TOWN OF WESTFIELD
WESTFIELD NEW JERSEY

RESOLUTION NO. 108-2020

CODE REVIEW & TOWN PROPERTY COMMITTEE **MAY 12, 2020**

RESOLUTION OF THE TOWN OF WESTFIELD, COUNTY OF UNION, STATE OF NEW JERSEY, DELINEATING AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the "**Redevelopment Law**") provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHERAS, the Redevelopment Law empowers the Town of Westfield (the "**Town**"), by and through its Mayor and Council (the "**Governing Body**"), to delineate an area within the Town as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A.* 40A:12A-14; and

WHEREAS, Town Planner, Donald B. Sammet, PP/AICP, and Town Engineer, Kris McAloon, PE, had been directed to investigate whether the properties set forth by block, lot and street address attached hereto as Exhibit A (the "**Study Area**") qualified as an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, Mr. Sammet and Mr. McAloon prepared a report entitled "*Downtown Westfield Area in Need of Rehabilitation Study*" dated March 25, 2020 which is attached hereto as Exhibit B (the "**Study Report**"); and

WHEREAS, the Study Report concludes that because a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial

maintenance, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, on April 14, 2020, the Governing Body referred the Study Report and this Resolution in draft form to the Planning Board for review and comment; and

WHEREAS, on May 4, 2020, the Planning Board returned this resolution and Study Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

WHEREAS, the Governing Body finds it to be in the best interest of the property owners and business owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the Study Report and the Planning Board's recommendation, finds that the Study Area meets the criteria of *N.J.S.A.* 40A:12A-14 of an area in need of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Westfield, County of Union, and State of New Jersey, as follows:

1. Based upon the facts reported in the Study Report and the recommendation of the Planning Board, the Mayor and Council find that the Study Area, consisting of all of the properties depicted on the attached Exhibit A in the Town of Westfield, meets the eligibility criteria of *N.J.S.A.* 40A:12A-14.a(6) in that a majority of the water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance, for designation as an area in need of rehabilitation, and further finds that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall development of the Town of Westfield in accordance with the requirements of *N.J.S.A.* 40A:12A-14.

2. The Mayor and Council hereby delineates the Study Area as depicted in Exhibit A, and all of the properties therein, as an area in need of rehabilitation (hereinafter, the Study Area shall be the "**Rehabilitation Area**"), which delineation allows the Mayor and Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to *N.J.S.A.* 40A:12A-21, *et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area.

3. The Mayor and Council hereby directs the Town Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.

4. All Town officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

5. This Resolution shall take effect immediately.

****

I hereby certify that the within Resolution is a true and exact copy of the Resolution adopted by the Westfield Town Council at their meeting of May 12, 2020.

Tara Rowley

Tara Rowley, RMC
Town Clerk

Exhibit A

Block	Lot	Qualifier	Location	Owner
2401	18		302 ELM ST	BOARD OF EDUCATION
2405	1		190 ELM ST	190 ELM STREET LLC%SELECT MGMNT SVS
2405	2		210 ORCHARD ST	SHAWANGUNK PROPERTIES, LLC
2405	15		146 ELM ST	TOWN OF WESTFIELD
2405	16		115 MOUNTAIN AVE	VERIZON NEW JERSEY
2405	17		249 E BROAD ST	H & S MANAGEMENT
2405	18		245 E BROAD ST	245 ASSOCIATES LLC
2405	19		231 E BROAD ST	235 ASSOCIATES, LLC
2405	20		225 E BROAD ST	DOWNTOWN III REALTY, LLC
2405	21		219 E BROAD ST	JOHN FRANKS REALTY CO
2405	22		207 E BROAD ST	DOWNTOWN II REALTY, LLC
2405	23		205 E BROAD ST	DOWNTOWN II REALTY, LLC
2405	24		201 E BROAD ST	BAVINT CORPORATION
2405	25		112 ELM ST	ANGELO, ROSE MARIE FAM PARTNERSHIP
2405	26		118 ELM ST	DOWNTOWN IV REALTY LLC
2405	27		138 ELM ST	DOWNTOWN V REALTY LLC
2405	28		150 ELM ST	COLONIAL ASSOCIATES%THOMSON REUTERS
2405	29		162 ELM ST	FIRST BAPTIST CHURCH
2405	30		184 ELM ST	BRONX REALTY, LLC
2406	1		204 ELM ST	BOARD OF EDUCATION
2502	13		600 NORTH AVENUE W	BURGDOORFF, GLYNIS
2505	4		233 ELM ST	THE STOP&SHOP % AHOLD FINANCIAL
2505	5		219 ELM ST	THE STOP&SHOP % AHOLD FINANCIAL SER
2505	6		203 ELM ST	THE STOP & SHOP % AHOLD FINANCIAL
2505	7		195 ELM ST	THE STOP & SHOP %AHOLD FINANCIAL
2505	8		189 ELM ST	WESTFIELD ELM, LLC
2505	9		185 ELM ST	WEICHERT, JAMES M
2505	10		173 ELM ST	SUMMIT BNK % BANK OF AMERICA
2505	11		155 ELM ST	155 ELM ST,LLC%TRADER JOE'S #601
2505	12.01		131 ELM ST	TOWN OF WESTFIELD
2505	13.01		125 ELM ST	125 ELM STREET, LLC
2505	14		115 ELM ST	TARTA LUNA PROPERTIES, L L C
2505	15		177 E BROAD ST	RUTHAL HOLDING WEST, LLC
2505	16		169 E BROAD ST	WARD & O'DONNELL WESTFIELD, LLC
2505	17		159-167 E BROAD ST	WARD & O'DONNELL WESTFIELD, LLC
2505	18		161 E BROAD ST	161 EAST BROAD ST ASSOC, L L C
2505	19		151 E BROAD ST	151 ASSOCIATES, LLC
2505	20		143 E BROAD ST	143 EAST BROAD ST, LLC - SCHWARZ,R

