



Young Men's Athletic Club

Investigation of an Area in Need of Rehabilitation



APRIL 12, 2019

City of Lambertville, Hunterdon County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608

City of Lambertville

RESOLUTION NUMBER 82-2019

Resolution of the City Council of the City of Lambertville Designating Block 1053, Lots 2 and 3 as an Area of the City in Need of Rehabilitation

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., authorized municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the Governing Body of the City of Lambertville has undertaken a study to determine if the property at the corner of Feeder Street on Wilson Street, and known as the Young Men's Athletic Club (YMAC), and designated as 65 Wilson Street, Block 1053, Lots 2 and 3 and containing two buildings and associated improvements in various conditions (YMAC Property) should be considered an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, Clarke Caton Hintz, the designated planner for the City of Lambertville, completed a study and submitted said study to the City dated April 12, 2019, a copy of which has been submitted to the Planning Board as Exhibit A. Said report states that the YMAC Property meets the criteria set forth in N.J.S.A. 40A:12A-14 since a significant portion of the structures are in a deteriorated or substandard condition and that a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote the overall development of the site; and

WHEREAS, N.J.S.A. 40A:12A-14(a) provides that prior to the adoption of a resolution designating the YMAC Property as an area in need of rehabilitation, the Governing Body must first submit a copy of the proposed resolution so designating the property to the City Planning Board for its review and recommendations; and

WHEREAS, by Resolution 69-2019, dated April 18, 2019, the Governing Body requested the Planning Board to consider the designation of the YMAC Property as an area in need of rehabilitation; and

WHEREAS, at its regularly scheduled public meeting on May 1, 2019, the Planning Board reviewed the report of Clarke Caton Hintz, and considered the comments of the Lambertville Planning Board Members and the public and concluded that the criteria for designating the property as an area in need of rehabilitation has been satisfied; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Lambertville, that based upon the investigation undertaken by Clarke Caton Hintz, and the recommendation of the Planning Board on the matter, that the Study Area identified as Block 1053, Lots 2 and 3, be and is hereby designated as an "area in need of rehabilitation", pursuant to the Local

Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., with the use of all powers provided by the Legislature for use in Rehabilitation Areas.

NOW THEREFORE, BE IT FURTHER RESOLVED by the Governing Body of the City of Lambertville that a copy of this Resolution designating Block 1053, Lots 2 and 3 as an area in need of rehabilitation with the use of all powers provided by the Legislature for use in a Rehabilitation Area be made available to, and notice of this designation be served upon, each owner of property within the rehabilitation area.

BE IT FURTHER RESOLVED by the Governing Body of the City of Lambertville that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

ADOPTED: May 16, 2019

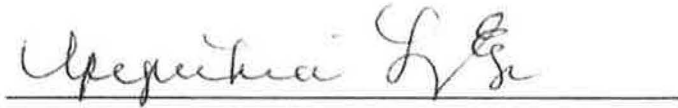
CITY OF LAMBERTVILLE

By:



JULIA FAHL, Mayor

ATTEST:



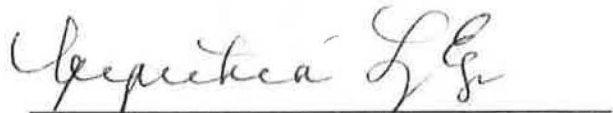
CYNTHIA L. EGE, CMR, RMC

City Clerk

May 16, 2019

Adopted by the City of Lambertville on this 16 day of May, 2019.

Seal



CYNTHIA L. EGE, CMR, RMC

City Clerk

Young Men's Athletic Club

Investigation of an Area in Need of Rehabilitation

City of Lambertville, Hunterdon County, New Jersey

Prepared for City of Lambertville by

Clarke Caton Hintz:



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Principal

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A signed and sealed copy is available at the municipal building.

CITY COUNCIL

Julia Fahl, Mayor

Elizabeth "Beth" Asaro, Council
President

Wardell Sanders, Councilman

Julia Taylor, Councilwoman

Elaine Warner, Councilwoman

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INTRODUCTION

The City Council of Lambertville directed this office to conduct an investigation to determine whether the property known as Young Men's Athletic Club ("YMAC") qualified as an *area in need of rehabilitation* pursuant to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the "*Local Redevelopment and Housing Law*" (a.k.a "LRHL"). YMAC is composed of Block 1053, Lots 2 and 3 (the "Study Area").

