



Rehabilitation Area Investigation for South Main Street



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**Borough of Manville,
Somerset County**

**Block 84, Lots 22-24 Block 87 Lots 28- 37
Block 88, Lots 24- 33 Block 113, Lots 1-
11 Block 114, Lots 10-16 Block 116,
Lots 1-37 Block 149, Lot 1- 22 Block 150,
Lot 11- 25 Block 151, Lot 1-21 Block 152,
Lots 1-27 Block 153, Lots 1- 6 Block 154,
Lots 1-10 Block 310, Lots 2.01-9 Block
310.01, Lots 10-17**

TABLE OF CONTENTS

I.	INTRODUCTION.....	3
II.	EXISTING CONDITIONS IN THE STUDY AREA	5
A.	Overview and Locational Context.....	5
B.	Parcel by Parcel Analysis	7
C.	Conditions of Water and Sewer Infrastructure	75
III.	ZONING AND BOROUGH MASTER PLAN CONSIDERATIONS FOR THE STUDY AREA .	76
IV.	CONSIDERATION OF THE STATUTORY CONDITIONS FOR ESTABLISHMENT OF AN AREA IN NEED OF REHABILITATION AS SPECIFICALLY APPLIED TO THE STUDY AREA	80
V.	CONCLUSION	81
VI.	FIGURES	82

FIGURES

Figure 1: Locational Map

Figure 2: Study Area

Figure 3: Study Area with Zoning

Figure 4: Existing Land Use Map

I. INTRODUCTION

The following study has been prepared for the Manville Borough Council to determine whether an area located within the central business district of the Borough of Manville, Somerset County, New Jersey 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. On September 9, 2019, the Manville Borough Council issued a revised resolution (No. 2019-185) authorizing the Planning Board to undertake an investigation of the area known as (Block 84, Lots 22, 23, 24; Block 87 Lots 28, 29, 30, 31, 32, 33, 34.01, 34.02, 35, 36.01, 36.02, 37; Block 88, Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33; Block 113, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Block 114, Lots 10, 11, 12, 13, 14, 15, 16; Block 116, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23.01, 23.02, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37; Block 149, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; Block 150, Lot 11, 12, 13, 14, 15, 16, 17, 18, 19, 25; Block 151, Lot 1, 2, 3, 4, 18, 19.01, 19.02, 20, 21; Block 152, Lots 1, 2, 3, 4, 24.01, 24.02, 25.01, 25.02, 26, 27; Block 153, Lots 1, 2, 3, 4, 5, 6; Block 154, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10; Block 310, Lots 2.01, 2.02, 3, 4, 5.01, 5.02, 6.01, 6.02, 7, 8.01, 9; Block 310.01, Lots 10, 11, 12, 13, 14, 15, 16, 17) to determine if the area is "in need of rehabilitation" in accordance to criteria cited in the Local Housing & Redevelopment Law (LRHL).

The area under consideration is comprised of 166 tax lots fronting on Main Street between The CSX Railroad Bridge and Roosevelt Ave. / Kyle St. (heretofore referred to as the "study area"). The scope of work for the study encompassed the following: surveys of land uses, building and property conditions, occupancy and ownership status within the study area; review of municipal tax maps; review of the existing zoning ordinance and map for the Borough of Manville; review of the relevant sections of the Manville Master Plan; evaluation of water and sewer conditions in the study area in conjunction with Manville's Borough Engineer; and review of the official tax records of the Borough of Manville. The following chapter describes the existing conditions in the study area, its locational context and the condition of water and sewer infrastructure in the study area and vicinity. Chapter III discusses the existing zoning regulations for the study area and the area's relationship to the Borough's Master Plan. Chapter IV describes the statutory criteria used to determine whether an area is in need of rehabilitation and then applies those criteria to the study area to determine whether it qualifies for rehabilitation designation. Chapter V presents the overall conclusions regarding the study area's potential for rehabilitation area status. As more fully described in the body of the report, we conclude that the study area meets the statutory criteria for designation as "an area in need of rehabilitation" in accordance with the LRHL.

Borough of Manville
Area in Need of Rehabilitation Investigation

Site visits to the study area and the surrounding neighborhood were conducted in order to observe the existing conditions of the area. Additionally, in preparation of the analysis, the following records and documents were reviewed:

- Manville Borough Tax Maps
- Tax records for the properties located in the study area
- Manville Borough Master Plan and Re-examination Reports
- Manville Borough Zoning Map and Land Use Ordinance
- Previous redeveloper agreements, resolutions, and redevelopment plans
- Historic data regarding police, fire, and municipal violations issued for parcels listed within the study area
- Ownership and sales information for the properties located in the study area

To this end, this report is a collection of the findings based on the research conducted.

II. EXISTING CONDITIONS IN THE STUDY AREA

A. Overview and Locational Context

The study area consists of 166 tax lots fronting on Main Street between Dukes Parkway West and Camplain Road, but only 67 properties. The lots are identified as Block 84, Lots 22-24; Block 87 Lots 28-37; Block 88, Lots 24- 33; Block 113, Lots 1-11; Block 114, Lots 10-16; Block 116, Lots 1-37; Block 149, Lot 1- 22; Block 150, Lot 11- 25; Block 151, Lot 1-21; Block 152, Lots 1-27; Block 153, Lots 1- 6; Block 154, Lots 1-10; Block 310, Lots 2.01-9; Block 310.01, Lots 10-17 on the Borough's official tax maps. The boundaries of the study area are South Main Street from the Railroad bridge to the north to Kyle & Roosevelt Streets to the south. The study area encompasses a total area of approximately 1.15 square miles, according to the Borough's tax records. Its locational context within the Borough of Manville is shown on Figure 1, and tax maps show the individual lots within the immediate surrounding area in Figure 2.

The study area is located in the central portion of the Borough of Manville, also known as the central business district. This area is developed in the manner of a traditional Main Street with a mix of land uses. Specifically, retail and service commercial uses are located on the ground floor of most buildings, with residential and office uses on the upper floors in some locations. Other land uses in the area include residential buildings, public facilities, restaurants, houses of worship, and parking lots. The CSX freight rail line passes over the Main Street and creates a boundary whereby big box retail and convenience centers are located to the north and the traditional main street shops, restaurants and businesses are to the south.

While many parts of the Manville Main Street are characterized by uninterrupted buildings fronting on South Main Street, the study area is characterized by a mix of architectural styles, signage, and facades. The study area also includes many buildings that are vacant, or appear to be vacant, are neglected in terms of maintenance, or may have had updates to the extent the original character of the building has been lost. Surface parking lots provide off-street parking for shoppers and other visitors, but many lots are in locations that could be better utilized for infill development. The individual properties that make up the study area are described in the following section.

In general, the structures in the study area should be further assessed for necessary upgrades to utility systems and in terms of their appearance, an overall plan for design guidelines should be prepared and implemented. The town could establish a downtown association or business improvement district to oversee the implementation

Borough of Manville
Area in Need of Rehabilitation Investigation

of the guidelines and support business and property owners in their effort to update their properties.

Figures 3 and 4 indicate that all of the parcels are located in the C-Commercial zoning district and all are in the Commercial Land Use Category. Many of the buildings are either strictly commercial, strictly office, or a mix of retail on the ground floor with residential on the upper floors.

B. Parcel by Parcel Analysis

This section provides a description of the parcels within the Study Area meeting the "Rehabilitation Area" criteria. All parcels are located in the C-Commercial Zoning District.

PROPERTY INFORMATION Block 84, Lots 23 & 24

<u>Name of Owner:</u>	206 Realty, LLC
<u>Property Address:</u>	10 – 14 and 16 South Main Street
<u>Existing Use:</u>	Mixed-use; 1 st floor restaurant / offices - vacant, 2 nd floor residential
<u>Area:</u>	0.0516 ac (Lot 23) and 0.0976 ac (Lot 24)
<u>Additional Lots:</u>	22
<u>Total Assessed Value:</u>	\$217,300
<u>Land:</u>	\$71,400
<u>Improvements:</u>	\$145,900

Property Description:

10-14 and 16 South Main Street can be described as a two-story concrete structure in the shape of an "L" that doubles as a restaurant on the bottom story (Drewby's Grill Pub which is now vacant) and possible residences on the second story. It is unclear if the second floor units are occupied. This and the condition of the interior should be confirmed. The overall condition of the building appears to be good however the exterior needs to be updated and cleaned up to contribute to a more appealing façade on the Main Street. This building has a parking lot to the rear with access from South Street.



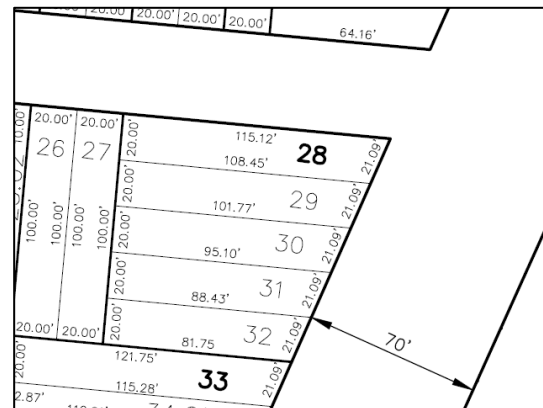
PROPERTY INFORMATION
Block 87, Lot 28

Name of Owner: GAPP Real Estate, LLC
Property Address: 26 South Main Street
Existing Use: Mixed-use; 1st floor liquor store; 2nd floor residential
Area: 0.3168
Additional Lots: 29-32
Year Built: 1961
Total Assessed Value: \$992,700
Land: \$168,700
Improvements: \$824,000

Property Description:

26 South Main Street is a corner lot at the intersection of South Main Street and South Street and is adjacent to lots 27 and 33. It is a two story building with commercial uses on the first story and residential on the second story. It is unclear if the residential units are occupied. This and the condition of the interior should be confirmed. On the ground level this building appears to have three different businesses (Desantis Cabinetry, Signarama, and Cyburt's Liquors).

The overall condition of the building appears to be good however the exterior needs to be updated and cleaned up to contribute to a more appealing façade on the Main Street. This building has a parking lot to the front and rear with ingress from South Street, and on-street parking. The parking area in front of the liquor store is unique in that it is one way in and out with enough parking for three or four cars at one time.

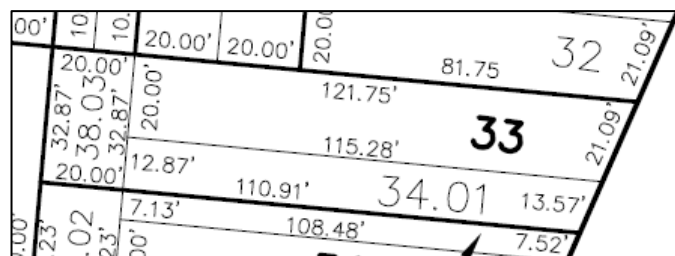


PROPERTY INFORMATION
Block 87, Lot 33

Name of Owner: KTD, LLC
Property Address: 36 South Main Street
Existing Use: Mixed-use; 1st floor commercial; 2nd floor residential
Area: 0.0992
Additional Lots: 34.01 & 38.03
Year Built: 1920
Total Assessed Value: \$449,100
Land: \$154,700
Improvements: \$294,400

Property Description:

36 South Main Street is a two-story building with commercial uses on the first story and residential on the second story. Occupancy and interior condition of the units should be confirmed. The first story businesses include a tattoo parlor and a salon. This property is an interior lot and has on- street parking. The building's front façade requires cleaning and/or updating.

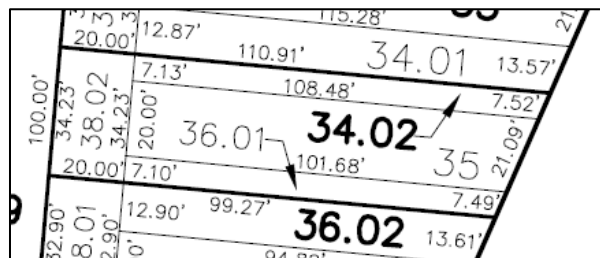


PROPERTY INFORMATION
Block 87, Lot 34.02

Name of Owner: Weiss, Michael and Lauren
Property Address: 40-42 South Main Street
Existing Use: Professional Office
Area: 0.1008
Additional Lots: 35, 36.01 & 38.02
Year Built: 1960
Total Assessed Value: \$285,000
Land: \$154,800
Improvements: \$130,200

Property Description:

40 – 42 South Main Street is a one-story commercial building. The business located at suite 40 is Otrinski Accounting Services and in suite 42 is Weis & Weis Attorneys At Law LLC. This building has on-street parking as well as a small lot behind the building with access from Dakota Street. The overall condition of this building is good however, the front facades are reminiscent of a suburban building and do not fit the character of a typical urban street. In terms of rehabilitation, the building should be updated and there may be an opportunity for the addition of a second and third story. *Currently listed for sale / lease on www.loopnet.com.*

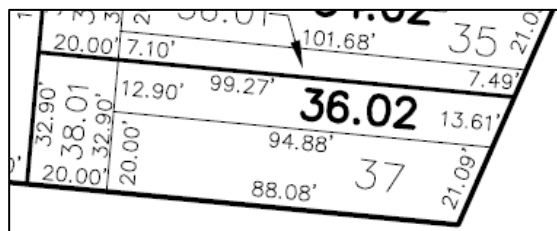


Block 87, Lot 36.02

Improvements:	\$255,000
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Property Description:

44 South Main Street is a corner lot at the intersection of Dakota Street and South Main Street. The first story business is Joy Garden Chinese Food. It is a two-story building with commercial uses on the first story and residential units on the second story. Occupancy and the condition of the units should be confirmed. This building has on-street parking as well as a small lot behind the building. The overall condition of this building appears to be good and the brick work over the windows on the front façade appears to be original. The whole exterior needs cleaning and features like the awnings (on the front and side), doorways, signage and air conditioning window-units should be removed and/or updated.