Block	Lot	Qualifier	Location	Owner
2505	21		133-135 E BROAD ST	CARIDO GROUP
2505	22		131 E BROAD ST	SCHNAKENBERG REALTY INC
2505	23		125-129 E BROAD ST	SCHNAKENBERG, JOHN
2505	24		121 E BROAD ST	ALMARC ASSOCIATES
2505	25.01		109 E BROAD ST	AL SPECTOR, LLC
2505	28		107 E BROAD ST	LEVINE 107 LLC
2505	29		101 E BROAD ST	MAJ, L L C
2506	5		133 PROSPECT ST	CORNER CO, THE C/O HERBERT WRIGHT
2506	8.01		111 PROSPECT STREET	CONDO MOTHERLOT
2506	9		109 PROSPECT ST	ABBOTT, JOHN NORMAN
2506	10		27-31 E BROAD ST	THE NORRIS GROUP LLC
2506	11		25 E BROAD ST	M & M CONTINENTAL, LLC
2506	12		21 E BROAD ST	UE AR BUILDING LLC
2506	13		13 E BROAD ST	SOUTELLE, VINCENT J
2506	14		11 E BROAD ST	SOUTELLE, VINCENT J
2508	11		601-613 NORTH AVENUE W	LT WESTFIELD LLC
2508	12		NORTH AVENUE W	TOWN OF WESTFIELD
2509	1		TUTTLE PKWY - EAST	NEW JERSEY TRANSIT CORP
2510	18		600 SOUTH AVENUE W	WEILL, M - C/O WFLD JOINT VENTURE
2510	19		530 SOUTH AVENUE W	WEILL, M - C/O WFLD JOINT VENTURE
2510	20		516-520 SOUTH AVENUE W	CONJOE REALTY CO
2510	21		510 SOUTH AVENUE W	TOWN OF WESTFIELD
2512	19		400 W BROAD ST	BARREIROS,MANUEL-SEDLAK,BRIAN TRST
3001	1		339 W BROAD ST	ZAK PROPERTIES L L C
3001	2		331 W BROAD ST	YOON, KAREN
3001	3		549 SOUTH AVENUE W	E J A REALTY ASSOCIATES, L L C
3001	4.01		533 SOUTH AVENUE W	BAVOSA, BRIAN, ET ALS
3001	5		360 WATTERSON ST	TOWN OF WESTFIELD
3001	6		415 RAHWAY AVE	ZAK PROPERTIES, LLC
3002	4		523 SOUTH AVE W	THE WATTERSON GROUP, LLC
3002	5		501 SOUTH AVENUE W	BENTLEY WESTFIELD, LLC
3002	6		408 WESTFIELD AVE	THE BENTLEY WESTFIELD, LLC
3003	1		435 SOUTH AVENUE W	WESTFIELD PROPERTIES 19 LLC
3003	2		431 SOUTH AVENUE W	SWIFT, SARA
3003	3		427 SOUTH AVENUE W	PABLO'S HONEY COMPANY LLC
3003	4		423 SOUTH AVENUE W	PABLO'S HONEY COMPANY LLC
3003	5		419 SOUTH AVENUE W	419 SOUTH AVE WEST LLC % A CHISTAKO
3003	6		415 SOUTH AVENUE W	415 SOUTH AVE W, L L C
3003	7		411 SOUTH AVENUE W	DIPROSPERO, LILLIAN (LE) & ET ALS

Block	Lot	Qualifier	Location	Owner
3003	8		407 SOUTH AVENUE W	DIPROSPERO, LILLIAN (LE) & ET ALS
3003	9		401 SOUTH AVENUE W	401 SOUTH AVENUE LLC
3003	52		415 WESTFIELD AVE	415 WESTFIELD AVE., LLC
3003	53		409 WESTFIELD AVE	BONO REAL ESTATE LLC
3004	1		321 SOUTH AVENUE W	DE STEFANIS PROPERTIES, L L C
3004	2		319 SOUTH AVENUE W	JMC WESTFIELD, LLC
3004	3		315 SOUTH AVENUE W	JMC WESTFIELD, LLC
3004	4		301 SOUTH AVENUE W	301 SOUTH AVENUE WEST GROUP, LLC
3005	1		401 BOULEVARD	FLAIR ON BOULEVARD LLC
3005	2		229 SOUTH AVENUE W	JOHNSTON, SARA & CHARLES
3005	3		227 SOUTH AVENUE W	227 SOUTH AVENUE LLC
3005	4		221 SOUTH AVENUE W	CERNUTO, MAMIE R & KENNETH
3005	5		215 SOUTH AVENUE W	H CUBED LIMITED LIABILITYCOMPANY
3005	6		200 ROSS PL	DON DON REALTY, LLC % P WOLFSON
3005	7		201 SOUTH AVENUE W	DEETS,J - GARCIA,L % GETTY PETRO
3101	1		454 SOUTH AVENUE W	TOWN OF WESTFIELD
3101	2		436 SOUTH AVENUE W	436 SOUTH AVENUE WEST ACQUISITION L
3101	3		430 SOUTH AVENUE W	MIDAS INT'L CORP C/O M F POER & CO
3101	4		412 SOUTH AVENUE W	THE WISHBOW REALTY, LLC%PROP TAX
3101	5		300 SOUTH AVENUE W	TOWN OF WESTFIELD
3101	6		220 SOUTH AVENUE W	ADAM CORPORATION
3101	7		210 SOUTH AVENUE W	WESTFIELD STATION FIDELCO PL
3101	8		200 SOUTH AVENUE W	BUONOPANE, M J, - BUONOPANE,E L, JR
3102	1		CENTRAL AVE - WEST	NEW JERSEY TRANSIT CORP
3103	1		455 NORTH AVENUE W	TOWN OF WESTFIELD
3103	2		443 NORTH AVENUE W	FIRST UNION NAT BNK%THOMSON REUTERS
3103	3		435 NORTH AVENUE W	WESTFIELD HOSPITALITY ASSOCIATES LL
3103	4		423 NORTH AVENUE W	ONE GARFIELD, LLC % NATIONWIDE
3103	5		411 NORTH AVENUE W	411 NORTH LLC
3103	6		401 NORTH AVENUE W	TOWN OF WESTFIELD
3103	7		301 NORTH AVENUE W	TOWN OF WESTFIELD
3103	8		251 NORTH AVENUE W	251 NORTH AVE W,LLC
3103	9		241 NORTH AVENUE W	M BEZZLER, L L C
3103	10		219 NORTH AVENUE W	JED REALTY ASSC.
3103	11		215 NORTH AVENUE W	EVANS FAMILY HOLDINGS LLC
3103	12		109 NORTH AVENUE W	R E D REALTY, LLC % GRC MGMNT CORP
3104	1		1 LINCOLN PLAZA	UE ONE LINCOLN PLAZA LLC
3105	1		100 E BROAD ST	DENTON 100 LLC
3105	2		102-108 E BROAD ST	102 WESTFIELD LLC % ACHS MGMNT CORP
3105	3		110 E BROAD ST	BLANCATO RE, LLC