This report constitutes an investigation of the study area and has been prepared to summarize the conditions of YMAC, such that the City Council may review the findings as a basis for a determination as to whether or not YMAC exhibits the characteristics of an area in need of rehabilitation. The existing conditions of the Study Area are depicted through photographs, maps, and written descriptions. The information compiled herein has been compared to the criteria contained within the LRHL and, based on that comparison.

This report concludes that YMAC satisfies the criteria for designation as a rehabilitation area.

"Rehabilitation" and "Rehabilitation Area" means....

... "**Rehabilitation**" means 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 that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

"**Rehabilitation area**" or "**area in need of rehabilitation**" means any area determined to be in need of rehabilitation pursuant to section 14 of P.L.1992, c.79 (C.40A:12A-14).

--- NJSA 40A:12A-3



1 - YMAC Property



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



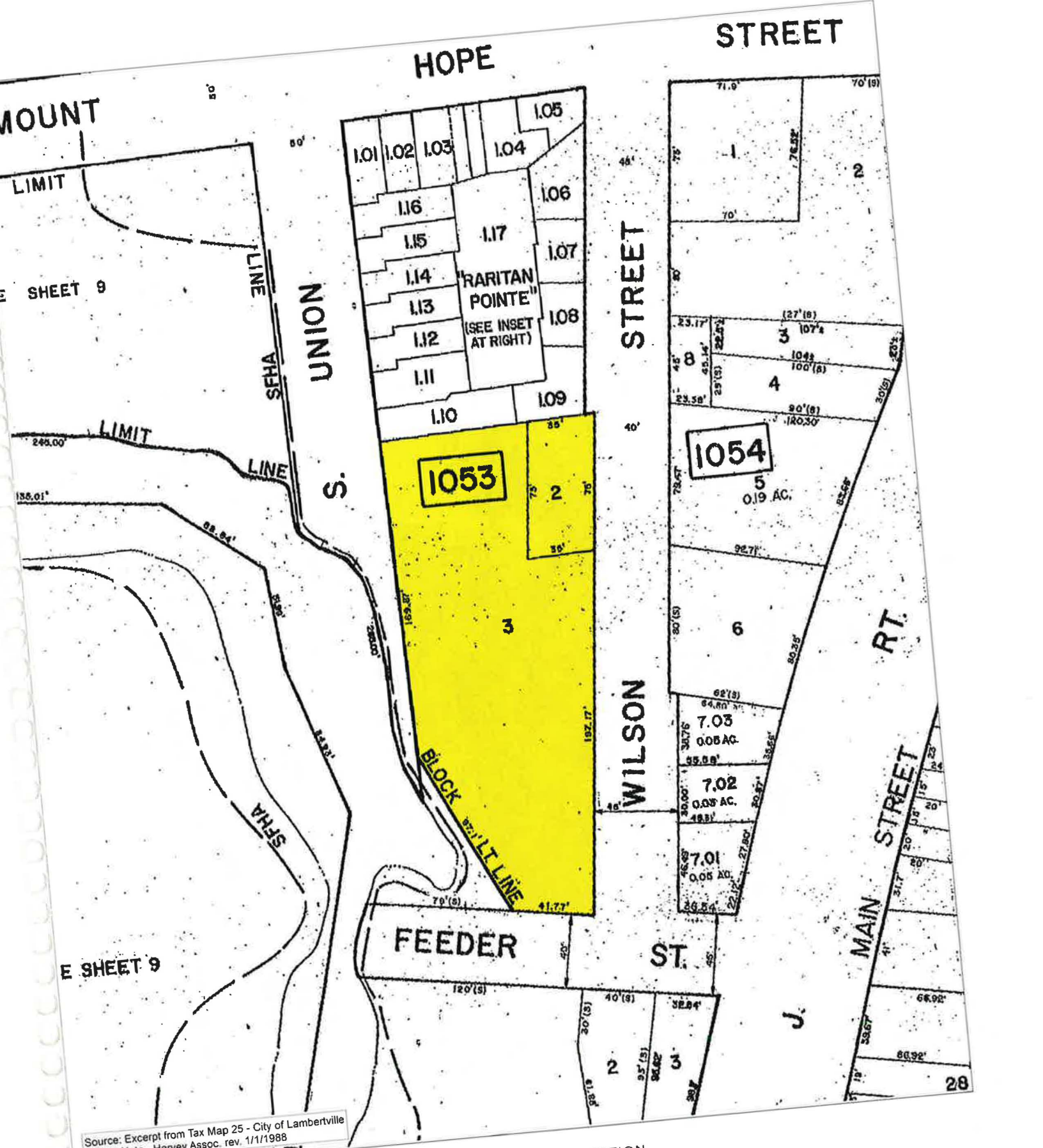
Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture

