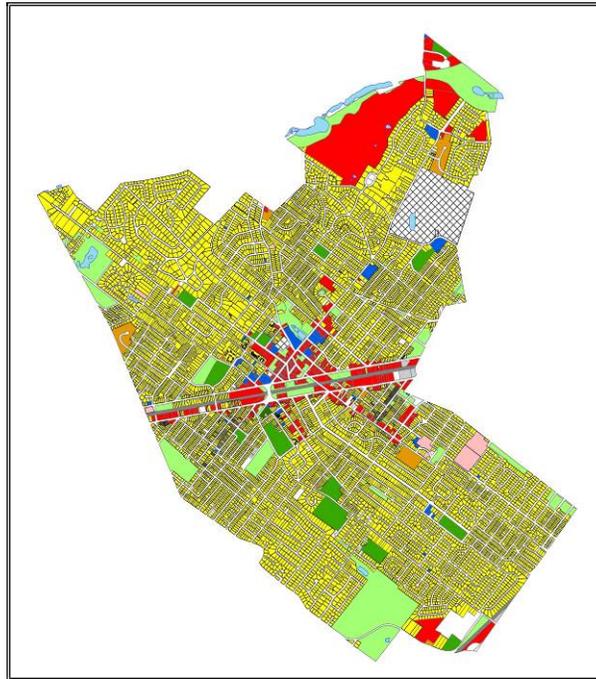




TOWN OF WESTFIELD

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: August 26, 2020

Prepared by:

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

Lyndsay Knight, PP/AICP
Zoning Officer
NJ Professional Planner License No.
33LI00640100

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 LoGrippe - 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
Ross Goldstein
Ann Freedman
Darielle Walsh

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 Analysis	6
Housing Stock	6
Water and Sewer Infrastructure.....	7
Conclusion and Recommendations	7
APPENDIX I: TOWN OF WESTFIELD LAND USE MAP	9
APPENDIX II: AMERICAN COMMUNITY SURVEY DATA	11

Introduction

The following study has been prepared for the Mayor and Council of the Town of Westfield to determine whether the Town of Westfield qualifies 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.

An analysis of the study area is 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:

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 in Section 14, "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 Analysis

Housing Stock

The study area includes the entire Town, that consists of a total of 10,165 parcels that equate to 4,084.76 acres in land area. Of this area, approximately 66.5% or 2,716 acres are devoted to residential land use.

Residential land uses can be further delineated by their Property Class Codes. Of the 10,165 parcels in Town, 9,246 parcels (comprising 2673.55 acres of land area) are identified with a Property Class of 2, or “Residential (four families or less)”. An additional 13 parcels (comprising 42.45 acres) are identified with a Property Class of 4C, or “Apartment”. (*source: MODIV data accessed on August 5, 2020*)

Appendix I to this report is a land use map created utilizing the Town’s Geographic Information System. The map is a graphic representation of the land uses present in the Town of Westfield as defined by Property Class Code, and shows the predominant residential character of the community.

According to the 2018 American Community Survey estimates, there are 10,897 housing units within the Town of Westfield. Of these 10,897 housing units, 8,478 or 77.8% were built more than 50 years ago (1969 or earlier).

Appendix II to this report includes the data obtained from the Census Bureau and used in this report.

Year Structure Built		
Year	Number	Percentage
Built 2014 or later	254	2.3%
Built 2010 to 2013	179	1.6%
Built 2000 to 2009	522	4.8%
Built 1990 to 1999	399	3.7%
Built 1980 to 1989	313	2.9%
Built 1970 to 1979	752	6.9%
Built 1960 to 1969	969	8.9%
Built 1950 to 1959	1,964	18.0%
Built 1940 to 1949	1,363	12.5%
Built 1939 or earlier	4,182	38.4%
TOTAL	10,897	100.00%

Table Source:

United States Census Bureau
Survey Program: American Community Survey
Year: 2018
Estimates: 5-Year
Table ID: DP04

Water and Sewer Infrastructure

One of the criteria for 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 throughout the Town. 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, including stormwater inflow and infiltration, root intrusion and grease buildup, to name a few. These issues require constant maintenance by the Town's Public Works Department, and lead to backups and unsanitary conditions within resident's homes.

