

RECOMMENDATIONS FOR THE DISPOSITION OF CITY-OWNED PROPERTY



OCTOBER 4, 2011

City Owned Property

Review and Recommendations by the City Engineer/City Planner

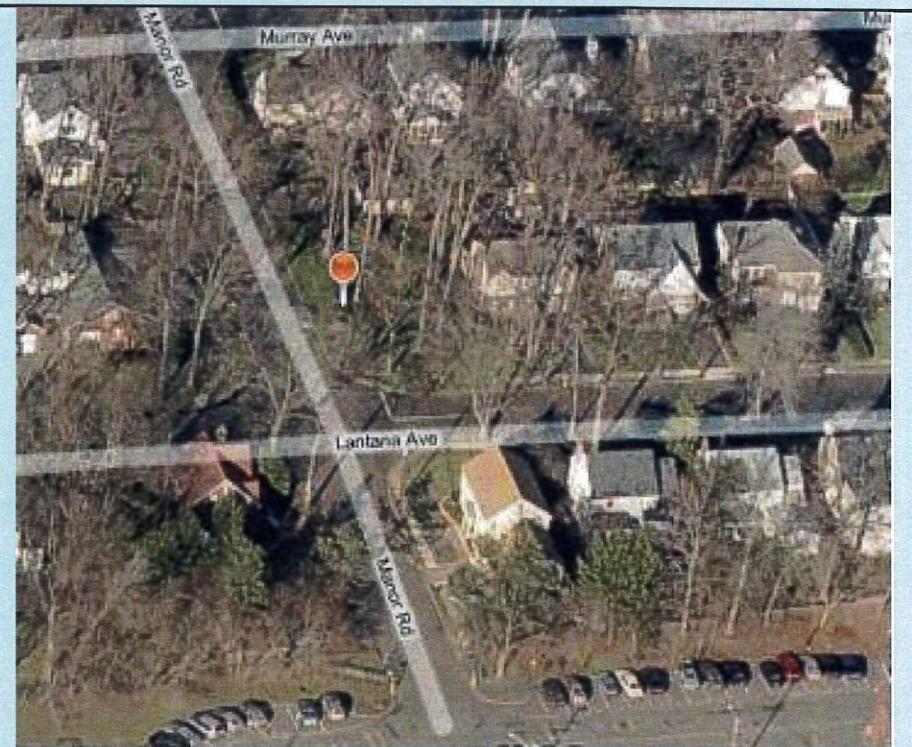
Block	Lot	Address	Description	Recommendations	Sell/ Hold
112	32	309 Manor Road	Vacant Lot. Borders Residential property. This narrow strip of property is too small to be a buildable lot. It is vacant. The adjacent property to the east is a single family residence.	Deed to adjoining property owner to provide a larger lot. By combining with Lot 31, it may be possible to have two building lots, each 50 ft. wide (subject to Planning Board approval).	Sell

Zone District: R-D Single Family

Property Size: Approximately 25 ft. wide by 100 ft. deep.



Tax Map Detail



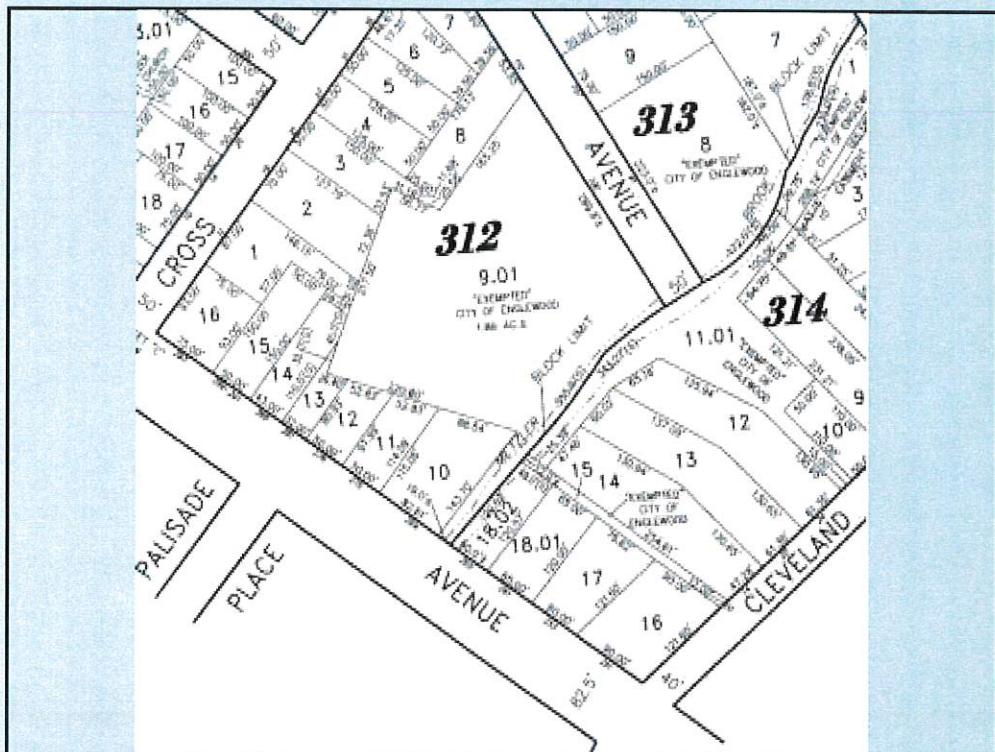
Aerial View

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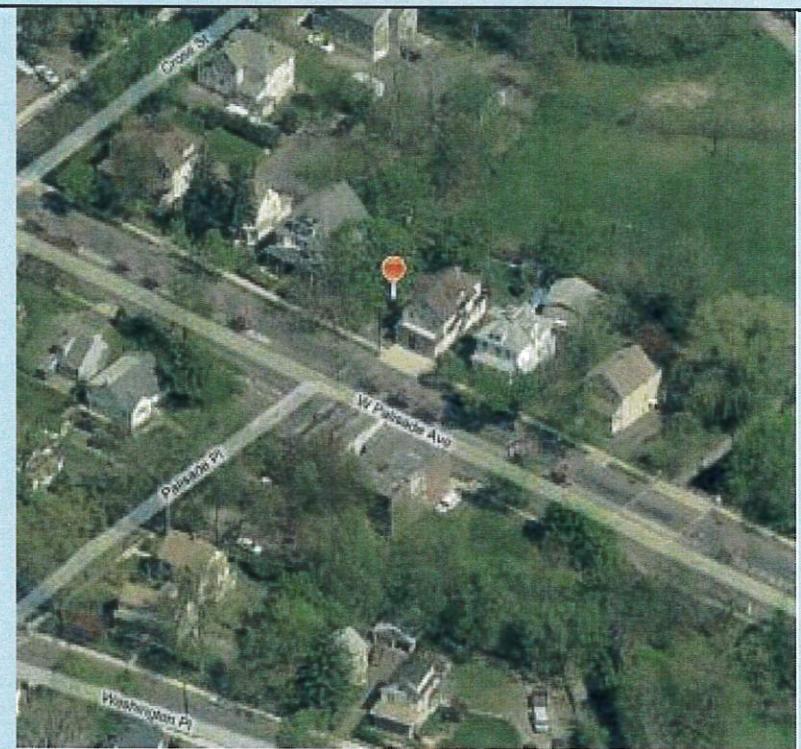
Block	Lot	Address	Description	Recommendations	Sell/ Hold
312	13	281 W. Palisade Ave	Vacant Lot. Undersized residential lot. It can be attached to one or both lots that are adjacent to it on the east or west side of the subject lot. It is not of sufficient size to be a buildable lot.	Sell to either or both property owners with adjacent undersized lots to form a more conforming lot(s).	Sell

Zone District: R-E Single Family

Property Size: Approximately 32 ft. wide by 81 ft. deep.



Tax Map Detail



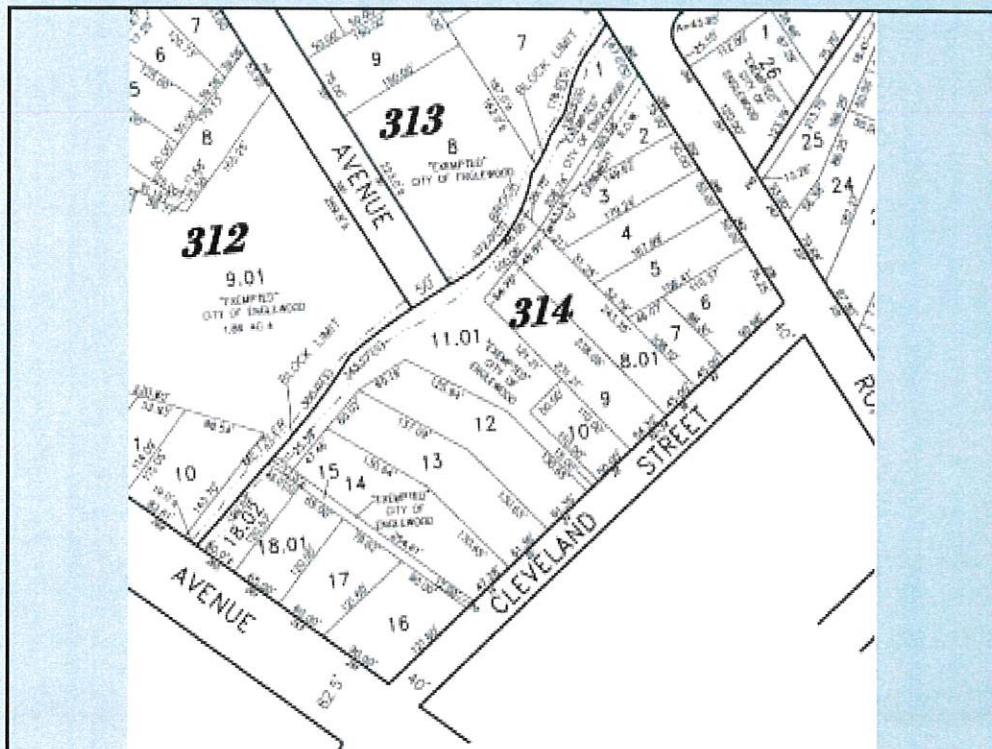
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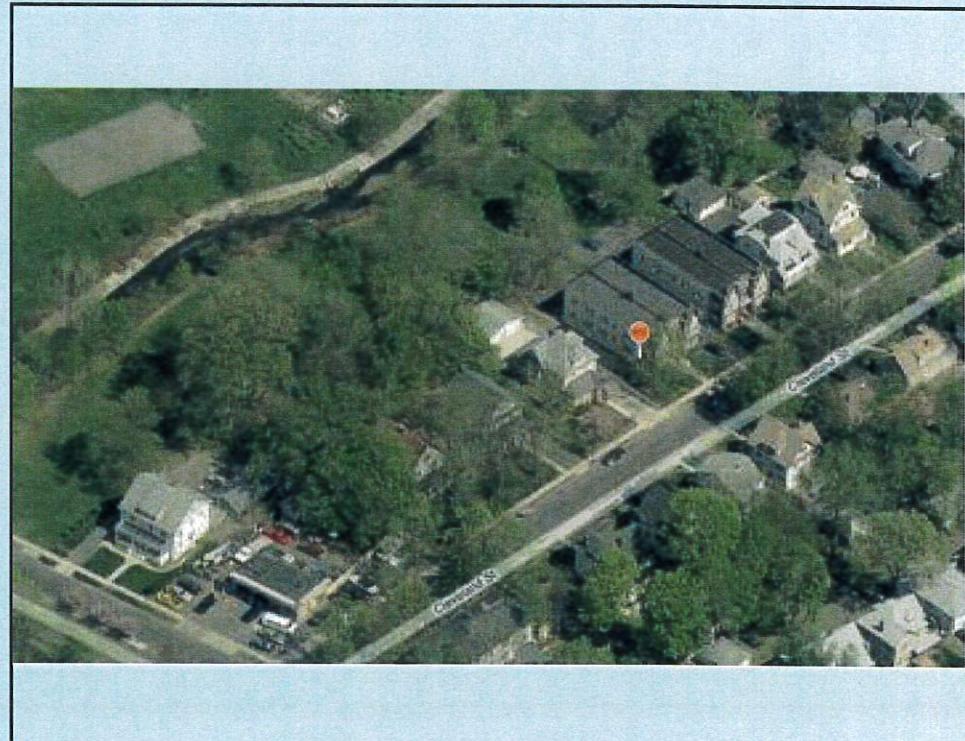
Block	Lot	Address	Description	Recommendations	Sell/ Hold
314	11.01	26 Cleveland St	Vacnt Lot. This property provides access to Metzlers Brook from Cleveland Street. It has a 15 ft. wide strip from Cleveland Street and opens up along the Brook with a large section of land behind Lot 10.	Retain access from W. Palisade and retain at least 15 ft. along the Brook but dispose of the area behind Lot 10. Lot 10 is a 4 family building and the additional land will improve Lot 10.	Sell

Zone District: R-E Single Family

Property Size: Irregularly shaped, slightly in excess of 0.5 acres.