YMAC: AREA IN NEED OF REHABILITATION

Study Area Location

LOCATION:
 Lambertville City, Hunterdon County, NJ

DATE:
 April 2019



Source: Excerpt from Tax Map 25 - City of Lambertville
 by Van Note - Harvey Assoc. rev. 1/1/1988



Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

YMAC: AREA IN NEED OF REHABILITATION

Tax Map: Block 1053 Lots 2&3

LOCATION:
 Lambertville City, Hunterdon County, NJ

DATE:
 April 2019



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



YMAC: AREA IN NEED OF REHABILITATION

Clarke Caton Hintz ● ● ■

Architecture
 Planning
 Landscape Architecture

Aerial Photograph of Study Area

LOCATION
 Lambertville City, Hunterdon County, NJ

DATE
 April 2019

Statutory Authority and Process

Under New Jersey's *Local Redevelopment and Housing Law*, N.J.S.A. 40A:12A-1 et seq., (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The City of Lambertville must follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is a new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to prospective redevelopers. Ultimately, it is a means to lay the groundwork for rehabilitation that benefits the public interest.

STUDY AREA DESCRIPTION

The Study Area consists of two lots at the northwest corner of Wilson Street and Feeder Road that is 0.55 acres in size. It is within the Residential 2 (R-2), Downtown Residential District and is owned by the Young Men's Athletic Club. Commonly known as the "YMAC", the property at 65 Wilson Street contains two buildings and associated structures. The following discussion describes those elements and their conditions.

