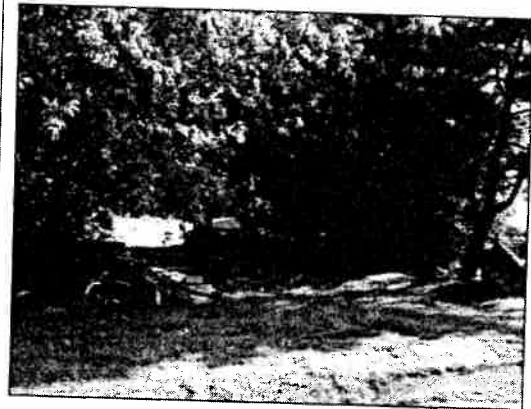
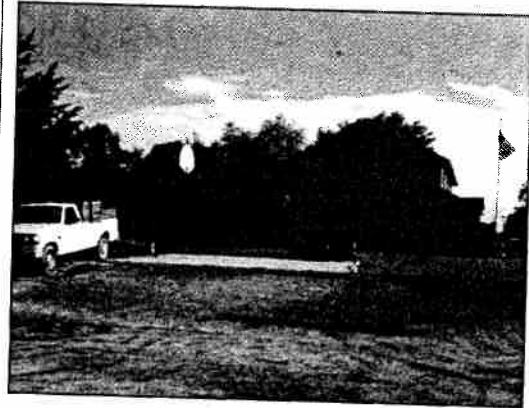


APPENDIX III – Property Information Sheets

Tract 1
Block 526, Lot(s) 1
423 S Pomona Road

BASIC INFORMATION

Owner: Gabriel, William & Theresa
Lot Size: 0.39 acres/16,988 sq. ft.
Post NJDOT Taking –
0.33 acres/14,031 sq. ft.
Zone: HC-2
Land Use: Residential Multi-Family Rental
Improvements: Duplex
Year Built: 1987
Age: 23 years old
2009 Assessed Value: \$345,600.00
Street Frontage: 156.14 ft. – Pomona Road



Comments:

This property was constructed in accordance with the Pinelands Comprehensive Management Plan as a duplex residential unit. The property is bounded by the Atlantic City Rail Line to the south. In 2007 NJDOT took 2,957 square feet of frontage along Pomona Road for improvements to the White Horse Pike intersection. This resulted in reduced front yard setbacks, but did not render the site unusable as a duplex unit.

The site is undersized for the HC-2 zoning district by 67%. The minimum lot area is one acre and this lot is 0.33 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 43 feet.

The 2009 assessed value of this parcel is 34% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 168% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 2
421 S. Pomona Road

BASIC INFORMATION

Owner: State of NJ DOT
Lot Size: 0.36 acres/15,681.6 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$176,000.00
Street Frontage: 105.16 ft. – Pomona Road



Comments:

This property was acquired by NJDOT in relation to the improvement plans for Pomona Road and the White Horse Pike. NJDOT paid \$270,000 for the parcel and demolished the residential structure. The original structure was built in 1951. The entire parcel was taken due to the proximity of the existing structure to Pomona Road.

The site is undersized for the HC-2 zoning district by 64%. The minimum lot area is one acre and this lot is 0.36 acres. The lot is also less than the minimum required lot width of 200 feet by 95 feet.

The 2009 assessed value of this parcel is 17% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 85% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 3
419 S. Pomona Road

BASIC INFORMATION

Owner: Gabriel, William & Marion
Lot Size: 0.76 acres/33,105.6 sq. ft.
Post NJDOT Taking –
0.565 acres/24,611.4 sq ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family dwelling and detached garage
Year Built: 2007
Age: 3 years
2009 Assessed Value: \$230,000.00
Street Frontage: 157.74 ft. – Pomona Road



Comments:

The house on this property was reconstructed in 2007 after the NJDOT improvement plan for Pomona Road and the White Horse Pike resulted in a demolition of the prior dwelling unit. NJDOT took 4,915 square feet of property along Pomona Road.

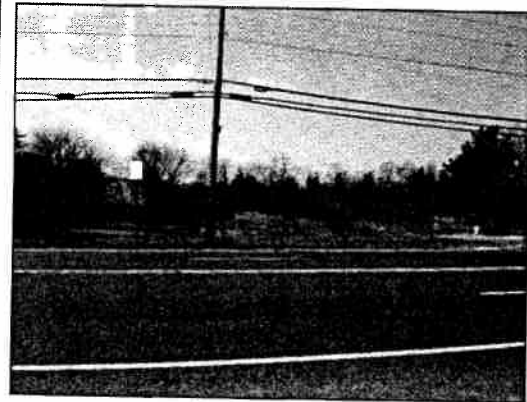
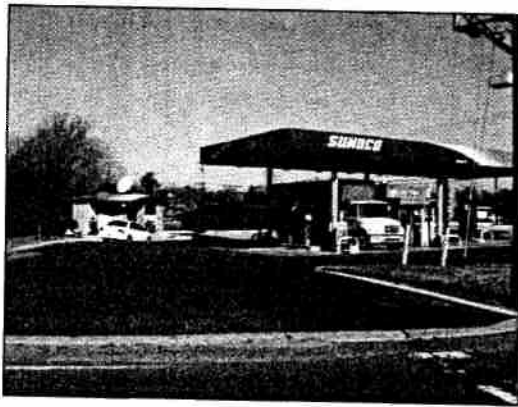
The site is undersized for the HC-2 zoning district by 44%. The minimum lot area is one acre and this lot is 0.57 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 42 feet.

The 2009 assessed value of this parcel is 23% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 112% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 4 & 5
282 W. White Horse Pike

BASIC INFORMATION

Owner: Sunoco Inc.
Lot Size: 1.05 acres/45,738 sq. ft.
Post NJDOT Taking –
0.875 acres/38,115 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Gasoline Service Station
Year Built: 1983
Age: 27 years
2009 Assessed Value: \$451,400.00 (lot 4);
\$96,000.00 (lot 5); \$547,400.00 (Total)
Street Frontage: 204.79 ft – Pomona Road;
268 ft.(+/-) White Horse Pike



Comments:

This parcel is located at the southwestern corner of the Pomona Road and White Horse Pike intersection. The service station was closed in 2010. NJDOT is taking 8,097 square feet of property frontage along Pomona Road and the White Horse Pike. The improvement plans for the intersection will result in relocated access points to the property as well as a reconfiguration of the existing pumps and canopy. Lot 5 contains an isolated wetlands area with a 50 foot buffer. This constrains the majority of Lot 5 and makes it unusable for future development. The wetlands also impact the reconfiguration of the site access and layout. (Note: the wetlands are not depicted on the Study Area maps.)

The parcel is identified by NJDEP as an active known contaminated site (NJDEP PI # 001175) due to the existence of soil and groundwater contamination. The contamination is related to the existence of underground storage tanks. The site is the subject of a Classification Exception Area with a wellhead restriction. Groundwater contamination that exceeded the Primary Drinking Water Standards was detected at a depth of 50 feet. The soils contamination was issued a No Further Action status in 1992. The groundwater remediation is on-going.

The site is undersized for the HC-2 zoning district by 13%. The minimum lot area is one acre and this lot is 0.875 acres after the NJDOT taking.

The 2009 assessed value of this parcel is 45% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 219% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 6
288 W. White Horse Pike

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 1.18 acres/51,401 sq. ft.
Post NJDOT Taking –
1.12 acres/48,776 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family Rental Unit
Year Built: 1947
Age: 63 years
2009 Assessed Value: \$229,900.00
Street Frontage: 150 ft – White Horse Pike



Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This dwelling is a rental unit and in fair condition. The property is not connected to public sewer and a crossing from the north side of the White Horse Pike would be necessary. The wetland buffers that exist on the adjoining lot 5 (Sunoco Gas Station) encroach onto this lot and will potentially impact any future development. The property is subject to a NJDOT taking of 2,625 square feet along the White Horse Pike.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.12 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 50 feet.

The 2009 assessed value of this parcel is 23% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 112% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 7
Atlantic Avenue

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 0.86 acres/37,462 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$118,000.00
Street Frontage: 150 ft – Atlantic Avenue
(unimproved)



Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This parcel has frontage on Atlantic Avenue, an unimproved public street that runs parallel to the Atlantic City Rail Line.

The site is undersized for the HC-2 zoning district by 14%. The minimum lot area is one acre and this lot is 0.86 acres. The lot is also less than the minimum required lot width of 200 feet by 42 feet. Since the roadway is unimproved to Township standards any development would require the paving of the roadway up to and along the property frontage.