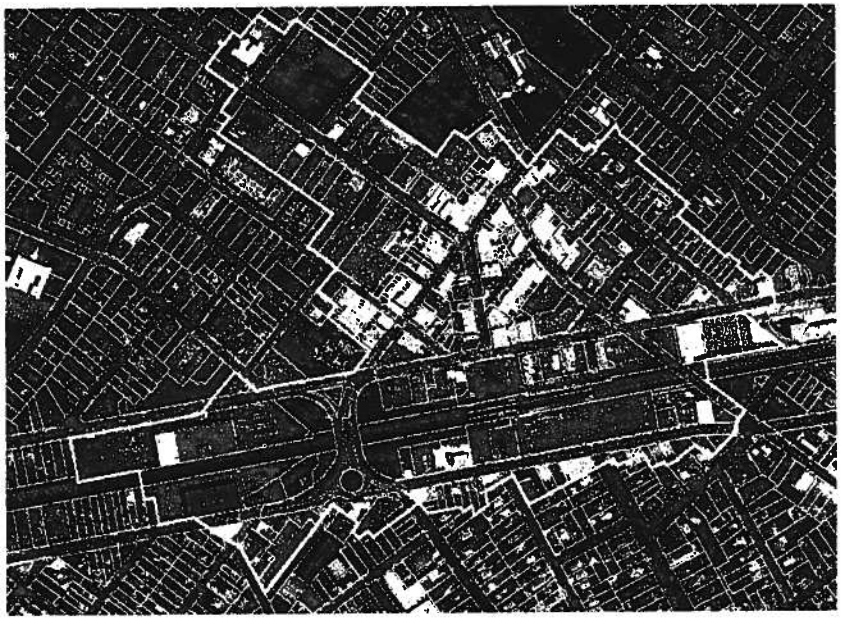
Block	Lot	Qualifier	Location	Owner
3105	4		112 E BROAD ST	BLANCATO RE LLC
3105	5		114 E BROAD ST	114 E BROAD ST, LLC
3105	6		116 E BROAD ST	118 E BROAD ST., LLC
3105	7		120 E BROAD ST	SOSET REALTY CO
3105	8		132-138 E BROAD ST	CARIDO GROUP
3105	9		140-144 E BROAD	CARIDO GROUP, THE
3105	10		152 E BROAD ST	CARIDO GROUP
3105	11		154 E BROAD ST	POLY C LLC & SERF REALTY, LLC
3105	12		55 ELM ST	J&J CONTINENTAL, LLC
3105	13		53 ELM ST	REMONKO, LEON R & ANDREA Z
3105	14		41 ELM ST	REMONKO, LEON & ANDREA
3105	15		35-39 ELM ST	GOODMAN, JOEL & ELEANOR
3105	16		17-33 ELM ST	17-33 ELM STREET LLC
3105	17		9-13 ELM ST	SUMMIT DOWNTOWN PARTNERS, LLC
3105	18		1 ELM ST	1 ELM STREET ASSOCIATES LLC
3105	19		10 PROSPECT ST	DIDDELL, ERIC W & JULIA M
3105	20		16 PROSPECT ST	KILGARIFF HOLDINGS, L L C
3105	21		20 PROSPECT ST	JOHNSON AGENCY, INC
3105	22		26 PROSPECT ST	DJ & DP RLTY, L L C
3105	23		28 PROSPECT ST	GL & SS, LLC
3106	1		44 ELM ST	FLAT IRON REALTY LLC
3106	2		50 ELM ST	DLKMKM, L L C
3106	3		58 ELM ST	FLAT IRON III REALTY LLC
3106	4		66 ELM ST	M ROTH, LLC
3106	5		74 ELM ST	DOWNTOWN REALTY LLC
3106	6		82-86 ELM ST	ELM STREET REALTY LLC
3106	7.01		200 E BROAD ST	DENTON 200, L L C
3106	7.02		206 E BROAD ST	PGC HOLDINGS LLC
3106	8		214 E BROAD ST	214-220 E BROAD ST, L L C
3106	9		218 E BROAD ST	214-220 E BROAD ST, L L C
3106	10		220 E BROAD ST	214-218-220 EAST BROAD STREET, LLC
3106	11		234 E BROAD ST	DENTON 224, L L C/MD LN SRV INC.
3106	12		110 CENTRAL AVE	ARTEMIS PROPERTIES, LLC
3106	13		114 CENTRAL AVE	CHRONE REAL ESTATE CORP
3106	14		112 QUIMBY ST	QUIMBYWESTFIELD, LLC
3106	15		114 QUIMBY ST	114 QUIMBY NJ, LLC
3107	1		244-254 E BROAD ST	RIALTO HOLDING COMPANY, LLC
3107	2		116 ELMER ST	TOWN OF WESTFIELD
3107	3		256-264 E BROAD ST	LINZER'S EXPRESS, LLC
3107	4		266 E BROAD ST	RAMOS, ALFONSO F & RAMOS, JOHN P

Block	Lot	Qualifier	Location	Owner
3107	5		114 ELMER ST	WESTFIELD SERVICE LEAGUE
3107	6		137 CENTRAL AVE	MODEL REALTY, LLC-C/O BERTON MODEL
3107	7		134 ELMER ST	134 ELMER ST, LLC
3107	8		138 ELMER ST	NEISS, STUART D & SHARON M
3107	9		227 LENOX AVE	GILLMORE, MAUREEN A & GEORGE-TRUST
3107	10		221 LENOX AVE	LLGALIANO, LLC
3107	11		155 CENTRAL AVE	UNITED STATES GOVERNMENT
3107	12		141 CENTRAL AVE	WELDON MATERIALS, INC
3107	13		127 CENTRAL AVE	GALDI, ALBERT
3107	14		121 CENTRAL AVE	R MCDOWELL, LLC
3108	1		302 E BROAD ST	SPARTI ASSOC % IND CONSULTING GROUP
3108	16		315 LENOX AVE	COHEN, JOEL S & DENISE
3108	17		125 ELMER ST	FIRST CONGREGATIONAL CHURCH
3108	18		311 LENOX AVE	MASTRONARDI, FRANK & KRISTINE
3108	19		147-149 ELMER ST	LOUIE REAL ESTATE HOLDING LLC
3108	20		143 ELMER ST	CALDORA, JOHN B
3108	21		141 ELMER ST	141 ELMER ST ASSC., LLC
3108	22		137 ELMER ST	137 ELMER ST REAL EST, LLC
3108	23		107 ELMER ST	PERIER, FRANCIS I JR
3113	1		302 LENOX AVE	MACAOAY, LOUISE D
3113	14		309 NORTH AVENUE E	WESTFIELD DINER REALTY LLC
3113	15		235 ELMER ST	MC INTYRE, RONALD
3113	16		231 ELMER ST	AJC ELMER STREET, LLC
3113	17		227 ELMER ST	227 ELMER LLC, C/O MICHAEL HERTZ
3113	18		225 ELMER ST	EFG ELMER STREET LLC
3113	19		223 ELMER ST	ANNIS, ELEANOR H
3113	20		217 ELMER ST	BERSE REALTY LLC
3113	21		215 ELMER ST	JJ & MM REALTY, LLC
3113	22		211 ELMER ST	BELLOMO, WILLIAM TRUST & ET ALS
3113	23		205 ELMER ST	ALBANESE, ANDREA M & LEONARD
3114	1		201 CENTRAL AVE	201 CENTRAL AVENUE, LLC
3114	2		204 LENOX AVE	FALCON COMPANY, L L C
3114	3		208 LENOX AVE	LENOX POINT LLC
3114	4		212 LENOX AVE	LENOX POINT LLC
3114	5		220 LENOX AVE	FRESCO REALTY, L L C
3114	6		222 LENOX AVE	ELMER REALTY ASSOCIATES, LLC
3114	7		208 ELMER ST	MERRION REALTY, LLC
3114	8		217 NORTH AVENUE E	F&L ASSO,LLC C/O AFFILIATED MANAGEM
3114	9		220 ELMER ST	ST PAUL REAL ESTATE LLC
3114	10		224 ELMER ST	EARDLY T PETERSEN-TRUST & ET ALS

