release of trust fund monies for its intended use. Upon approval of the governing body resolution, the Borough treasurer will be authorized to release the funds.

### 3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects** (N.J.A.C. 5:97-8.7)

The Borough of Maywood will dedicate \$ 113,096.00 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

**Rehabilitation program:** \$ 113,096.00

It is proposed that the Rehabilitation program that will be administered by Triad Associates and will provide loans to homeowners for repairs consistent with the Rehab Operating Manual. Up to \$15,000 per unit may be available for improvements to eligible owner-occupied and renter-occupied units; the minimum average per unit rehabilitation hard costs shall be \$8,000 in accordance with N.J.A.C. 5:93-5.2(h)(2). If a particular unit requires more than \$15,000, the Borough will approve on a case-by-case basis, keeping with the requirement dictate that the minimum average per unit rehabilitation hard cost shall be \$8,000.

In order to leverage Borough's Affordable Housing Trust Funds, the Program Administrators will work with the applicants to apply to the Bergen County Home Improvement Loan Program. The Bergen County Program is funded and administered through the Bergen County Division of Community Development. The Home Improvement Loan Program provides technical assistance to qualified homeowners and makes 0% interest, deferred payment, property improvement loans of up to \$18,500 to correct substandard housing conditions and to eliminate health and safety hazards. Homeowners accepted into the County program will utilize County funds first to correct substandard housing conditions. Additional Borough funds will be awarded as needed to complete final repairs needed to bring unit up to code.

**New construction project(s): \$ 0**

- (b) Affordability Assistance for Low and Very Low-Income families (N.J.A.C. 5:97-8.8)
- (c) The Borough of Maywood will dedicate at least 30% of all Development Fees collected for rental assistance, security deposit assistance, down payment assistance and assistance with emergency repairs.
- (d) Use of Funds for Administrative Purposes pursuant to N.J.A.C.5:97-8.9
- (e) Other Eligible Affordable Housing Activities, such as Acquisition and or improvement of land to be used for affordable Housing, Green Building Strategies, Extensions or improvement of roads or infrastructure N.J.A.C. 5:97-8.7

**AFFORDABILITY ASSISTANCE CALCULATION**

Actual development fees through 3/31/22			\$79,793.00
Actual interest earned through		+	\$ 0
Development fees projected for remainder of 2022-through 2025		+	\$ 146,400.00
Interest projected 2012-2018		+	\$ 0
Total Fees		-	\$226,193.00
	<b>Total</b>	=	
Calculate 30 percent		x .30 =	\$67,857.90
Less Affordability assistance expenditures through 3/31/22		-	\$ 0

<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2022 through 12/31/2025</b>	<b>=</b>	<b>\$67,857.90</b>
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2022 through 12/31/2025</b>	<b>÷ 3 =</b>	<b>\$22,619.30</b>

The Borough of Maywood will dedicate \$67,857.90 from the affordable housing trust fund to render units more affordable, including \$22,619.30 to render units more affordable to households earning 30 percent or less of median income by region. Affordability assistance will be provided in the form of down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs for both existing and proposed affordable housing units. The Borough with work with Triad and Bergen County to identify eligible affordability assistance programs, once suitable recipients are identified in concert with triad.

**(c.) Administrative Expenses (N.J.A.C. 5:97-8.9)**

**ADMINISTRATIVE EXPENSE CALCULATION**

Actual dev fees and interest thru 3/31/22		\$79,793.00
Projected dev fees and interest 2022 thru 2025	+	\$146,400.00
Payments-in-lieu of construction and other deposits thru 10/20/21	+	\$ 0
Less RCA expenditures thru 3/31/22	-	\$ 0
<b>Total</b>	<b>=</b>	<b>\$ 226,193.00</b>
Calculate 20 percent	x .20 =	\$45,238.60
Less admin expenditures thru 3/31/22	-	\$ 0
<b>PROJECTED MAXIMUM available for administrative expenses 1/1/22 thru 12/31/2025</b>	<b>=</b>	<b>\$ 45,238.60</b>

The Borough of Maywood projects that \$45,238.60 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, will include consulting fees, legal fees, personnel, office supplies and other administrative costs.