The Town Engineer made inquiries regarding the age and condition of the public water distribution system with New Jersey American Water (NJAW), the Town's water purveyor. While there have been a number of water main replacement and cleaning/lining projects

over the last 20 years, the majority of the water mains within the Town are original, dating back to their initial installation in the early 1960's. Based on information provided by NJAW, there has been no significant 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, the study area satisfies criteria 2 in that "more than half of the housing stock in the delineated area is at least 50 years old". The information provided from the United States Census Bureau concludes a majority (77.8%) of the housing stock within the Town was built over 50 years ago.

The Study Area also satisfies criteria 6 in that "a majority of the water and

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."

sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance”.

It may be expected that the Town could benefit from a program of rehabilitation, as defined in the LRHL, due to the age of housing stock and age and condition of its 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 six criteria listed in the LRHL need be met. This report concludes that the study area satisfies two criteria and therefore meets the statutory requirements for designation as an area in need of rehabilitation. In addition, the LRHL in Section 14 recognizes that, “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.”

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

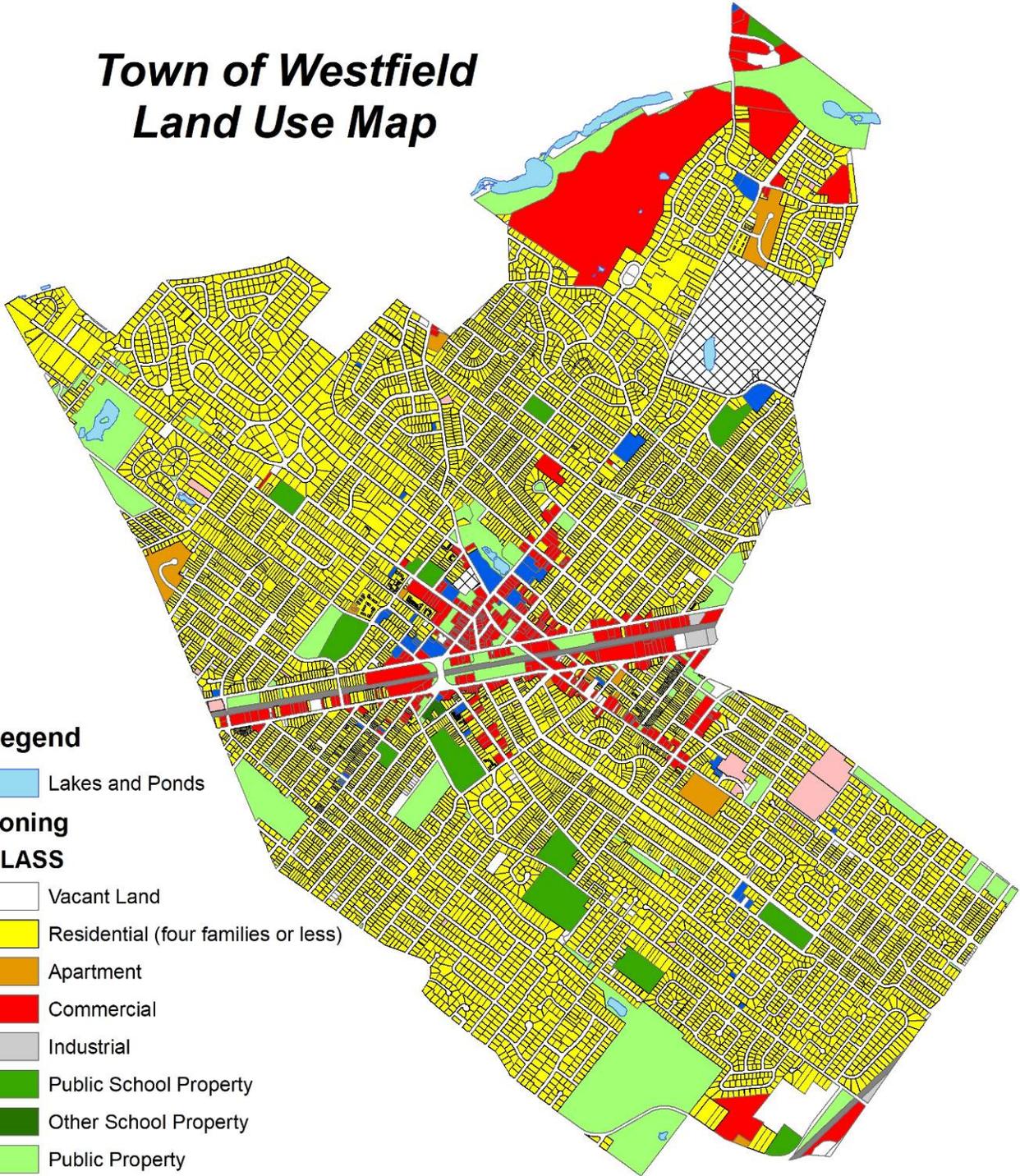
plan drafted must be adopted by ordinance and include the required content specified in the LRHL.