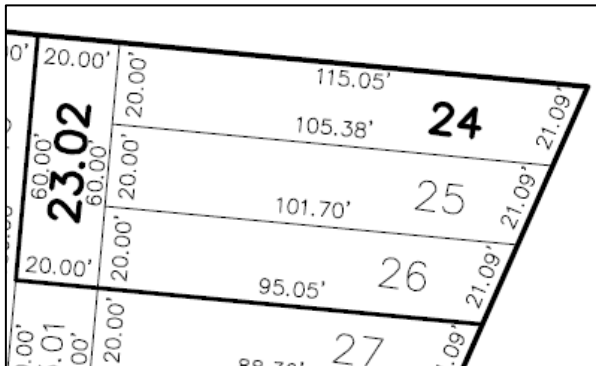


PROPERTY INFORMATION
Block 88, Lot 23.02

Name of Owner: Manville Brothers, LLC.
Common Name: The Manville Diner
Property Address: 52 South Main Street
Existing Use: Mixed Use; Restaurant / Laundromat 1st Floor; Residential 2nd floor
Area: 0.168
Additional Lots: 24-26
Year Built: 1934
Total Assessed Value: \$700,800
Land: \$161,300
Improvements: \$539,500

Property Description:

52 South Main Street is located on the southeast corner of the intersection of Dakota Street and South Main Street. It is a two-story building with commercial uses on the first story and residential units on the second story. The occupancy and condition of the residential units should be confirmed. The first story business is The Manville Diner Restaurant which has been in existence at this location since 1938. This building looks like it has been recently rehabilitated and there are no recommendations on renovations needed at this time.

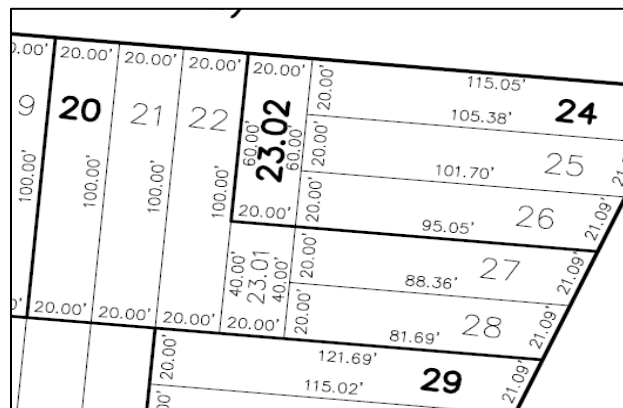


PROPERTY INFORMATION
Block 88, Lot 20

Name of Owner: Giginc, Inc.
Common Name: Drewby's Pub & Grill
Property Address: 58 South Main Street
Existing Use: Mixed Use; Restaurant 1st Floor; Residential 2nd floor
Area: 0.23
Additional Lots: 21-23.01, 27, 28
Year Built: 1920
Total Assessed Value: \$686,300
Land: \$174,800
Improvements: \$511,500

Property Description:

58 South Main Street is a two story building with a restaurant (Drewby's Grill Pub) on the first story and residential units on the second story. Occupancy and the condition of the residential units should be confirmed. This property is an interior lot and has on-street parking as well as a small lot at the back of the building with access from Dakota Street. Overall this building looks recently renovated and there are no recommendations at this point for change of exterior.

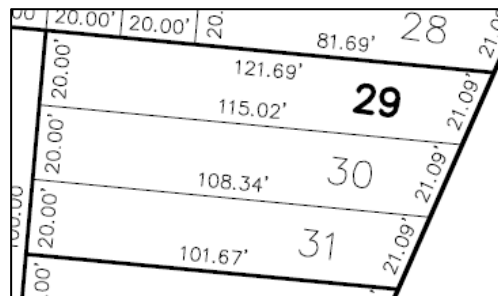


PROPERTY INFORMATION
Block 88, Lot 29

Name of Owner: ROSZKOWSKI, HENRYK & WIESLAWA
Property Address: 62 South Main Street
Existing Use: Mixed Use; Office 1st Floor; Residential 2nd floor
Area: 0.1529
Additional Lots: 30 & 31
Year Built: 1988
Total Assessed Value: \$451,200
Land: \$158,000
Improvements: \$293,200

Property Description:

62 South Main Street is a two-story building with commercial uses on the first story and residential units on the second story. The occupancy and condition of the second floor units should be confirmed. The building has access to on-street parking and a small lot at the back that is accessible from Washington Ave. The first story businesses consist of a Walk-In Clinic and a Dental Center. While structurally sound this building's overall appeal is not in character with a main street façade. It is more typical of a strip mall façade. The building also has a longer setback from the main street than other adjacent buildings. This could be used to the building's benefit as an area for public space, outdoor seating, etc. should the building be updated.

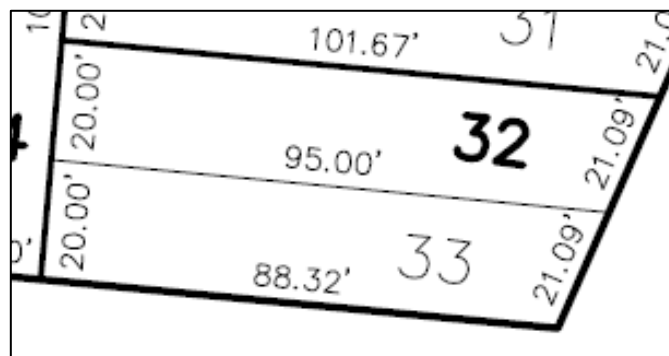


PROPERTY INFORMATION
Block 88, Lot 32

Name of Owner: KLM Enterprise, LLC.
Property Address: 68 South Main Street
Existing Use: Mixed Use; Tattoo parlor, Restaurant 1st Floor; Residential 2nd floor
Area: 0.0872
Additional Lots: 33
Total Assessed Value: \$535,300
Land: \$148,100
Improvements: \$387,200

Property Description:

68 South Main Street is a two-story building with commercial uses on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed. This building has on-street parking to the side on as well as a small lot behind the building with access from Washington Ave. The commercial uses include a restaurant and a tattoo parlor. The overall condition of this building is good and it appears the brick-work on the side of the building may be original. The front façade, however, lacks the main street character that the Borough is trying to reestablish.

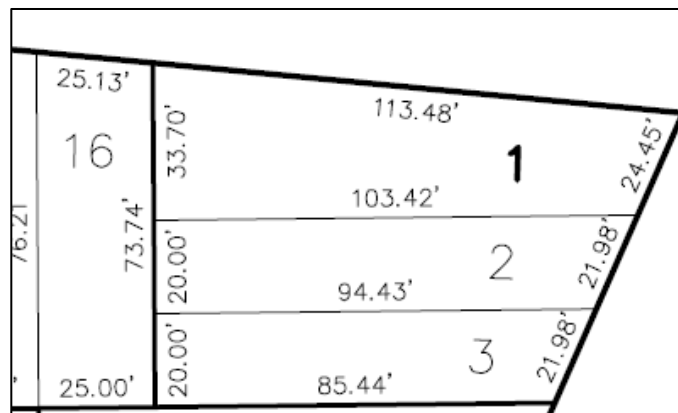


PROPERTY INFORMATION
Block 113, Lot 1

Name of Owner: NHND Trivedi Real Estate, LLC.
Property Address: 102-104 South Main Street
Existing Use: Professional Office
Area: 0.021
Additional Lots: 2-3 & 16
Total Assessed Value: \$595,000
Land: \$165,600
Improvements: \$429,400

Property Description:

102-104 South Main Street is a two-story building of medical offices. The occupancy and condition of the building interior should be confirmed. This building has access to on-street parking as well as a small lot behind the building with access from Washington Ave. While the structural integrity of the building is sound, the design of this building lacks any character, is unappealing and appears to be better suited for an office park. Should this building require renovation, the exterior could be redone to include features of a main street character that the Borough is trying to reestablish.

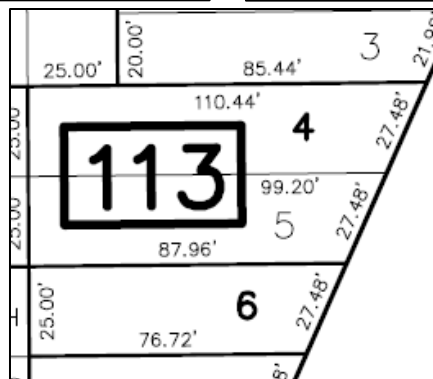


PROPERTY INFORMATION
Block 113, Lot 4

Name of Owner: ELKHOLY, SHERIN & S
Property Address: 106-108 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.1136
Additional Lots: 5
Total Assessed Value: \$456,400
Land: \$152,100
Improvements: \$304,300

Property Description:

106-108 South Main Street is a two-story building with commercial uses on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed. This building has access to on-street parking and one or two spaces behind the building with access via a small alley from South Main Street. It also appears there is an accessory structure on the property (behind the main structure) that resembles a small single-family residence. The principal structure on the lot, the two-story brick building, appears to have most of the original brickwork intact, and in fact, the remnants of a mural sign is visible on the side of the building facing the alley. These types of features should be preserved where possible. As for the apparent accessory structure, the occupancy and legality of this structure should be confirmed.

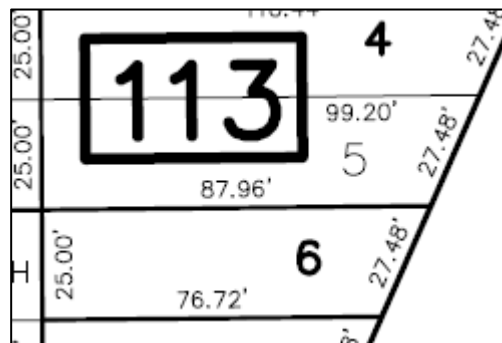


PROPERTY INFORMATION
Block 113, Lot 6

Name of Owner: JANCZYK, PAUL & BEATA
Property Address: 110 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.0471
Total Assessed Value: \$307,500
Land: \$142,100
Improvements: \$165,400

Property Description:

110 South Main Street is a two-story building of commercial uses on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed; it appears that at least one commercial unit is vacant as there is a "space for lease" sign on the building. This building has access to on-street parking only. It also appears the owners have recently updated the building façade. Going forward, when the Borough establishes design guidelines, there may be some restrictions against design elements like goose neck lighting and stucco siding.

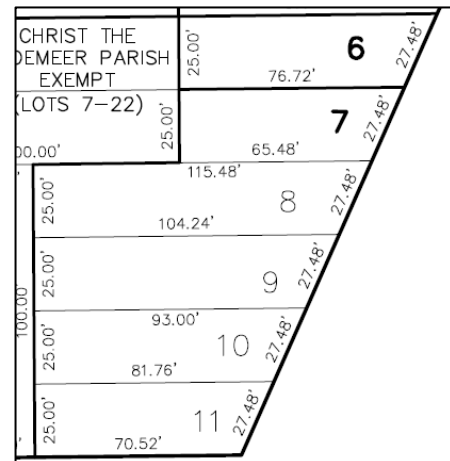


PROPERTY INFORMATION
Block 113, Lot 7

Name of Owner: Christ the Redeemer Parish
Property Address: 0 South Main Street
Existing Use: Sacred Heart Church
Area: 0.25
Additional Lots: 8-11
Total Assessed Value: \$1,599,100
Land: \$174,800
Improvements: \$1,424,300

Property Description:

00 South Main Street is a series of vacant lots that make up an open area for the church and a part of the Sacred Heart Church itself. The church consists of many lots on Filak Street, South 2nd Ave, and at the intersection of South Main Street and West Camplain Road – all of which contain church related structures, parking areas, and outdoor seating. The church has access to on-street parking and two large lots – one behind the church with access from South 2nd Ave, and across the street with access from Filak Street.



PROPERTY INFORMATION
Block 114, Lot 1

Name of Owner: Christ the Redeemer Parish
Property Address: 215 Filak Ave
Existing Use: Parking Area
Area: 0.1148
Additional Lots: 2
Year Built: 1916
Total Assessed Value: \$131,000
Land: \$131,000
Improvements: \$0

Property Description:
 215 Filak Ave. is the large parking lot across from the entrance of the Sacred Heart Church.



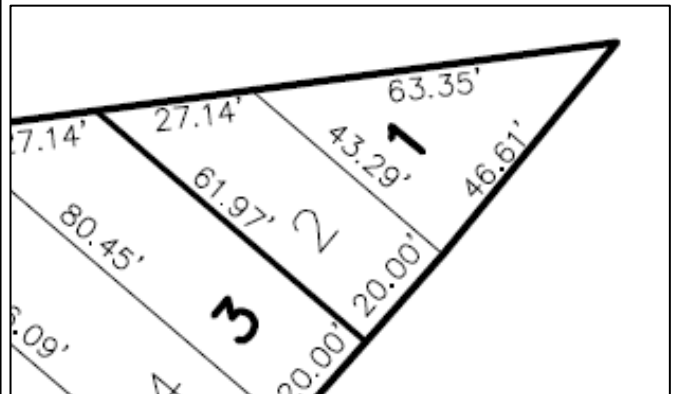
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25.00'	25.00'	25.00'	25.00'
114			

PROPERTY INFORMATION
Block 116, Lot 1

Name of Owner: Villa, Jr., Ruben A.
Property Address: 200 South Main Street
Existing Use: Commercial / Office
Area: 0.0551
Year Built: 1930
Total Assessed Value: \$311,700
Land: \$108,500
Improvements: \$203,200

Property Description:

200 South Main Street is a corner lot that consists of a retail bridal store on the first floor and residential units on the second floor. On street parking is available for this building, as is a small lot to the rear, accessible from W. Camplain Road. The building appears to be in good condition and much of the façade is original. With updated awnings, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

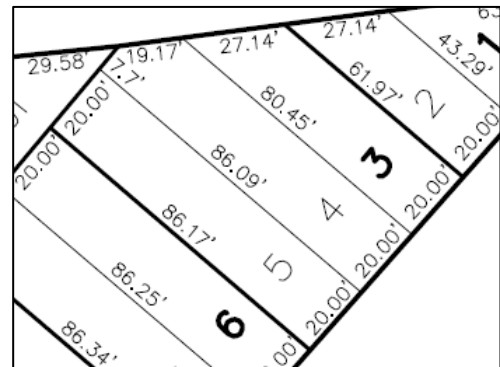


PROPERTY INFORMATION
Block 116, Lot 3

<u>Name of Owner:</u>	Roszkowski, Emil & Gabrielle Zofia
<u>Property Address:</u>	204 South Main Street
<u>Existing Use:</u>	Commercial / Office
<u>Area:</u>	0.1102
<u>Additional Lots:</u>	4 & 5
<u>Year Built:</u>	1995
<u>Total Assessed Value:</u>	\$468,300
<u>Land:</u>	\$152,100
<u>Improvements:</u>	\$316,200

Property Description:

204 South Main Street is a two-story building of medical offices on the first floor and residential units on the 2nd floor. The occupancy and condition of the residential units should be confirmed. This building has access to on-street parking as well as the small shared lot behind the building with access from West Camplain Road. While the structural integrity of the building is sound, the design of this building lacks any character. The roof line is reminiscent of the original (as can be seen on adjacent structures) but it is difficult to tell if it is original. Overall, the design is unappealing and does not add to the character of Main Street Manville. Should this building require renovation, the exterior could be redone to include features of a main street character that the Borough is trying to reestablish.

