

APPENDIX C

**REDEVELOPMENT CRITERIA
EVALUATION**

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**REDEVELOPMENT CRITERIA EVALUATION OF
PRINCETON JUNCTION STUDY AREA PROPERTIES
(WEST OF THE TRAIN STATION)**

<u>Block</u>	<u>Lot</u>	<u>Use</u>	<u>Location</u>	<u>Area</u> (acres)	<u>Criteria</u>	<u>Reason for Determination</u>
5	8.05	Undeveloped (Sarnoff)	Washington Road	116.7	H	Smart growth inconsistency
5	14	Railroad	Washington Road	7.79	E H	Underutilization Smart growth inconsistency
5	8/78	Railroad Utility building	Washington Road	.25	D E H	No direct access to a public street Underutilized due to odd shape Smart growth inconsistency
6	6	Dinky right- of-way (public)		10.17	C H	Site unimproved with no buildings for more than 10 years; publicly owned Smart growth inconsistency
6	8	Washington Office Park	Washington Road	8.49	D E H	Unsightly façade, little landscaping, outdated building architecture Underutilization based on substantial parking vacancy Smart growth inconsistency
6	9	Good Friends Restaurant	Station Drive	.23	D E H	Building in excess of 50 years of age (1936) Zoning Use nonconformance, no landscaping, poor property maintenance, inadequate parking, poorly designed parking circulation Tax delinquency history Smart growth inconsistency

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6	10	Office	Station Drive	.29	D	Unightly façade, outdated building architecture
					E	Underutilization
					H	Smart growth inconsistency
6	11	Parking lot (private)	Station Drive	.46	C	Site unimproved with no building for more than 10 years
					D	Chaotic, poorly designed parking & circulation with dead-end circulation aisles
					E	Underutilization
6	12	Residence	Station Drive	.19	H	Smart growth inconsistency
					D	Building in excess of 50 years (1930) Nonconforming use
					E	Underutilization
6	14	Parking lot (public)	Vaughn Drive	13.66	C	Site unimproved with no building for more than 10 years, publicly owned
					E	Underutilization, odd shape, interferes with Master Plan proposal for Vaughn Drive
					H	Smart growth inconsistency
6	16.01	US Trust	Alexander Road	4.98		N/A
6	16.02	Parking lot (public)	Alexander Road	7.37	C	Site unimproved with no building for more than 10 years, publicly owned
					E	Underutilization

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					H	Smart growth inconsistency
6	17,18,32	Windsor Compost	Alexander Road	7.55	C	Contamination from former municipal landfill, publicly owned
					D	Unsightly, lacks modern amenities
					E	Underutilization
					H	Smart growth inconsistency
6	27	Railroad tracks, Train Station Electrical Yard		11.19		N/A
6	33	Parking lot (public)	Alexander Road	10.88	C	Contamination from former municipal landfill Unimproved with no buildings for more than 10 years; publicly-owned
					D	Poorly designed circulation and parking pattern
					E	Underutilization
					H	Smart growth inconsistency
6	41	Residence	Station Drive	.14	D	Building in excess of 50 year (1945), nonconforming use
					E	Underutilization, undersized property for zone
					H	Smart growth inconsistency
6	44	Parking lot (public)	Station Drive	.12	C	Site unimproved for more than 10 years, publicly – owned
					D	Poorly designed circulation

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						and parking pattern
					E	Underutilization, undersized for the zone
					H	Smart growth inconsistency
6	48	Avante International Technology Inc.	Washington Road	15.05	D	Building in excess of 50 years, unsightly appearance, obsolete, deteriorating conditions, poor site maintenance, poor pedestrian access
					E	Underutilization
					H	Smart growth inconsistency
6	54	50 Washington Road Office	Washington Road	4.73	D	Building in excess of 50 years; Outmoded building design , deteriorating conditions, truck trailer used for storage
					E	Underutilization; odd property shape
					H	Smart growth inconsistency
6	55.01	Constitution Bank & Washington Square Office	Washington Road	9.26	B	Discontinued Use
					D	Zoning non conformance (bank)
					E	Tax appeals for vacancies even in good economic periods; underutilization
					H	Smart growth inconsistency
6	57	Dewey's Upholstery Shop	Station Drive	.15	D	Non-conforming use. Deteriorating conditions, poor site maintenance, poorly designed circulation & parking pattern, lack of pedestrian path