Block	Lot	Qualifier	Location	Owner
3114	11		221 NORTH AVENUE E	JWT HOLDINGS LLC
3114	12		233 NORTH AVE E	236 ELMER LLC
3115	1		200 CENTRAL AVE	200 CENTRAL INVESTORS, LLC
3116	1		2 ELM ST	PALMER, MATTHEW J&COSENZA,CHRISTINE
3116	2.01		6-14 ELM ST	FERRARO, PALMIRO INC
3116	4		18-34 ELM ST	BAVINT CORPORATION
3116	5		123 QUIMBY ST	DELMAR PARTNERS LLC
3116	6		117-21 QUIMBY ST	ALONE CORPORATION, THE
3116	7		111-15 QUIMBY ST	WILKENS, ALICELOUISE-WILKENS,EDWARD
3116	8		107-109 QUIMBY ST	WILKENS, ALICELOUISE-WILKENS,EDWARD
3116	9		126 CENTRAL AVE	NORMA S COUDERT REVOCABLE TRUST
3116	10		138 CENTRAL AVE	DAIR REALTY LLC & WINWEST CENTRAL
3116	11		148 CENTRAL AVE	TOWN OF WESTFIELD
3116	12		222 NORTH AVENUE W	222 NORTH AVENUE REALTY LLC
3116	13		226 NORTH AVENUE W	WINFIELD 226 NORTH HOLDINGS LLC
3116	14		240-244 NORTH AVENUE W	240 NORTH AVENUE LLC
3202	1		200 NORTH AVENUE E	KO REALTY WESTFIELD LLC
3202	2		260 NORTH AVENUE E	260 WESTFIELD PARTNERS LLC
3202	3		270 NORTH AVENUE E	260 WESTFIELD PARTNERS, LLC

DOWNTOWN WESTFIELD

AREA IN NEED OF REHABILITATION STUDY



Prepared for the Town of Westfield in accordance with the New Jersey Local Redevelopment and Housing Law

Report Date: March 25, 2020

Prepared by:

Donald B. Sammet, PP/AICP, Town Planner
NJ Professional Planner License No.
33LI00575800

Kris McAloon, PE, Town Engineer

Mayor and Council:

Mayor Shelley Brindle
Councilwoman Linda Habgood - Ward 1
Councilman James Boyes - Ward 1
Councilman Michael Dardia - Ward 2
Councilman Mark Parmelee - Ward 2
Councilman Mark LoGrippo - Ward 3
Councilman David Contract - Ward 3
Councilwoman Dawn Mackey - Ward 4
Councilman Scott Katz - Ward 4

Thomas Jardim, Esq., Town Attorney
Tara Rowley, Town Clerk

Planning Board:

Robert Newell, Chair
Michael La Place, PP/AICP, Vice Chair
Kris McAloon, PE, Secretary
Shelley Brindle, Mayor
Linda Habgood, Councilwoman
Anastasia Harrison
Michael Ash
Matthew Ceberio
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Alan Trembulak, Esq., Planning Board Attorney
Linda Jacus, Administrative Secretary
Donald B. Sammet, PP/AICP, Board Planner

Contents

Introduction 4

The Local Redevelopment and Housing Law 4

Areas in Need of Rehabilitation 4

The Statutory Criteria Necessary to be Present for a An Area in Need of Rehabilitation Determination 5

Study Area Overview and Location 6

Zoning and Master Plan Considerations for the Study Area 8

Condition of Water and Sewer Infrastructure 9

Conclusion and Recommendations 10

Appendix A: Study Area Properties 11

Introduction

The following study has been prepared for the Mayor and Council of the Town of Westfield to determine whether properties located within the Town's special improvement district, qualify as an "area in need of rehabilitation" in accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A.

This report begins with a brief description of the redevelopment process, to help familiarize the reader with the steps involved in designation of areas in need of rehabilitation and what criteria are utilized to determine if properties can be designated as such. A designation of an area in need of rehabilitation allows a municipality to utilize the powers of the LRHL for areas in need of rehabilitation, which may include certain financial incentives such as those found in the Five-Year Tax Exemption and Abatement Law. The power of condemnation or to grant long-term tax exemptions are not permitted for properties within areas in need of rehabilitation. Those two powers are exclusive to properties designated as areas in need of redevelopment.

This report also includes a description of the study area, and a review of the Town Master Plan and Land Use Ordinance. An analysis of the study area is then included which describes how the study area meets the statutory criteria for designation as an area in need of rehabilitation in accordance with the LRHL.

Finally, an outline of recommended next steps is included to help guide the Planning Board and Governing Body.

The Local Redevelopment and Housing Law

Areas in Need of Rehabilitation

The LRHL enables local governments to initiate a process by which properties which meet certain criteria contained within the statute may be designated as an area in need of rehabilitation. When properties are designated an area in need of rehabilitation, municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area establishing specific and detailed development standards, reflective of community desires for improvement of the area. Designation of an area in need of rehabilitation also allows a municipality to utilize the powers contained within The Five-Year Tax Exemption and Abatement Law to promote the construction and rehabilitation of structures within the area.

The LRHL specifies the process which must be followed in designating a rehabilitation area. A summary of that process is as follows:

Responsible Party	Designating an Area in Need of Rehabilitation
Governing Body	The Governing Body prepares a proposed resolution with any supporting report attached, which would declare identified properties as an area in need of rehabilitation and refers that proposed resolution and any report attached to the Planning Board for its review.
Planning Board	Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the governing body for its consideration. The Governing Body is not bound by the Planning Board's recommendations and may adopt the resolution with or without modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.
Governing Body	The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.

The Statutory Criteria Necessary to be Present for a An Area in Need of Rehabilitation Determination

A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

Section 14 of the LRHL lists criteria which are used to determine if properties can be designated as an area in need of rehabilitation. At least one of the conditions described in the criteria must be present. The criteria are as follows:

What is "rehabilitation" as defined in the LRHL?
Rehabilitation is defined within the LRHL as, "an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."

Criteria Identification	Description
1	A significant portion of structures therein are in a deteriorated or substandard condition
2	More than half of the housing stock in the delineated area is at least 50 years old
3	There is a pattern of vacancy, abandonment or underutilization of properties in the area
4	There is a persistent arrearage of property tax payments on properties in the area
5	Environmental contamination is discouraging improvements and investment in properties in the area
6	A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance