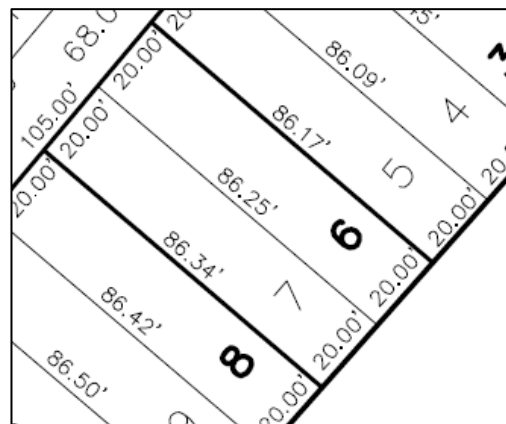


PROPERTY INFORMATION
Block 116, Lot 6

Name of Owner: Gao, Lengxi
Property Address: 210-212 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.079
Additional Lots: 7
Year Built: 1930
Total Assessed Value: \$349,000
Land: \$216,800
Improvements: \$349,000

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The commercial uses consist of a tattoo parlor and a café. The occupancy and condition of the residential units should be confirmed. This building has access to on-street parking only. This building appears to be in good condition and much of the exterior façade appears to be original. There is a brick at the top of the roofline which indicates the building was built in 1930. With updated signage and less window stickers, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

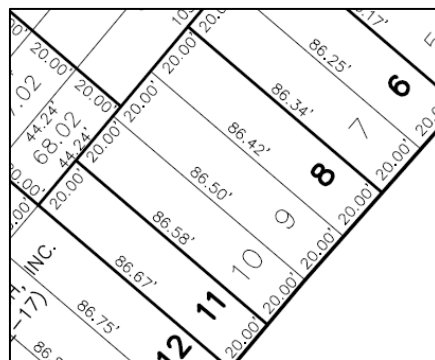


PROPERTY INFORMATION
Block 116, Lot 8

Name of Owner: Menkowski, Mitchell, J.
Property Address: 216 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.079
Additional Lots: 9 & 10
Total Assessed Value: \$330,800
Land: \$152,900
Improvements: \$177,900

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The commercial uses consist of a screen printing shop. The occupancy and condition of the residential units should be confirmed. This building has access to on-street parking only. This building appears to be in good condition and much of the exterior façade appears to be original. With updated signage and less window stickers and items blocking the windows, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

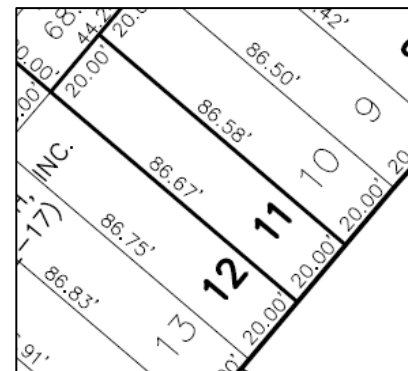


PROPERTY INFORMATION
Block 116, Lot 11

Name of Owner: Komoroski, Richard
Property Address: 220 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.0399
Year Built: 1948
Total Assessed Value: \$193,200
Land: \$ 70,500
Improvements: \$122,700

Property Description:

This structure is a two-story building of commercial uses. It is unclear what the uses in the building are or the condition of the interior. The occupancy and condition should be confirmed. This building has access to on-street parking only. This building appears to be in good condition and much of the exterior façade appears to be original. There is a brick at the top of the roofline which indicates the building was built in 1930. With updated signage and less window stickers, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

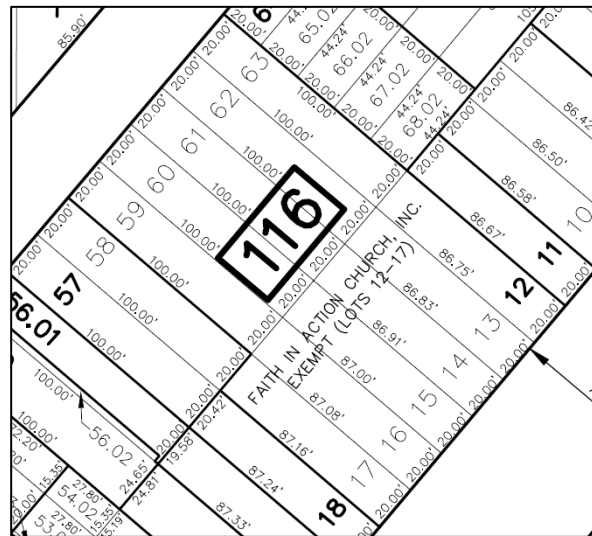


PROPERTY INFORMATION
Block 116, Lot 12

Name of Owner: Faith in Action Church, Inc.
Property Address: 224 South Main Street
Existing Use: Church
Area: 0.5051
Total Assessed Value: \$1,161,100
Land: \$ 205,100
Improvements: \$ 956,000

Property Description:

224 South Main Street consists of two structures related to the Faith In Action Church – the rectory and the church itself. The rectory is a single-family detached, brick, two-story structure with on-street parking and access to a detached garage via a private driveway. Access to the property is also available from Pope St, to the rear of the structures. building of commercial uses on the first floor and residential units on the second floor. These buildings are in good condition and represent the character and style the Borough is attempting to reestablish on South Main Street.

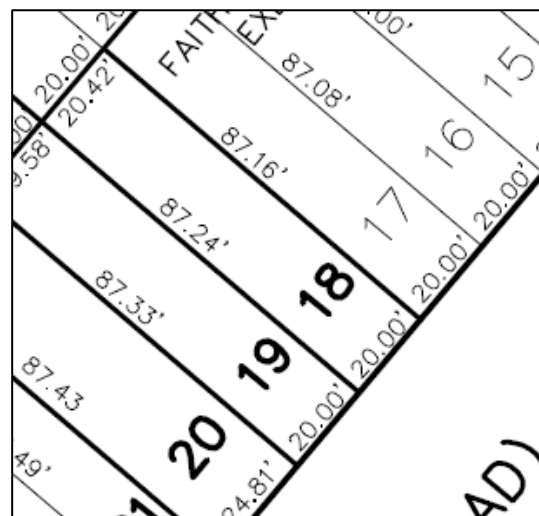


PROPERTY INFORMATION
Block 116, Lot 18

Name of Owner: Krasnansky, Robert & John F., Jr.
Property Address: 234 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor (VACANT), Residential 2nd Floor
Area: 0.0399
Year Built: 1918
Total Assessed Value: \$281,900
Land: \$ 70,500
Improvements: \$211,400

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The first floor appears to be vacant with remnants of the former business in the window and on the sign. It is unclear if the residential units are occupied. It appears from the aerial maps that there is a residential structure attached to the rear of this brick building and that it may be occupied. Access to the site is available from Pope Street via a private driveway to a detached garage. This building appears to be fairly dilapidated although much of the exterior façade appears to be original. The brickwork and roofline are an indication that this may be the original structure. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

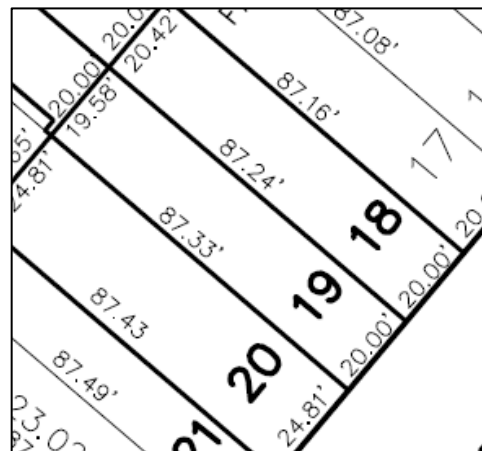


PROPERTY INFORMATION
Block 116, Lot 19

Name of Owner: Warcola, William A.
Property Address: 236 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.0399
Year Built: 1924
Total Assessed Value: \$235,400
Land: \$ 70,500
Improvements: \$164,900

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The first floor appears to be vacant with remnants of the former business in the window and on the sign. It is unclear if the residential units are occupied. It appears from the aerial maps that there is a detached garage structure to the rear of this building with access from Pope Street via a private driveway. This building appears to be fairly dilapidated although much of the exterior façade appears to be original. The brickwork and roofline are an indication that this may be the original structure. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.



PROPERTY INFORMATION
Block 116, Lot 20

Name of Owner: Guan, Li
Property Address: 238 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.0499
Year Built: 1915
Total Assessed Value: \$304,700
Land: \$ 71,300
Improvements: \$233,400

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. A beauty salon occupies the first floor and it is unclear if the residential units are occupied. It appears from the aerial maps that there is a detached residential structure to the rear of this building and that it may be occupied. It may also be available for sale as there is a sign indicating it as such. Access to the site is available from Pope Street via a private driveway. This building appears to be in good condition and according to historical photos, has retained the original roofline and façade. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

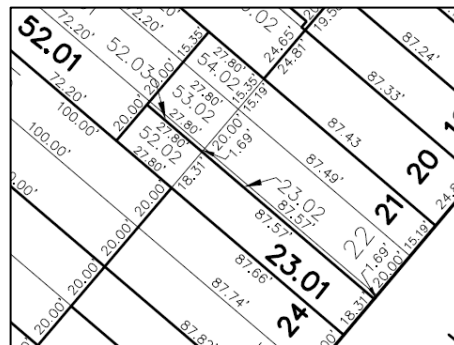


PROPERTY INFORMATION
Block 116, Lot 21

Name of Owner: MEHALICK, JOHN & PATRICIA
Common Name: Former Movie Theater
Property Address: 240 South Main Street
Existing Use: Commercial
Area: 0.0942
Additional Lots: 23.02, 53.02, 54.02
Year Built: 1920
Total Assessed Value: \$502,800
Land: \$149,100
Improvements: \$353,700

Property Description:

240 South Main Street is known as Manville's original theater that is now commercial space. The occupancy and condition of the interior should be confirmed. While much of the exterior is the same as the original, features such as the marquee that are no longer there, would add character to the building where it is currently lacking. Parking for these businesses is on-street only.

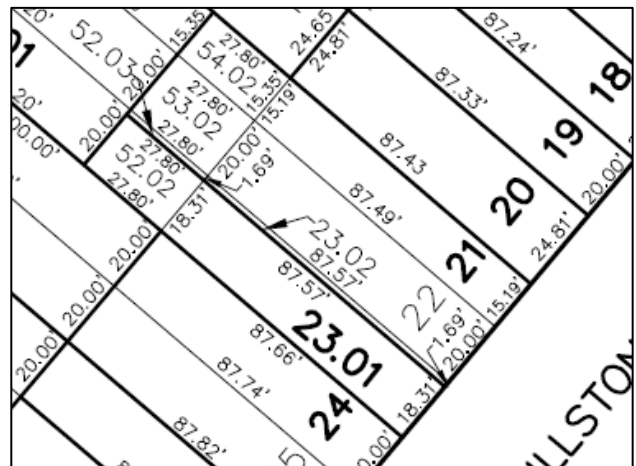


PROPERTY INFORMATION
Block 116, Lot 23.01

<u>Name of Owner:</u>	Hung, Swee Kim
<u>Property Address:</u>	244 South Main Street
<u>Existing Use:</u>	Commercial (VACANT)
<u>Area:</u>	0.506
<u>Additional Lots:</u>	52.02
<u>Total Assessed Value:</u>	\$195,000
<u>Land:</u>	\$ 71,300
<u>Improvements:</u>	\$123,700

Property Description:

244 South Main Street is a one-story brick structure that is currently vacant and for sale. The building previously housed a Chinese food restaurant. The building has parking available on-street only.

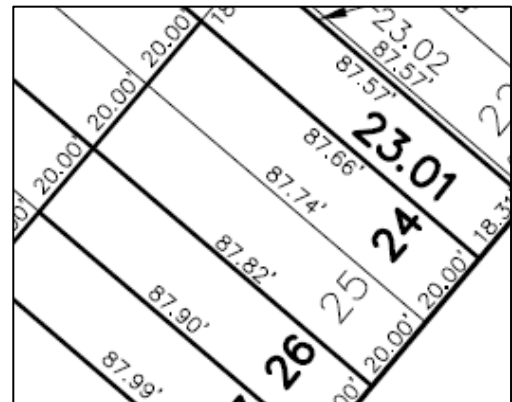


PROPERTY INFORMATION
Block 116, Lot 24

<u>Name of Owner:</u>	Lam Pan, Inc.
<u>Property Address:</u>	246-248 South Main Street
<u>Existing Use:</u>	Mixed Use; Commercial 1 st Floor, Residential 2 nd Floor
<u>Area:</u>	0.0808
<u>Additional Lots:</u>	25
<u>Year Built:</u>	1932
<u>Total Assessed Value:</u>	\$461,700
<u>Land:</u>	\$147,200
<u>Improvements:</u>	\$314,500

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. A beauty salon and vape shop occupy the first floor and it appears the residential units are occupied. It appears from aerial maps that there is a residential structure to the rear of this building and that it may be occupied. Parking for this building is on-street only, however it appears that a private drive and garage are available from Pope Street. This building appears to be in good condition and according to historical photos, has retained the original roofline and façade. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

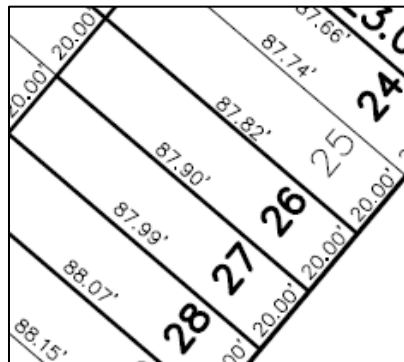


PROPERTY INFORMATION
Block 116, Lot 26

Name of Owner: Panek, Mary Sue
Property Address: 250 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor (vacant), Residential 2nd Floor
Area: 0.0399
Year Built: 1924
Total Assessed Value: \$152,300
Land: \$ 53,000
Improvements: \$ 99,300

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. It appears the first floor is vacant and it is unclear if the residential units are occupied. Parking is only available on-street. This building appears to be in good condition and according to historical photos, has retained the original roofline and façade. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

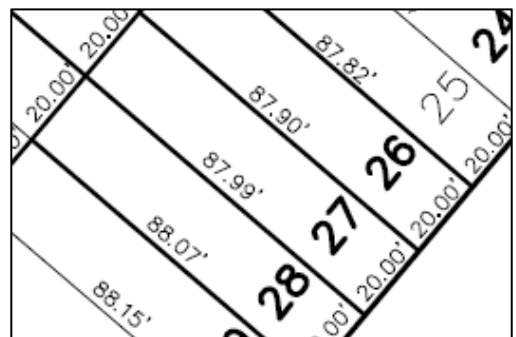


PROPERTY INFORMATION
Block 116, Lot 27

Name of Owner: Pelaez, Reveca Jimene
Property Address: 252 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.404
Year Built: 1922
Total Assessed Value: \$293,500
Land: \$ 70,500
Improvements: \$223,000

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. A Mexican restaurant occupies the first floor and it is unclear if the residential units are occupied. It appears from aerial maps that access may be available via Pope Street, otherwise parking is available on-street only. This building appears to be in good condition and according to historical photos, has retained the original roofline and façade. With a renovation, new signage, and renewed façade, this building would represent the character and style the Borough is attempting to reestablish on South Main Street.