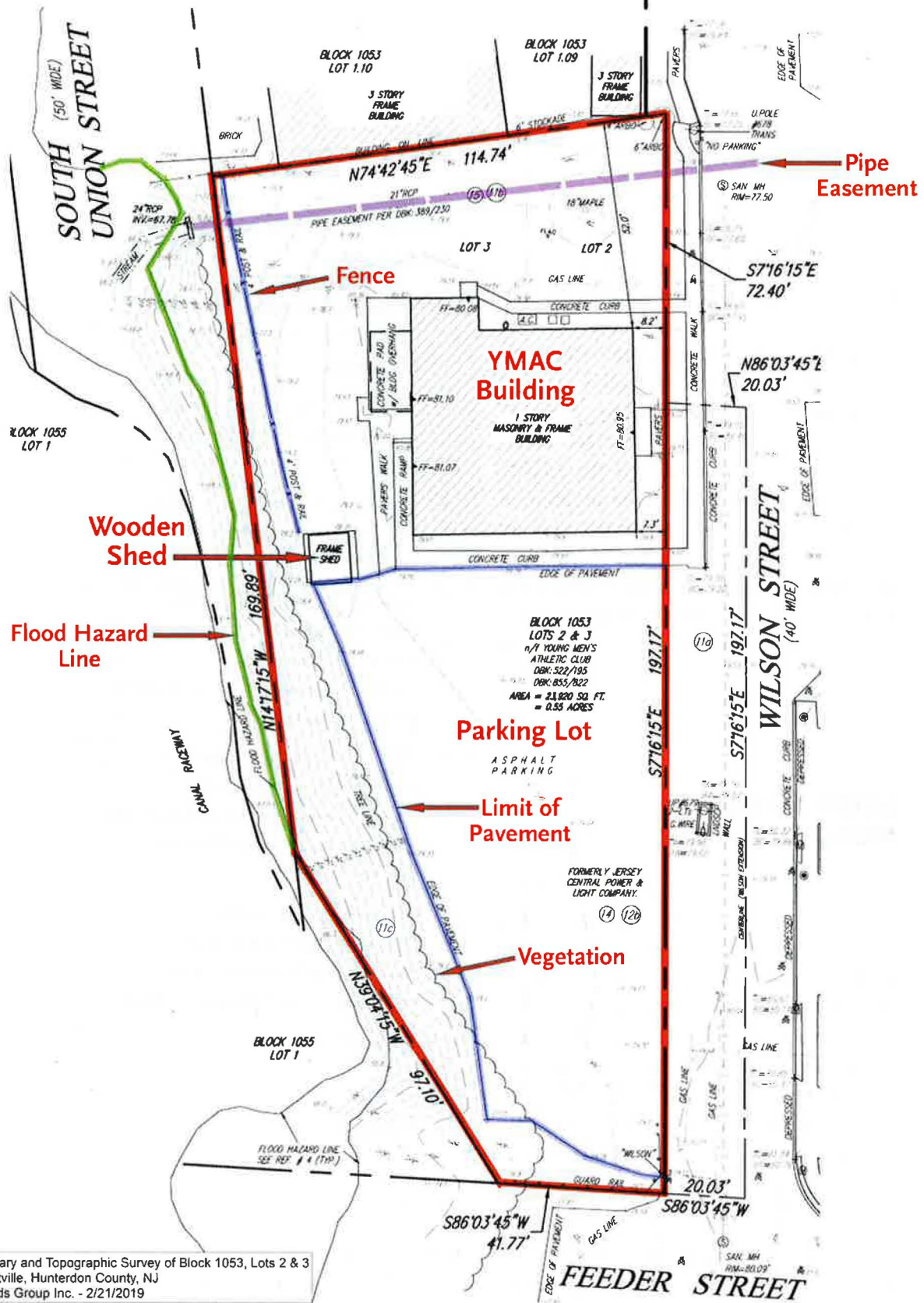
YMAC Building

The YMAC building is the largest and most prominent structure on the property. It is a 1-story masonry and frame building that faces Wilson Street. It was originally constructed in the 1950's for the Young Men's Athletic Club. The club use has been discontinued since 2018 and it is unoccupied. The interior consists of a main hall, a

Rehabilitation Area Designation Process

- Governing body determines whether or not an identified area is in need of rehabilitation.
- Governing body drafts resolution articulating the rationale for such a determination.
- Prior to adoption of the resolution, Governing body refers draft resolution to the Planning Board for review.
- Within 45 days of receipt of the resolution, the Planning Board may respond, including any recommendations, for consideration by the Governing body.
- After receiving Planning Board's response, or after 45 days (if no response from the Planning Board), the resolution may be adopted by the Governing body.
- The resolution designating a Rehabilitation Area shall become effective with the approval of the NJ Commissioner of Community Affairs.

--- NJSA 40A:14a



Source: Boundary and Topographic Survey of Block 1053, Lots 2 & 3
 City of Lambertville, Hunterdon County, NJ
 by The Reynolds Group Inc. - 2/21/2019

YMAC: AREA IN NEED OF REHABILITATION

Existing Features

LOCATION:
 Lambertville City, Hunterdon County, NJ

DATE:
 April 2019



Clarke Caton Hintz

Architecture

Planning

Landscape Architecture

smaller room, a kitchen, and a bathroom on the first floor. The basement level contains three rooms, including a large gathering room, a laundry/storage room, and an equipment room. The building also has an attic.

The YMAC building exhibits significant deterioration and substandard building conditions. Such conditions were documented on site visits on February 15, 2019 and March 13, 2019.

On February 15, 2019 and March 13, 2019, this office conducted a visual observation the entire study area, including the YMAC Building. On the March 13, 2019 visit this office was accompanied by Rick Anthes, a member of the dissolved Young Men's Athletic Club.



Ceiling of the entryway

During the visit this office witnessed:

- missing flooring in the main room, the kitchen, and the basement;
- evidence of water damage exhibited as staining on the ceiling tiles; and
- missing/boarded up windows in the basement.