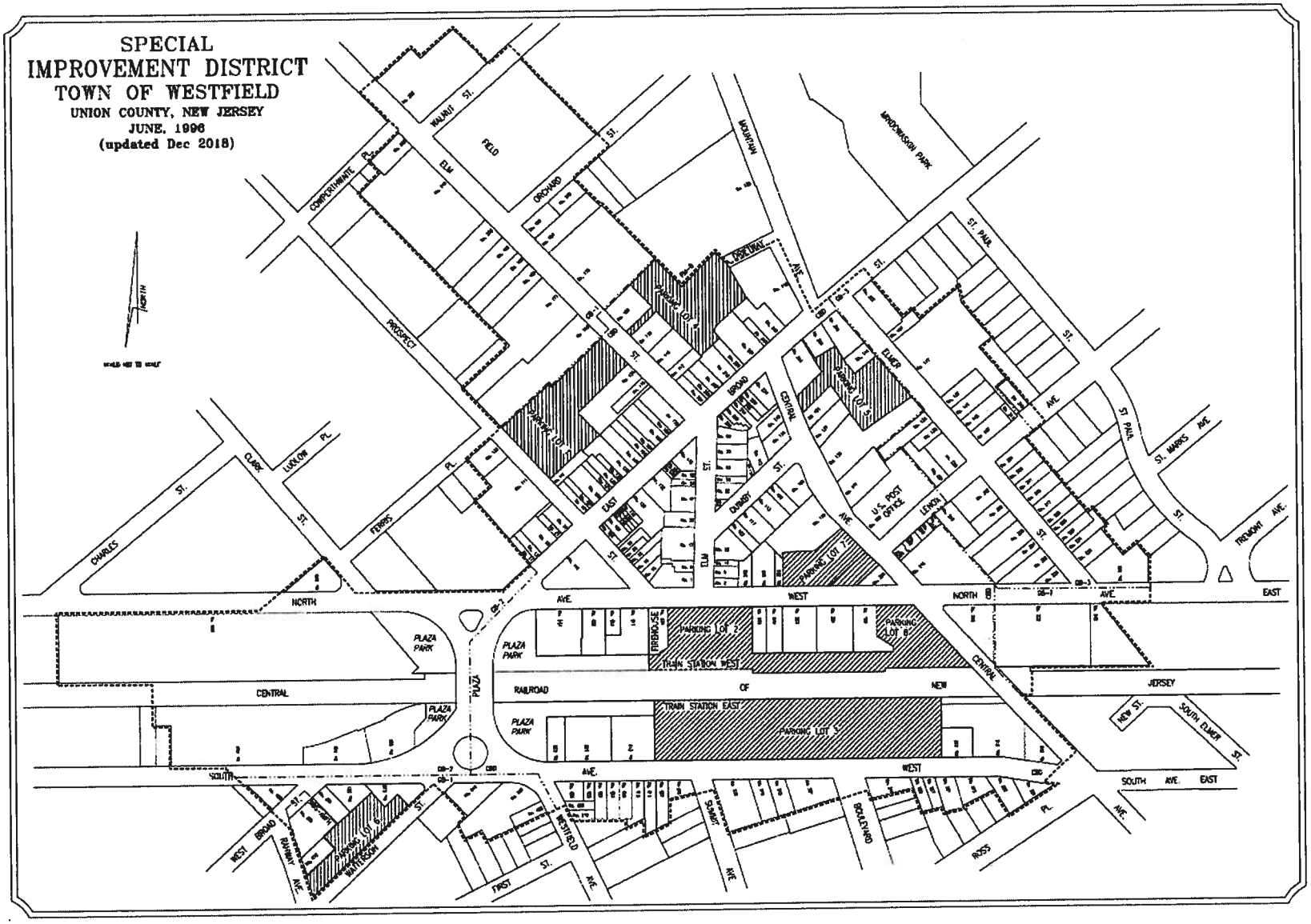
Also, under the provisions contained within the LRHL, "where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality."

Study Area Overview and Location

The study area boundary is the same as the Town's special improvement district, including all properties within that district. A map of the study area is presented on the following page. A list of all study area properties is included as an appendix to this study document.

The special improvement district was created by General Ordinance Number 1675, adopted on June 25, 1996. The ordinance includes declarations that the Town Council "regards the Central Business District as an integral and vital economic and social force in the Town of Westfield", and "the continued vitality of the Westfield Central Business District is important to the entire community".

The study area is located at what can be considered the geographic center of the Town of Westfield. At its core lies the Westfield Train Station, the station stop with the highest ridership along NJ Transit's Raritan Valley Line. The area represents the economic heart of the community. It is clearly a focal point in Town as it contains over 400 commercial enterprises including a hotel, the Westfield Train Station, stops for local and regional bus service, and public areas. The area contains a number of Town-owned surface parking lots spread throughout, some of which serve users of the train and bus stops. The rail line also physically divides the area separating it into a "north side" and "south side".


SPECIAL
IMPROVEMENT DISTRICT
TOWN OF WESTFIELD
UNION COUNTY, NEW JERSEY
JUNE, 1996
(updated Dec 2018)
NORTH
WALNUT ST.
FIELD
ORCHARD
ELM
CORNELIA PL.
PROSPECT
MOUNTAIN
MEADOWBROOK PARK
ST. PAUL
ST. MARKS AVE.
TRUMONT AVE.
CHARLES
CLARK
LUDLOW PL.
FERRIS
PARKING LOT 1
PARKING LOT 2
PARKING LOT 3
PARKING LOT 4
PARKING LOT 5
PARKING LOT 6
PARKING LOT 7
PARKING LOT 8
PARKING LOT 9
BROAD
CENTRAL
DUNSTY
EAST
U.S. POST OFFICE
LENOX
NORTH
WEST
EAST
PLAZA PARK
FIREHOUSE
TRAIN STATION WEST
TRAIN STATION EAST
RAILROAD
OF
NEW
JERSEY
NEW ST.
SOUTH ELMER ST.
SOUTH
WEST BROAD
RAHWAY AVE.
WHITSON
FIRST
WESTFIELD
SUMMIT
BOULEVARD
ROSS
PL.

Zoning and Master Plan Considerations for the Study Area

Study area properties are located in multiple zoning districts. These include the CBD Central Business District; GB-1-General Business District, GB-2 General Business District; GB-3 General Business District; RM-8 Single-Family and Two-Family Residence District; and, WBS-AMFH West Broad Street Affordable Multi-Family Housing Transit Oriented Development District. Certain study area properties are also located within the PA-AHO Affordable Housing Overlay District, and GB2-AHO Affordable Housing Overlay District.

The CBD and GB zone districts are developed primarily with retail, service, and other business uses that are permitted by the zoning ordinance. Of these four districts, only the GB-2 does not permit residential use in any form.

The 2002 Master Plan notes that the CBD zone district has historically been the heart of retail business in Westfield, due in part to its close proximity to the passenger railroad station and the compact, pedestrian-oriented shopping environment that exists. Residential uses are permitted above the ground floor of buildings in the district, where the ground floor as well as upper floors may be used for non-residential uses. The district contains a number of municipally-owned surface parking lots which serve businesses, residents, and commuters. The CBD also contains historic resources, including the Master Plan identified Downtown Historic District.

The character of development within the GB-1 zone district is very similar to that of the CBD zone, however, there is a lesser reliance on public parking as many of the lots within include private parking areas.

Within the GB-2 zone district, commercial development has occurred at a larger scale than in other districts which permit non-residential uses. For example, larger retailers such as Lord and Taylor are located within the zone. Also, residential use is not permitted within the GB-2, further defining its character.

Apart from the other GB zone districts, the GB-3 zone district was historically developed for residential use, but many of the homes have subsequently been converted to or replaced by residential development. The GB-3 zone district is the only GB district which permits exclusively residential development, along with mixed-use or 100% non-residential development.

Only two properties within the study area are located within the RM-8 zone district. These are developed with the Board of Education's administrative offices, and the Elm Street "property" which contains tennis courts and a multipurpose field. Both types of uses are permitted within the zone.

The PA-AHO is an affordable housing overlay zone district, currently under development with a 30 residential unit, mixed use project. This development falls partly within the study area. The GB2-AHO district allows for development of multi-family residential housing at 25 dwelling units per acre, or as an alternative, with uses

permitted by the underlying zone district. Both the PA-AHO and GB2-AHO districts were created as part of the Town's court-approved affordable housing plan.

Finally, the WBS-AMFH zone district is an inclusionary housing zone district, recently developed as part of the Town's affordable housing plan with a 31-unit multi-family residential building.