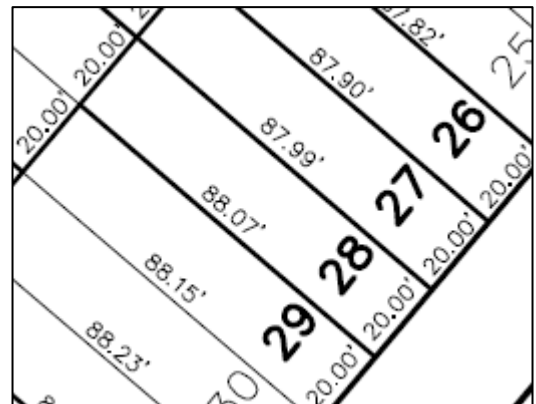


PROPERTY INFORMATION
Block 116, Lot 28

<u>Name of Owner:</u>	Vu, Tonya T.
<u>Property Address:</u>	254 South Main Street
<u>Existing Use:</u>	Commercial
<u>Area:</u>	0.404
<u>Year Built:</u>	1921
<u>Total Assessed Value:</u>	\$129,500
<u>Land:</u>	\$ 70,500
<u>Improvements:</u>	\$ 59,000

Property Description:

254 South Main Street is a one-story structure with that appears to consist of two units: one commercial/retail and one other. The occupancy and condition of the interior should be verified. The building has parking available on-street for customers and it appears that a small lot at the back for tenants is accessible via an alley adjacent to the next building. The building appears to be in good condition but the stucco exterior is not in keeping with the character the Borough is attempting to reestablish. There also appears to be room for expansion of the building to two or three stories, should renovations ever occur.

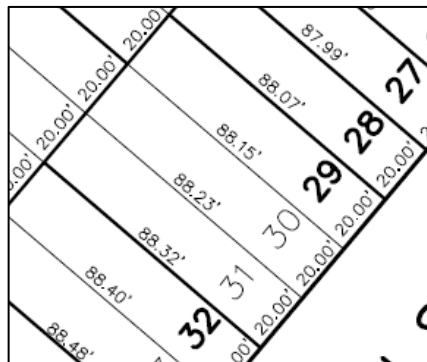


PROPERTY INFORMATION
Block 116, Lot 29

Name of Owner: Bielanski Family Associates, LP.
Property Address: 258 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.1212
Additional Lots: 30 & 31
Total Assessed Value: \$445,400
Land: \$153,000
Improvements: \$292,400

Property Description:

258 South Main Street is a two-story building consisting of a European Deli on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed. This building has access to on-street parking as well as the small shared lot behind the building with access via an alley adjacent to the building. While the structural integrity of the building is sound, the design of this building lacks any character. It is more reminiscent of a suburban home than a main street building. Overall, the design is unappealing and does not add to the character of Main Street Manville. Should this building require renovation, the exterior could be redone to include features of a main street character that the Borough is trying to reestablish.

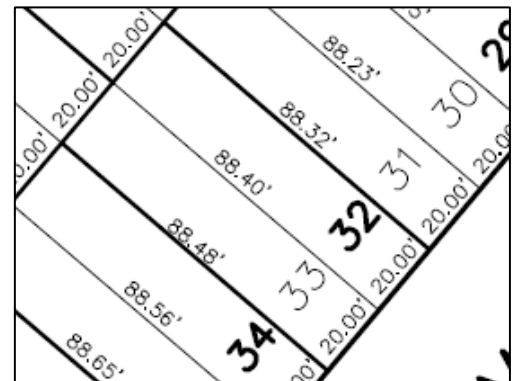


PROPERTY INFORMATION
Block 116, Lot 32

Name of Owner: 262 South Main LLC.
Property Address: 252 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor, Residential 2nd Floor
Area: 0.0808
Additional Lots: 33
Year Built: 1925
Total Assessed Value: \$275,000
Land: \$147,200
Improvements: \$127,800

Property Description:

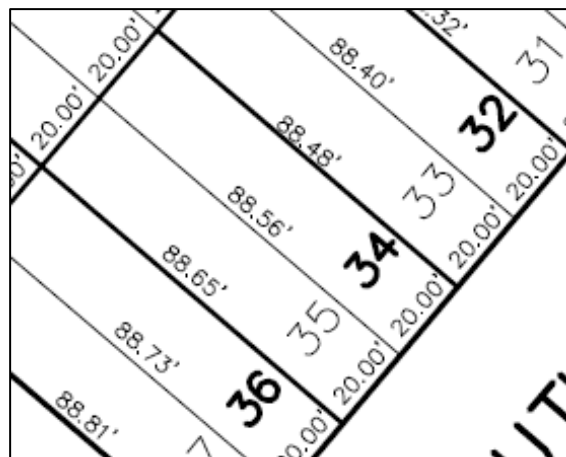
This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed. Parking is available on-street and in the small shared lot behind the adjacent building. This building appears to be in good condition however the façade lacks any character and generally looks like it needs a good cleaning. With a renovation, new signage, awnings and cleaned-up façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street.



PROPERTY INFORMATION
Block 116, Lot 34

Name of Owner: Bielanski Family Associates, LP.
Property Address: 266 South Main Street
Existing Use: Vacant Lot
Area: 0.0817
Additional Lots: 35
Year Built: -
Total Assessed Value: \$132,300
Land: \$132,300
Improvements: \$ 0

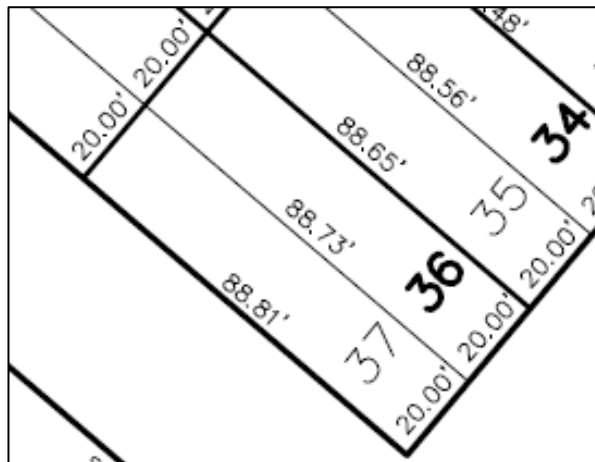
Property Description:
266 South Main Street is a vacant lot.



PROPERTY INFORMATION
Block 116, Lot 36

Name of Owner: Bielanski Family Associates, LP.
Property Address: 270 South Main Street
Existing Use: Vacant Lot
Area: 0.0817
Additional Lots: 37
Total Assessed Value: \$58,800
Land: \$58,800
Improvements: \$ 0

Property Description:
270 South Main Street is a vacant lot.

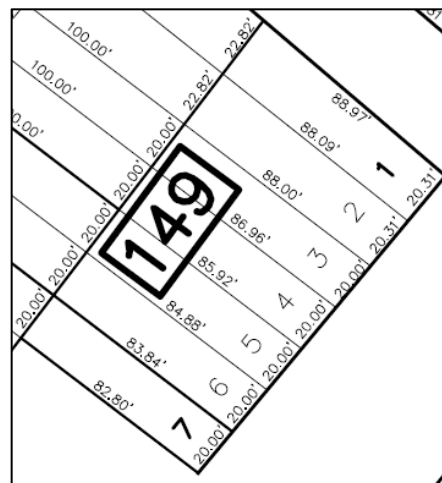


PROPERTY INFORMATION
Block 149, Lot 1

Name of Owner: WB Properties, LLC.
Common Name: LJ'Z Boardwalk Ice Cream Shop
Property Address: 300 South Main Street
Existing Use: Commercial
Area: 0.2409
Additional Lots: 2-6
Year Built: 1960
Total Assessed Value: \$293,400
Land: \$171,200
Improvements: \$112,200

Property Description:

300 South Main Street is a seasonal business of a Dairy Queen style ice cream shop and grille. The property encompasses of six lots that consist of the restaurant structure, picnic tables, and approximately 17 parking spaces. On-street parking is also available. The site is accessible via South 5th Ave. and South Main Street. The building appears to be structurally sound, however the outdoor eating area does not have much appeal.

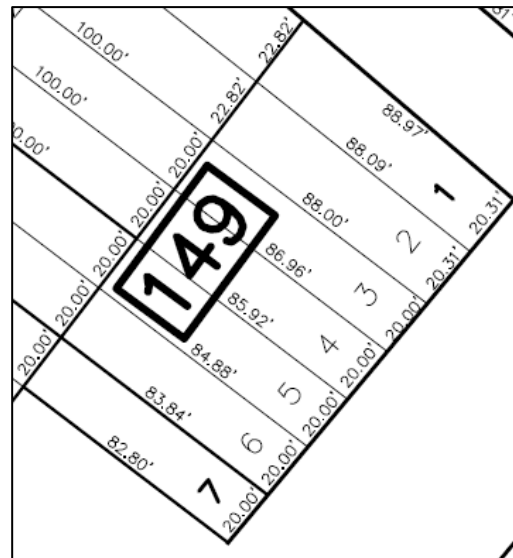


PROPERTY INFORMATION
Block 149, Lot 7

Name of Owner: Korman, Ryszard J. and Maria
Property Address: 312 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.0381
Additional Lots: -
Year Built: 1920
Total Assessed Value: \$199,000
Land: \$ 35,200
Improvements: \$163,800

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. A Polish travel/shipping company occupies the first floor and it is unclear if the residential units are occupied. Parking is available on-street only. This building appears to be in good condition however the stucco façade lacks any character and generally looks like it needs cleaning. With a renovation, new signage, awnings and cleaned-up façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street.

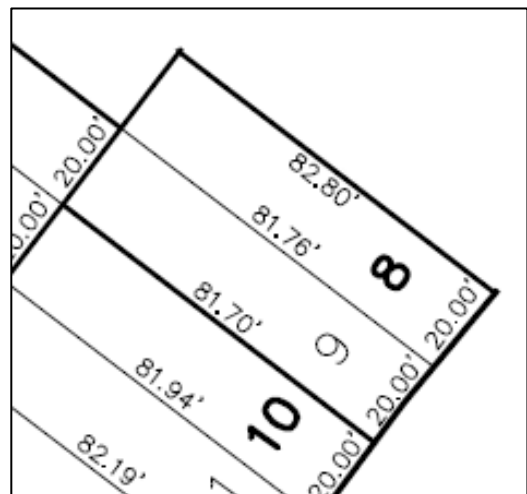


PROPERTY INFORMATION
Block 149, Lot 8

Name of Owner: Levonaitis, Kevin
Property Address: 314 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.0678
Additional Lots: 9
Year Built: 1924
Total Assessed Value: \$261,700
Land: \$116,200
Improvements: \$145,500

Property Description:

This structure is a two-story building of commercial uses on the first floor and residential units on the second floor. The occupancy and condition of the residential units should be confirmed. Parking is available on-street and in a small lot in the back of the building accessible via a private driveway adjacent to the building. This building appears to be in good condition and possesses some architectural features of a main street building, however the wood siding façade lacks any character and lends itself more to a suburban house than a main street property. With a renovation, signage, awnings and more historically-accurate façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street.



PROPERTY INFORMATION
Block 149, Lot 10

Name of Owner: Roszkowski, Emil
Property Address: 320 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.1506
Additional Lots: 11-13
Year Built: 1920
Total Assessed Value: \$331,400
Land: \$157,700
Improvements: \$173,700

Property Description:

320 South Main Street is a two-story building of commercial uses on the first floor and residential units on the second floor. It appears that lots 10 & 11 consist of the structure and lots 12 & 13 consist of a parking area and a two-bay garage for the building. A computer repair company occupies the first floor and it appears the residential units are occupied. The occupancy and condition of the residential units should be confirmed. Parking is available on-street and in the lot adjacent to the building. This building appears to be in good condition however the stucco façade lacks any character. With a renovation, new signage, awnings and an updated façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street.

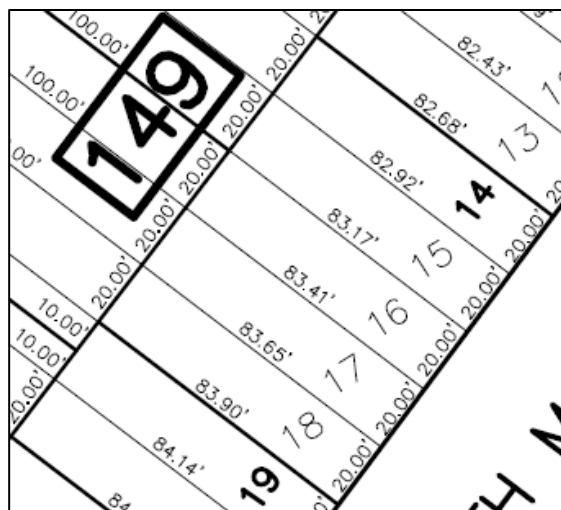


PROPERTY INFORMATION
Block 149, Lot 14

Name of Owner: LI, JUN & XIAO, TING
Property Address: 326 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.1928
Additional Lots: 15-18
Year Built: 1920
Total Assessed Value: \$435,800
Land: \$164,000
Improvements: \$271,800

Property Description:

326 South Main Street is a two-story building of commercial uses on the first floor and residential units on the second floor. It appears that lots 14 & 15 consist of the structure and lots 16, 17, & 18 consist of a parking area for the building. The first floor appears to be vacant however a dog training company recently received approval to occupy the first floor space. It appears the residential units are occupied. The occupancy and condition of the residential units should be confirmed. Parking is available on-street and in the lot adjacent to the building. This building appears to be in good condition however the stucco façade lacks any character. With a renovation, new signage, awnings and an updated façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street. This property is *currently listed for lease on www.loopnet.com.*

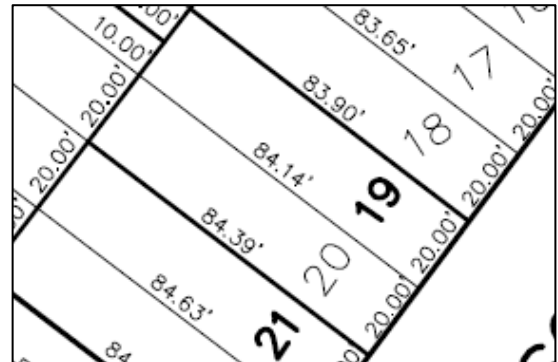


PROPERTY INFORMATION
Block 149, Lot 19

Name of Owner: Mihalko, John M.
Property Address: 336 South Main Street
Existing Use: Mixed-use: Office 1st floor; Residential 2nd floor
Area: 0.0771
Additional Lots: 20
Year Built: 1924
Total Assessed Value: \$220,400
Land: \$ 88,400
Improvements: \$132,000

Property Description:

336 South Main Street is a two-story building of office uses on the first floor and residential units on the second floor. It is unclear if the building is occupied. This and the condition of the units should be confirmed. Parking is available on-street and in the driveway adjacent to the building. This building appears to be in good condition however the mixed material façade lacks any character and is more reminiscent of a suburban home. There is no continuity with a Main Street character as a stand-alone structure with a wide front yard setback.