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					E	Underutilization, history of tax delinquency
					H	Smart growth inconsistency
6	60	Vacant	Station Drive	0.02	E	Undersized for the zone
					H	Smart growth inconsistency
6	64	Former Princeton Polychrome Press	Alexandria Road	3.70	C	Suspected contamination
					D	Unightly, deteriorating conditions, lack of maintenance
					B	Discontinued use
					E	Underutilization, unoccupied
					H	Smart growth inconsistency
6	65	Railroad R.O.W.		1.32	C	Unimproved for buildings publicly owned
					D	May interfere with Master Plan proposal for Vaughn Drive extension
					H	Smart growth inconsistency
6	66	Parking lot (public)	Station Drive	5.65	C	Unimproved with building more than 10 yrs., publicly owned
					E	Underutilization, may interfere with Master Plan proposal for Vaughn Drive extension
					H	Smart growth inconsistency
6	76	Office-Industrial Warehouse	Washington Road	1.31	D	Unightly, deteriorating conditions, outmoded building design, evidence of vandalism

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					E	Underutilization
					H	Smart growth inconsistency
6	78.01	Princeton Metro Office Building	Vaughn Drive	10.21	H	N/A
						Smart growth inconsistency
6	79.01	Vacant approved for 97,000 sf office	Vaughn Drive	10.15		N/A
					H	Smart growth inconsistency
6	84.01	Greenbelt	Vaughn Drive	4.11		N/A
					H	Smart growth inconsistency
6	84.02	Association for the advancement of mental health	Alexander Road	2.12	E	Underutilization
					H	Smart growth inconsistency
6	84.03	Princeton Metro Office	Alexander & Vaughn Drive	4.23		N/A
					H	Smart growth inconsistency
6	88	Parking lot (public)	Vaughn Drive	14.97	C	Unimproved with no buildings for more than 10 years; publicly owned
					E	Underutilization, odd shape, interferes with Master Plan proposal for Vaughn Drive extension
					H	Smart growth inconsistency
13	1	A&D Automotive / Princeton Station Garage	Washington Road	1.17	D	Nonconforming use, unsightly appearance, deteriorating conditions, poor site maintenance, insufficient parking
					E	Underutilization, interferes with Master Plan proposal

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					H	for Vaughn Drive extension Smart growth inconsistency
13	9	Sav-a-tree, All Aboard Pet Grooming, Princeton Windsor News Service	Washington Road	.96	C	On N.J.D.E.P. 2004 list of sites with on site sources of contamination, Health Dept. record of contamination
					D	Non-conforming use
					E	Underutilization, interferes with Master Plan proposal for Vaughn Drive extension
					H	Smart growth inconsistency
13	10	Vacant	Washington Road	.46	C	Unimproved without building for over 10 yrs.
					E	Interferes w/Master Plan proposal for Vaughn Drive, undersized for the zone, underutilization
					H	Smart growth inconsistency
13	11, 13	Residence	Washington Road	.69	D	Building in excess of 50 yrs. (1900) Nonconforming use, interferes with Vaughn Drive extension
					E	Underutilization, interferes with Master Plan proposal for Vaughn Drive, history of tax delinquency
					H	Smart growth inconsistency
13	12	Residence	Washington Road	.96	D	Building in excess of 50 yrs. (1900) – Nonconforming use
					H	Smart growth inconsistency
57	1	Vacant	Alexander Road	1.08	C	Unimproved without a building for more than 10

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						years
					E	Underutilization, odd shape
					H	Smart growth inconsistency