The 2009 assessed value of this parcel is 12% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 57% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 8
Atlantic Avenue

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 1.14 acres/49,658 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$132,000.00
Street Frontage: 200 ft – Atlantic Avenue
(unimproved)



Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This parcel has frontage on Atlantic Avenue, an unimproved public street that runs parallel to the Atlantic City Rail Line.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.14 acres. The lot is also conforming to lot width at 200 feet along Atlantic Avenue. Since the roadway is unimproved to Township standards any development would require the paving of the roadway up to and along the property frontage.

The 2009 assessed value of this parcel is 13% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 64% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 9
290 W. White Horse Pike

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 0.79 acres/34,412 sq. ft.
Post NJDOT Taking –
0.71 acres/30,847 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1935
Age: 75 years
2009 Assessed Value: \$151,300.00
Street Frontage: 100 ft. – White Horse Pike



Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This dwelling is in poor condition. The property is not connected to public sewer and a crossing from the north side of the White Horse Pike would be necessary. The property is subject to a NJDOT taking of 3,565 square feet along the White Horse Pike.

The site is undersized for the HC-2 zoning district by 29%. The minimum lot area is one acre and this lot is 0.71 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is 15% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 73% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 10
Landlocked

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 0.28 acres/12,197 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$2,800.00
Street Frontage: Landlocked

Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This parcel is landlocked and undersized.

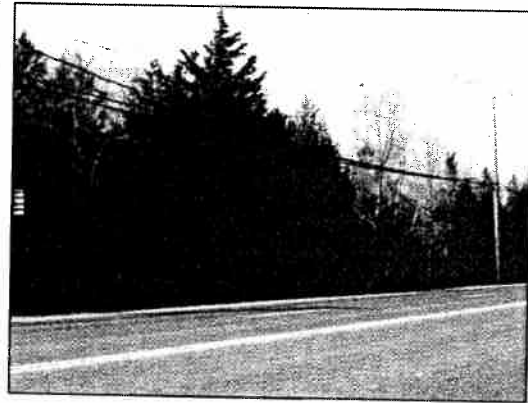
The site is severely undersized for the HC-2 zoning district by 72%. The minimum lot area is one acre and this lot is 0.28 acres. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is a very small fraction of the average 2009 assessed value for a non-residential parcel. The parcel's value is only 1% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 11
White Horse Pike

BASIC INFORMATION

Owner: CJ Financial Associates, LTD
Lot Size: 0.51 acres/22,216 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$100,500.00
Street Frontage: 100 ft. – White Horse Pike



Comments:

This site is in common ownership with the surrounding lots (lots 6, 7, 8, 9, 10 & 11). The total tract area is 4.76 acres. There are two single-family homes located on the entire tract with frontage on the White Horse Pike. This parcel has frontage on the White Horse Pike.

The site is undersized for the HC-2 zoning district by 49%. The minimum lot area is one acre and this lot is 0.51 acres. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is 10% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 49% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 12
White Horse Pike

BASIC INFORMATION

Owner: Filling Family LLC
Lot Size: 8.5 acres/370,260 sq. ft.
Post NJDOT Taking –
8.13 acres/354,143 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$270,200.00
Street Frontage: 690 ft – White Horse
Pike; 540 ft. Atlantic Avenue (unimproved);
287 ft. Genoa Avenue



Comments:

This property is a vacant lot with frontage on three streets. It encompasses the largest area in Tract 1 with 8.5 acres. This site would require some level of investment for access to public sewer. The site was the subject to a NJDOT taking of 7,788 square feet along the White Horse Pike for the intersection improvement plans.

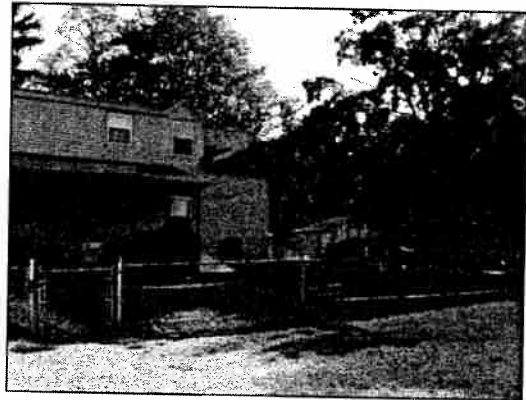
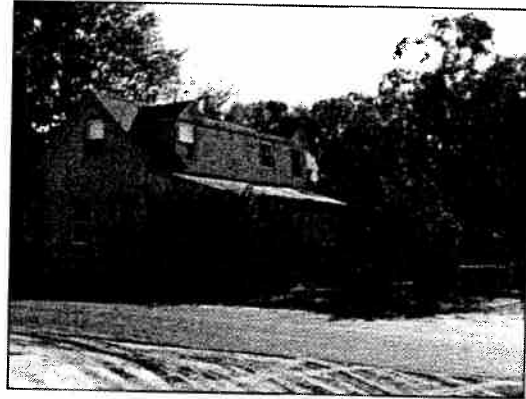
The site is oversized for the HC-2 zoning district. The minimum lot area is one acre and this lot is 8.13 acres after the NJDOT taking. The lot also conforms to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 27% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 131% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 13
424 S Genoa Avenue

BASIC INFORMATION

Owner: Boyle, Lawrence & Robin
Lot Size: 0.11 acres/4,792 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1930
Age: 80 years
2009 Assessed Value: \$168,800.00
Street Frontage: 50 ft. – Genoa Avenue; 95 ft. – Atlantic Avenue (unimproved)



Comments:

The property was purchased in 1998 for \$32,000, a value far below the assessed value.

The site is severely undersized for the HC-2 zoning district by 89%. The minimum lot area is one acre and this lot is 0.11 acres. The lot is also less than the minimum required lot width of 100 feet by 50 feet on Genoa Avenue.

The 2009 assessed value of this parcel is 17% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 82% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 14
297 Atlantic Avenue

BASIC INFORMATION

Owner: Goldbeck, George Jr.
Lot Size: 0.06 acres/2,614 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1950
Age: 60 years
2009 Assessed Value: \$104,800.00
Street Frontage: 55 ft. – Atlantic Avenue
(unimproved)



Comments:

The site is severely undersized for the HC-2 zoning district by 94%. The minimum lot area is one acre and this lot is 0.06 acres. The lot is also less than the minimum required lot width of 200 feet by 145 feet. The parcel has frontage on Atlantic Avenue, an unimproved dirt roadway.

The 2009 assessed value of this parcel is 10% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 51% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 15
422 S. Genoa Avenue

BASIC INFORMATION

Owner: Dean, George & Rozell, Anne
Lot Size: 0.19 acres/8,276 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family Rental
Year Built: 1885
Age: 125 years
2009 Assessed Value: \$152,600.00
Street Frontage: 55 ft. – Genoa Avenue



Comments:

This parcel was purchased through a Sherriff's Sale in 2008 for \$80,000. It is the oldest structure within the study area. Several years ago it was brought to the Township's attention that the structure encroaches into the Genoa Avenue right-of-way by 2.5 feet.

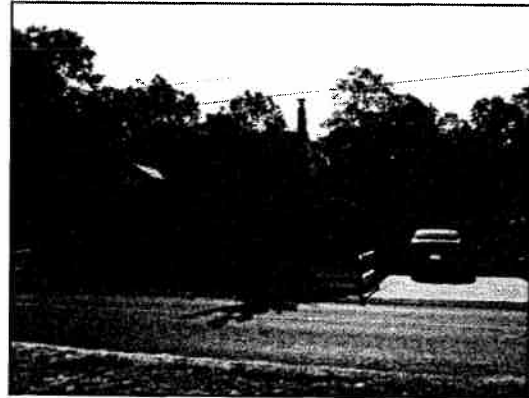
The site is undersized for the HC-2 zoning district by 81%. The minimum lot area is one acre and this lot is 0.19 acres. The lot is also less than the minimum required lot width of 200 feet by 145 feet.

The 2009 assessed value of this parcel is 15% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 74% of the average assessed value of all parcels in the Township.

Tract 1
Block 526, Lot(s) 17
416 S Genoa Avenue

BASIC INFORMATION

Owner: Seaman, Donald
Lot Size: 0.52 acres/22,651 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1950
Age: 60 years
2009 Assessed Value: \$219,900.00
Street Frontage: 200 ft. – Genoa Avenue



Comments:

This parcel was purchased in 1986 for \$55,000. In 2002 the property received a variance for setbacks from the Zoning Board of Adjustments to create an addition to the residential structure.