Westfield recently completed its Master Plan Reexamination Report. This document emphasizes the importance of downtown areas to a community. The Reexamination includes a series of recommendations in regard to economic development and land use which the community should follow. Included within these recommendations was the adoption of a new Master Plan goal "To address underutilized or vacant sites, encourage redevelopment or rehabilitation where properties meet those standards set forth in the Local Redevelopment and Housing Law". The Planning Board has held the required public hearing necessary to amend the Master Plan and has voted to amend the Town Master Plan to include this goal.

Condition of Water and Sewer Infrastructure

One of the primary factors in considering the designation of an area in need of rehabilitation is the age and condition of water and sewer infrastructure. Westfield is a mature suburban community that experienced its most intense period of development in the early half of the 20th Century. Its population grew from 6,420 in 1910 to 31,447 in 1960, an increase of 25,027 residents or over 380 percent. By comparison, Westfield's population in 2010 was 30,316, or a net decrease of 1,131 residents (or 3.6 percent) in the past 50 years. Thus, much of the Town's infrastructure was in place by 1960, including its water and sewer lines, according to a review of historic maps by the Town Engineer.

Today, the Town of Westfield owns and maintains the sewer mains located within the study area. The flows through this system are ultimately treated at the Rahway Valley Sewerage Authority treatment facility in Rahway. Due to the age of these lines, various problems have been detected which undermine the efficacy of the collection system. More specifically, the Town Engineer has indicated that there are ongoing problems with the sanitary sewers in the immediate area due to a buildup of grease in the lines. This issue requires constant maintenance by the Town's Public Works Department. Additionally, during rain events, the system becomes surcharged due to infiltration and inflow into the Town's aged and deteriorating lines in the street, leading to backups into the basements of several buildings within the Special Improvement District study area.

Potable water is supplied to Westfield by New Jersey American Water (NJAW). The water mains are owned by NJAW and were originally installed over 50 years ago. Based on information provided by NJAW, there has been no infrastructure replacement performed on this system since its original installation.

Conclusion and Recommendations

This analysis concludes that the Study Area qualifies as an area in need of rehabilitation under the criteria listed in the LRHL. Specifically, study area satisfies criteria 6 in that "a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance". The study area could benefit from a program of rehabilitation due to the age and condition of the water and sewer infrastructure. As noted earlier in this study, the LRHL allows an area to be designated as an area in need of rehabilitation on the basis of a single criteria, not all 6 criteria listed in the LRHL need be met.

A determination to designate a rehabilitation area is the first step in the redevelopment process for an area in need of rehabilitation. It is at its core, a delineation of an area in which a municipality intends to pursue an active role in furthering rehabilitation.

Next steps may include the drafting and adoption of a redevelopment plan for the area, although this is not mandatory. The Mayor and Council may choose to prepare any redevelopment plan itself, or delegate this task to the Town Planning Board. Any redevelopment plan drafted must be adopted by ordinance and include the required content specified in the LRHL.

The Town may also utilize the powers contained within the Five-Year Tax Exemption and Abatement Law in areas in need of rehabilitation without the adoption of a redevelopment plan. In order to utilize this Law, Westfield must first adopt an authorizing ordinance which establishes application procedures and eligibility criteria. The exemptions and abatements permitted under the Five-Year Tax Exemption and Abatement Law may encourage private property owners to rehabilitate and reinvest in their properties.

H:\Don\Areas in Need of Rehabilitation\Downtown Westfield\WORKING Downtown Westfield Rehabilitation Study.doc

Appendix: Study Area Properties

Block	Lot	Qualifier	Location	Owner
2401	18		302 ELM ST	BOARD OF EDUCATION
2405	1		190 ELM ST	190 ELM STREET LLC%SELECT MGMNT SVS
2405	2		210 ORCHARD ST	SHAWANGUNK PROPERTIES, LLC
2405	15		146 ELM ST	TOWN OF WESTFIELD
2405	16		115 MOUNTAIN AVE	VERIZON NEW JERSEY
2405	17		249 E BROAD ST	H & S MANAGEMENT
2405	18		245 E BROAD ST	245 ASSOCIATES LLC
2405	19		231 E BROAD ST	235 ASSOCIATES, LLC
2405	20		225 E BROAD ST	DOWNTOWN III REALTY, LLC
2405	21		219 E BROAD ST	JOHN FRANKS REALTY CO
2405	22		207 E BROAD ST	DOWNTOWN II REALTY, LLC
2405	23		205 E BROAD ST	DOWNTOWN II REALTY, LLC
2405	24		201 E BROAD ST	BAVINT CORPORATION
2405	25		112 ELM ST	ANGELO, ROSE MARIE FAM PARTNERSHIP
2405	26		118 ELM ST	DOWNTOWN IV REALTY LLC
2405	27		138 ELM ST	DOWNTOWN V REALTY LLC
2405	28		150 ELM ST	COLONIAL ASSOCIATES%THOMSON REUTERS
2405	29		162 ELM ST	FIRST BAPTIST CHURCH
2405	30		184 ELM ST	BRONX REALTY, LLC
2406	1		204 ELM ST	BOARD OF EDUCATION
2502	13		600 NORTH AVENUE W	BURGDOORFF, GLYNIS
2505	4		233 ELM ST	THE STOP&SHOP % AHOLD FINANCIAL
2505	5		219 ELM ST	THE STOP&SHOP % AHOLD FINANCIAL SER
2505	6		203 ELM ST	THE STOP & SHOP % AHOLD FINANCIAL
2505	7		195 ELM ST	THE STOP & SHOP %AHOLD FINANCIAL
2505	8		189 ELM ST	WESTFIELD ELM, LLC
2505	9		185 ELM ST	WEICHERT, JAMES M
2505	10		173 ELM ST	SUMMIT BNK % BANK OF AMERICA
2505	11		155 ELM ST	155 ELM ST,LLC%TRADER JOE'S #601
2505	12.01		131 ELM ST	TOWN OF WESTFIELD
2505	13.01		125 ELM ST	125 ELM STREET, LLC
2505	14		115 ELM ST	TARTA LUNA PROPERTIES, L L C
2505	15		177 E BROAD ST	RUTHAL HOLDING WEST, LLC
2505	16		169 E BROAD ST	WARD & O'DONNELL WESTFIELD, LLC
2505	17		159-167 E BROAD ST	WARD & O'DONNELL WESTFIELD, LLC
2505	18		161 E BROAD ST	161 EAST BROAD ST ASSOC, L L C
2505	19		151 E BROAD ST	151 ASSOCIATES, LLC
2505	20		143 E BROAD ST	143 EAST BROAD ST, LLC - SCHWARZ,R
2505	21		133-135 E BROAD ST	CARIDO GROUP