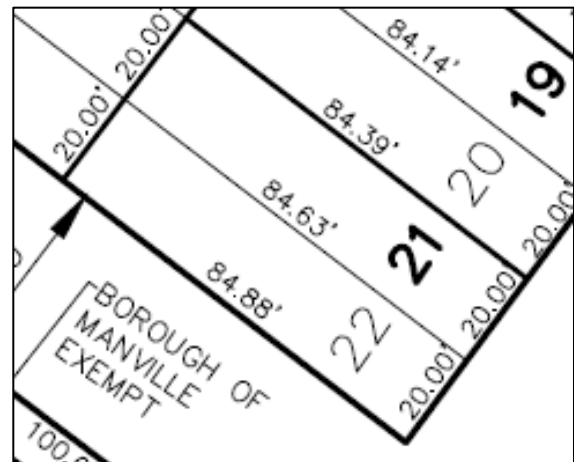


PROPERTY INFORMATION
Block 149, Lot 21

Name of Owner: Gamal, Abdul H.
Common Name: Adam's Pizza
Property Address: 340 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd floor
Area: 0.0771
Additional Lots: 22
Total Assessed Value: \$283,100
Land: \$146,600
Improvements: \$136,500

Property Description:

340 South Main Street is a two-story building of a pizza shop and Italian restaurant on the first floor and residential units on the second floor however, it is unclear if the residential units are vacant. The occupancy and condition of the residential units should be confirmed. Parking is available on-street to the front on South Main Street and to the side on Roosevelt Ave. This building appears to be in good condition and appears to have maintained the original roofline and façade. The signage however lacks any curb appeal. With a renovation, new signage, awnings and an updated façade, this building would represent a character and style the Borough is attempting to reestablish on South Main Street.

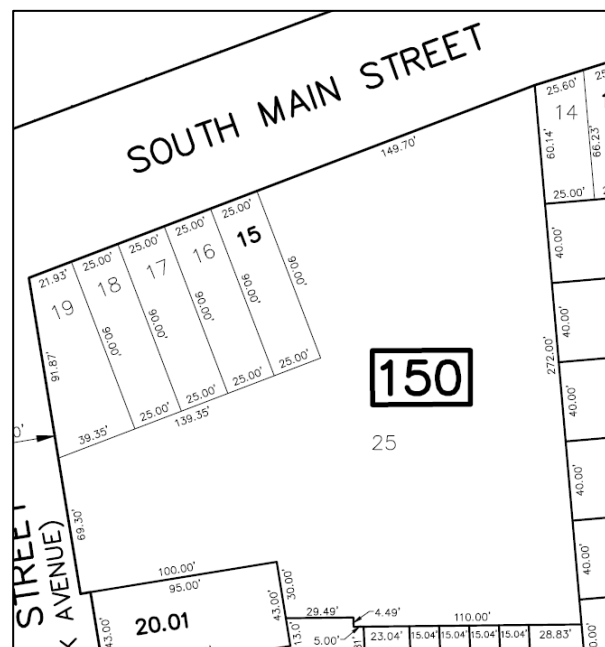


PROPERTY INFORMATION
Block 150, Lot 15

Name of Owner: Owners Association
Common Name: CVS Plaza
Property Address: 321 South Main Street
Existing Use: Commercial / Retail
Area: 1.26
Additional Lots: 16-19, 25
Year Built: 1995
Total Assessed Value: \$2,175,400
Land: \$ 459,000
Improvements: \$1,716,400

Property Description:

321 South Main Street can be described as a strip mall complex anchored by a CVS pharmacy / convenience store and also occupied by a hair salon and soon-to-be Dunkin' with a drive-thru. Access to the site is from either Kyle Street or South Main Street. While the large anchor store is an asset to the gateway of South Main Street, the arrangement of the structure and parking on the site do not lend themselves to a main street character. This site has a more suburban character. In general, the building is in good condition and the parking area is generally full of patrons.

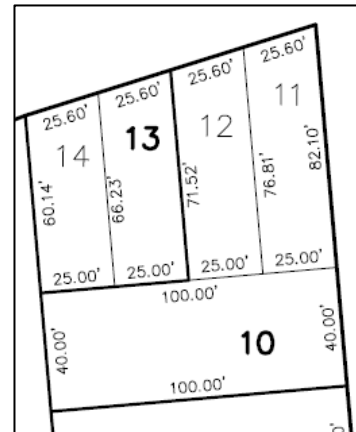


PROPERTY INFORMATION
Block 150, Lot 13

Name of Owner: Schroeder, William G & Cynthia K.
Property Address: 313 South Main Street
Existing Use: Office
Area: 0.0758
Additional Lots: 14
Year Built: 1950
Total Assessed Value: \$277,000
Land: \$146,400
Improvements: \$130,600

Property Description:

313 South Main Street can be described as a single-story office building with a brick façade and small courtyard. Parking is available on-street and in a small shared lot off of William Street. The building appears to be occupied by a chiropractor office and in good condition.

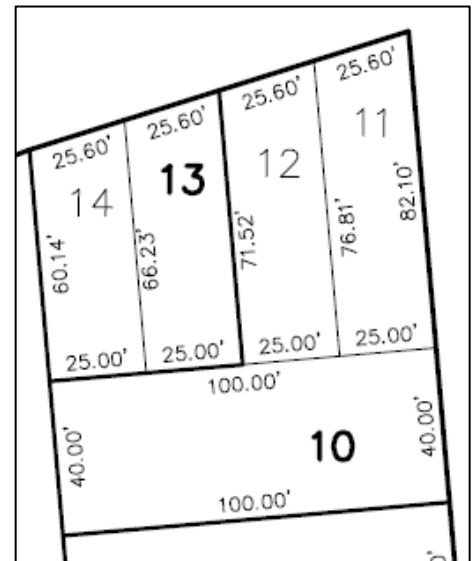


PROPERTY INFORMATION
Block 150, Lot 10

Name of Owner: AP Lex-Park Property, LLC
Common Name: Somerset Dental Center
Property Address: 311 South Main Street
Existing Use: Office and Parking Lot
Area: 0.18
Additional Lots: 11 & 12
Year Built: 1974
Total Assessed Value: \$447,100
Land: \$161,900
Improvements: \$285,200

Property Description:

311 South Main Street can be described as a two-story office building with a brick façade and small courtyard. Parking is available on-street and in a small shared lot off of William Street. The building appears to be occupied by a dental office and in good condition.

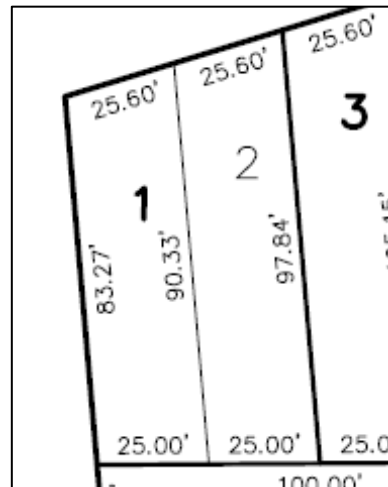


PROPERTY INFORMATION
Block 151, Lot 1

Name of Owner: 287-289 South Main LLC
Property Address: 287-289 South Main Street
Existing Use: Commercial / Office
Area: 0.1033
Additional Lots: 2
Year Built: 1956
Total Assessed Value: \$707,700
Land: \$150,500
Improvements: \$557,200

Property Description:

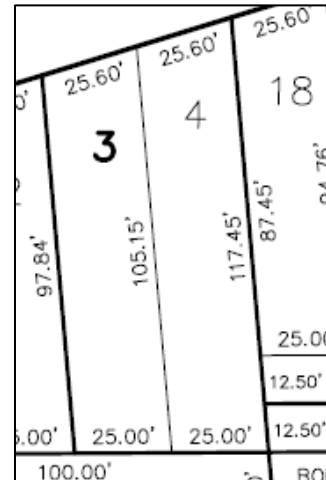
287-289 South Main Street can be described as a two-story convenience store and family clinic on the first floor and offices on the second story. Parking is available on-street and in a shared lot behind the building off of William Street. The building appears to be partly-occupied as there is an "Office for Lease" sign on the building. The appearance of the building is lacking any character and looks like it need to be cleaned or re-faced.



PROPERTY INFORMATION
Block 151, Lot 3

Name of Owner: Narayanasamy, Rajasekharan
Property Address: 283-285 South Main Street
Existing Use: Vacant Lot
Area: 0.1205
Additional Lots: 4
Total Assessed Value: \$114,800
Land: \$114,800
Improvements: \$0

Property Description:
This property can be described as a vacant lot.

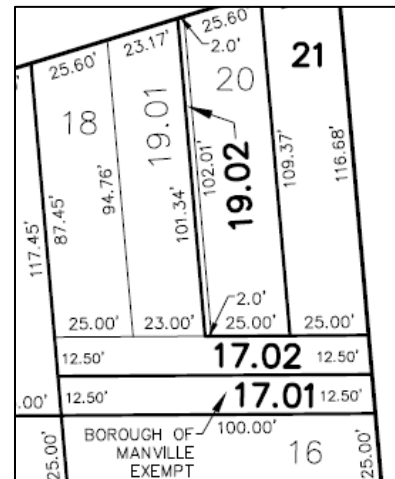


PROPERTY INFORMATION
Block 151, Lot 17.02

Name of Owner: MB Properties NJ, LLC.
Property Address: 279-281 South Main Street
Existing Use: Mixed Use; Commercial / Retail 1st floor; Office 2nd floor
Area: 0.1148
Additional Lots: 18, 19.01
Year Built: 1960
Total Assessed Value: \$427,700
Land: \$154,400
Improvements: \$273,300

Property Description:

279-281 South Main Street can be described as a two-story brick building with commercial uses on the first floor and residential on the second floor. Both commercial units appear to be vacant and both have "For Sale" signs in the windows. It is unclear if the second story residential units are occupied. The occupancy and condition of all units should be confirmed. Parking is available on the street and in the shared lot behind the building with access via either William Street or Beekman Street. The front façade of the building can be described as lacking curb appeal and not possessing much character. New signage, awnings, and a general cleaning would help contribute to the main street character the Borough is looking to reestablish.

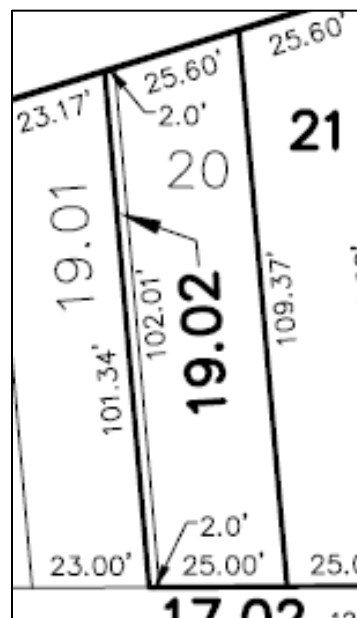


PROPERTY INFORMATION
Block 151, Lot 19.02

Name of Owner: Hoffmann, Steven E. & Steacy
Property Address: 277 South Main Street
Existing Use: Mixed Use; Commercial 1st Floor; Residential 2nd Floor
Area: 0.0675
Additional Lots: 20
Year Built: 1930
Total Assessed Value: \$330,600
Land: \$108,900
Improvements: \$221,700

Property Description:

279-281 South Main Street can be described as a three-story brick building with commercial uses on the first floor and residential on the second and third floors. Both commercial units appear to be occupied with hair salons. It also appears that the residential units are all occupied. The condition of all units should be confirmed. Parking is available on the street and in the shared lot behind the building with access via either William Street or Beekman Street. It appears the building has mostly maintained the original roofline and front façade. New signage, awnings, and a general cleaning would help contribute to the main street character the Borough is looking to reestablish.

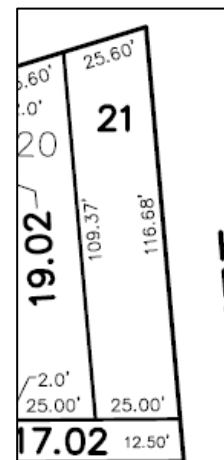


PROPERTY INFORMATION
Block 151, Lot 21

Name of Owner: Liu, Yean & Sandra
Property Address: 275 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd Floor
Area: 0.0643
Year Built: 1953
Total Assessed Value: \$437,200
Land: \$ 72,300
Improvements: \$364,900

Property Description:

275 South Main Street can be described as a two-story brick building with commercial uses on the front of the first floor and residential on the second floor. The occupancy and condition of all residential units should be confirmed. Parking is available on the street and in the shared lot behind the building with access via either William Street or Beekman Street. It appears the building has mostly maintained the original roofline and front façade which can be described as in keeping with the main street character the Borough is looking to re-establish. New (and less) signage, awnings, and a general cleaning would help the overall curb appeal of this building.



PROPERTY INFORMATION
Block 152, Lot 1

Name of Owner: Pulatova, Saodat
Property Address: 225 South Main Street
Existing Use: Vacant Lot
Area: 0.1062
Additional Lots: 2
Total Assessed Value: \$96,000
Land: \$96,000
Improvements: \$0

Property Description:
225 South Main Street can be described as a vacant lot.