Tax Map Detail



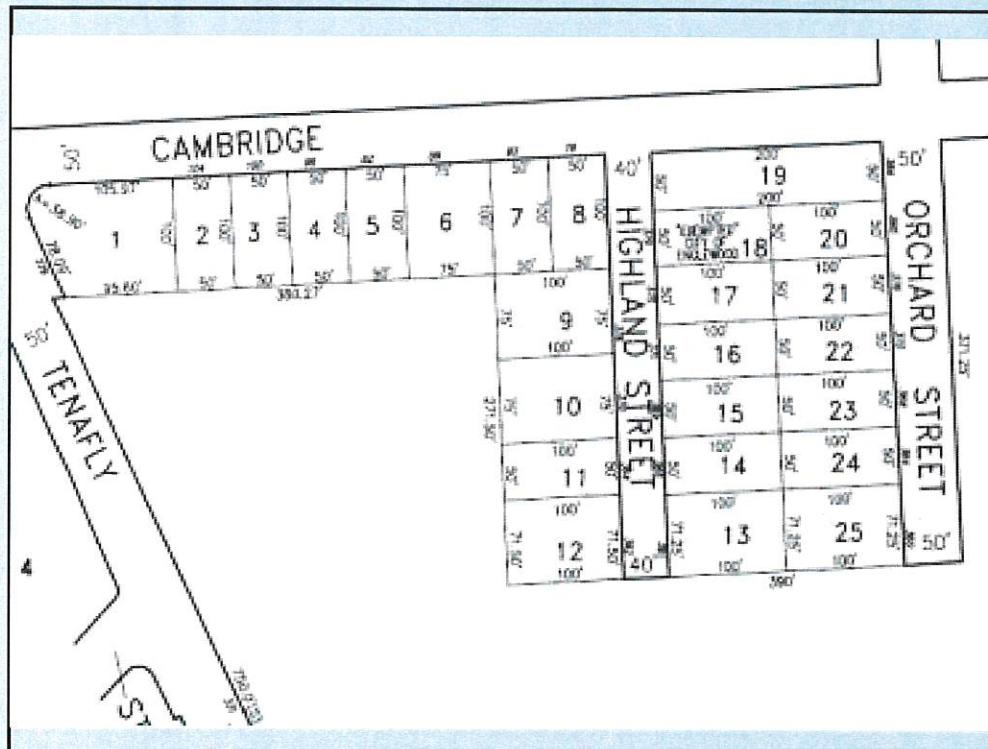
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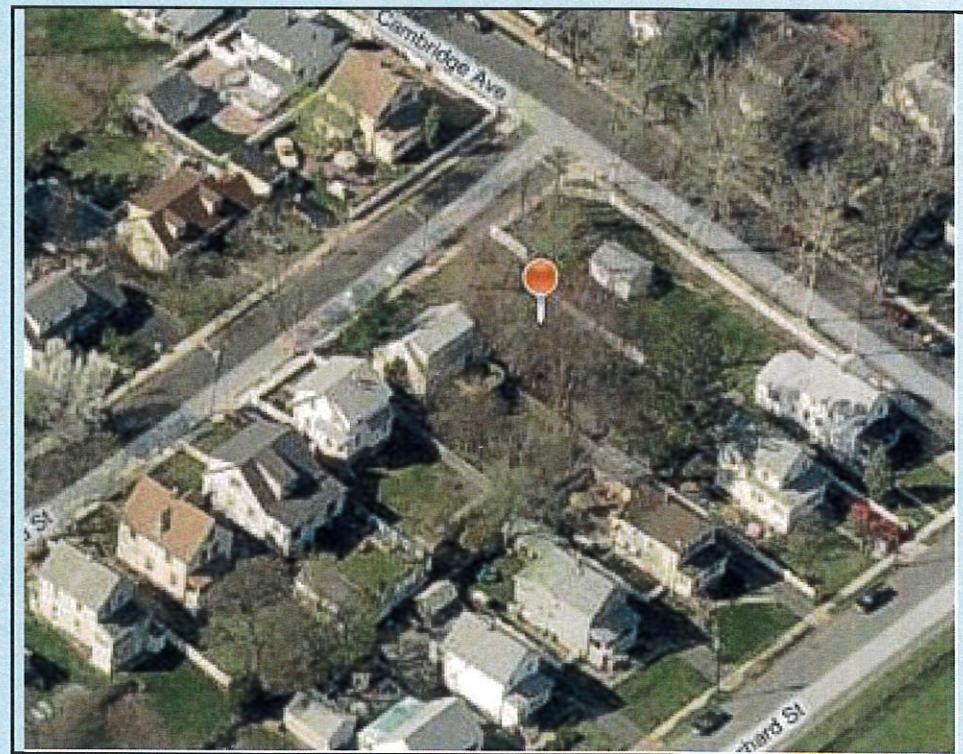
Block	Lot	Address	Description	Recommendations	Sell/ Hold
801	18	379 Highland St	Vacant lot. Although undersized, it compares favorably with the other lot sizes in the neighborhood and could be a single family lot.	Sell as a building lot with the necessary Board approvals.	Sell

Zone District: R-D Single Family

Property Size: 50 ft. wide by 100 ft. deep.



Tax Map Detail



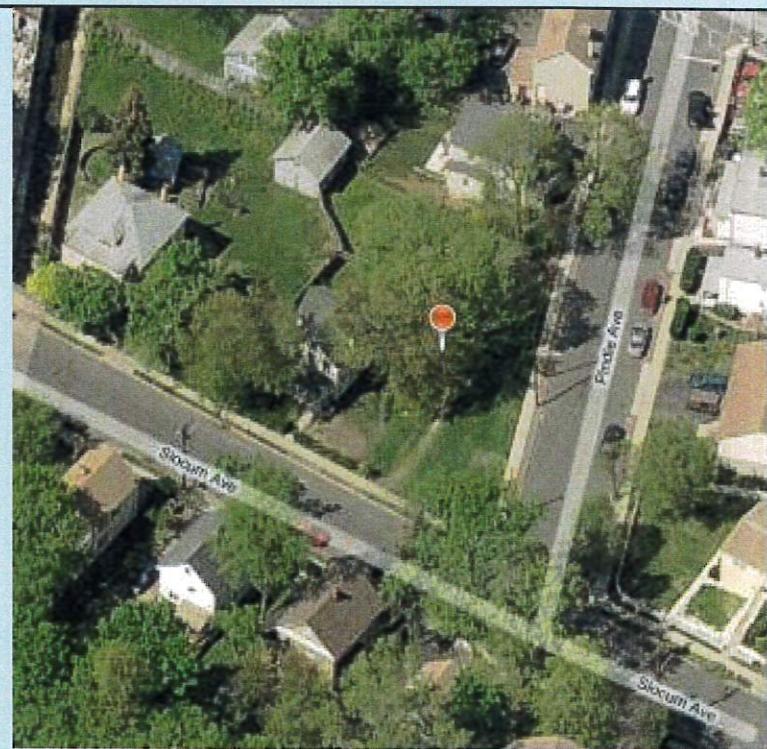
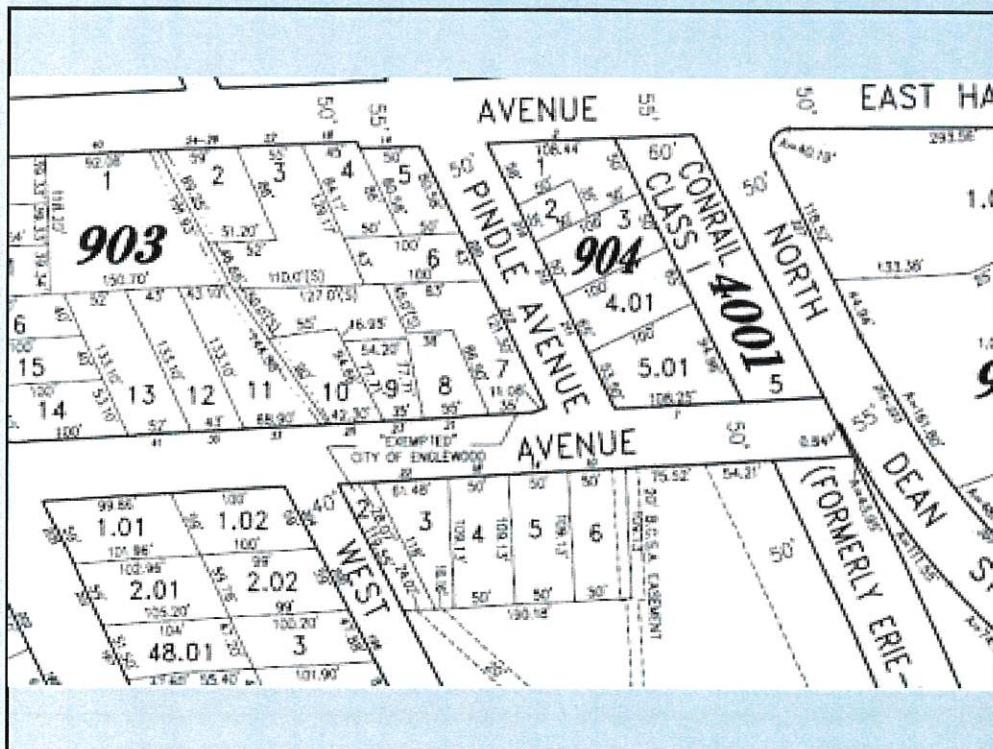
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Block	Lot	Address	Description	Recommendations	Sell/ Hold
903	7	212 Pindle Ave	Vacant lot with an irregular shape. It could be a buildable single family lot.	Sell as a single family residential lot with prior approvals from the appropriate Board.	Sell

Zone District: R-E Single Family

Property Size: Approximately 1/6 of an acre.