#### 4. EXPENDITURE SCHEDULE

PROJECTS/PROGRAMS	Number of Units Projected	PROJECTED EXPENDITURE SCHEDULE 2022 -2025				
		2022	2023	2024	2025	Total
Rehabilitation	12	\$28,274	\$28,274	\$28,274	\$28,274	\$113,096.00
New Construction						
1. <i>[list individual projects/programs]</i>						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
<b>Total</b>						
Affordability Assistance	\$67,857.90					\$67,857.90
Administration	\$45,238.60					\$45,238.60
<b>Total</b>						\$226,192.50

## 5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, the Borough of Maywood will consider adopting a resolution of intent to bond or a resolution appropriating funds from general revenue for any anticipated shortfall in a municipal rehabilitation program or municipal construction project.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the Borough of Maywood is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used for the Affordable Housing Assistance program or the Rehabilitation Program.

## 6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with Maywood's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

The Borough of Maywood describes the collection and distribution of barrier free funds in Chapter 211, Article IV, §211-25 and §211-27 of the General Legislation ordinance, entitled Development Fees.

## SUMMARY

The Borough of Maywood intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Plan Element dated February 11, 2022.

The Borough of Maywood has a balance of \$ \$79,793.00 as of March 31, 2022, and anticipates an additional \$146,400.00 in revenues through 2025 for a total of \$226,193.00. The municipality will dedicate \$67,857.90 towards Affordability Assistance for Low and Very Low- Income Families, Acquisition or Improvement of Land to be used for Affordable Housing, Green Building Strategies and Extensions or Improvement of Roads or Infrastructure, \$113,096.00 for Rehabilitation, and \$45,238.60 for Administrative costs. Any shortfall of funds will be offset by Municipal Funding. The municipality will dedicate any excess funds or remaining balance toward future Affordable Housing Needs.



SPENDING PLAN SUMMARY		
Balance as of 3/31/22		\$ 79,793.00
<b>PROJECTED REVENUE 2022-2025</b>		
Development fees		+ \$146,400.00
Payments in lieu of construction		+ \$ 0
Other funds		+ \$ 0
Interest		+ \$ 0
<b>TOTAL REVENUE</b>		<b>= \$226,193.00</b>
<b>PROJECTED EXPENDITURES 2022-2025</b>		
Funds used for Rehabilitation		- \$ 110,000.00
Funds used for New Construction		
. Other Affordable Housing Activities		- \$
1.Acquisition and or improvement of Land.		- \$
2.Green Building Strategies		- \$
3.Extensions or improvement of Land or Infrastructure		- \$
5.		- \$
6.		- \$
7.		- \$
8.		- \$
9.		- \$
10.		- \$
Affordability Assistance		- \$ 67,857.90
Administration		- \$ 45,238.60

Excess Funds or Remaining Balance Reserved for Additional Affordable Housing Activity	= \$ TBD
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
<b>TOTAL PROJECTED EXPENDITURES</b>	= \$ 226,192.50
<b>REMAINING BALANCE</b>	= \$0.50

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STATEMENT OF ACCOUNT

AV 01 074772 29859H165 A\*\*50GT

BOROUGH OF MAYWOOD  
 COAH DEVELOPMENT FEE ACCOUNT  
 15 PARK AVE  
 MAYWOOD NJ 07607-2015

Page: 1 of 2  
 Statement Period: Mar 01 2022-Mar 31 2022  
 Cust Ref #:  
 Primary Account #:

**Overdraft Policy Change Effective April 8, 2022**

The following change applies only to Commercial and Small Business Checking Accounts and Money Market Accounts with check access: TD is making changes to reduce Customer overdraft fees: Instead of charging an overdraft fee if you overdraw your account by greater than \$10, you may now overdraw your account by up to \$50 without TD charging you an overdraft fee.

For Business Checking accounts on Account Analysis Billing, all overdrafts, regardless of volume, are billed through Account Analysis. Please contact your Treasury Management Officer for further details.

**Municipal Advantage Checking**

BOROUGH OF MAYWOOD  
 COAH DEVELOPMENT FEE ACCOUNT

**ACCOUNT SUMMARY**

Beginning Balance	79,793.00	Average Collected Balance	79,793.00
		Interest Earned This Period	0.00
Ending Balance	79,793.00	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
		Days in Period	31

**DAILY ACCOUNT ACTIVITY**

No Transactions this Statement Period

074772 1/1



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