Mr. Anthes informed me that the water was shut off after a pipe froze causing water to pour into the entryway. Subsequently the members of the YMAC covered the entryway ceiling with black plastic in an effort to maintain heat.



Missing flooring on the first floor



Missing flooring in the basement

This office also witnessed the following exterior conditions related to the YMAC building:

- Mildew on the siding on the northern facade;
- Peeling and cracking paint on the northern, eastern, and southern facades;
- Missing siding on the southern facade;
- Missing portions of a downspout on the southern facade; and
- Damaged attic vent on the southern façade.



2 - Mildew and peeling paint on the northern facade



3 - Exterior damage on the southern facade

The City's Zoning ordinance, §502, includes provisions for the appearance of residential buildings only. Furthermore, the City's 2009 Design Guidelines are to

“instruct, inform and inspire landowners, local officials and developers in the design of future construction or alterations to buildings in Lambertville.” So while there are not City standards for the exterior of this existing, nonresidential building, there is evidence of deteriorating exterior building conditions.

Wooden Shed

A prefabricated wood frame/T-III sided shed is located between the YMAC building and the rear property line. The Lambertville Zoning ordinance, §404.3, does not identify sheds as a permitted accessory use for a club use. Within the R-2 district, sheds are permitted when associated with a residential use only. It appears to be in fair condition, but without permanent footings.



4 - Wooden Shed

Pedestrian Walks

The site contains a series of pedestrian walks, composed of concrete, asphalt and pavers, that are in various conditions. These walks provide connections between the street sidewalks, around the building and to an asphalt parking area. Along the southern façade of the building, the concrete has deteriorated into gravel in some locations. The pedestrian walk along the northern façade has some cracks with herbaceous vegetation sprouting through. Remnants of a paver walk in the back of the

building remain; however, a majority of it was removed when an underground storage tank was removed in January 2019. The paver walkway was not reconstructed leaving the site in a disturbed and unsafe condition. The overall condition of the pedestrian walks is deteriorating.



5 - Deteriorated concrete pathway on south side of the building



6 - Asphalt pathway on north side of the building



7 - Remnants of the paver walkway at rear of the building

Parking Area

A large asphalt parking area is located to the south of the YMAC building. It is the largest structure (in terms of horizontal area) in the study area.

A number of vehicles were observed in the parking area despite a posted sign indicating "Parking for Members Only – All others towed at owners expense". Since the building has been vacant since 2018, illegal use of the parking lot has, essentially, become the principal use of the property. Parking is not a permitted principal use within the R-2 district.



8 - Illegal parking



9 - Parking for members only sign

Rehabilitation Area Conditions

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; and that there exist in that area any of the following conditions such that:

- (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.

---NJSA 40A:12A-14a



10 - Parking area

The parking area does not meet current City standards for the construction of a parking area, which requires concrete curbing, lighting, plantings and storm water management. Specifically, §509 *Off-street parking and loading* references technical standards for parking for design, paving and plantings:

509.8B. Parking areas shall not be an extension of any street right-of-way.

As evidenced in the photo herein, the parking area is an extension of the Wilson Street right-of-way. In fact, a row of parking spaces are accessed directly from Wilson Street.



11 - Extension of the street right-of-way

509.8E. All off-street parking lots shall have adequate pavement markings and signage to indicate traffic flow and parking spaces subject to the Board of Jurisdiction.

The parking area does not have any signage indicating the location of the driveway. However, there are faint markings indicating parking space striping and arrows for the drive aisles.

509.8F. Landscaping shall be required pursuant to §510.

As discussed in greater detail below, the parking area does not include any planted islands.

509.11. Driveways providing access to parking spaces and the interior lots shall meet the requirements as indicated in Table 5.2.

Table 5.2 provides the minimum and maximum standards for a two-way driveway for a non-residential use as follows:

- Minimum Width: 18 feet
- Maximum Width: 25 feet
- Maximum Slope: 12%
- Minimum Distance from Street Intersection: 25 feet
- Minimum Distance from Side Lot Line: 5 feet

There is a 3-rail wooden fence along the property line with three parking spaces. The existing driveway is located immediately behind the parking spaces; therefore, the existing driveway is approximately 18 feet from the intersection of Wilson Street and Feeder Road. As such the driveway complies with the minimum distance from a side lot line; however, it does not comply with the minimum distance from a street intersection requirement. The property survey does not identify the parking spaces; therefore, there is not enough information to determine if the driveway complies with the minimum and maximum driveway width standards or the maximum slope standards.