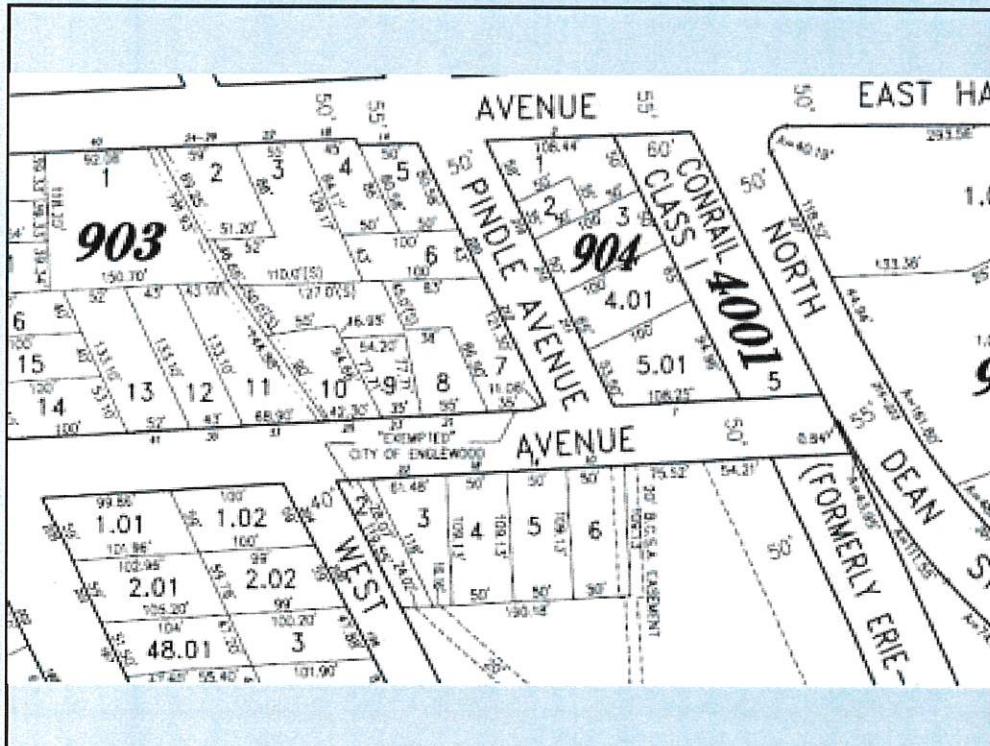


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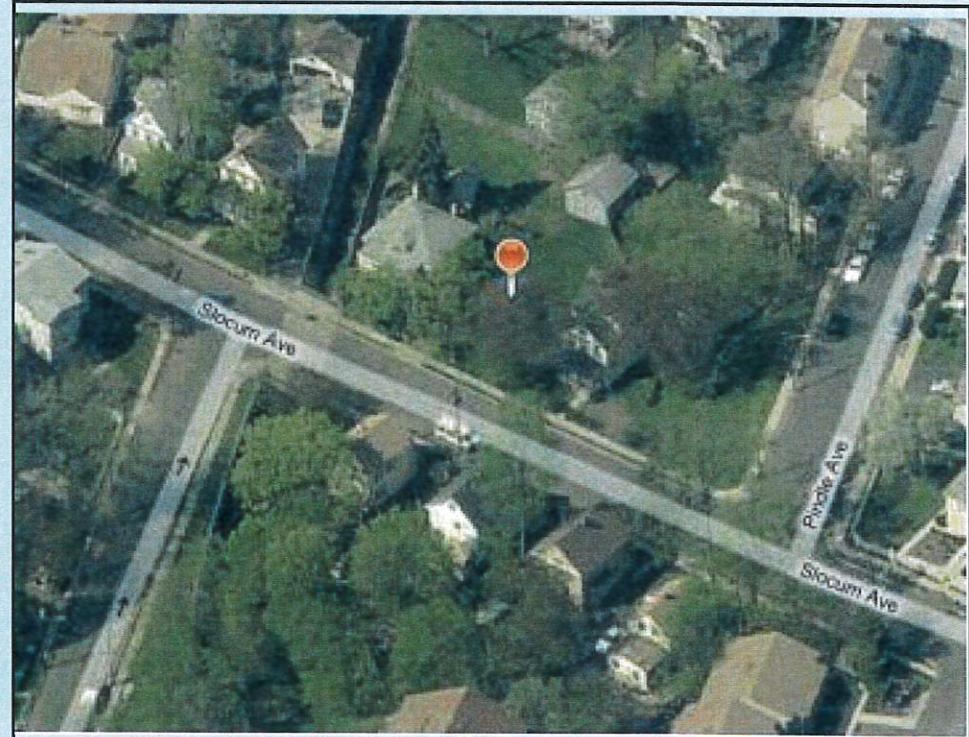
Block	Lot	Address	Description	Recommendations	Sell/ Hold
903	9	23 Slocum	Vacant but undersized lot. The lot is adjacent to two undersized lots on either side.	Sell the lot to one or both of the adjoining undersized lots with a deed restriction on future subdivisions to prevent building on it.	Sell

Zone District: R-E Single Family

Property Size: Approximately 3500 s.f.



Tax Map Detail



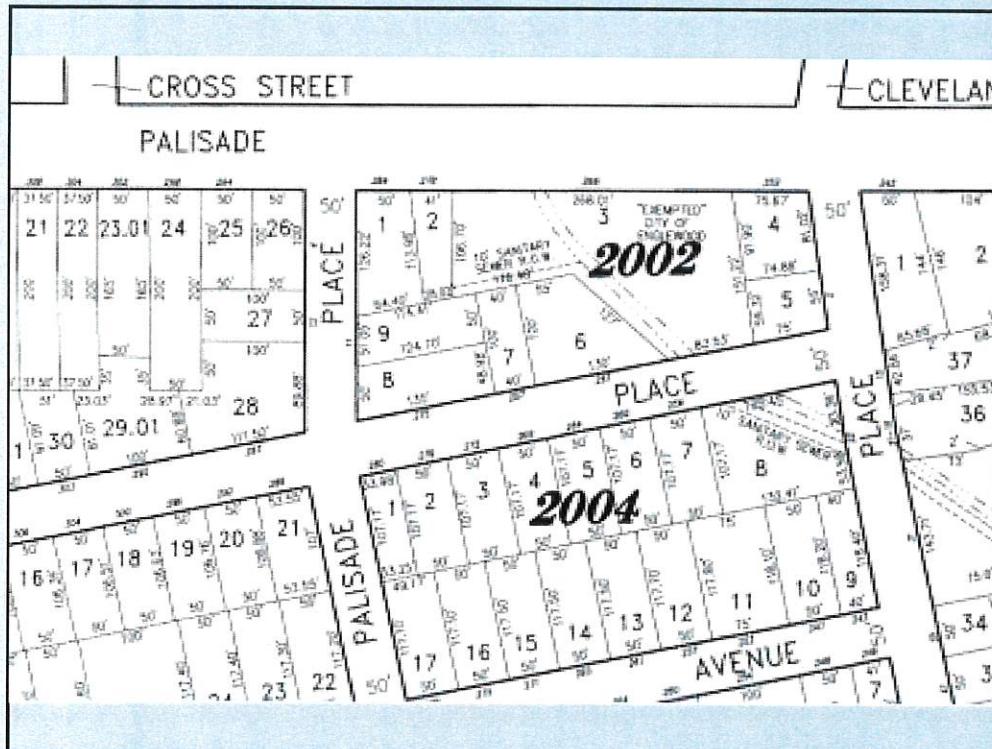
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Block	Lot	Address	Description	Recommendations	Sell/ Hold
2002	3	266 W. Palisade Ave	Vacant land bordering and including Metzlers Brook. The land provides access to the open channel.	There is sufficient land for a subdivision retaining access to the Brook. Subdivided portions of the lot could be sold to adjacent property owners to form larger more conforming lots.	Sell

Zone District: R-E Single Family

Property Size: Less than 1 acre in total including the Brook.



Tax Map Detail



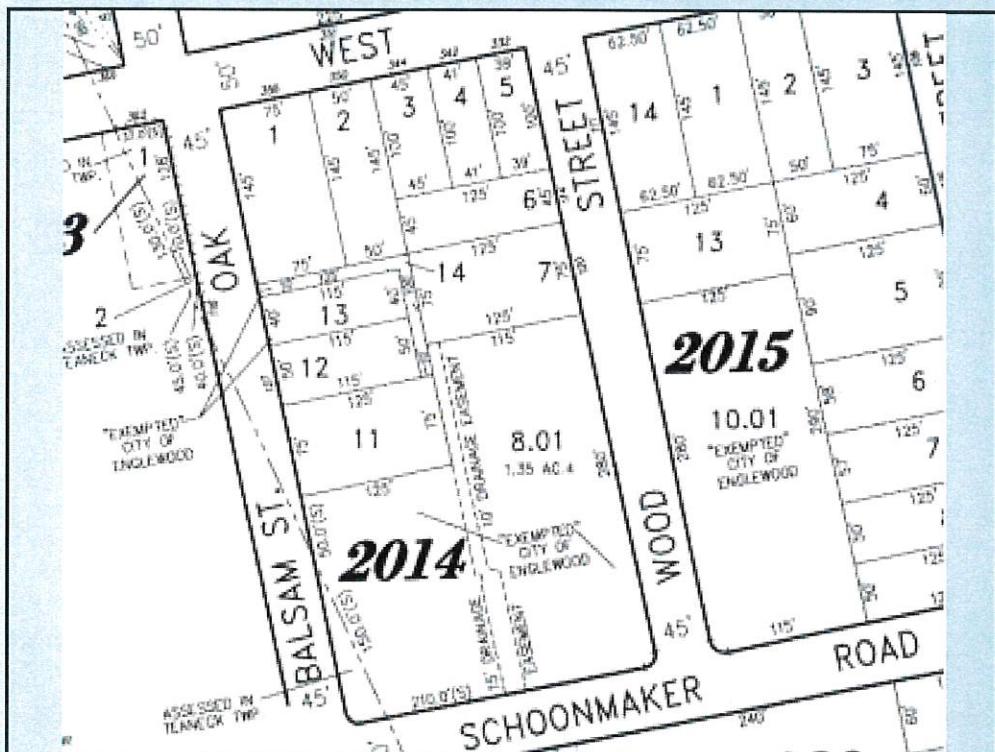
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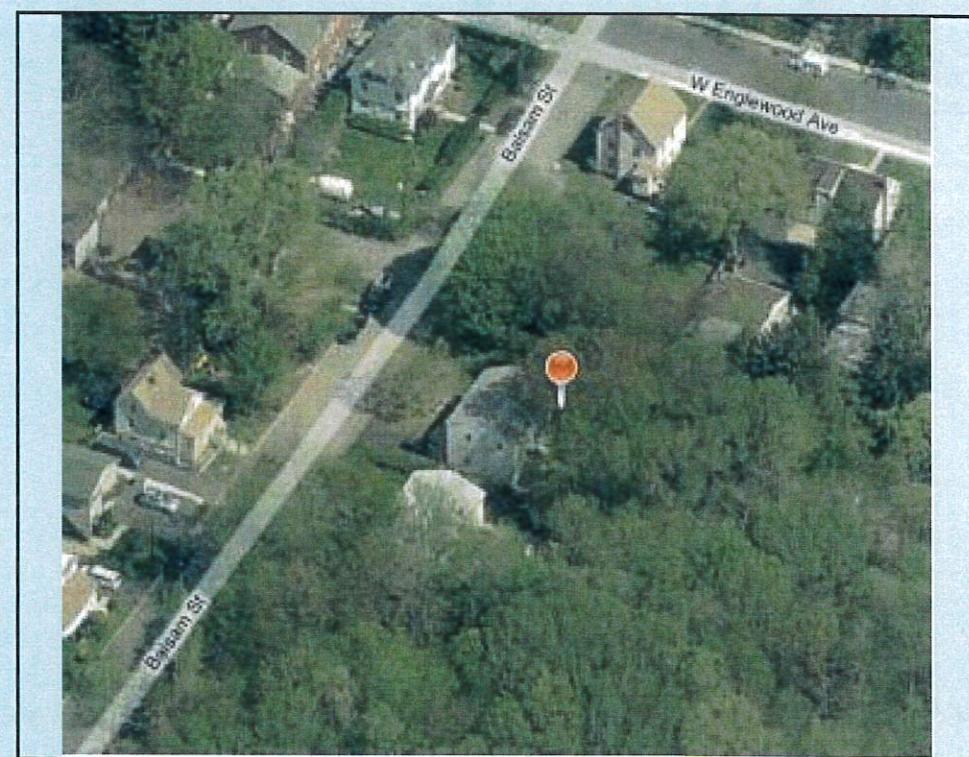
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2014	13	123 Oak St	Undersized vacant land adjacent to a single family lot and bordering a City owned stream channel.	Sell to adjoining property owner but retain a 15 ft. strip for access to the open channel.	Sell

Zone District: R-E Single Family

Property Size: 40 ft. wide by 115 ft. deep.