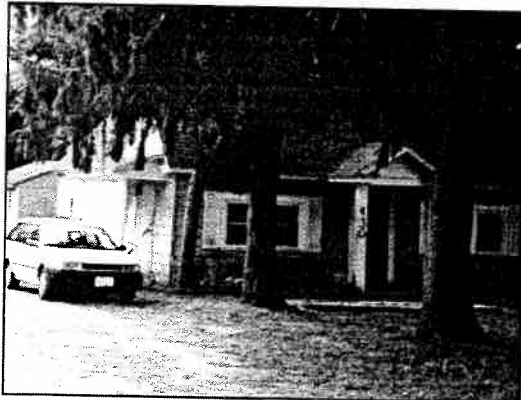
The site is undersized for the HC-2 zoning district by 48%. The minimum lot area is one acre and this lot is 0.52 acres. The lot meets the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 22% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 107% of the average assessed value of all parcels in the Township

Tract 2
Block 527, Lot(s) 1
430 S Pomona Road

BASIC INFORMATION

Owner: Jackson, Elizabeth & Harry
Lot Size: 1.15 acres/50,094 sq. ft.
Post NJDOT Taking –
1.04 acres/45,381 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Multi-Family - 2 structures
Year Built: 1930
Age: 80 years
2009 Assessed Value: \$319,200.00
Street Frontage: 204.18 ft. – Pomona
Road; 205 ft. – Alley



Comments:

There are two structures on this property. The larger structure is located at the corner of Pomona Road and the Railroad Tracts. The second, smaller structure is located on the public Alley. These are both rental units that were purchased in 1995 for \$117,900. The larger structure was built in 1930. The second structure was built around the same time. The property is subject to a NJDOT improvement plan and taking for the Pomona Road intersection improvements. The NJDOT taking will result in a setback of 0.1 feet to the front stoop and 5.5 feet to the foundation for the structure located on the corner near the railroad tracks.

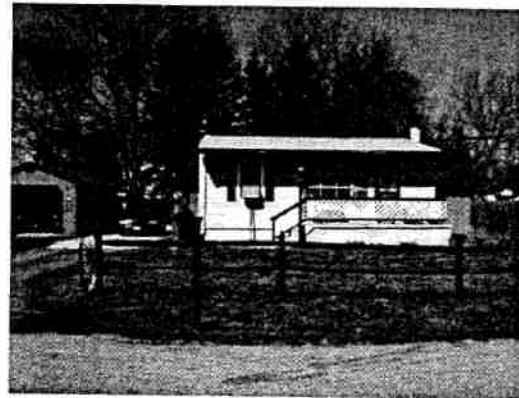
The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.04 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 32% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 155% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 2
423 George Avenue

BASIC INFORMATION

Owner: Wagner, Doris & Marschall, David
Lot Size: 0.35 acres/15,246 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1948
Age: 62 years
2009 Assessed Value: \$131,500.00
Street Frontage: 131 ft. – George Avenue



Comments:

The property contains a one story residential structure and a garage that is larger than the dwelling unit. It has frontage on George Avenue. The property also contains a driveway onto what appears to be a paved portion of Atlantic Avenue. However this is not a Township street but part of the Railroad right-of-way.

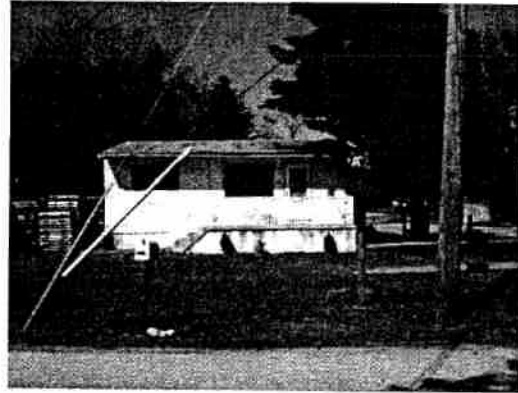
The site is undersized for the HC-2 zoning district by 65%. The minimum lot area is one acre and this lot is 0.35 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 69 feet.

The 2009 assessed value of this parcel is 13% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 64% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 4
421 George Avenue

BASIC INFORMATION

Owner: Dattalo, Michael & Donna
Lot Size: 0.16 acres/6,970 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family rental
Year Built: 1948
Age: 62 years
2009 Assessed Value: \$118,300.00
Street Frontage: 65 ft. – George Avenue;
100 ft. - Alley



Comments:

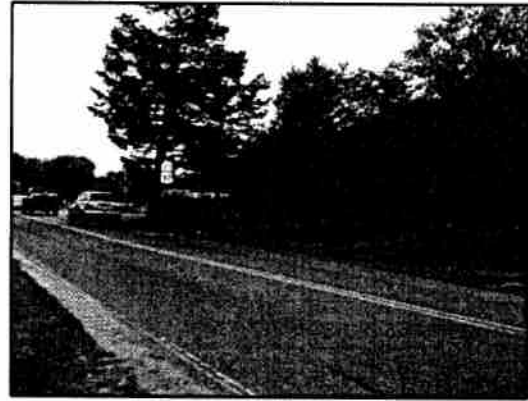
This is a rental property, purchased in 2004 for \$105,000. The site is undersized for the HC-2 zoning district by 84%. The minimum lot area is one acre and this lot is 0.16 acres. The lot is also less than the minimum required lot width of 200 feet by 135 feet.

The 2009 assessed value of this parcel is 12% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 57% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 5
428 S Pomona Road

BASIC INFORMATION

Owner: State of NJ DOT
Lot Size: 0.26 acres/11,326 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1940
Age: 70 years
2009 Assessed Value: \$178,900.00
Street Frontage: 80 ft. – Pomona Road



Comments:

This site was acquired by NJDOT to accommodate stormwater management facilities related to the intersection improvements at Pomona Road and the White Horse Pike. The stormwater management facility will encompass this parcel as well as lots 6, 8, 9 and 10 for a total area of 1.07 acres along Pomona Road. NJDOT paid \$185,000 for this parcel. The dwelling on this parcel has been demolished.

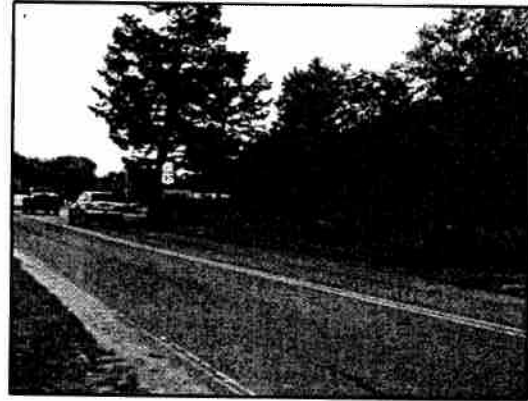
The site is undersized for the HC-2 zoning district by 74%. The minimum lot area is one acre and this lot is 0.26 acres. The lot is also less than the minimum required lot width of 200 feet by 120 feet.

The 2009 assessed value of this parcel is 18% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 87% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 6
426 S Pomona Road

BASIC INFORMATION

Owner: State of NJ DOT
Lot Size: 0.43 acres/18,731 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1915
Age: 95 years
2009 Assessed Value: \$101,000.00
Street Frontage: 90 ft. – Pomona Road



Comments:

This site was acquired by NJDOT to accommodate stormwater management facilities related to the intersection improvements at Pomona Road and the White Horse Pike. The stormwater management facility will encompass this parcel as well as lots 5, 8, 9 and 10 for a total area of 1.07 acres along Pomona Road. NJDOT paid \$290,000 for this parcel. The dwelling on this parcel has been demolished.

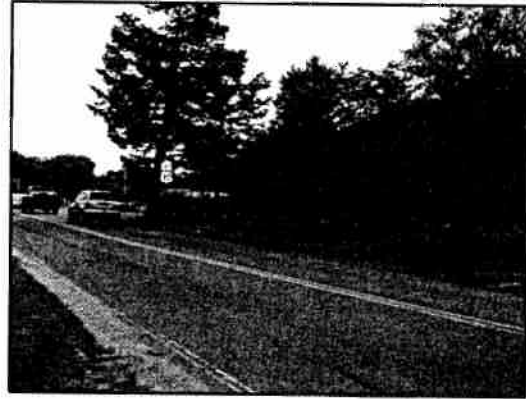
The site is undersized for the HC-2 zoning district by 57%. The minimum lot area is one acre and this lot is 0.43 acres. The lot is also less than the minimum required lot width of 200 feet by 110 feet.

The 2009 assessed value of this parcel is 10% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 49% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 8, 9 & 10
424 S Pomona Road

BASIC INFORMATION

Owner: State of NJ DOT
Lot Size: 0.38 acres/16,553 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1885
Age: 125 years
2009 Assessed Value: \$84,500.00
Street Frontage: 170 ft. – Pomona Road



Comments:

This site was acquired by NJDOT to accommodate stormwater management facilities related to the intersection improvements at Pomona Road and the White Horse Pike. The stormwater management facility will encompass this parcel as well as lots 5 and 6 for a total area of 1.07 acres along Pomona Road. NJDOT paid \$325,000 for this parcel. The dwelling on this parcel has been demolished.

The site is undersized for the HC-2 zoning district by 62%. The minimum lot area is one acre and this lot is 0.38 acres. The lot is also less than the minimum required lot width of 200 feet by 30 feet.