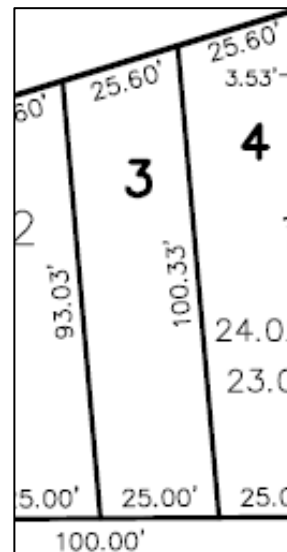


PROPERTY INFORMATION
Block 152, Lot 3

Name of Owner: 253 South Main Street, LLC
Property Address: 253 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd Floor
Area: 0.18
Year Built: 1937
Total Assessed Value: \$199,900
Land: \$ 71,700
Improvements: \$128,200

Property Description:

253 South Main Street can be described as a two-story brick building with commercial uses on the first floor and residential on the second floor. The commercial unit is recently occupied but it is unclear if the residential units are occupied. The condition of all units should be confirmed. Parking is available on the street and a small lot behind the shop off of Beekman Street appears to be for the owner/tenants. It appears the building has mostly maintained the original roofline and front façade. New signage, awnings, and a general cleaning would help contribute to the main street character the Borough is looking to reestablish.

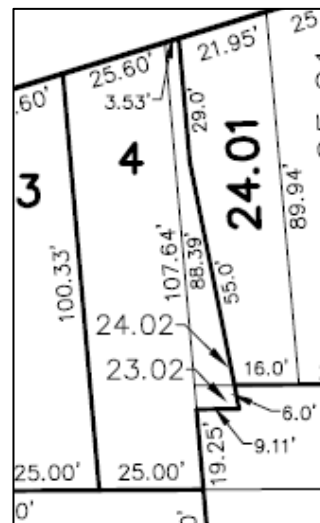


PROPERTY INFORMATION
Block 152, Lot 4

Name of Owner: Pinter, Steve Jr.
Property Address: 251 South Main Street
Existing Use: Commercial
Area: 0.0712
Additional Lots: 23.02, 24.02
Year Built: 1900
Total Assessed Value: \$159,800
Land: \$ 73,000
Improvements: \$ 86,800

Property Description:

251 South Main Street can be described as a one-story brick building with commercial uses in the front and a small one-bedroom cottage to the rear of the property. Both units appear to be for sale, although the residential unit may be occupied. The condition of all units should be confirmed. Parking is available on the street only. This building is lacking any curb appeal and does not fit in with the character of the main street. New signage, awnings, and a general cleaning would help contribute to the main street character the Borough is looking to reestablish. This property is *currently listed for sale / lease on www.loopnet.com.*

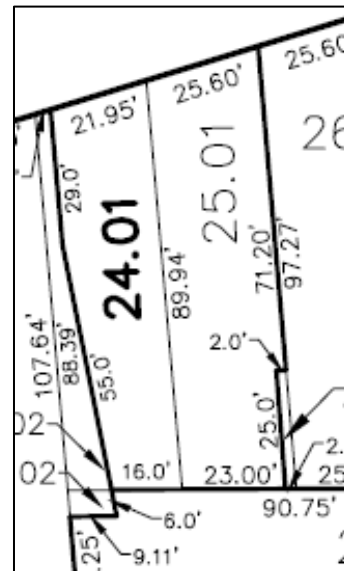


PROPERTY INFORMATION
Block 152, Lot 24.01

Name of Owner: Karadeniz, LLC
Property Address: 247-249 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd Floor
Area: 0.093
Additional Lots: 25.01
Year Built: 1913
Total Assessed Value: \$322,300
Land: \$148,900
Improvements: \$173,400

Property Description:

247-249 South Main Street can be described as a two-story brick building with commercial uses on the first floor and residential on the second floor. Both commercial units appear to be hair salons and it is unclear if the residential units are occupied. The condition of all units should be confirmed. Parking is available on the street only and there is a private driveway adjacent to the building that gives access to the property. It appears the building has mostly maintained the original roofline and front façade. New signage, awnings, and a general cleaning would help contribute to the main street character the Borough is looking to reestablish. This building is *currently listed for sale / lease on www.loopnet.com*.

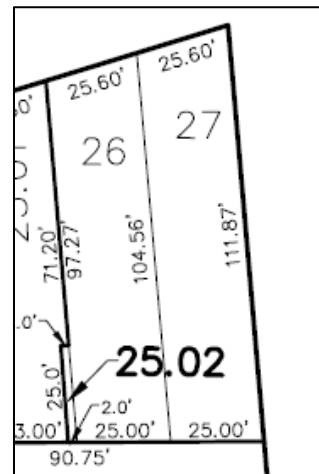


PROPERTY INFORMATION
Block 152, Lot 25.02

Name of Owner: Mins Properties, LLC.
Property Address: 243 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd Floor
Area: 0.17
Additional Lots: 26 & 27
Year Built: 1920
Total Assessed Value: \$500,000
Land: \$153,000
Improvements: \$347,000

Property Description:

243 South Main Street can be described as a two-story, mixed-use building with commercial uses occupying the first floor and residential uses occupying the second floor, although it is unclear as to the occupancy of all of the units. The building currently has a sign on it stating that it is an "8-unit building" and is for sale. While the building may be structurally sound, the aesthetics are lacking any real Main Street character and looks dilapidated.

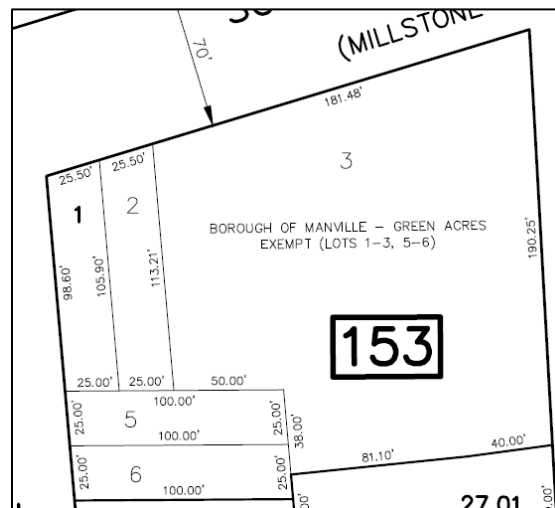


PROPERTY INFORMATION
Block 153, Lot 1

Name of Owner: Borough of Manville
Property Address: 217 South Main Street
Existing Use: Public Park and Parking Lot
Area: 0.9054
Additional Lots: 2, 3, 5, & 6
Total Assessed Value: \$268,000
Land: \$210,000
Improvements: \$ 58,800

Property Description:

This property can be described as a public park and public parking. The park consists of a number of benches, an information kiosk hosted by the "Manville Business & Professional Association", and the site is the home of the Manville Farmers Market in the summer. The park appears to be well-maintained and offers respite from the busy main street. The use of the space for the farmers market also adds value to the community as a gathering space in the midst of the commercial district.

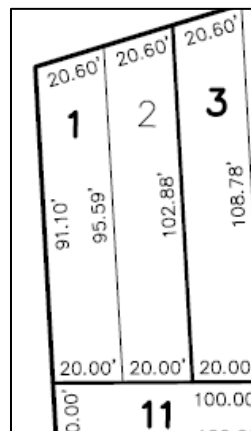


PROPERTY INFORMATION
Block 154, Lot 1

Name of Owner: Chabra, Nicholas & Louise
Common Name: The Chabra Building
Property Address: 215 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Office 2nd Floor
Area: 0.0882
Additional Lots: 2
Year Built: 1920
Total Assessed Value: \$625,700
Land: \$148,200
Improvements: \$477,500

Property Description:

215 South Main Street can be described as a two-story structure with commercial space on the first floor and offices on the second floor. The occupancy of this building should be confirmed as it appears the first floor spaces are vacant. Similar to other office buildings on the main street, this one appears to be structurally sound, but lacks any character that contributes to a vibrant Main Street.

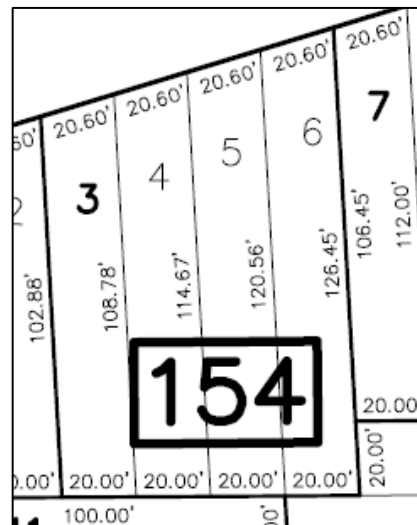


PROPERTY INFORMATION
Block 154, Lot 3

Name of Owner: Manville Memorial Funeral Home, Inc.
Common Name: Fucillo & Warren Funeral Home
Property Address: 205 South Main Street
Existing Use: Funeral Home
Area: 0.2204
Additional Lots: 4-6
Total Assessed Value: \$815,600
Land: \$166,500
Improvements: \$649,100

Property Description:

This property can be described as a one-and-a-half story stucco building occupied by a funeral home that has been in existence since 1931. The building appears to be structurally sound and well-maintained.

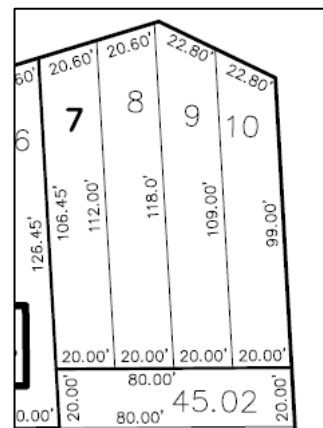


PROPERTY INFORMATION
Block 154, Lot 7

Name of Owner: 377 Princeton Ave, LLC
Property Address: 203 South Main Street
Existing Use: Mixed Use; Commercial 1st floor; Residential 2nd Floor (vacant)
Area: 0.2424
Additional Lots: 8-10
Year Built: 1915
Total Assessed Value: \$583,900
Land: \$170,900
Improvements: \$413,900

Property Description:

This property can be described as a two-and-a-half-story brick structure that appears to be vacant. A "for lease" sign on the front of the building indicates that there are at least 5 suites available for lease and the property is *currently listed for lease on www.loopnet.com*. This building appears to have maintained much of its original façade on the sides and the second floor. It appears the first floor facing the intersection may have been renovated at one point. However, the overall grandure and style of the building is a good example of the style the Borough seeks to maintain throughout Main Street.

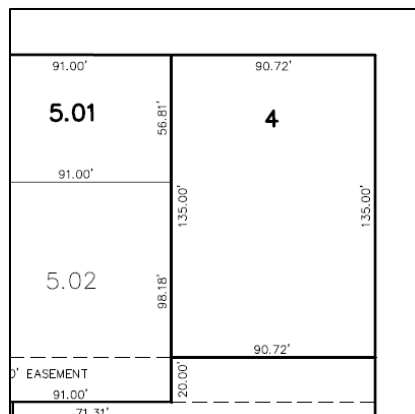
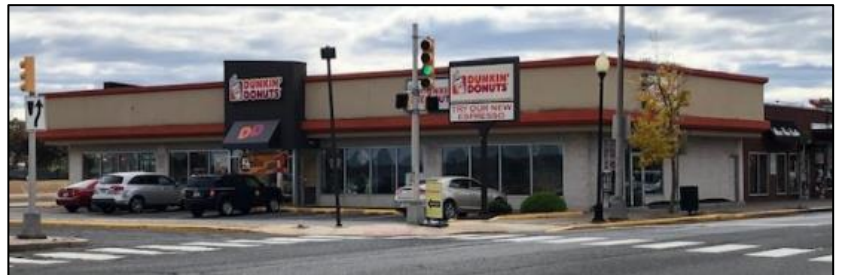


PROPERTY INFORMATION
Block 310, Lot 4

Name of Owner: J&S Realty, Attn: Dharm, Inc.
Common Name: Dunkin Donuts
Property Address: 101 South Main Street
Existing Use: Commercial / Retail
Area: 0.2789
Total Assessed Value: \$767,700
Land: \$194,500
Improvements: \$573,200

Property Description:

101 South Main Street can be described as a one-and-a-half-story structure consisting of a Dunkin' Donuts coffee shop. The building appears to be in good condition and follows the standard design of the Dunkin' Donuts chain stores. Parking is available in the lot to the front of the store and on South Main Street.

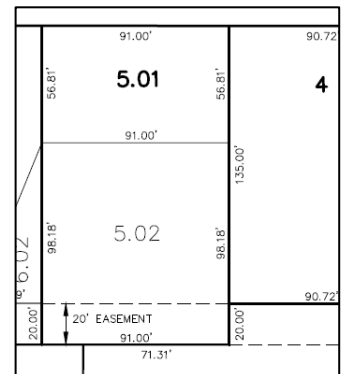


PROPERTY INFORMATION
Block 310, Lot 5.01

Name of Owner: T.J.K. Property Mgmt, LLC
Property Address: 109-115 South Main Street
Existing Use: Commercial / Retail
Area: 0.2851
Additional Lots: 5.02
Year Built: 1950
Total Assessed Value: \$595,000
Land: \$194,700
Improvements: \$400,300

Property Description:

This property can be described as a one-story brick structure consisting of four retail units: hair studio, deli, discount jewelry store, and a bakery. While the building appears to be in good condition, structurally, the overall appeal of the building is not in keeping with the main street character the Borough seeks to maintain. An update to the façade, signage, and awnings could provide much needed rehab.

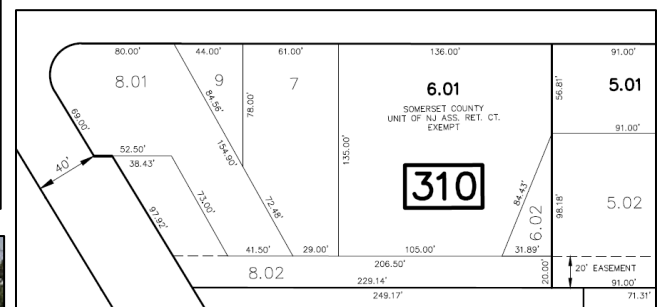


PROPERTY INFORMATION
Block 310, Lot 6.01

Name of Owner: Somerset County Unit of NJ Ass. Ret. Ct.
Common Name: The ARC of Somerset
Property Address: 141 South Main Street
Existing Use: Administrative building
Area: 1.0506
Additional Lots: 6.02, 7, 8.01, 8.02, 9
Total Assessed Value: \$1,512,400
Land: \$ 284,600
Improvements: \$1,227,800

Property Description:

141 South Main Street can be described as a one- and two-story brick structure that houses social services for the developmentally challenged. The building appears to be in good condition structurally, however the façade is less than appealing and is not in keeping with the main street character the Borough seeks to maintain. This building occupies a significant location on the Main Street. It anchors the intersection of Main Street with the Rustic Mall redevelopment site and is situated as a gateway to the northern half of Main Street. According to the NJDEP, Site Remediation Program, 141 South Main Street is listed as a “Closed Site with Remediated Contamination”^{1,2}.