Tax Map Detail



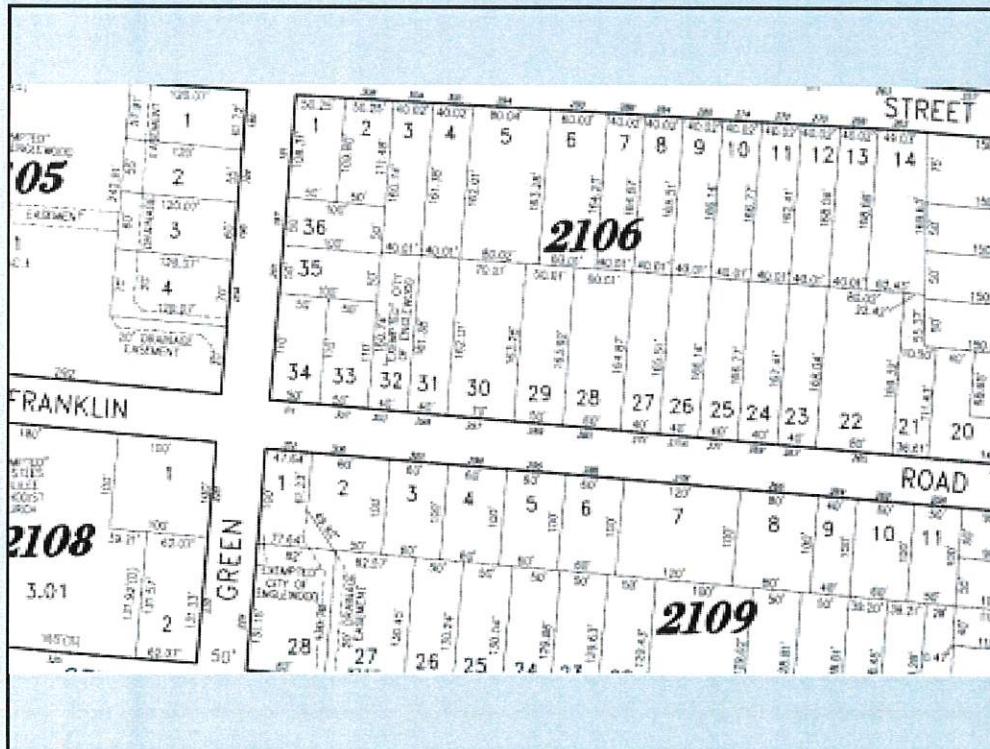
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Block	Lot	Address	Description	Recommendations	Sell/ Hold
2106	32	303 Franklin Rd	Undersized vacant land but comparable to other building lots in the neighborhood.	Sell as a building lot with the necessary Board approvals or sell to adjoining property owner(s).	Sell

Zone District: R-E Single Family

Property Size: 40 ft. wide by 160 ft. deep.



Tax Map Detail



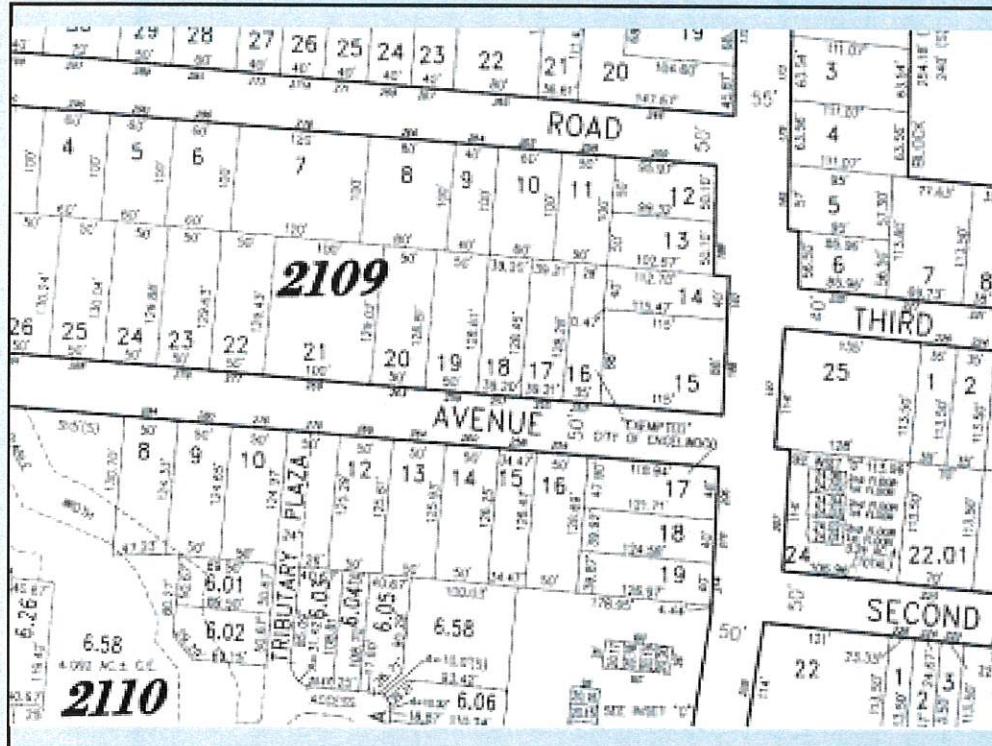
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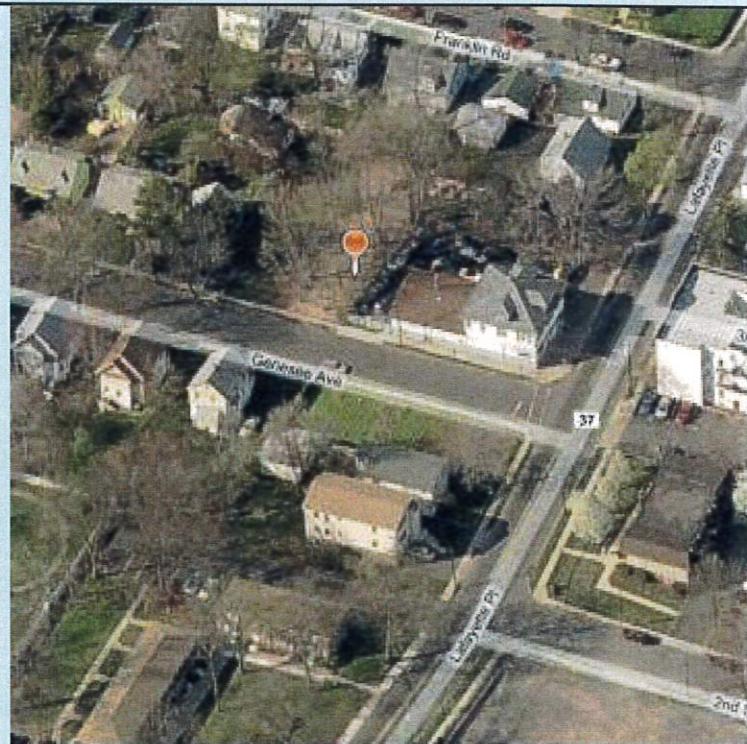
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2109	16	251 Genesee Ave	Undersized vacant lot. Could be combined with the adjacent lot to the west to form a building lot.	Sell to adjacent lot owner to the west to form one building lot.	Sell

Zone District: R-E Single Family

Property Size: 35 ft. wide by 128 ft. deep.



Tax Map Detail



Aerial View

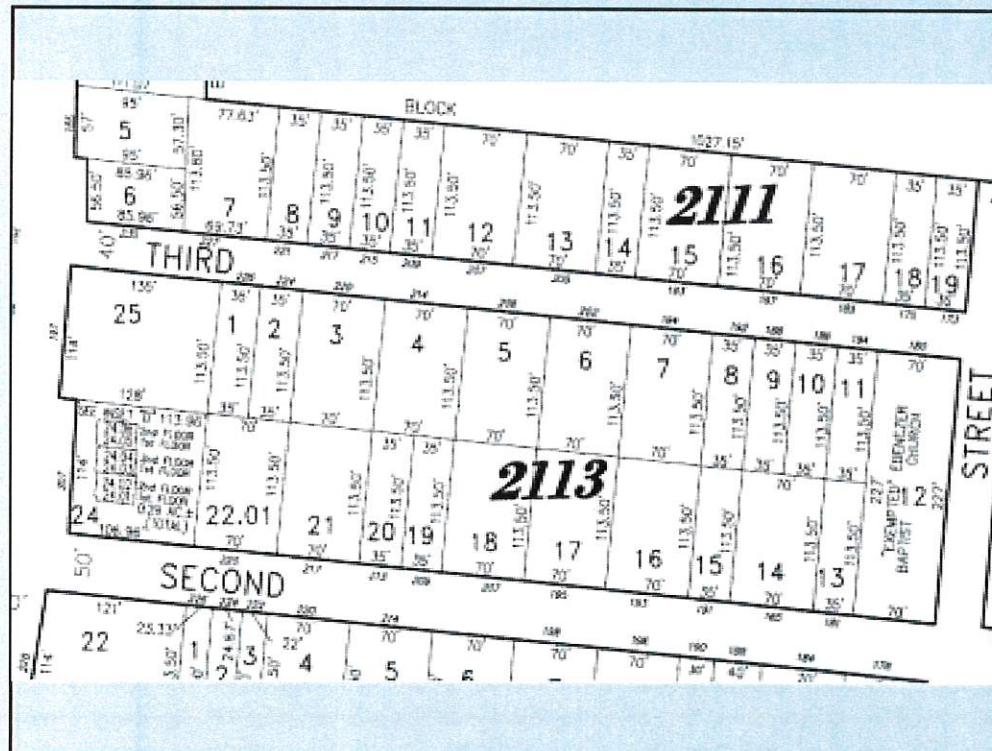
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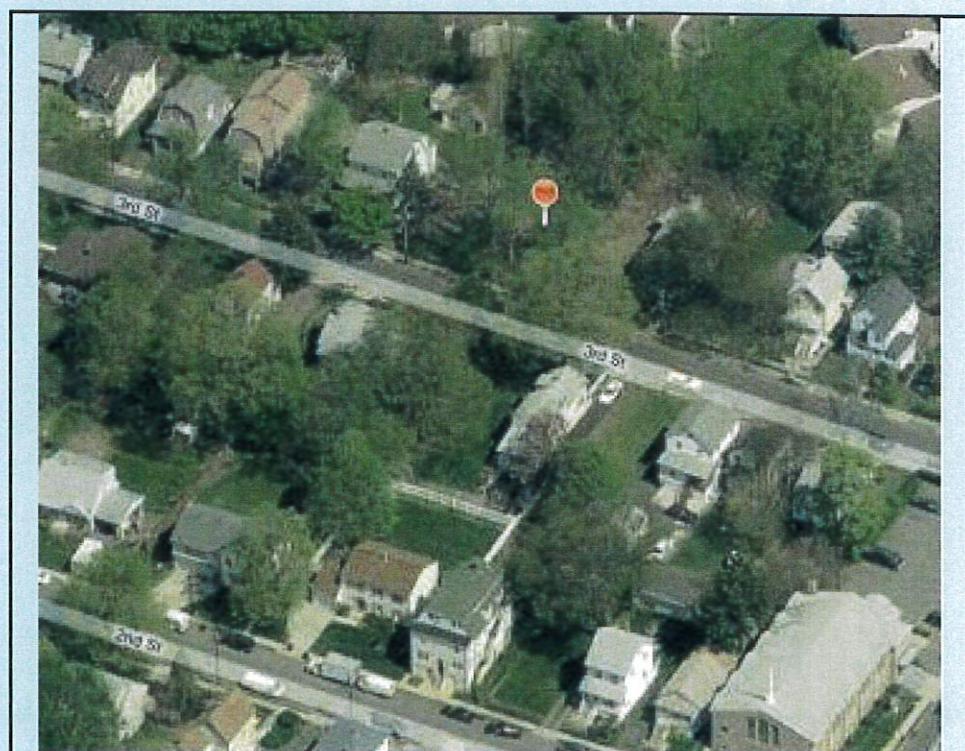
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2111	14	199 Third St	Undersized vacant building within the flood hazard area that can be combined with adjacent property owners to achieve greater conformity.	Sell to adjoining property owner(s).	Sell