Block	Lot	Qualifier	Location	Owner
2505	22		131 E BROAD ST	SCHNAKENBERG REALTY INC
2505	23		125-129 E BROAD ST	SCHNAKENBERG, JOHN
2505	24		121 E BROAD ST	ALMARC ASSOCIATES
2505	25.01		109 E BROAD ST	AL SPECTOR, LLC
2505	28		107 E BROAD ST	LEVINE 107 LLC
2505	29		101 E BROAD ST	MAJ, L L C
2506	5		133 PROSPECT ST	CORNER CO, THE C/O HERBERT WRIGHT
2506	8.01		111 PROSPECT STREET	CONDO MOTHERLOT
2506	9		109 PROSPECT ST	ABBOTT, JOHN NORMAN
2506	10		27-31 E BROAD ST	THE NORRIS GROUP LLC
2506	11		25 E BROAD ST	M & M CONTINENTAL, LLC
2506	12		21 E BROAD ST	UE AR BUILDING LLC
2506	13		13 E BROAD ST	SOUTELLE, VINCENT J
2506	14		11 E BROAD ST	SOUTELLE, VINCENT J
2508	11		601-613 NORTH AVENUE W	LT WESTFIELD LLC
2508	12		NORTH AVENUE W	TOWN OF WESTFIELD
2509	1		TUTTLE PKWY - EAST	NEW JERSEY TRANSIT CORP
2510	18		600 SOUTH AVENUE W	WEILL, M - C/O WFLD JOINT VENTURE
2510	19		530 SOUTH AVENUE W	WEILL, M - C/O WFLD JOINT VENTURE
2510	20		516-520 SOUTH AVENUE W	CONJOE REALTY CO
2510	21		510 SOUTH AVENUE W	TOWN OF WESTFIELD
2512	19		400 W BROAD ST	BARREIROS,MANUEL-SEDLAK,BRIAN TRST
3001	1		339 W BROAD ST	ZAK PROPERTIES L L C
3001	2		331 W BROAD ST	YOON, KAREN
3001	3		549 SOUTH AVENUE W	E J A REALTY ASSOCIATES, L L C
3001	4.01		533 SOUTH AVENUE W	BAVOSA, BRIAN, ET ALS
3001	5		360 WATTERSON ST	TOWN OF WESTFIELD
3001	6		415 RAHWAY AVE	ZAK PROPERTIES, LLC
3002	4		523 SOUTH AVE W	THE WATTERSON GROUP, LLC
3002	5		501 SOUTH AVENUE W	BENTLEY WESTFIELD, LLC
3002	6		408 WESTFIELD AVE	THE BENTLEY WESTFIELD, LLC
3003	1		435 SOUTH AVENUE W	WESTFIELD PROPERTIES 19 LLC
3003	2		431 SOUTH AVENUE W	SWIFT, SARA
3003	3		427 SOUTH AVENUE W	PABLO'S HONEY COMPANY LLC
3003	4		423 SOUTH AVENUE W	PABLO'S HONEY COMPANY LLC
3003	5		419 SOUTH AVENUE W	419 SOUTH AVE WEST LLC % A CHISTAKO
3003	6		415 SOUTH AVENUE W	415 SOUTH AVE W, L L C
3003	7		411 SOUTH AVENUE W	DIPROSPERO, LILLIAN (LE) & ET ALS

Block	Lot	Qualifier	Location	Owner
3003	8		407 SOUTH AVENUE W	DIPROSPERO, LILLIAN (LE) & ET ALS
3003	9		401 SOUTH AVENUE W	401 SOUTH AVENUE LLC
3003	52		415 WESTFIELD AVE	415 WESTFIELD AVE., LLC
3003	53		409 WESTFIELD AVE	BONO REAL ESTATE LLC
3004	1		321 SOUTH AVENUE W	DE STEFANIS PROPERTIES, L L C
3004	2		319 SOUTH AVENUE W	JMC WESTFIELD, LLC
3004	3		315 SOUTH AVENUE W	JMC WESTFIELD, LLC
3004	4		301 SOUTH AVENUE W	301 SOUTH AVENUE WEST GROUP, LLC
3005	1		401 BOULEVARD	FLAIR ON BOULEVARD LLC
3005	2		229 SOUTH AVENUE W	JOHNSTON, SARA & CHARLES
3005	3		227 SOUTH AVENUE W	227 SOUTH AVENUE LLC
3005	4		221 SOUTH AVENUE W	CERNUTO, MAMIE R & KENNETH
3005	5		215 SOUTH AVENUE W	H CUBED LIMITED LIABILITYCOMPANY
3005	6		200 ROSS PL	DON DON REALTY, LLC % P WOLFSON
3005	7		201 SOUTH AVENUE W	DEETS,J - GARCIA,L % GETTY PETRO
3101	1		454 SOUTH AVENUE W	TOWN OF WESTFIELD
3101	2		436 SOUTH AVENUE W	436 SOUTH AVENUE WEST ACQUISITION L
3101	3		430 SOUTH AVENUE W	MIDAS INT'L CORP C/O M F POER & CO
3101	4		412 SOUTH AVENUE W	THE WISHBOW REALTY, LLC%PROP TAX
3101	5		300 SOUTH AVENUE W	TOWN OF WESTFIELD
3101	6		220 SOUTH AVENUE W	ADAM CORPORATION
3101	7		210 SOUTH AVENUE W	WESTFIELD STATION FIDELCO PL
3101	8		200 SOUTH AVENUE W	BUONOPANE, M J, - BUONOPANE,E L, JR
3102	1		CENTRAL AVE - WEST	NEW JERSEY TRANSIT CORP
3103	1		455 NORTH AVENUE W	TOWN OF WESTFIELD
3103	2		443 NORTH AVENUE W	FIRST UNION NAT BNK%THOMSON REUTERS
3103	3		435 NORTH AVENUE W	WESTFIELD HOSPITALITY ASSOCIATES LL
3103	4		423 NORTH AVENUE W	ONE GARFIELD, LLC % NATIONWIDE
3103	5		411 NORTH AVENUE W	411 NORTH LLC
3103	6		401 NORTH AVENUE W	TOWN OF WESTFIELD
3103	7		301 NORTH AVENUE W	TOWN OF WESTFIELD
3103	8		251 NORTH AVENUE W	251 NORTH AVE W,LLC
3103	9		241 NORTH AVENUE W	M BEZZLER, L L C
3103	10		219 NORTH AVENUE W	JED REALTY ASSC.
3103	11		215 NORTH AVENUE W	EVANS FAMILY HOLDINGS LLC
3103	12		109 NORTH AVENUE W	R E D REALTY, LLC % GRC MGMNT CORP
3104	1		1 LINCOLN PLAZA	UE ONE LINCOLN PLAZA LLC
3105	1		100 E BROAD ST	DENTON 100 LLC
3105	2		102-108 E BROAD ST	102 WESTFIELD LLC % ACHS MGMNT CORP
3105	3		110 E BROAD ST	BLANCATO RE, LLC