The 2009 assessed value of this parcel is 8% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 41% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 7
419 George Avenue

BASIC INFORMATION

Owner: Wright, Charles
Lot Size: 0.51 acres/22,216 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1987
Age: 23 years
2009 Assessed Value: \$289,200.00
Street Frontage: 173.50 ft. – George Avenue; 123.83 ft. - Alley



Comments:

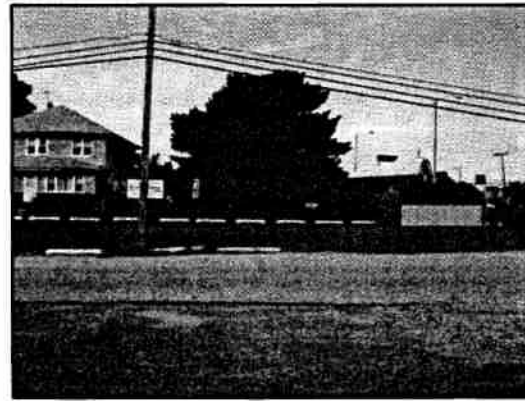
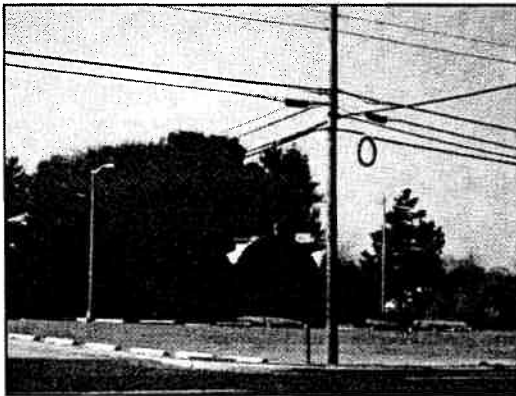
This parcel was purchased in 2004 for \$229,500. The site is undersized for the HC-2 zoning district by 49%. The minimum lot area is one acre and this lot is 0.51 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 26.5 feet.

The 2009 assessed value of this parcel is 29% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 140% of the average assessed value of all parcels in the Township.

Tract 2
Block 527, Lot(s) 11
278 W. White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 1.28 acres/55,757 sq. ft.
Post NJDOT Taking –
1.12 acres/48,823 sq. ft.
Zone: HC-2
Land Use: Church – partial exemption
Improvements: Church Shrine and Convent
Year Built: 1940
Age: 70 years
2009 Assessed Value: \$441,900.00
Street Frontage: 250 ft. – White Horse Pike; 103.5 ft. – Pomona Road; 285 ft. – George Avenue



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. The Assumption Church Tract encompasses the majority of Tract 2 and offers an opportunity for redevelopment. This parcel contains the Shrine and the Nunnery. The Nunnery is currently vacant and not used for Church purposes. The Shrine has an historical significance and must remain on part of the tract in accordance with the wishes of the Church of the Assumption. Father Keis, the first pastor of the Assumption Church, conceived the "Our Lady of the Highway Shrine" that stands at the corner of the White Horse Pike and Pomona Road. The shrine is based on the ancient devotion to "Our Lady of the Way" and was renewed and adapted to the prevailing way of travel. Each of the arches of the Shrine are representative

of the ways of travel; land because the Shrine is on Route 30, air because of the planes flying overhead from the National Aviation Facilities Experimental Station, and sea because the Atlantic Ocean is a few miles to the east. The Nunnery was built in 1940 with additions in 1970 and contains six bedrooms.

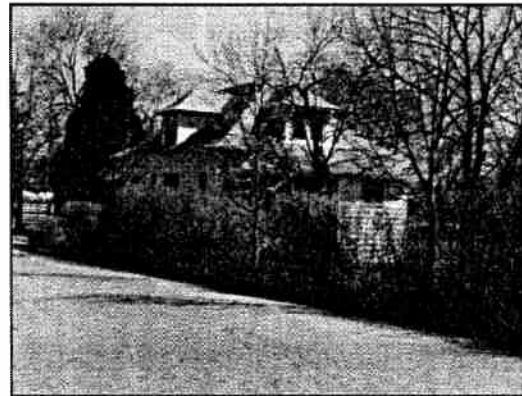
The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.12 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 44% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 215% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 1
424 George Avenue

BASIC INFORMATION

Owner: Fisher, Mary Margaret
Lot Size: 0.94 acres/40,946 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family
Year Built: 1915
Age: 95 years
2009 Assessed Value: \$212,500.00
Street Frontage: 186.81 ft. – George Avenue



Comments:

The property was purchased in 1980 for \$59,800. The site is undersized for the HC-2 zoning district by 6%. The minimum lot area is one acre and this lot is 0.94 acres. The lot is also less than the minimum required lot width of 200 feet by 13.19 feet.

The 2009 assessed value of this parcel is 21% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 103% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 2
422 George Avenue

BASIC INFORMATION

Owner: Wolf, Cheryl
Lot Size: 0.84 acres/36,590 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: 2 Single-family Units
Year Built: 1935
Age: 75 years
2009 Assessed Value: \$191500.00
Street Frontage: 130 ft. – George Avenue



Comments:

The property contains two structures, both built in 1935. One of the dwellings is a rental unit. The site is undersized for the HC-2 zoning district by 16%. The minimum lot area is one acre and this lot is 0.84 acres. The lot is less than the minimum required lot width of 200 feet by 70 feet.

The 2009 assessed value of this parcel is 19% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 93% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 3
George Avenue

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 0.58 acres/25,265 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$30,000.00
Street Frontage: Landlocked



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. The Church property encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel previously contained a playground area for the Assumption School. It is currently vacant.

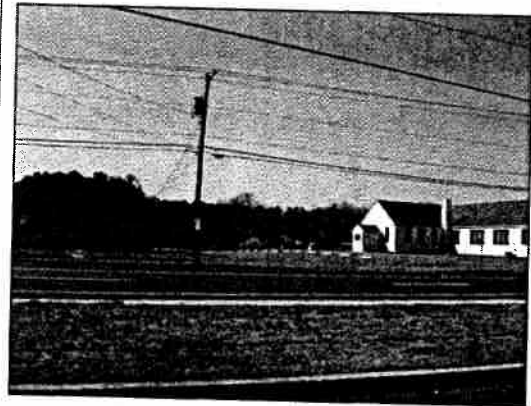
The site is undersized for the HC-2 zoning district by 42%. The minimum lot area is one acre and this lot is 0.58 acres. The lot is also landlocked and does not conform to street frontage requirements.

The 2009 assessed value of this parcel is 3% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 15% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 4
George Avenue

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 2.23 acres/97,139 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$180,000.00
Street Frontage: 360 ft. – George Avenue;
58 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This Church property encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. In September of 1957 the Church opened the Assumption School. The Church and School prospered at this location until early 2000 when they relocated to Pitney Road.¹ The site is now mostly demolished; all that remains is the Church building which is rented out, the rectory and the Shrine. This parcel previously contained the School which was built in 1975. The building was 49,284 square feet. The building was demolished in 2009. The demolition included the removal of asbestos building materials and the removal of a 550 gallon underground oil storage tank.

¹ History of the Church of Assumption Parish. www.assumption-galloway.org

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 2.23 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 18% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 87% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 5
276 W. White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 0.5 acres/21,780 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Church
Year Built: 1960
Age: 50 years
2009 Assessed Value: \$841,200.00
Street Frontage: 150 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This parcel encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel contains the original Church of approximately 6,300 square feet which was constructed in 1960. The first cornerstone of the Church was laid in 1925. The Church continued to grow over the years with an expansion in 1952 increasing the seating capacity from 140 to 520 members. The Church and School prospered at this location until early 2000 when they relocated to Pitney Road.² The property is rented by the Assumption Church to another religious group.

The site is undersized for the HC-2 zoning district by 50%. The minimum lot area is one acre and this lot is 0.5 acres. The lot is also less than the minimum required lot width of 200 feet by 50 feet.

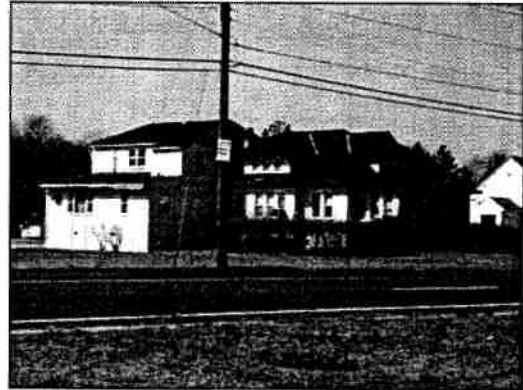
The 2009 assessed value of this parcel is 84% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 408% of the average assessed value of all parcels in the Township.