Zone District: R-E Single Family

Property Size: 35 ft. wide by 113.50 ft. deep



[Tax Map Detail](#)



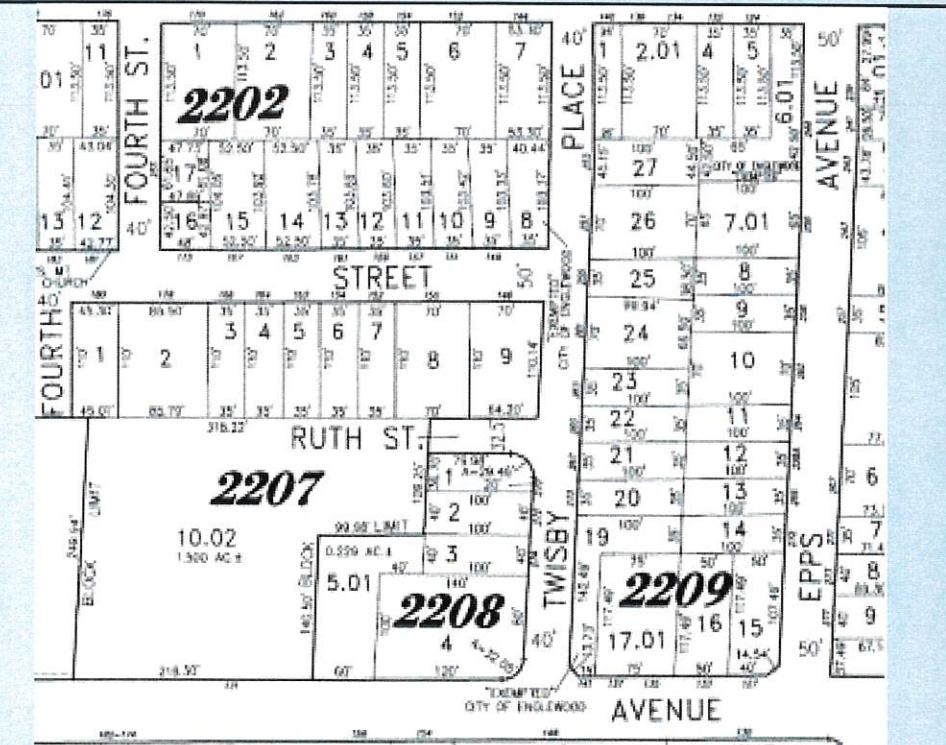
[Aerial View](#)

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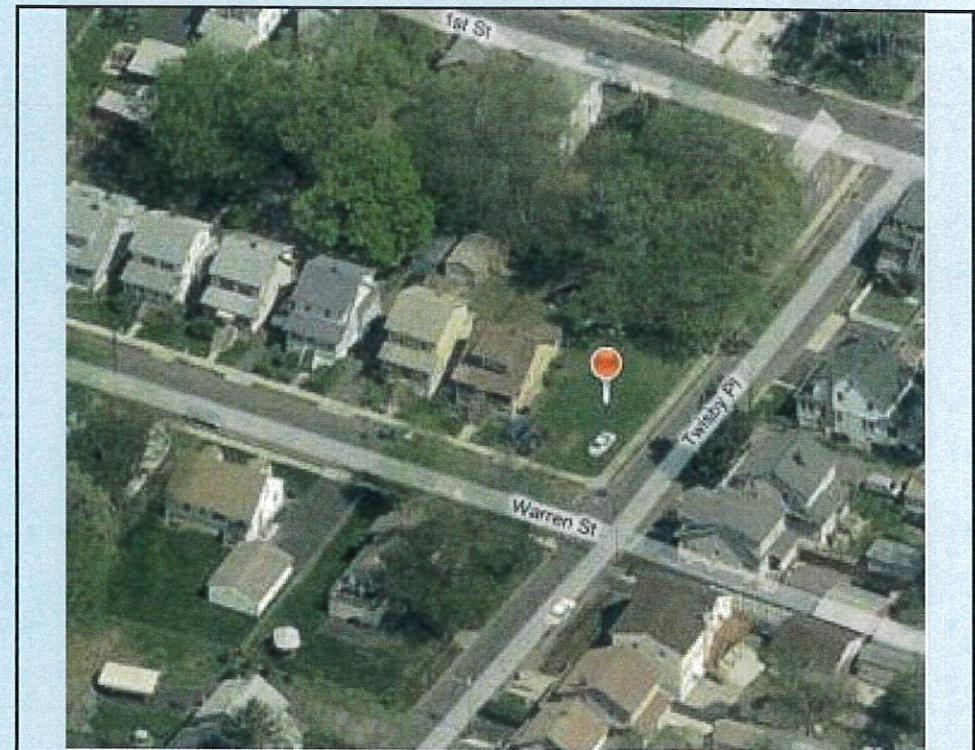
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2202	8	147 Warren St	Undersized vacant building lot that can be used as a building lot (with appropriate approvals) or combined with adjacent property owners to achieve greater conformity. Lot appears to be in the flood hazard area.	Building Lot or sell to adjoining property owners. NJDEP restrictions may prevent any building on the lot.	Sell

Zone District: R-E Single Family

Property Size: 35 ft. by 103 ft.



Tax Map Detail



Aerial View

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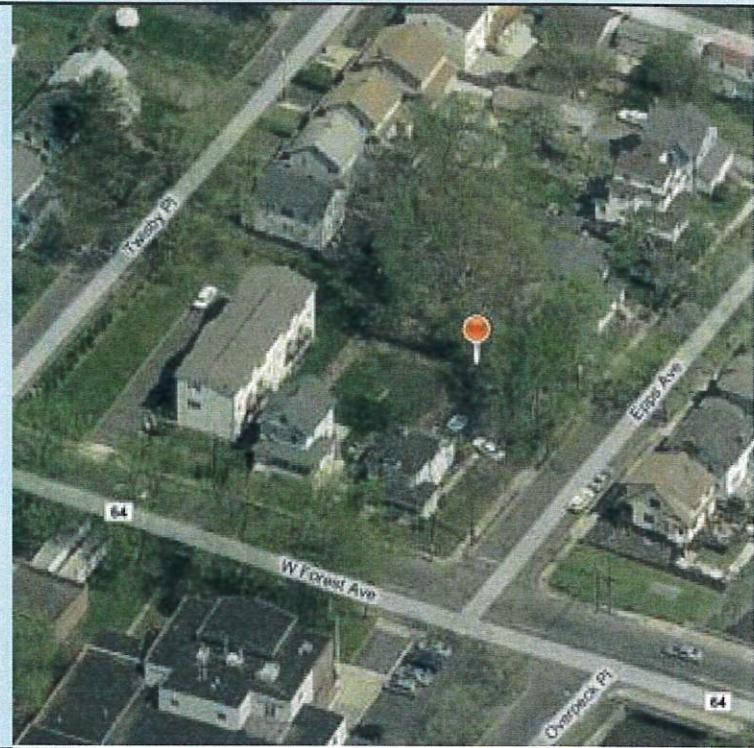
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2209	14	272 Epps Ave	Undersized vacant lot in a flood hazard area.	Sell to adjoining property owner(s)	Sell

Zone District: R-E Single Family

Property Size: 35 ft. wide by 100 ft. deep.



Tax Map Detail



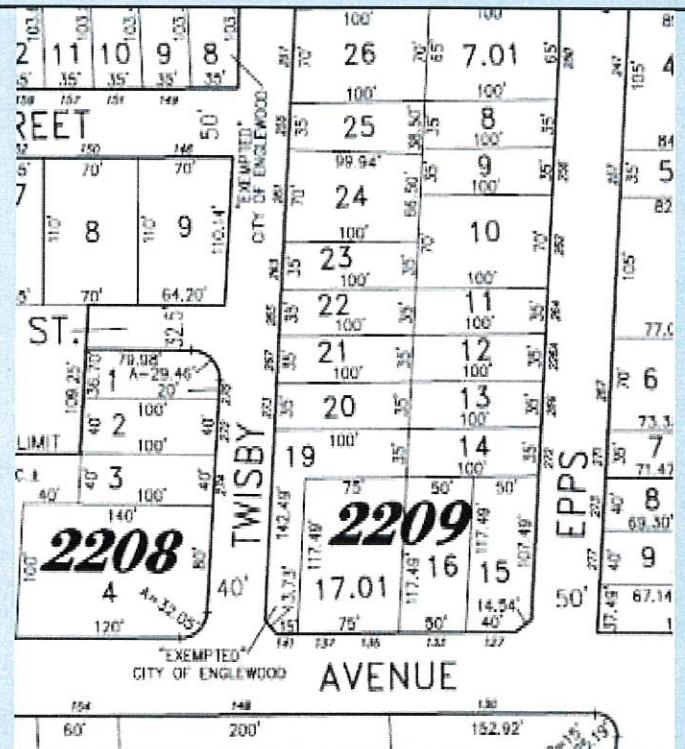
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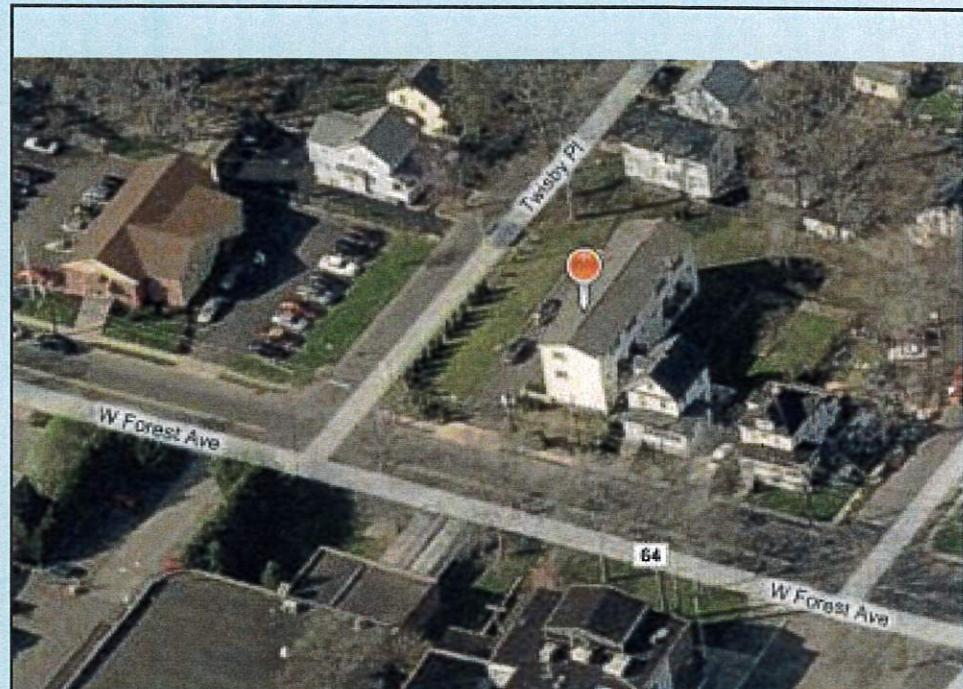
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2209	19	141 W. Forest Ave	Vacant land in an L shaped configuration around a condominium development.	Sell property to the adjacent condominium to remain as vacant land for the condominium.	Sell

Zone District: R-E Single Family

Property Size: Approximately 4500 s.f. in an L shaped configuration.