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. 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:\Areas in Need of Rehabilitation\Town Wide\Westfield Town Wide Rehabilitation Study.doc

APPENDIX I: TOWN OF WESTFIELD LAND USE MAP

Town of Westfield Land Use Map



Legend

 Lakes and Ponds

Zoning

CLASS

 Vacant Land

 Residential (four families or less)

 Apartment

 Commercial

 Industrial

 Public School Property

 Other School Property

 Public Property

 Church and Charitable Property

 Cemeteries and Graveyards

 Other Exempt Properties

 Class I Railroad Property

 Class II Railroad Property

Prepared by Donald B. Sammet, PP/AICP on August 5, 2020
Data Source: Town of Westfield Parcel Data accessed August 5, 2020

APPENDIX II: AMERICAN COMMUNITY SURVEY DATA



Note: This is a modified view of the original table produced by the U.S. Census Bureau.

Note: This download or printed version may have missing information from the original table.

SELECTED HOUSING CHARACTERISTICS

Survey/Program:

American Community Survey

Year:

2018

Estimates:

5-Year

Table ID:

DP04

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Explanation of Symbols:

An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

Households not paying cash rent are excluded from the calculation of median gross rent.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the

use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Tell us what you think.

Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

ZCTA5 07090

	Estimate	Margin of Error	Percent	Percent Margin of Error
▼ HOUSING OCCUPANCY				
▼ Total housing units	10,897	+/-302	10,897	(X)
Occupied housing units	10,367	+/-275	95.1%	+/-1.6
Vacant housing units	530	+/-184	4.9%	+/-1.6
Homeowner vacancy rate	0.3	+/-0.4	(X)	(X)
Rental vacancy rate	4.5	+/-3.6	(X)	(X)
▼ UNITS IN STRUCTURE				
▼ Total housing units	10,897	+/-302	10,897	(X)
1-unit, detached	8,337	+/-258	76.5%	+/-1.6
1-unit, attached	391	+/-116	3.6%	+/-1.1
2 units	757	+/-163	6.9%	+/-1.5
3 or 4 units	405	+/-125	3.7%	+/-1.1
5 to 9 units	297	+/-132	2.7%	+/-1.2
10 to 19 units	108	+/-56	1.0%	+/-0.5
20 or more units	575	+/-113	5.3%	+/-1.0
Mobile home	27	+/-39	0.2%	+/-0.4
Boat, RV, van, etc.	0	+/-25	0.0%	+/-0.3
▼ YEAR STRUCTURE BUILT				
▼ Total housing units	10,897	+/-302	10,897	(X)
Built 2014 or later	254	+/-107	2.3%	+/-1.0
Built 2010 to 2013	179	+/-113	1.6%	+/-1.0
Built 2000 to 2009	522	+/-171	4.8%	+/-1.6
Built 1990 to 1999	399	+/-129	3.7%	+/-1.2
Built 1980 to 1989	313	+/-106	2.9%	+/-1.0
Built 1970 to 1979	752	+/-166	6.9%	+/-1.5

Built 1960 to 1969	969	+/-166	8.9%	+/-1.5
Built 1950 to 1959	1,964	+/-214	18.0%	+/-1.9
Built 1940 to 1949	1,363	+/-249	12.5%	+/-2.2
Built 1939 or earlier	4,182	+/-293	38.4%	+/-2.5
▼ ROOMS				
▼ Total housing units	10,897	+/-302	10,897	(X)
1 room	164	+/-114	1.5%	+/-1.0
2 rooms	113	+/-80	1.0%	+/-0.7
3 rooms	731	+/-175	6.7%	+/-1.6
4 rooms	623	+/-176	5.7%	+/-1.6
5 rooms	761	+/-167	7.0%	+/-1.5
6 rooms	1,560	+/-290	14.3%	+/-2.6
7 rooms	1,391	+/-228	12.8%	+/-2.1
8 rooms	2,015	+/-314	18.5%	+/-2.8
9 rooms or more	3,539	+/-263	32.5%	+/-2.4
Median rooms	7.6	+/-0.2	(X)	(X)
▼ BEDROOMS				
▼ Total housing units	10,897	+/-302	10,897	(X)