² History of the Church of Assumption Parish. www.assumption-galloway.org

Tract 2
Block 528, Lot(s) 6
272 W. White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 0.15 acres/ 6,534 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Rectory
Year Built: 1950
Age: 60 years
2009 Assessed Value: \$344,400.00
Street Frontage: 50 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This parcel encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel contains the Church Rectory consisting of 1,188 square feet. It was constructed in 1950 and contains four bedrooms. The current building is rented with 2 residential units.

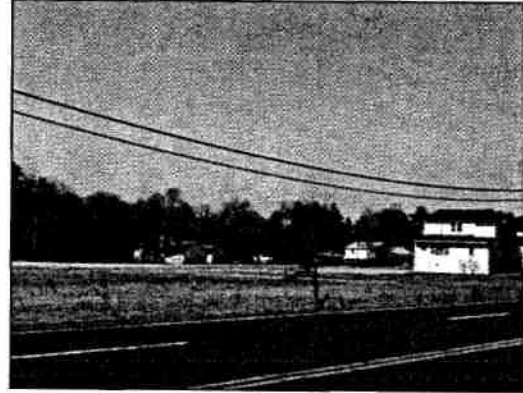
The site is undersized for the HC-2 zoning district by 85%. The minimum lot area is one acre and this lot is 0.15 acres. The lot is also less than the minimum required lot width of 200 feet by 150 feet.

The 2009 assessed value of this parcel is 34% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 167% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 7
White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 0.16 acres/6,970 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: Parking Lot
Year Built: N/A
Age: N/A
2009 Assessed Value: \$21,900.00
Street Frontage: 50 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This parcel encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel is utilized as a parking lot for the Church.

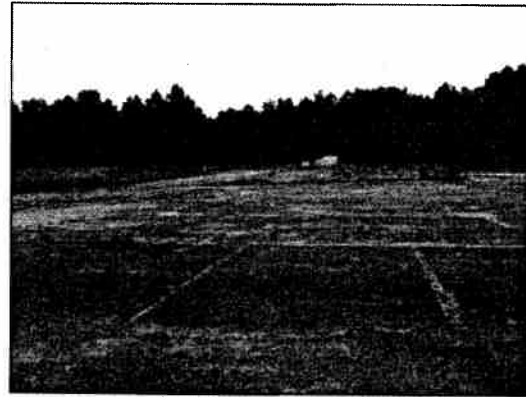
The site is undersized for the HC-2 zoning district by 84%. The minimum lot area is one acre and this lot is 0.16 acres. The lot is also less than the minimum required lot width of 200 feet by 150 feet.

The 2009 assessed value of this parcel is 2% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 11% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 8
White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 13.04 acres/568,022 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: Playground/Parking
Year Built: N/A
Age: N/A
2009 Assessed Value: \$254,700.00
Street Frontage: 944.50 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This parcel encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel was utilized as a playground for the Assumption School and a parking lot for the Church of the Assumption.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 13 acres. The lot is also conforming to the minimum required lot width.

The 2009 assessed value of this parcel is 25% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 124% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 9
White Horse Pike

BASIC INFORMATION

Owner: Church of the Assumption
Lot Size: 1.03 acres/44,867 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$54,000.00
Street Frontage: 67.80 ft. – White Horse Pike



Comments:

This parcel is part of the Assumption Church Tract which includes a total of 18.97 acres along the White Horse Pike. This parcel encompasses the majority of Tract 2 and offers an opportunity for redevelopment. The NJDOT improvement plans include the taking of 0.396 acres of the entire Assumption Church Tract in Block 528. The improvement plans also provide for restricted access along the White Horse Pike. This parcel is vacant and was previously utilized as part of the Assumption School Playground.

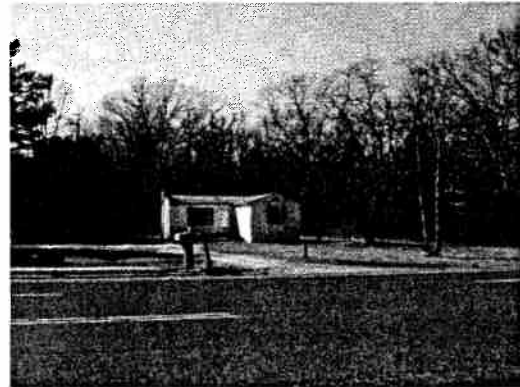
The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.03 acres. The lot is less than the minimum required lot width of 200 feet by 132 feet.

The 2009 assessed value of this parcel is 5% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 26% of the average assessed value of all parcels in the Township.

Tract 2
Block 528, Lot(s) 10 and 11
252 W. White Horse Pike

BASIC INFORMATION

Owner: Patel, Seturkumar & Jinalben
Lot Size: 2.03 acres/88,427 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family rental unit
Year Built: 1948
Age: 62 years
2009 Assessed Value: \$134,100.00
Street Frontage: 124 ft. – White Horse Pike



Comments:

This is a residential rental property along the White Horse Pike. It was purchased in 2007 for \$197,000.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 2.03 acres. The lot is also less than the minimum required lot width of 200 feet by 76 feet.

The 2009 assessed value of this parcel is 14% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 65% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 1
404 S Genoa Avenue

BASIC INFORMATION

Owner: Phy Family Trust
Lot Size: 0.81 acres/35,284 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: SF
Year Built: 1950
Age: 60 years old
2009 Assessed Value: \$216,800.00
Street Frontage: 215 feet – Langley Avenue; 163.83 feet – Genoa Avenue



Comments:

The site is undersized for the HC-2 zoning district by 19%. The minimum lot area is one acre and this lot is 0.81 acres. The lot is conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 22% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 105% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 2
297 W. White Horse Pike

BASIC INFORMATION

Owner: McGuigan, Marjorie
Lot Size: 0.42 acres/18, 295 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: SF
Year Built: 1955
Age: 55 years old
2009 Assessed Value: \$180,100.00
Street Frontage: 161.98 feet – White Horse Pike; 85.83 feet – Genoa Avenue



Comments:

This property has a unique configuration. The northwestern corner is not squared off and belongs as part of the NJDOT right-of-way.

The site is undersized for the HC-2 zoning district by 58%. The minimum lot area is one acre and this lot is 0.42 acres. The lot is also less than the minimum required lot width of 200 feet by 38 feet.

The 2009 assessed value of this parcel is 18% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 87% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 3.01
295 W. White Horse Pike

BASIC INFORMATION

Owner: Singh, Bhupinder Kaur
Lot Size: 0.34 acres/14,810 sq. ft.
Post NJDOT Taking –
0.33 acres/14,441 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Single-family dwelling
Year Built: 1953
Age: 57 years old
2009 Assessed Value: \$195,000.00
Street Frontage: 91.78 ft. – White Horse
Pike



Comments:

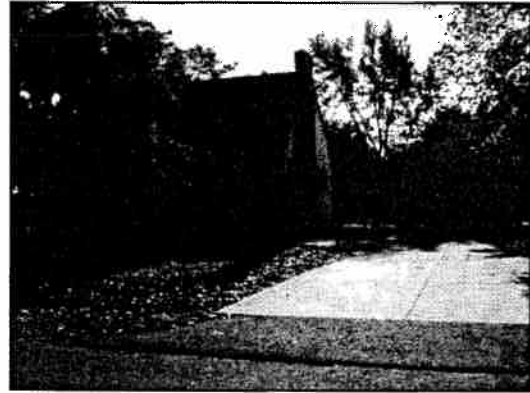
The site is undersized for the HC-2 zoning district by 67%. The minimum lot area is one acre and this lot is 0.33 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 108 feet.

The 2009 assessed value of this parcel is 19% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 95% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 3.02
294 Langley Avenue

BASIC INFORMATION

Owner: Mooney, Jill
Lot Size: 0.45 acres/19,602 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: SF Ranch
Year Built: 1984
Age: 26 years old
2009 Assessed Value: \$161,500.00
Street Frontage: 120 ft. – Langley Avenue



Comments:

This parcel is in common ownership with lot 3.03. Lot 3.03 is located to the rear of this site with frontage on the White Horse Pike.

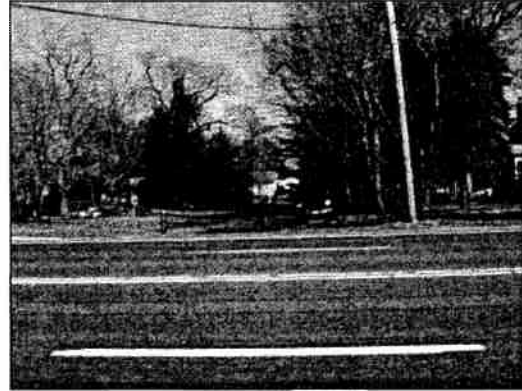
The site is undersized for the HC-2 zoning district by 55%. The minimum lot area is one acre and this lot is 0.45 acres. The lot is also less than the minimum required lot width of 200 feet by 80 feet.