Tax Map Detail

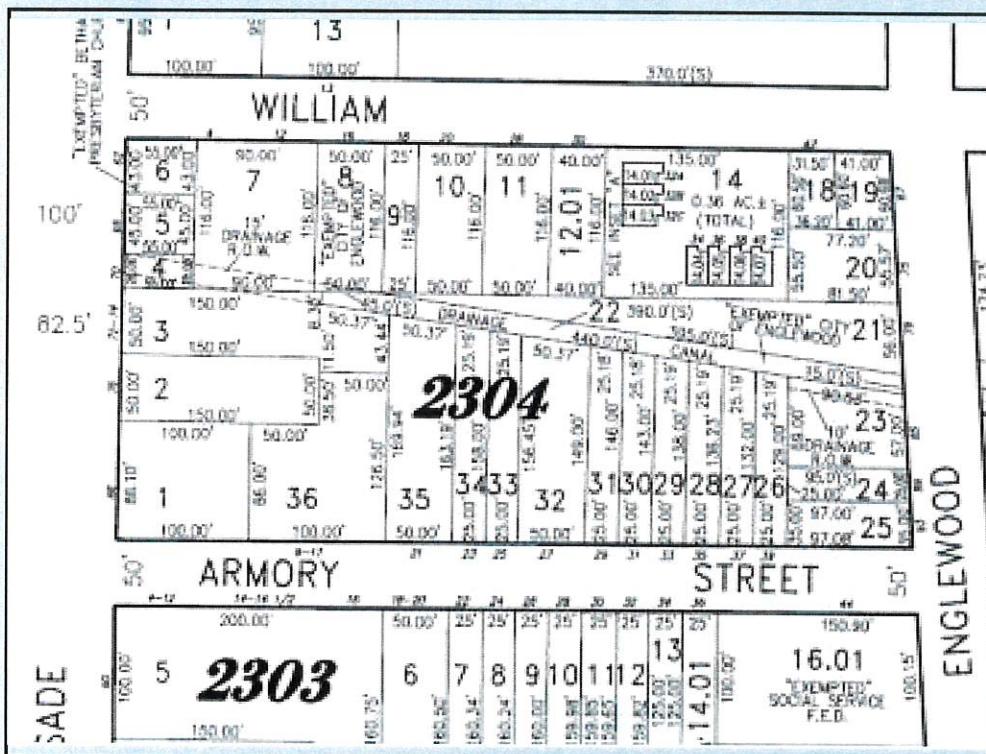


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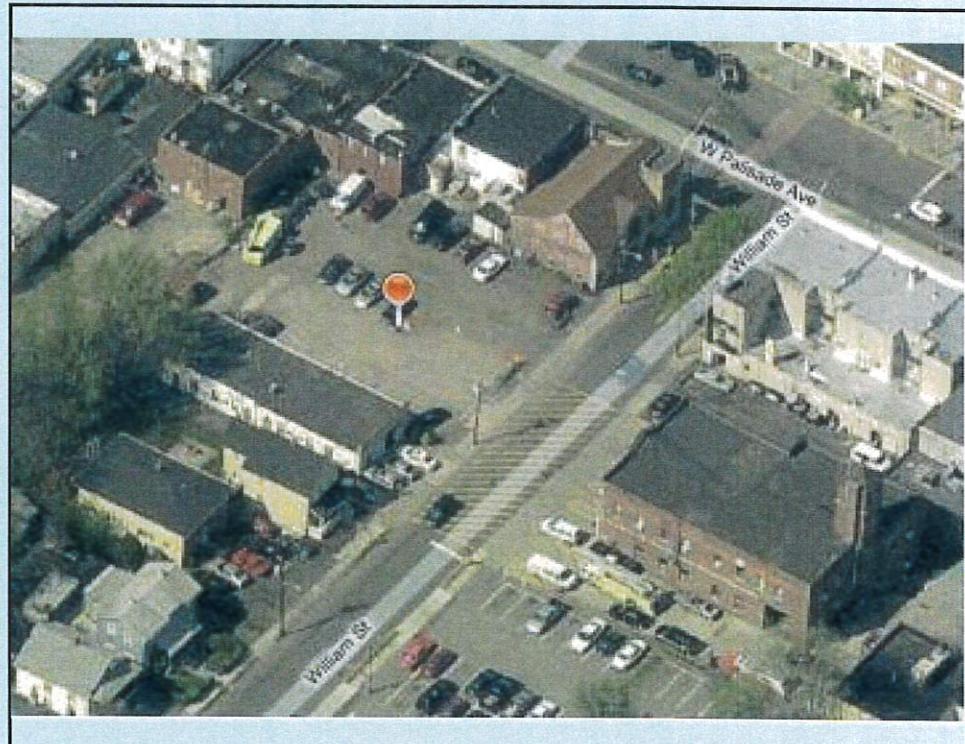
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2304	7	12 William Street	Vacant land currently used as a parking area for the Firehouse.	Retain for parking until Firehouse is resolved and then sell the property with the existing Firehouse for redevelopment.	Sell

Zone District: CBD-1 Central Business District

Property Size: 90 ft. wide by 116 ft. deep.



Tax Map Detail



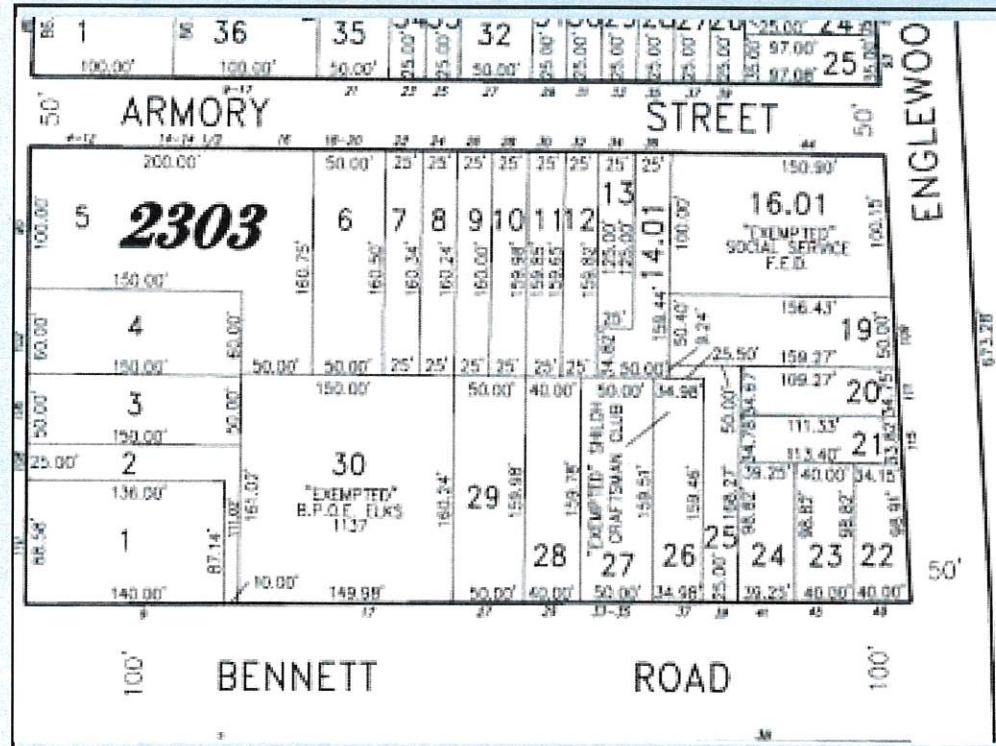
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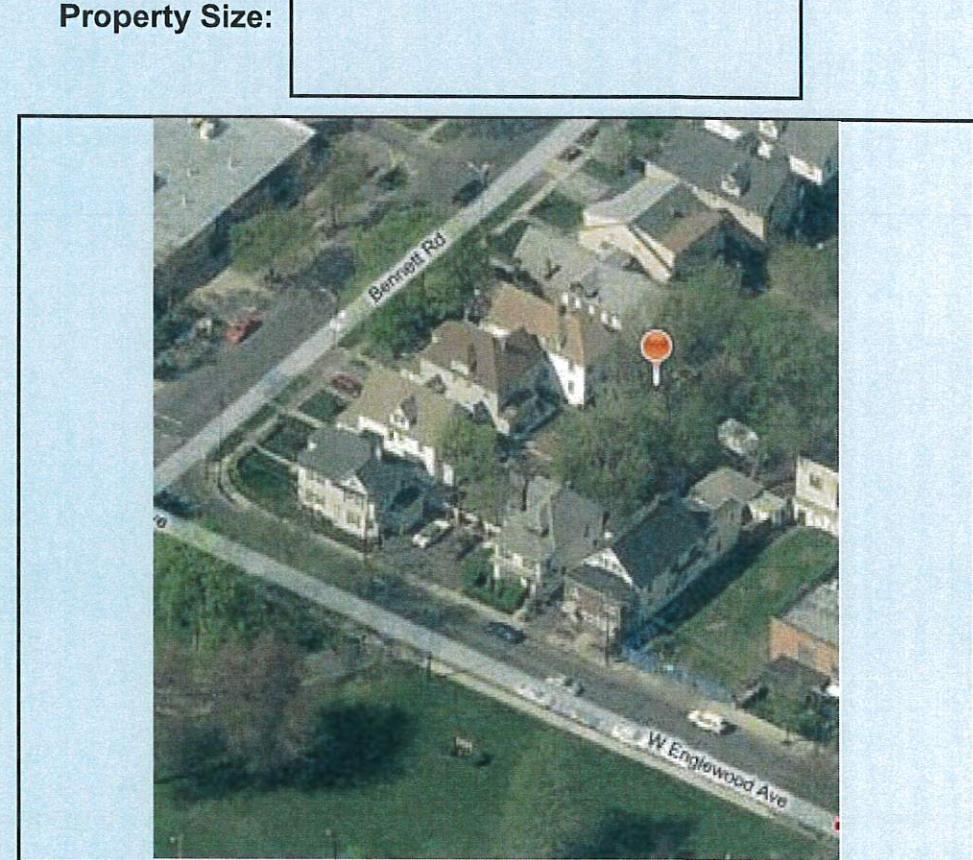
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2303	26	37 Bennett Road	Obtained from Shiloh Lodge	Building on site	Sell

Zone District: RM-A Multi-Family

Property Size:



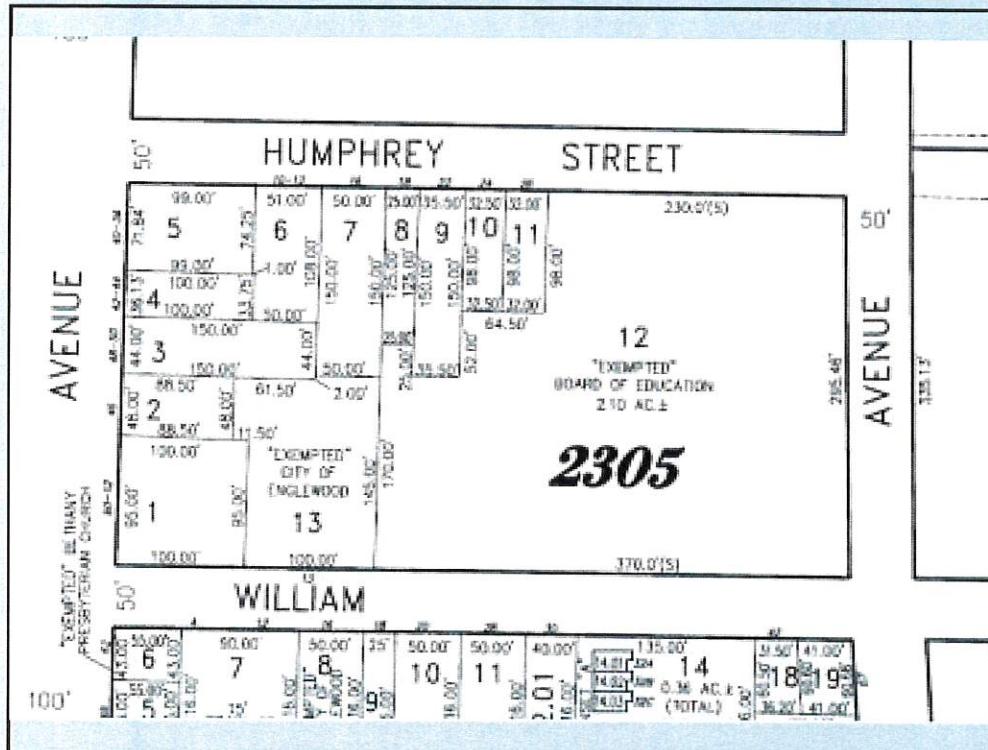
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Block	Lot	Address	Description	Recommendations	Sell/ Hold
2305	12	51 W. Englewood Avenue	The site of the existing Lincoln School. This 2 acre site is the subject of review and planning by the Englewood Planning Board and the Mayor and Council and is a redevelopment site.	An RFP is being considered by the Mayor and Council to redevelop this property.	Sell
Zone District: RM-A Multi-Family			Property Size: Approximately 2 acres.		