Block	Lot	Qualifier	Location	Owner
3105	4		112 E BROAD ST	BLANCATO RE LLC
3105	5		114 E BROAD ST	114 E BROAD ST, LLC
3105	6		116 E BROAD ST	118 E BROAD ST., LLC
3105	7		120 E BROAD ST	SOSET REALTY CO
3105	8		132-138 E BROAD ST	CARIDO GROUP
3105	9		140-144 E BROAD	CARIDO GROUP, THE
3105	10		152 E BROAD ST	CARIDO GROUP
3105	11		154 E BROAD ST	POLY C LLC & SERF REALTY, LLC
3105	12		55 ELM ST	J&J CONTINENTAL, LLC
3105	13		53 ELM ST	REMONKO, LEON R & ANDREA Z
3105	14		41 ELM ST	REMONKO, LEON & ANDREA
3105	15		35-39 ELM ST	GOODMAN, JOEL & ELEANOR
3105	16		17-33 ELM ST	17-33 ELM STREET LLC
3105	17		9-13 ELM ST	SUMMIT DOWNTOWN PARTNERS, LLC
3105	18		1 ELM ST	1 ELM STREET ASSOCIATES LLC
3105	19		10 PROSPECT ST	DIDDELL, ERIC W & JULIA M
3105	20		16 PROSPECT ST	KILGARIFF HOLDINGS, L L C
3105	21		20 PROSPECT ST	JOHNSON AGENCY, INC
3105	22		26 PROSPECT ST	DJ & DP RLTY, L L C
3105	23		28 PROSPECT ST	GL & SS, LLC
3106	1		44 ELM ST	FLAT IRON REALTY LLC
3106	2		50 ELM ST	DLKMKM, L L C
3106	3		58 ELM ST	FLAT IRON III REALTY LLC
3106	4		66 ELM ST	M ROTH, LLC
3106	5		74 ELM ST	DOWNTOWN REALTY LLC
3106	6		82-86 ELM ST	ELM STREET REALTY LLC
3106	7.01		200 E BROAD ST	DENTON 200, L L C
3106	7.02		206 E BROAD ST	PGC HOLDINGS LLC
3106	8		214 E BROAD ST	214-220 E BROAD ST, L L C
3106	9		218 E BROAD ST	214-220 E BROAD ST, L L C
3106	10		220 E BROAD ST	214-218-220 EAST BROAD STREET, LLC
3106	11		234 E BROAD ST	DENTON 224, L L C/MD LN SRV INC.
3106	12		110 CENTRAL AVE	ARTEMIS PROPERTIES, LLC
3106	13		114 CENTRAL AVE	CHRONE REAL ESTATE CORP
3106	14		112 QUIMBY ST	QUIMBYWESTFIELD, LLC
3106	15		114 QUIMBY ST	114 QUIMBY NJ, LLC
3107	1		244-254 E BROAD ST	RIALTO HOLDING COMPANY, LLC
3107	2		116 ELMER ST	TOWN OF WESTFIELD
3107	3		256-264 E BROAD ST	LINZER'S EXPRESS, LLC
3107	4		266 E BROAD ST	RAMOS, ALFONSO F & RAMOS, JOHN P

Block	Lot	Qualifier	Location	Owner
3107	5		114 ELMER ST	WESTFIELD SERVICE LEAGUE
3107	6		137 CENTRAL AVE	MODEL REALTY, LLC-C/O BERTON MODEL
3107	7		134 ELMER ST	134 ELMER ST, LLC
3107	8		138 ELMER ST	NEISS, STUART D & SHARON M
3107	9		227 LENOX AVE	GILLMORE, MAUREEN A & GEORGE-TRUST
3107	10		221 LENOX AVE	LLGALIANO, LLC
3107	11		155 CENTRAL AVE	UNITED STATES GOVERNMENT
3107	12		141 CENTRAL AVE	WELDON MATERIALS, INC
3107	13		127 CENTRAL AVE	GALDI, ALBERT
3107	14		121 CENTRAL AVE	R MCDOWELL, LLC
3108	1		302 E BROAD ST	SPARTI ASSOC % IND CONSULTING GROUP
3108	16		315 LENOX AVE	COHEN, JOEL S & DENISE
3108	17		125 ELMER ST	FIRST CONGREGATIONAL CHURCH
3108	18		311 LENOX AVE	MASTRONARDI, FRANK & KRISTINE
3108	19		147-149 ELMER ST	LOUIE REAL ESTATE HOLDING LLC
3108	20		143 ELMER ST	CALDORA, JOHN B
3108	21		141 ELMER ST	141 ELMER ST ASSC., LLC
3108	22		137 ELMER ST	137 ELMER ST REAL EST, LLC
3108	23		107 ELMER ST	PERIER, FRANCIS I JR
3113	1		302 LENOX AVE	MACAOAY, LOUISE D
3113	14		309 NORTH AVENUE E	WESTFIELD DINER REALTY LLC
3113	15		235 ELMER ST	MC INTYRE, RONALD
3113	16		231 ELMER ST	AJC ELMER STREET, LLC
3113	17		227 ELMER ST	227 ELMER LLC, C/O MICHAEL HERTZ
3113	18		225 ELMER ST	EFG ELMER STREET LLC
3113	19		223 ELMER ST	ANNIS, ELEANOR H
3113	20		217 ELMER ST	BERSE REALTY LLC
3113	21		215 ELMER ST	JJ & MM REALTY, LLC
3113	22		211 ELMER ST	BELLOMO, WILLIAM TRUST & ET ALS
3113	23		205 ELMER ST	ALBANESE, ANDREA M & LEONARD
3114	1		201 CENTRAL AVE	201 CENTRAL AVENUE, LLC
3114	2		204 LENOX AVE	FALCON COMPANY, L L C
3114	3		208 LENOX AVE	LENOX POINT LLC
3114	4		212 LENOX AVE	LENOX POINT LLC
3114	5		220 LENOX AVE	FRESCO REALTY, L L C
3114	6		222 LENOX AVE	ELMER REALTY ASSOCIATES, LLC
3114	7		208 ELMER ST	MERRION REALTY, LLC
3114	8		217 NORTH AVENUE E	F&L ASSO,LLC C/O AFFILIATED MANAGEM
3114	9		220 ELMER ST	ST PAUL REAL ESTATE LLC
3114	10		224 ELMER ST	EARDLY T PETERSEN-TRUST & ET ALS

Block	Lot	Qualifier	Location	Owner
3114	11		221 NORTH AVENUE E	JWT HOLDINGS LLC
3114	12		233 NORTH AVE E	236 ELMER LLC
3115	1		200 CENTRAL AVE	200 CENTRAL INVESTORS, LLC
3116	1		2 ELM ST	PALMER, MATTHEW J&COSENZA,CHRISTINE
3116	2.01		6-14 ELM ST	FERRARO, PALMIRO INC
3116	4		18-34 ELM ST	BAVINT CORPORATION
3116	5		123 QUIMBY ST	DELMAR PARTNERS LLC
3116	6		117-21 QUIMBY ST	ALONE CORPORATION, THE
3116	7		111-15 QUIMBY ST	WILKENS, ALICELOUISE-WILKENS,EDWARD
3116	8		107-109 QUIMBY ST	WILKENS, ALICELOUISE-WILKENS,EDWARD
3116	9		126 CENTRAL AVE	NORMA S COUDERT REVOCABLE TRUST
3116	10		138 CENTRAL AVE	DAIR REALTY LLC & WINWEST CENTRAL
3116	11		148 CENTRAL AVE	TOWN OF WESTFIELD
3116	12		222 NORTH AVENUE W	222 NORTH AVENUE REALTY LLC
3116	13		226 NORTH AVENUE W	WINFIELD 226 NORTH HOLDINGS LLC
3116	14		240-244 NORTH AVENUE W	240 NORTH AVENUE LLC
3202	1		200 NORTH AVENUE E	KO REALTY WESTFIELD LLC
3202	2		260 NORTH AVENUE E	260 WESTFIELD PARTNERS LLC
3202	3		270 NORTH AVENUE E	260 WESTFIELD PARTNERS, LLC