The 2009 assessed value of this parcel is 16% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 78% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 3.03
White Horse Pike

BASIC INFORMATION

Owner: Mooney, William J
Lot Size: 0.34 acres/14,810 sq. ft.
Post NJDOT Taking –
0.33 acres/14,238 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$61,600.00
Street Frontage: 90 ft. – White Horse Pike



Comments:

This parcel is in common ownership with lot 3.02. Lot 3.02 is located to the rear of this site with frontage on Langley Avenue.

The site is undersized for the HC-2 zoning district by 67%. The minimum lot area is one acre and this lot is 0.33 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 110 feet.

The 2009 assessed value of this parcel is 6% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 30% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 4
292 Langley Avenue

BASIC INFORMATION

Owner: Heintz, Charles & Jennifer
Lot Size: 0.78 acres/33,977 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: SF Ranch
Year Built: 1979
Age: 31 years old
2009 Assessed Value: \$247,900.00
Street Frontage: 200 ft. – Langley Avenue



Comments:

The site is undersized for the HC-2 zoning district by 22%. The minimum lot area is one acre and this lot is 0.78 acres. The lot conforms to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 25% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 120% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 5
293 W. White Horse Pike

BASIC INFORMATION

Owner: Suhr, Gary & Rosas, Toni
Lot Size: 0.35 acres/15,246 sq. ft.
Post NJDOT Taking –
0.33 acres/14,440 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: One Story SF dwelling and detached garage
Year Built: 1950
Age: 60 years old
2009 Assessed Value: \$193,500.00
Street Frontage: 100 ft. – White Horse Pike



Comments:

The site is undersized for the HC-2 zoning district by 67%. The minimum lot area is one acre and this lot is 0.33 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is 19% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 94% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 6
291 W. White Horse Pike

BASIC INFORMATION

Owner: Bowden, Beatrice
Lot Size: 0.41 acres/17,860 sq. ft.
Post NJDOT Taking –
0.38 acres/16,767 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: One-Story SF Dwelling
Year Built: 1920
Age: 90 years old
2009 Assessed Value: \$169,300.00
Street Frontage: 100 ft. – White Horse Pike



Comments:

The NJDOT Taking will result in a reduced front yard setback of 9 feet. The house is currently setback 27 feet from the front property line. The taking will result in an 18 foot setback.

The site is undersized for the HC-2 zoning district by 62%. The minimum lot area is one acre and this lot is 0.38 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is 17% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 82% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 7.01
289 W. White Horse Pike

BASIC INFORMATION

Owner: Cain, Charles W Jr.
Lot Size: 0.61 acres/26,572 sq. ft.
Post NJDOT Taking –
0.56 acres/24,556 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$70,700.00
Street Frontage: 162.98 ft. – White Horse
Pike



Comments:

This site was purchased by Charles Cain in 2006 with lots 7.02 and 7.03 for \$500,000. The property is in common ownership with lots 7.02, 7.03 and 8 containing a total of 2.76 acres. This parcel is vacant with frontage on the White Horse Pike. The remainder of the property contains two residential structures. These are rental units. Lot 8 contains an auto repair and sales facility.

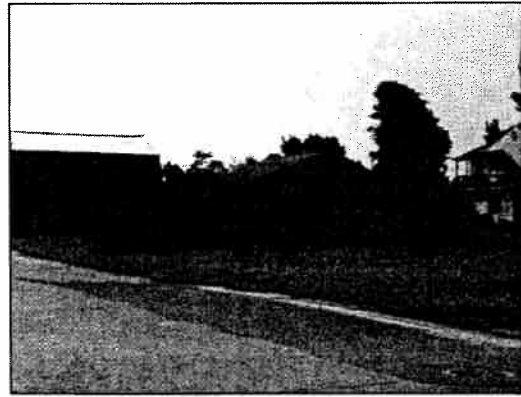
The site is undersized for the HC-2 zoning district by 44%. The minimum lot area is one acre and this lot is 0.56 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 37 feet.

The 2009 assessed value of this parcel is 7% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 34% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 7.02
288A Langley Avenue

BASIC INFORMATION

Owner: Cain, Charles W Jr
Lot Size: 0.22 acres/9,583 sq. ft.
Zone: HC-2
Land Use: Residential/Vacant
Improvements: Residential Storage Building
Year Built: N/A
Age: N/A
2009 Assessed Value: \$192,00.00
Street Frontage: 57.66 ft. – Langley Avenue



Comments:

This site was purchased by Charles Cain in 2006 with lots 7.01 and 7.03 for \$500,000. The property is in common ownership with lots 7.01, 7.03 and 8 containing a total of 2.76 acres. The property contains two residential structures. These are rental units. Lot 8 contains an auto repair and sales facility. This lot contains an accessory garage related to the residential use on lot 7.03.

The site is undersized for the HC-2 zoning district by 78%. The minimum lot area is one acre and this lot is 0.22 acres. The lot is also less than the minimum required lot width of 200 feet by 142 feet.

The 2009 assessed value of this parcel is 2% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 9% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 7.03
286-288 Langley

BASIC INFORMATION

Owner: Cain, Charles W Jr
Lot Size: 0.43 acres/18,731 sq. ft.
Zone: HC-2
Land Use: Residential
Improvements: Multi-Family 2 structures
Year Built: 1886
Age: 124 years old
2009 Assessed Value: \$304,000.00
Street Frontage: 115.32 ft. – Langley Avenue



Comments:

This site was purchased by Charles Cain in 2006 with lots 7.01 and 7.02 for \$500,000. The property is in common ownership with lots 7.01, 7.02 and 8 containing a total of 2.76 acres. The property contains two residential structures. These are rental units. Lot 8 contains an auto repair and sales facility.

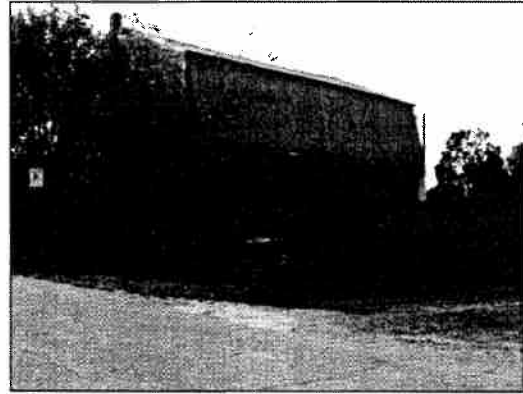
The site is undersized for the HC-2 zoning district by 57%. The minimum lot area is one acre and this lot is 0.43 acres. The lot is also less than the minimum required lot width of 200 feet by 85 feet.

The 2009 assessed value of this parcel is 30% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 148% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 8
285 W. White Horse Pike

BASIC INFORMATION

Owner: Cain, Charles W Jr
Lot Size: 1.5 acres/65,340 sq. ft.
Post NJDOT Taking –
1.44 acres/62,640 sq.ft.
Zone: HC-2
Land Use: Commercial
Improvements: Auto Plaza sales and repair facility
Year Built: 1955
Age: 55 years old
2009 Assessed Value: \$1,102,700.00
Street Frontage: 200 ft. – White Horse Pike



Comments:

This site was purchased by Charles Cain in 2005 for \$365,000. The property is in common ownership with lots 7.01, 7.02 and 7.03 containing a total of 2.76 acres. Lots 7.01, 7.02 and 7.03 contain two residential structures. These are rental units. Lot 8 contains an auto repair and sales facility.

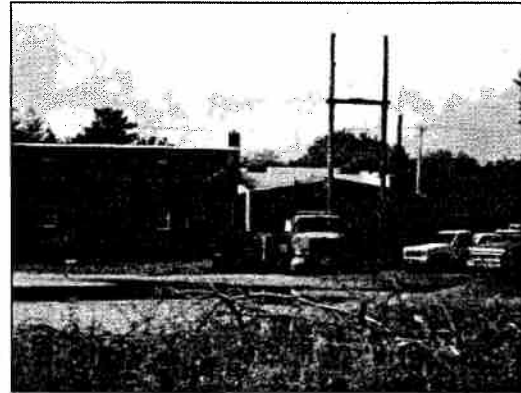
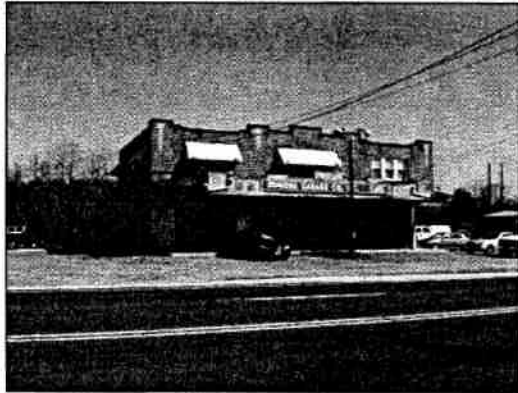
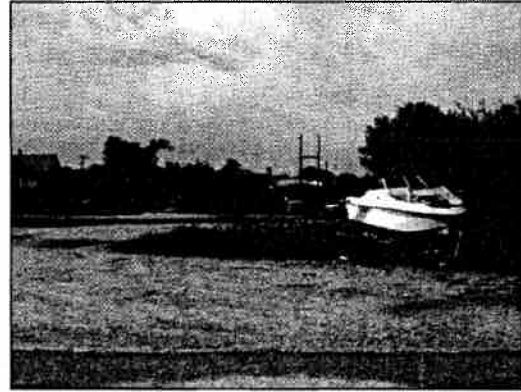
The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.44 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 110% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 535% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 9
281 W. White Horse Pike