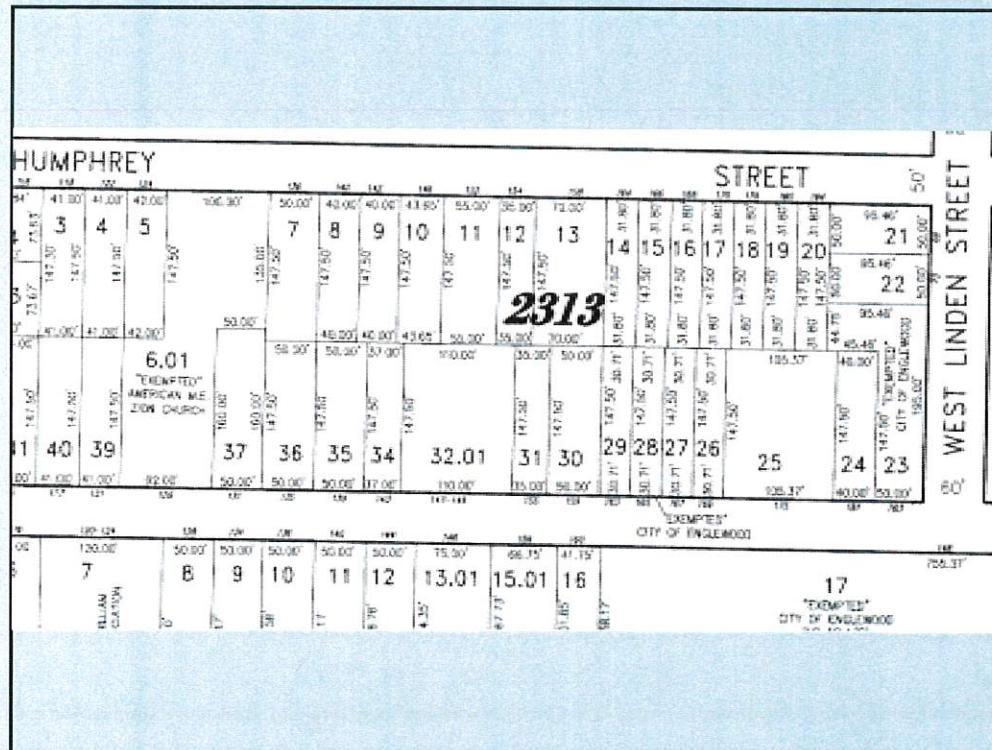


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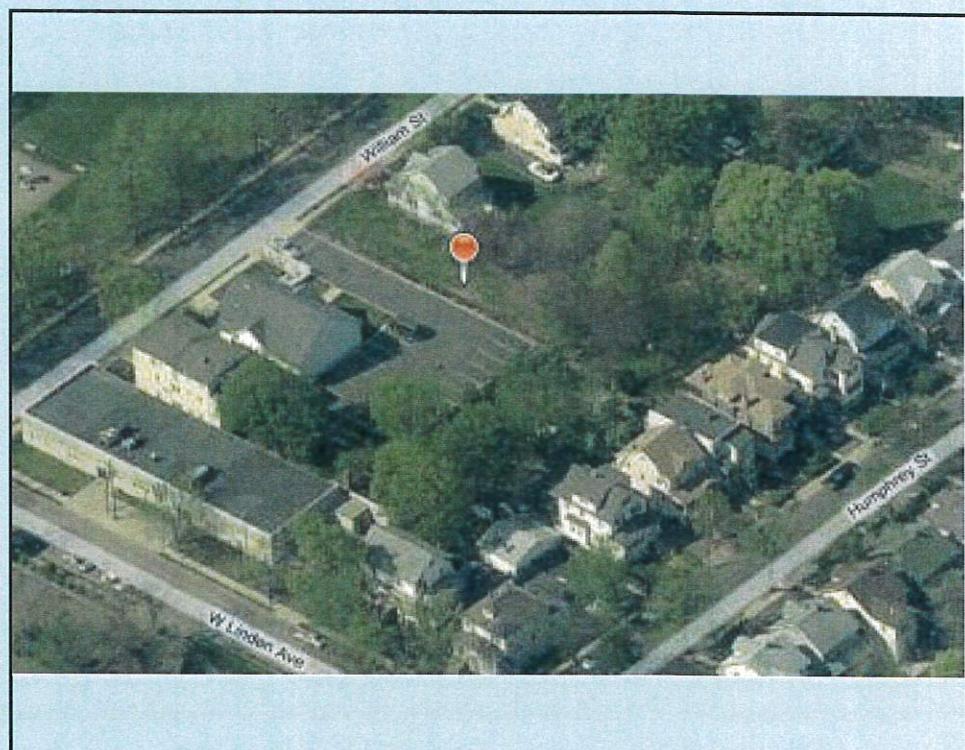
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2313	26	169 William Street	Vacant undersized lot. Property is within a flood hazard area.	Sell to either or both property owners with adjacent undersized lots to form a more conforming lot(s).	Sell

Zone District: R-E Single Family

Property Size: 30 ft. wide by 137 ft. deep



Tax Map Detail



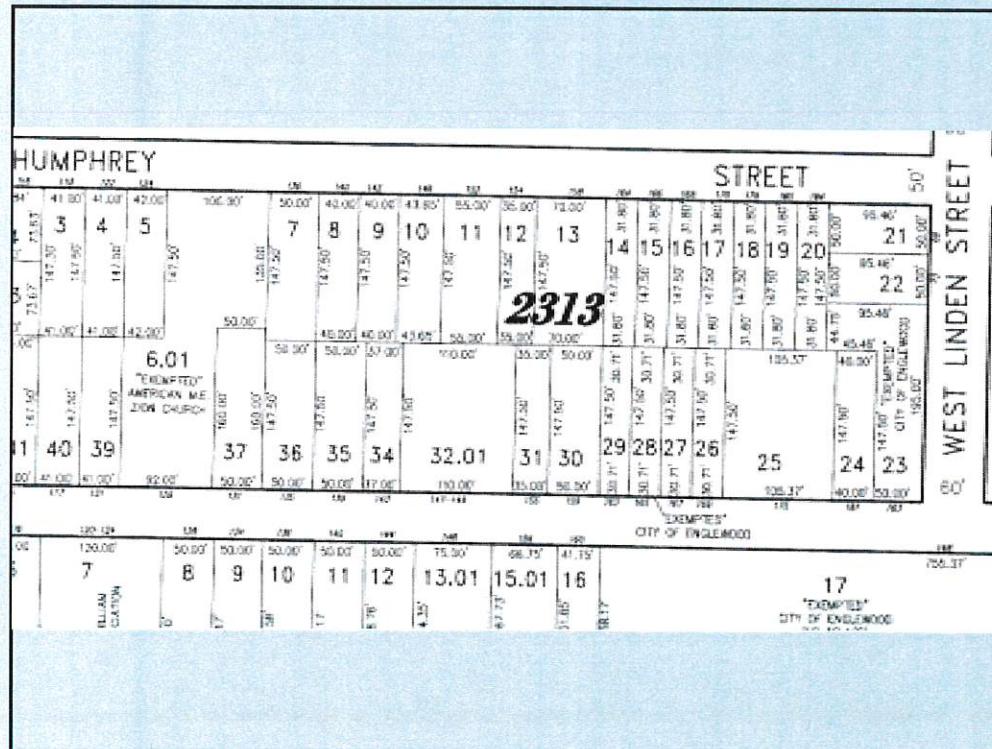
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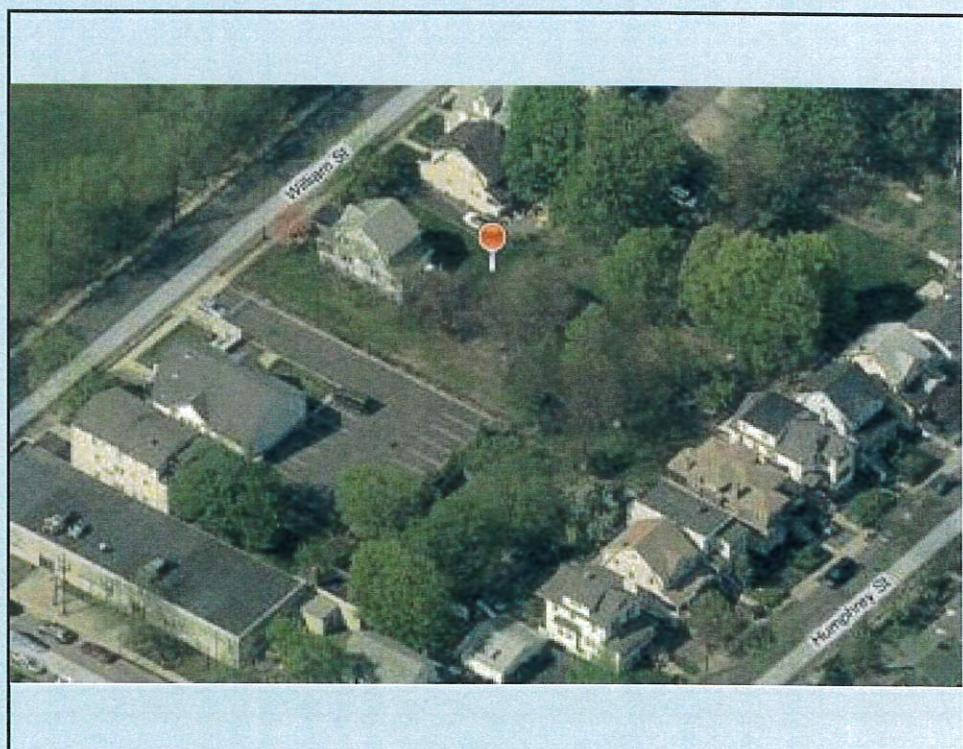
Block	Lot	Address	Description	Recommendations	Sell/ Hold
2313	28	165 William Street	Vacant undersized lot. Property is within a flood hazard area.	Sell to either or both property owners with adjacent undersized lots to form a more conforming lot(s).	Sell