¹ DataMiner (last updated 3/17/2016)

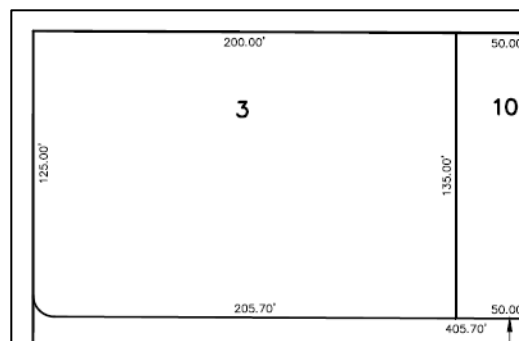
² Site ID number 464835, PI Number 586635; “In the area of 141 South Main Street” and Site ID number 361671, PI Number 558745; “Jerry Davis Early Childhood Center”.

PROPERTY INFORMATION
Block 310.01, Lot 3

Name of Owner: Bank of America Corporation
Property Address: 69 South Main Street
Existing Use: Commercial (Vacant)
Area: 0.6012
Total Assessed Value: \$989,900
Land: \$273,500
Improvements: \$716,400

Property Description:

This property can be described as a two-and-a-half-story brick building that, until recently, housed a Bank of America. Except for the access to the ATM, this branch is closed and the building is vacant. The building appears to be in good condition, structurally, and occupies a significant location with regard to the redevelopment of the Rustic Mall site and the revitalization of the Main Street. It is an isolated structure, surrounded by parking on all sides with a style that is now obsolete.

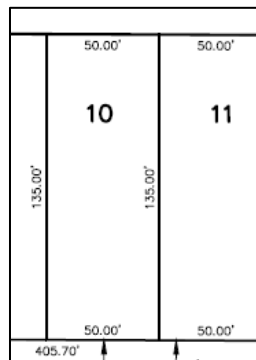


PROPERTY INFORMATION
Block 310.01, Lot 10

Name of Owner: Bukovecky, Victor
Property Address: 45 South Main Street
Existing Use: Commercial / Office
Area: 0.155
Year Built: 1970
Total Assessed Value: \$765,000
Land: \$158,200
Improvements: \$606,800

Property Description:

45 South Main Street is a two-story commercial/office space. The first-story businesses include Manville Area Federal Credit Union (MAFCU), and Bucky's The Closet thrift shop. In the window of the second story is an office space for rent sign. The building looks recently refreshed with the roof being repainted. It is recommended to invest
Currently listed for lease on www.loopnet.com.

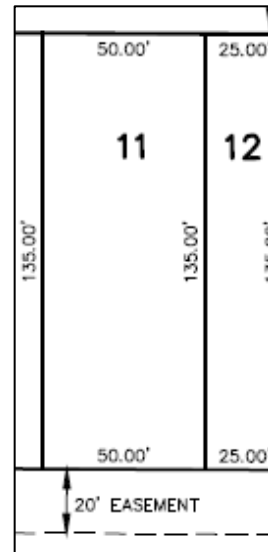


PROPERTY INFORMATION
Block 310.01, Lot 11

Name of Owner: Somerset Savings Bank, S&L Assoc.
Property Address: 39-41 South Main Street
Existing Use: Commercial
Area: 0.155
Year Built: 1950
Total Assessed Value: \$712,300
Land: \$158,200
Improvements: \$554,100

Property Description:

39 – 41 South Main Street is a one-story commercial building. Located here is Somerset Savings Bank. Overall this building appears to be in good shape and is aesthetically please. There are no recommendations for rehabilitation.

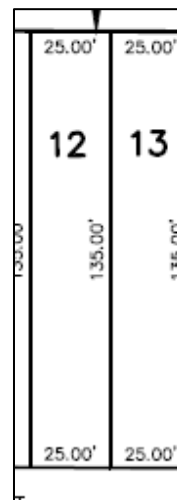


PROPERTY INFORMATION
Block 310.01, Lot 12

Name of Owner: D'Aniello, Vincent & Rosaria
Property Address: 37 South Main Street
Existing Use: Medical
Area: 0.775
Year Built: 1954
Total Assessed Value: \$251,300
Land: \$ 73,400
Improvements: \$177,900

Property Description:

37 South Main Street is a one-story medical building. Located here is RWJ Physician Enterprise Manville Primary Care. Overall this building seems to be in good condition. There are no recommendations for rehabilitation.

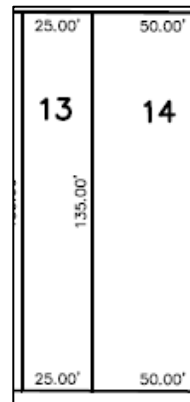


PROPERTY INFORMATION
Block 310.01, Lot 13

Name of Owner: Rozenblit, Irina
Property Address: 35 South Main Street
Existing Use: Dental
Area: 0.0775
Total Assessed Value: \$128,400
Land: \$ 73,400
Improvements: \$ 55,000

Property Description:

35 South Main Street is a one-story build and the location of Manville Family Dental. While the façade is reminiscent of the decade in which it was constructed and relatively out-of-date, the building looks like it in relatively good shape structurally.

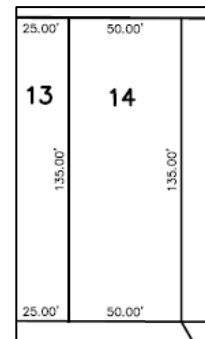


PROPERTY INFORMATION
Block 310.01, Lot 14

Name of Owner: D'ANIELLO, VINCENT & ROSARIA
Property Address: 27-31 South Main Street
Existing Use: Commercial
Area: 0.155
Total Assessed Value: \$542,800
Land: \$158,200
Improvements: \$384,600

Property Description:

27-31 South Main Street is a one-story commercial property. The business located here are The Game Party Place, Shiny Nails, and Manville Pizza Restaurant. There is also a space available for rent around back. This property is an interior lot and has on-street parking as well as a parking lot available behind the building. This building looks very recently updated and there are no recommendations for this site. This building should be used as an example for the standards in which the buildings on South Main Street that need rehabilitation should follow.

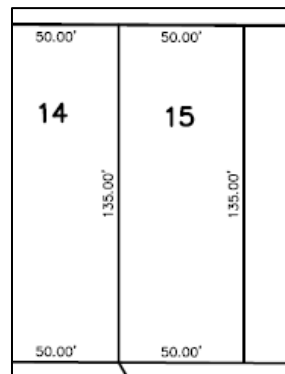


PROPERTY INFORMATION
Block 310.01, Lot 15

Name of Owner: Gonzalez, Oscar & Eileen
Common Name: Professional Building
Property Address: 23-25 South Main Street
Existing Use: Commercial / Office
Area: 0.155
Year Built: 1957
Total Assessed Value: \$732,300
Land: \$158,200
Improvements: \$574,100

Property Description:

23-25 South Main Street is a two-story Commercial office building. The businesses located on the first-story are Discount Mattress and Furniture and Manville One Hour Cleaners. Overall this brick building looks structurally sound but it is recommended that the "Professional Building" letters be taken down since they are dilapidated and already falling down. This building could benefit from a restyling and if that is not possible, at least to be power-washed.

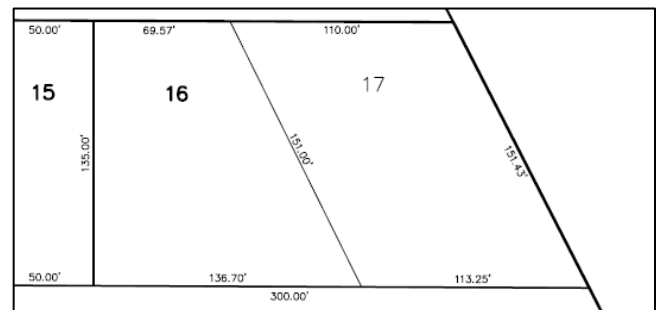


PROPERTY INFORMATION
Block 310.01, Lot 16

Name of Owner: Main OfficePlex LLC c/o Levine, S.
Property Address: 3-5 South Main Street
Existing Use: Commercial / Office
Area: 0.6748
Additional Lots: 17
Year Built: 1999
Total Assessed Value: \$615,000
Land: \$222,200
Improvements: \$392,800

Property Description:

This building, also referred to as 17-19 South Main Street, is a six-suite, 8,400-sf building of which only one suite (1,200sf) is currently occupied. The structure was built in 1999 and has had a high-turnover rate in that time. While the building appears to be in good condition, it is an obsolete design for a main street and one that the Borough is trying to steer away from. *Currently listed for sale on www.loopnet.com.*



C. Conditions of Water and Sewer Infrastructure

As discussed in Section IV, 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. As noted in the individual property descriptions, it is apparent that 62% of the building stock is more than 50 years old and the infrastructure is also more than 50 year old. In fact, 15 of the properties in the study area are 100 years old or more. Additionally, there are 57 properties that are undersized according to the permitted lot size for the zone. This means that those properties would require variances for if they were to ever be developed.

Further, the utilities and infrastructure date back to the 1920s. The sewer systems appears to be in good condition, as maintenance on the system is performed quarterly by the Borough. The stormwater system is maintained by Somerset County. No immediate improvements are planned for these systems, however the age of the structures and the age of the infraststrucutre alone qualify the study area as an area in need of rehabilitation.

III. ZONING AND BOROUGH MASTER PLAN CONSIDERATIONS FOR THE STUDY AREA

The Land Use Plan sets forth several general planning goals and objectives. Those that are pertinent to the Study Area are as follows:

- Encourage Borough action to guide the appropriate use and development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare.
- To secure safety from fire, flood, panic and other natural and man-made disasters.
- Promote a desirable visual environment through creative development techniques and good civic design and arrangements.

The Borough's most recent Land Use Plan Element was adopted in 1994 although the Borough has recently started a planning process with intentions of updating the Master Plan and proposing a vision for revitalizing the entire length of Main Street. The 1994 Land Use Plan places the Study Area in the Commercial land use category which is described as being located primarily along Main Street where the objectives are to preserve the pedestrian shopping scale of development along Main Street and to avoid land uses which conflict with commercial development patterns and the long-term viability of the Commercial Zone.

As shown on Figure 3 – Study Area with Zoning, the Study Area is located within the Commercial (C) Zone (§405.01, Borough of Manville Draft Land Use Ordinance, 2003), wherein the following principal uses are permitted:

- Bakeries, confectionery, or catering establishment, for sale at retail on the premises only
- Banks
- Barber shops, beauty parlor or similar personal service establishment
- Business, professional or government offices, office buildings
- Cabinetmaking or upholstering
- Childcare facilities pursuant to the Municipal Land Use Law
- Club
- Dry cleaning, dying or laundry establishments, employing not more than five (5) persons
- Hotels
- Motor vehicle sales establishment entirely within a building
- Printing offices, newspaper offices
- Residential dwelling units on second story or above (subject to Section 410.03)
- Restaurants
- Retail stores
- Theaters or motion picture theaters

Borough of Manville
Area in Need of Rehabilitation Investigation

- Townhouses subject to Section 412
- Wholesale establishments

Conditional Uses:

- Same as the S-100 District
- Motor vehicle service and repair stations
- Bar, tavern or other establishment for consumption of alcoholic beverages on the premises
- Bowling alleys
- Funeral homes
- Hospitals
- Indoor entertainment for profit
- Public garages
- Veterinarian's establishment or animal hospital
- Wireless telecommunications facilities

Accessory Uses:

- Uses customarily incidental and accessory to a principal permitted use
- Off-street parking for the principal use

The following table depicts the area and bulk requirements for the Commercial Zone:

Table 2: Bulk Standards (§405.01E, See Schedule B.)

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Front Yard Setback	10 ft.
Side Yard Setback	*
Combined side yard setback	*
Rear yard setback	50 ft.
Maximum building height / No. of Stories	50 ft. / 4 stories
Maximum building coverage	70%

**To be determined by the Planning Board (§410.01 for accessory structure requirements; §411 for conditional use requirements)*

Parking is required for uses in the Commercial Zone to the rear of buildings at a rate based on use, as set forth in Table 4.2 of §410.09 - Parking Requirements, of the Borough's Land Development Ordinance (2003). The parking requirements table is included as Table 3 of this report.

Table 3: Study Area Off-Street Parking Requirement

Permitted Uses	
Bakeries, confectionery, or catering establishment, for sale at retail on the premises only	1 space per 250 square feet of Gross Floor Area (GFA)
Banks	1 space per 250 sf of GFA
Barber shops, beauty parlor or similar personal service establishment	2 spaces per chair + 1 per employee
Business, professional or government offices, office buildings	1 space per 300 sf of GFA
Cabinetmaking or upholstering	1 space per 1,000 sf GFA*
Childcare facilities pursuant to the Municipal Land Use Law	1 space per employee**
Club	1 space per 50 sf
Dry cleaning, dying or laundry establishments, employing not more than five (5) persons	1 space per 3 washer or dryer machines
Hotels	1 space per guest room + 1 space per 300 sf of banquet, restaurant, and conference space
Motor vehicle sales establishment entirely within a building	2.5 spaces per 1,000 sf per GFA of interior sales space + 3 spaces per service bay
Printing offices, newspaper offices	1 space per 300 sf GFA***
Residential dwelling units on second story	RSIS

*Borough of Manville
Area in Need of Rehabilitation Investigation*

or above (subject to Section 410.03)	
Restaurants	1 space per 3 seats
Retail stores	1 space per 250 sf of GFA
Theaters or motion picture theaters	1 space per 2 seats
Townhouses	RSIS
Wholesale establishments	1 space per 2,500 sf of GFA
Motor vehicle service and repair stations	1 space per 4 fueling stations; 2 spaces per bay and work area
Bar, tavern or other establishment for consumption of alcoholic beverages on the premises	1 space per 2 seats
Bowling alleys	5 spaces per lane
Funeral homes	1 space per 200 sf of GFA
Hospitals	3 spaces per bed
Indoor entertainment for profit	1 space for every 3 persons of the maximum legal capacity
Public garages	None cited
Veterinarian's establishment or animal hospital	None cited
Wireless telecommunications facilities	None cited

** Based on requirement for "Manufacturing & Assembly" use*

***Borough of Manville – Draft Land Development Ordinance, May 15, 2003 - §410.09,
Table 4.2: Parking Requirements*

****Based on requirement for "Office" use*

IV. CONSIDERATION OF THE STATUTORY CONDITIONS FOR ESTABLISHMENT OF AN AREA IN NEED OF REHABILITATION AS SPECIFICALLY APPLIED TO THE STUDY AREA

Under the regulations of the LRHL at N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the municipal governing body determines by resolution that:

“(T)here exist in that area conditions such that (1) a significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon or (2) more than half of the housing stock in the delineated area is at least 50 years old, or 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; and (3) 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.”