BASIC INFORMATION

Owner: Pomona Garage Co Inc
Lot Size: 1.5 acres/65340 sq. ft.
Post NJDOT Taking –
1.44 acres/62,640 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Pomona Garage and
storage area
Year Built: 1929
Age: 81 years old
2009 Assessed Value: \$458,900.00
Street Frontage: 200 ft. – White Horse Pike



Comments:

The NJDOT road improvement project will result in a taking of 13.5 feet along the White Horse Pike. This will result in a setback of 10 feet from the front building line to the right-of-way. This site and use have existed for over 80 years. The rear of the property is used for the storage of vehicles.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 1.44 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 46% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 223% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 10
279 W. White Horse Pike

BASIC INFORMATION

Owner: Pomona Vol Fire Company
Lot Size: 0.60 acres/26,136 sq. ft.
Zone: HC-2
Land Use: Public
Improvements: Pomona Fire Company
Year Built: Unknown
Age: Unknown
2009 Assessed Value: \$621,300.00
Street Frontage: 100 ft. – White Horse Pike



Comments:

This site is in common ownership with lot 12 on Langley Avenue. This site in conjunction with lot 12 is subject to a complete taking as part of the NJDOT road improvement project.

The site is undersized for the HC-2 zoning district by 40%. The minimum lot area is one acre and this lot is 0.6 acres. The lot is also less than the minimum required lot width of 200 feet by 100 feet.

The 2009 assessed value of this parcel is 62% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 302% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 12
Langley Avenue

BASIC INFORMATION

Owner: Pomona Vol Fire Company
Lot Size: 0.20 acres/8,712 sq. ft.
Zone: HC-2
Land Use: Public
Improvements: Vacant
Year Built: N/A
Age: N/A
2009 Assessed Value: \$9,500.00
Street Frontage: 150 feet – Langley Avenue



Comments:

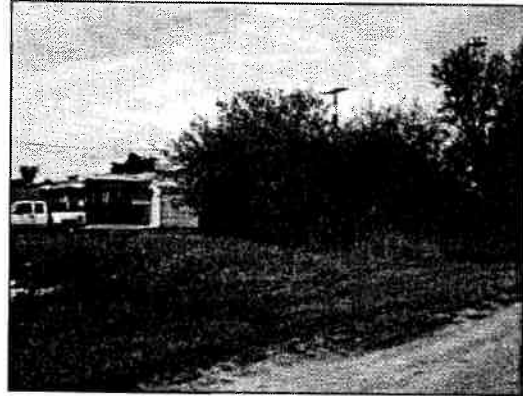
The site is undersized for the HC-2 zoning district by 80%. The minimum lot area is one acre and this lot is 0.20 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 50 feet.

The 2009 assessed value of this parcel is 1% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 5% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 13
407 S Pomona Road

BASIC INFORMATION

Owner: Martin, Sherry
Lot Size: 0.20 acres/8,712 sq. ft.
Post NJDOT Taking –
0.16 acres/6,902 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$47,900.00
Street Frontage: 57.57 ft. – Pomona Road;
146.92 ft. – Langley Avenue



Comments:

This property previously contained a single-family residential structure which was demolished in 2008. The structure was originally built in 1950. The structure had to be demolished in order to allow for the required road improvements along Pomona Road in relation to the NJDOT project. The taking resulted in a 20% reduction in lot area for a parcel that is already severely undersized.

The site is undersized for the HC-2 zoning district by 84%. The minimum lot area is one acre and this lot is 0.16 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 144 feet on Pomona Road.

The 2009 assessed value of this parcel is 5% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 23% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 11
White Horse Pike

BASIC INFORMATION

Owner: Kennedy's Steak House
Lot Size: 0.19 acres/8,276 sq. ft.
Post NJDOT Taking –
0.17 acres/7,518 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$8,500.00
Street Frontage: 50 ft. – White Horse Pike



Comments:

This site is under common ownership with lot 14, containing a total of 1.3 acres. The two parcels contain a bar and restaurant and a separate diner located along Pomona Road. The second story of the bar contains a residential apartment. The parcel was subject to a taking of frontage by NJDOT. The total taking consisted of 0.233 acres or 10,149 square feet. As a result of the White Horse Pike improvement project the restaurant will have restricted access along both Pomona Road and the White Horse Pike. Additionally the structure will have a setback of 6.5 feet from the White Horse Pike. The improvement plans will require a change to the existing parking lot.

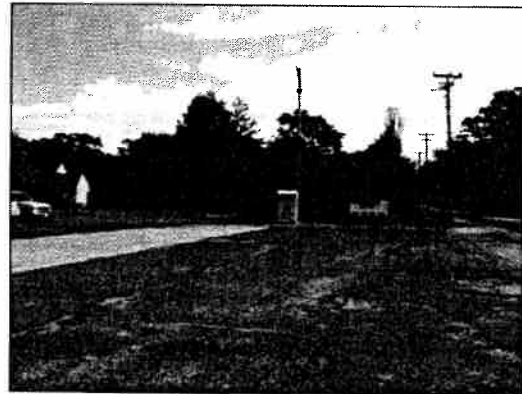
The site is undersized for the HC-2 zoning district by 83%. The minimum lot area is one acre and this lot is 0.17 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 150 feet.

The 2009 assessed value of this parcel is 1% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 4% of the average assessed value of all parcels in the Township.

Tract 3
Block 529, Lot(s) 14
275 W. White Horse Pike

BASIC INFORMATION

Owner: Kennedy's Steak House
Lot Size: 1.10 acres/47,916 sq. ft.
Post NJDOT Taking –
0.87 acres/37,767 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Bar and Restaurant and
Diner
Year Built: 1941
Age: 69 years old
2009 Assessed Value: \$558,000.00
Street Frontage: 90 ft. – White Horse Pike;
370 ft. – Pomona Road



Comments:

This site is under common ownership with lot 14, containing a total of 1.3 acres. The two parcels contain a bar and restaurant and a separate diner located along Pomona Road. The second story of the bar and restaurant contains a residential apartment. The parcel was subject to a taking of frontage by NJDOT. The total taking consisted of 0.233 acres or 10,149 square feet. As a result of the White Horse Pike improvement project the restaurant will have restricted access along both Pomona Road and the White Horse Pike. Additionally the structure will have a setback of 6.5 feet from the White Horse Pike. The improvement plans will require a change to the existing parking lot.

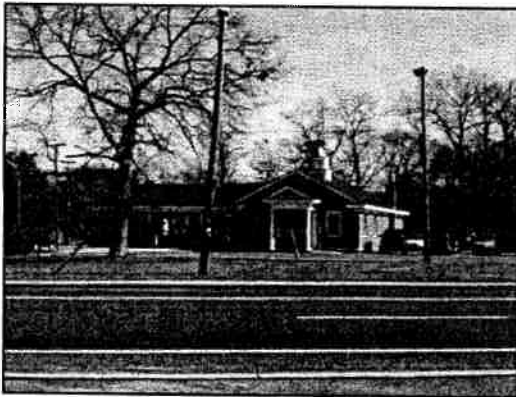
The site is undersized for the HC-2 zoning district by 13%. The minimum lot area is one acre and this lot is 0.87 acres after the NJDOT taking. The lot is also less than the minimum required lot width of 200 feet by 110 feet on the White Horse Pike.

The 2009 assessed value of this parcel is 55% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 271% of the average assessed value of all parcels in the Township.

Tract 4
Block 558, Lot(s) 13
273 W. White Horse Pike

BASIC INFORMATION

Owner: Walter Mills FFB c/o Wachovia
Lot Size: 0.9 acres/39,204 sq. ft.
Post NJDOT Taking –
0.81 acres/35,192 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Wachovia Bank
Year Built: 1968
Age: 42 years old
2009 Assessed Value: \$515,300.00
Street Frontage: 220 ft. – Pomona Road;
200.66 ft. – White Horse Pike



Comments:

This parcel contains the Wachovia Bank, formerly a fast food restaurant built in 1968. The access to the site from the White Horse Pike has serious drainage problems during rain storms as is apparent from the pictures above.