Zone District: R-E Single Family

Property Size: 30 ft. wide by 137 ft. deep



Tax Map Detail

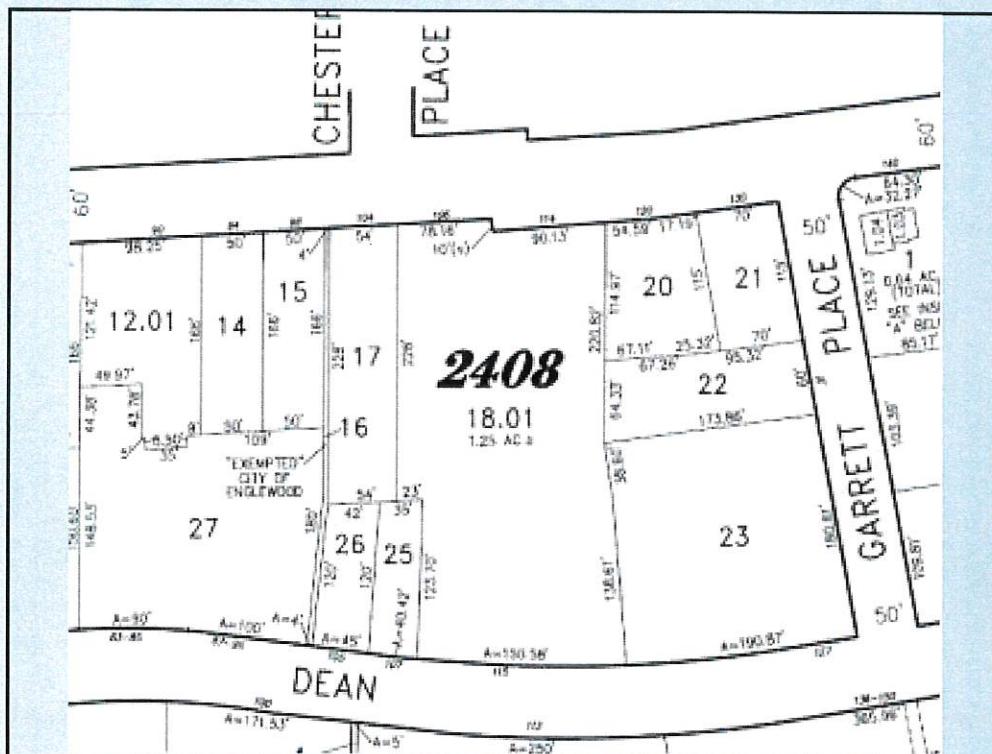


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Block	Lot	Address	Description	Recommendations	Sell/ Hold
2408	16	102 Grand Avenue	A 4 ft. wide strip of land running from Grand Avenue to Dean Street with a drainage pipe connecting Grand Ave. to Dean St.	Sell to adjacent property owner(s) with easement rights to access the drainage pipe.	Sell

Zone District: SBD Service Business District

Property Size: 4 ft. wide by 348 ft. deep



Tax Map Detail



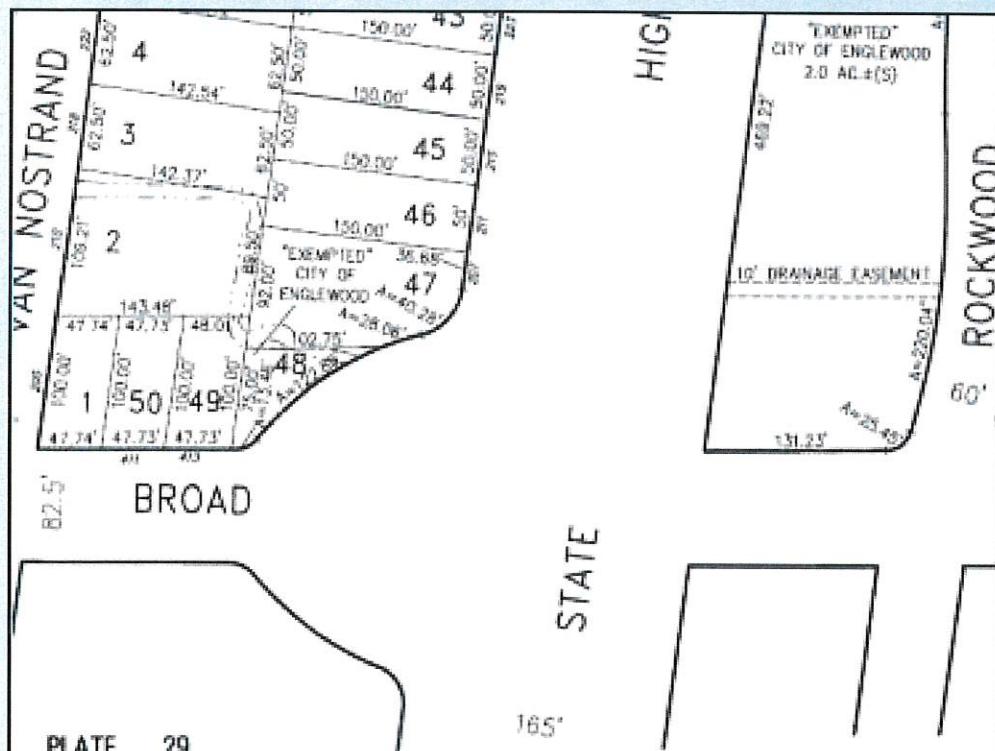
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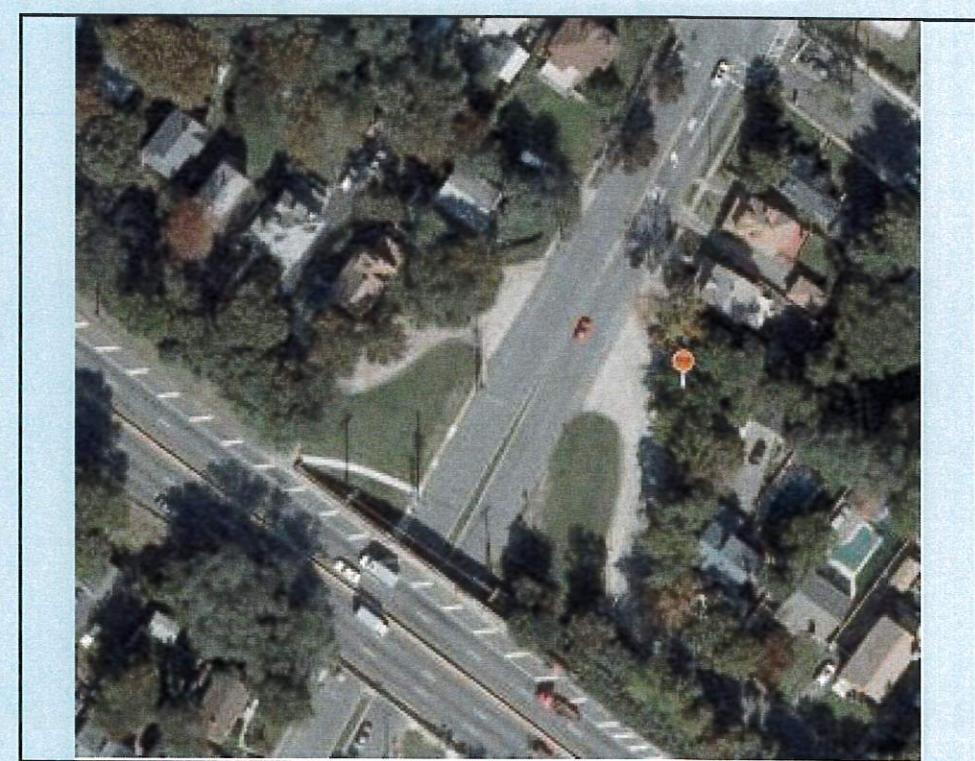
Block	Lot	Address	Description	Recommendations	Sell/ Hold
3401	48	417 Broad Avenue	Vacant Lot but not legally conforming.	Sell to adjacent property owners as a non buildable lot.	Sell

Zone District: R-E Single Family

Property Size: Triangular shaped lot with two legs approximately 72 ft. and 102 ft.



Tax Map Detail



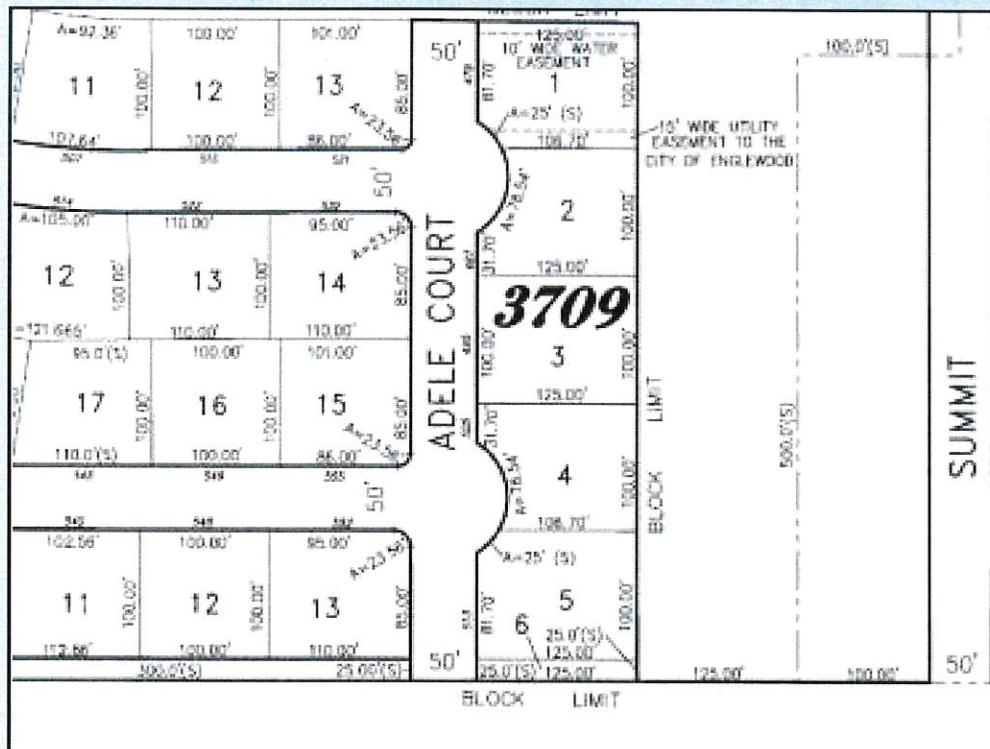
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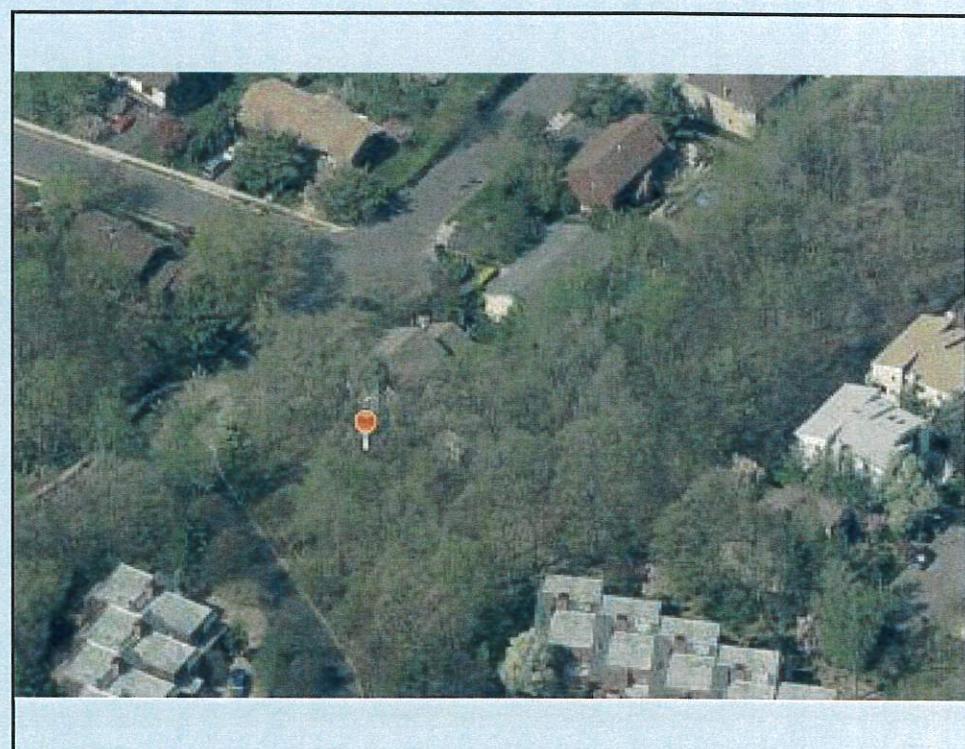
Block	Lot	Address	Description	Recommendations	Sell/ Hold
3709	6	515 Adele Court	Vacant undersized lot.	Sell to adjacent property owner.	Sell

Zone District: R-C Single Family

Property Size: 25 ft. wide by 125 ft. deep



Tax Map Detail



Aerial View