**PROPERTIES IN THE PRINCETON JUNCTION STUDY AREA
(EAST OF THE TRAIN STATION)**

<u>Block</u>	<u>Lot</u>	<u>Use</u>	<u>Location</u>	<u>Area</u> (acres)	<u>Criteria</u>	<u>Reason for Determination</u>
5	19	Ellsworth Shopping Center (rear lot)	Cranbury Road	3.92	B	Discontinued use
					D	Deteriorating conditions – evidence of vandalism
					E	Underutilization
					H	Smart growth inconsistency
5	20	Ellsworth Shopping Center (front lot)	Cranbury Road	3.18	D	Deteriorating conditions – poorly designed on-site circulation and parking
					H	Smart growth inconsistency
6	67	Parking (public)	Wallace Road	3.10	C	Unimproved with building for more than 10 years, publicly owned
					E	Underutilization
					H	Smart growth inconsistency
6	68	Parking (public) & circulation	Wallace Road	2.64	C	Unimproved with buildings for more than 10 yrs, publicly owned
					E	Underutilization
					H	Smart growth inconsistency
6	69	Parking (public)	Wallace Road	5.99	C	Unimproved with buildings for more than 10 yrs, publicly owned
					E	Underutilization
					H	Smart growth inconsistency
6	70	Parking (public)	Wallace Road	.23	C	Unimproved with buildings for more than 10 yrs, publicly owned

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					E	Underutilization
					H	Smart growth inconsistency
6.20	20	Schleberger	Wallace Road	13.21	E	Underutilization
					H	Smart growth inconsistency
6.20	21	Lucar/PNC	Rt. 571	1.06		Redeveloping as a PNC branch bank
					H	Smart growth inconsistency
6.20	22	Acme Shopping Center Inc. Fleet Bank	Rt. 571	6.99 (part)	D	Deteriorating conditions due to deferred maintenance, outmoded appearance
					E	Underutilization
					H	Smart growth inconsistency
6.20	49	Coldwell Bank	Rt. 571	1.2	D	Unightly façade, little or no landscaping, poorly designed circulation & parking pattern, lack of pedestrian access
					E	Right-of-way acquisition for Rt. 571 improvement may interfere with site access and parking
					H	Smart growth inconsistency
6.20	73	Sunoco Service Station	Rt. 571	1.36	C	On N.J.D.E.P. 2004 list of sites with on-site contamination sources, Health Dept. record of contamination
					H	Smart growth inconsistency
6.20	74	Shell Service Station	Rt. 571	.60	D	Non-conforming use
					E	Undersized for the zone

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					H	Smart growth inconsistency
6.20	83	Sovereign Bank	Rt. 571	1.17		N/A
					H	Smart growth inconsistency
12.04	2	Residence	Rt. 571	2.16	D	Non-conforming use, deteriorating condition
					E	Underutilization
					H	Smart growth inconsistency
12.04	10	Auto Repair	Rt. 571 & Cranbury	1.28	D	Building over 50 yrs. (1938), deteriorating condition, unsightly appearance, lack of site maintenance, lack of pedestrian access, undefined curb cut
					E	Underutilization, history of tax delinquency, right-of way required for Rt. 571 widening will impact site access
12.04 (cont'd)	10					
					H	Smart growth inconsistency
12.04	17	Macli Center (retail)	Rt. 571	1.23	D	Deteriorating conditions, poor site maintenance, poor parking arrangement
					E	Underutilization (partial)
					H	Smart growth inconsistency
12.04	18	Sun National Bank	Rt. 571	2.16	D	Non-conforming use as a freestanding bank
					H	Smart growth inconsistency
12.04	25	Professional office & commercial	Rt. 571	1.61	D	Non-conforming use and excess FAR, unsightly appearance, outmoded building design (office access from side of

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						building, not visible from street), poorly designed circulation & parking pattern, poor pedestrian access, insufficient on-site parking
					H	Smart growth inconsistency
12.04	26	Weichert Realtors	Rt. 571	.39		N/A
					H	Smart growth inconsistency
12.04	27	55 Princeton Hightstown office	Rt. 571	3.20	E	Odd property shape
					H	Smart growth inconsistency
59	1, 2, 3	Board of Education Garage & Railroad	Wallace Rd. & Rt. 571	1.08	C	Health Dept. record of contamination, publicly owned
					D	Building over 50 yrs. of age (1957), unsightly appearance, poor site maintenance, truck trailer used for storage, poorly designed circulation and parking pattern (undefined curb cut, inadequate turnaround areas), poor pedestrian access
					E	Underutilization
					H	Smart growth inconsistency
64	170.1	Vacant	Wallace Road	.42	E	Undersized, odd shape
					H	Smart growth inconsistency