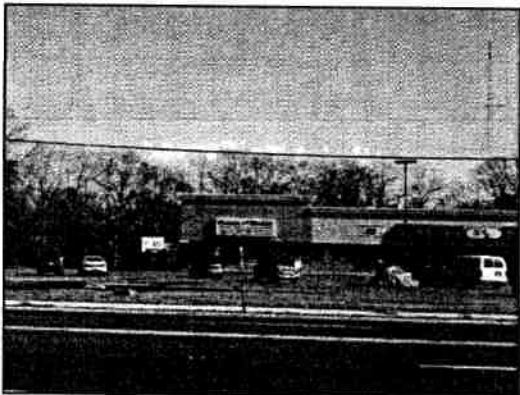
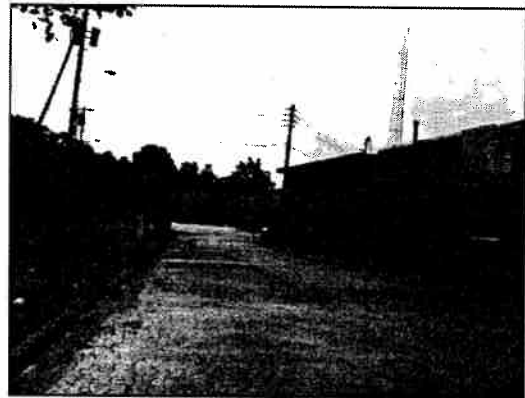
The site is undersized for the HC-2 zoning district by 19%. The minimum lot area is one acre and this lot is 0.81 acres after the NJDOT taking. The lot is conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 51% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 250% of the average assessed value of all parcels in the Township.

Tract 4
Block 558, Lot(s) 14
269 W. White Horse Pike

BASIC INFORMATION

Owner: Futani Corp
Lot Size: 6.59 acres/287,060 sq. ft.
Post NJDOT Taking –
6.5 acres/283,040 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: Post Office/Pomona Plaza
Year Built: 1960
Age: 50 years old
2009 Assessed Value: \$3,944,200.00
Street Frontage: 183.84 ft. – Pomona Road; 650 ft. – White Horse Pike



Comments:

This shopping center was constructed in 1960 and is one of the first non-residential developments to occur in the Study Area. There have been some improvements to the façade and building over the years, however little attention has been given to the rear of the building. Additionally, the parking area has not been adequately maintained. The site needs new striping and the pavement needs to be resurfaced.

The NJDOT improvement plans will result in restricted access along the White Horse Pike. This will affect the access to the shopping center and circulation within the parking area.

The site is conforming for lot size in the HC-2 zoning district. The minimum lot area is one acre and this lot is 6.5 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 392% of the average 2009 assessed value for a non-residential parcel.

Tract 4
Block 558, Lot(s) 15.01
261 W. White Horse Pike

BASIC INFORMATION

Owner: DPR Inc
Lot Size: 2.26 acres/98,446 sq. ft.
Post NJDOT Taking –
2.24 acres/97,502 sq. ft.
Zone: HC-2
Land Use: Commercial
Improvements: 4 stores (6,900 sq ft) & Gas
Station
Year Built: 1965
Age: 45 years old
2009 Assessed Value: \$1,024,000.00
Street Frontage: 250 ft. – White Horse Pike



Comments:

This lot is under common ownership with lots 15.02 and 15.03 consisting of a total parcel area of 6.59 acres. All of the structural improvements are located on lot 15.01. An access easement exists along the entire frontage of this property on the White Horse Pike and Rosemarie Avenue. A 15-foot wide sanitary sewer easement exists along the White Horse Pike frontage of the entire parcel. Located on lot 15.03 is a 207 square foot area of wetlands subject to a 50-foot buffer.

This parcel (including lots 15.01 through 15.03) was the subject of an application before the Township Planning Board in 2000. Under application #56-00 the applicant requested a minor subdivision approval to create the three lots as they exist today. The applicant also requested preliminary and final site plan approval to enhance the stormwater management system and to upgrade the canopy and signs for the gas station and shopping center. The improvements to the shopping center included an access drive to the Pomona Shopping Center, a trash enclosure behind the building, restriping and paving in portions of the parking lot.

The property is the subject of a ten –year drainage covenant which requires yearly maintenance and reports to be filed with the Township. The Covenant was entered into on September 20, 2001 and will expire in 2011. One of the requirements of the covenant is to provide inspection reports of the drainage system to the Township on or before June 1 each year. The property (including all lots 15.01 through 15.03) is the subject of Reciprocal Easements for access, stormwater drainage, and utilities.

The applicant installed the curbing and access to the Pomona Shopping Center, however there are no easements to the adjoining center and the Pomona Shopping Center has a guardrail along the common property line which precludes a common access drive. The trash enclosure was never installed and there are four dumpsters placed behind the shopping center building. The parking lot contains numerous pot holes and the striping is faded. There is trash and debris throughout the buffer areas and a portable bathroom is located on the eastern property line.

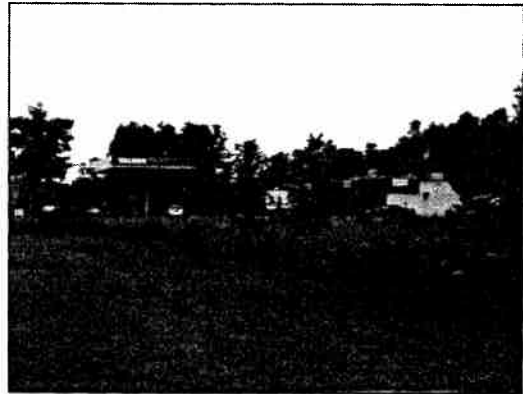
The gas station on this lot is identified by NJDEP as an active known contaminated site (NJDEP PI # 005854) due to the existence of soil and groundwater contamination. The contamination is related to the existence of underground storage tanks. The site continues to be listed as an active site with NJDEP.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 2.24 acres after the NJDOT taking. The lot is also conforming to the minimum required lot width of 200 feet. The 2009 assessed value of this parcel is 102% of the average 2009 assessed value for a non-residential parcel.

Tract 4
Block 558, Lot(s) 15.02
257 W. White Horse Pike

BASIC INFORMATION

Owner: DPR Inc
Lot Size: 2.26 acres/98,446 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$125,600.00
Street Frontage: 250 ft. – White Horse Pike



Comments:

This lot is under common ownership with lots 15.02 and 15.03 consisting of a total parcel area of 6.59 acres. All of the structural improvements are located on lot 15.01. An access easement exists along the entire frontage of this property on the White Horse Pike and Rosemarie Avenue. A 15-foot wide sanitary sewer easement exists along the White Horse Pike frontage of the entire parcel. See comments under lot 15.01 for further description.

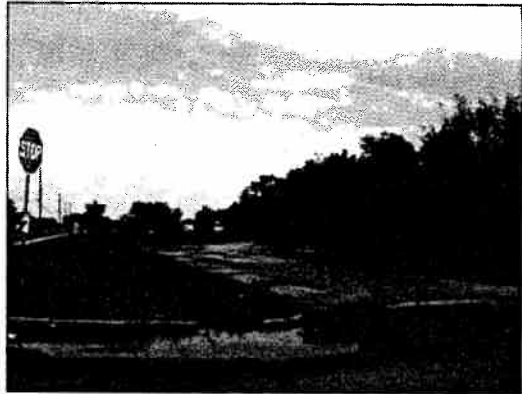
The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 2.26 acres. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 12% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 61% of the average assessed value of all parcels in the Township.

Tract 4
Block 558, Lot(s) 15.03
253 W. White Horse Pike

BASIC INFORMATION

Owner: DPR Inc
Lot Size: 2.07 acres/90,169 sq. ft.
Zone: HC-2
Land Use: Vacant
Improvements: N/A
Year Built: N/A
Age: N/A
2009 Assessed Value: \$119600.00
Street Frontage: 229.32 ft. – White Horse Pike; 393 ft. – Rosemarie Avenue



Comments:

This lot is under common ownership with lots 15.02 and 15.03 consisting of a total parcel area of 6.59 acres. All of the structural improvements are located on lot 15.01. An access easement exists along the entire frontage of this property on the White Horse Pike and Rosemarie Avenue. A 15-foot wide sanitary sewer easement exists along the White Horse Pike frontage of the entire parcel. See comments under lot 15.01 for further description.

The site is conforming to lot size for the HC-2 zoning district. The minimum lot area is one acre and this lot is 2.07 acres. The lot is also conforming to the minimum required lot width of 200 feet.

The 2009 assessed value of this parcel is 12% of the average 2009 assessed value for a non-residential parcel. The parcel's value is 58% of the average assessed value of all parcels in the Township.