This section of the report considers whether or not the statutory criteria for “an area in need of rehabilitation” designation are met in the study area.

As indicated in Chapter II, in the Parcel by Parcel Analysis, the study outlines the condition of the structures, their occupancy, the age of the structure, whether or not the property is undersized according to zoning, and the value of the land and improvements. A significant portion of the structures are in a substandard condition, there is a continuing pattern of underutilization and 62% of the housing stock is more than 50 years old (15 structures are 100 years old or more). A number of the buildings, while appearing to be structurally sound, are of an obsolete design and/or character for the main street and appeared to be run-down, unkempt.

V. CONCLUSION

The foregoing study was prepared on behalf of the Borough of Manville to determine whether an area located within the Borough of Manville (Block 84, Lots 22, 23, 24; Block 87 Lots 28, 29, 30, 31, 32, 33, 34.01, 34.02, 35, 36.01, 36.02, 37; Block 88, Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33; Block 113, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Block 114, Lots 10, 11, 12, 13, 14, 15, 16; Block 116, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23.01, 23.02, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37; Block 149, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; Block 150, Lot 11, 12, 13, 14, 15, 16, 17, 18, 19, 25; Block 151, Lot 1, 2, 3, 4, 18, 19.01, 19.02, 20, 21; Block 152, Lots 1, 2, 3, 4, 24.01, 24.02, 25.01, 25.02, 26, 27; Block 153, Lots 1, 2, 3, 4, 5, 6; Block 154, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10; Block 310, Lots 2.01, 2.02, 3, 4, 5.01, 5.02, 6.01, 6.02, 7, 8.01, 9; Block 310.01, Lots 10, 11, 12, 13, 14, 15, 16, 17) qualifies as "an area in need of rehabilitation" in accordance with N.J.S.A. 40:12A.

It is the finding of this investigation that this Study Area should be designated an Area in Need of Rehabilitation based on all three criteria listed herein. Further, a program of rehabilitation may be expected to prevent further deterioration of infrastructure and would promote the overall development of the Borough of Manville and the broader community.

Therefore the study area meets the statutory criteria for designation as "an area in need of rehabilitation" in accordance with the New Jersey Local Redevelopment and Housing Law.

VI. FIGURES

Figure 1: Manville Area in Need of Rehabilitation Study Area

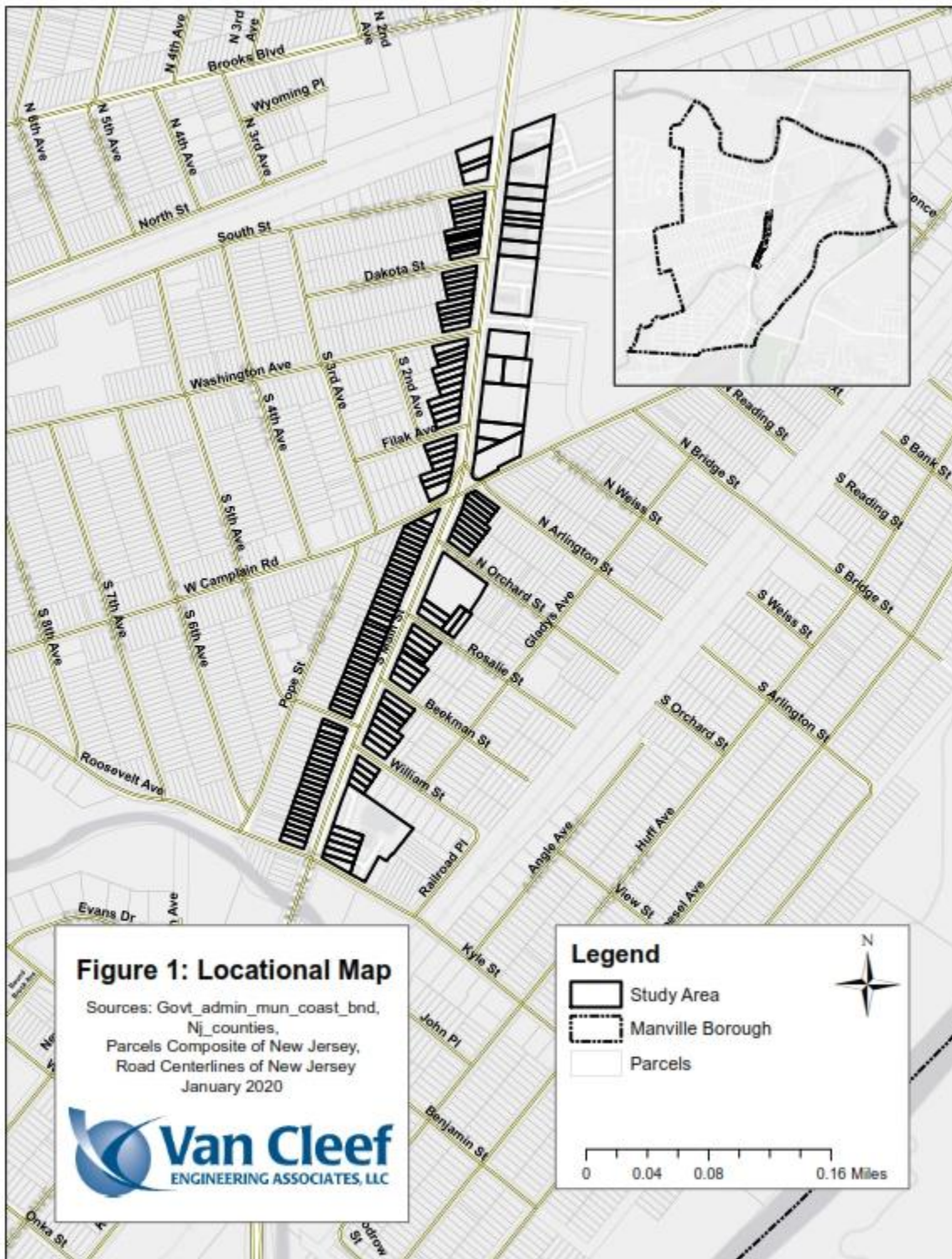


Figure 2: Study Area

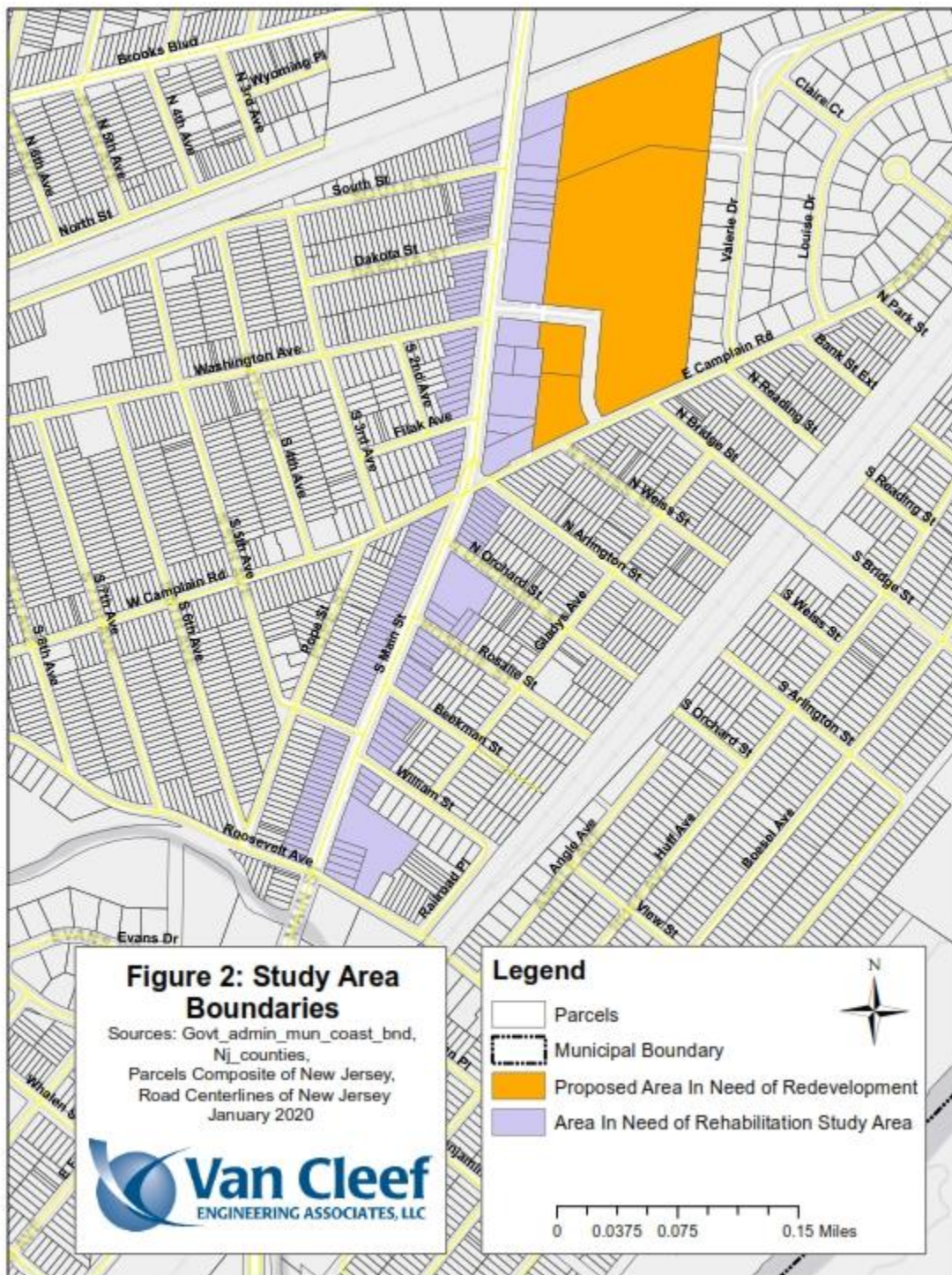


Figure 3: Study Area with Zoning

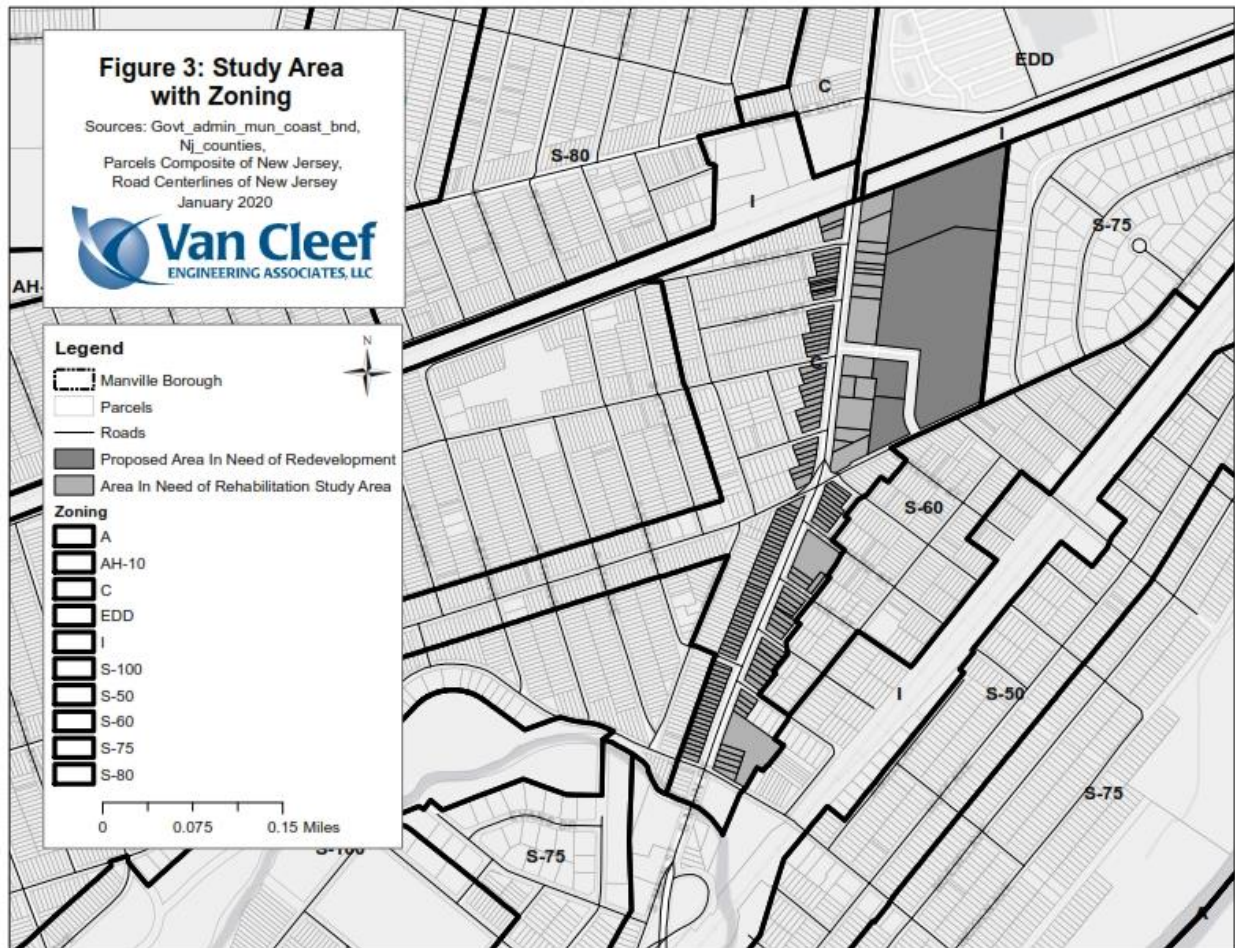


Figure 4: Existing Land Use Map