509.12A. All driveways and off-street parking spaces shall be surfaced with a bituminous concrete or Portland cement concrete so as to provide an all-weather surface, drained, and dust free in accordance with the street specifications of the Subdivision Ordinance of the City of Lambertville. For parking lots of 10 spaces or less serving non-retail sales uses, the approving authority may approve parking utilizing alternative porous materials.



The parking area is surfaced with asphalt pavement that is showing signs of deterioration through visible cracks and potholes.

509.12B. All driveways and off-street parking lots, traffic islands, and other traffic channelization devices shall be curbed with Portland cement concrete or Belgian Block with a minimum reveal of 6 inches or as directed by the City Engineer. A full length depressed curb shall be installed along the gutterline of all non-residential driveways at their intersection with a public cartway. Such depressed curb shall have a minimum reveal of 1 ½ inches or as directed by the City Engineer.



The driveway and parking area lacks curbing along its entire perimeter. Additionally, a full length depressed curb was not installed along the gutterline of the driveway at its intersection with Wilson Street.

Looking to the City's Zoning Ordinance, §510.9 *Parking and loading area landscaping*, the City requires all non-residential parking lots and residential parking lots in excess of 5 spaces to have interior plantings, including shade trees and lighting. The parking lot does not comply with these standards:

510.9A. *The minimum width of landscape islands shall be 8 feet on the side of parking spaces and 10 feet between parking bays.*

The parking lot does not include any landscape islands.

510.9B. *Landscape islands within parking lots shall be planted with a combination of deciduous trees, evergreen and deciduous shrubs, and ground cover at the rate of 6 large or medium trees, 4 small or ornamental trees and 60 shrubs per 100 lineal feet along the long axis of the island.*



The parking lot does not include any landscape islands.

510.9C. *Parking and loading areas shall be screened by a combination of hedges, fences and/or walls. The minimum screening height at planting shall be 2 ½ feet and shall have a height of at least 4 feet within 3 years of installation. Loading dock areas shall be screened with a minimum height of 6 feet at planting and shall achieve a height of at*

least 10 feet 5 years after installation. Land use mitigation buffers pursuant to Table 5.11 may be used to meet these requirements.

The parking area is not screened at all since eight spaces are accessed directly from Wilson Street.

510.9D. *Parking lot lighting should be sited within landscape islands, however, without hindering necessary lighting coverage. See also §511 for lighting requirements.*

The parking area includes one flood light that is attached to a utility pole with no landscape island around the base of the pole.

§511.3 requires lighting to be provided for parking areas for both motorists and pedestrians in accordance with the minimum illumination standards identified in Table 5.10. While there is one flood light attached to a utility pole directed towards the parking area, there is not enough information to determine if the light is in compliance with the City's lighting standards identified herein.

A. *Lighting shall be provided by fixtures with a mounting height not more than 25 feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.*

It appears that the flood light is mounted on the utility pole at an elevation higher than the height of the building; and therefore, does not comply with the height standards.

§522 and §1500 contain standards for stormwater management, which would be applicable to a non-residential parking lot, as is found at the YMAC. The City's drainage requirements, §522, are applicable to any site plan and subdivision which results in the disturbance of 3,000 square feet of land area. §522 provides design standards for detention basins, outlet devices, dams, emergency spillways, off-site drainage, and uncontrolled runoff. §522 also identifies alternatives to detention basins, such as tanks, infiltration pits, dry wells, and trenches. §1500, stormwater management, is applicable to any non-residential major developments that provides for ultimately disturbing one or



14 - Uncontrolled stormwater runoff

more acres of land or would create and/or re-create 0.25 acre or more of impervious surface. Stormwater management measures for major development within Lambertville shall be designed to meet the erosion control, ground water recharge, stormwater retention and stormwater runoff quality and quantity standards in §1500.4. To the maximum extent practicable, these standards shall be met by incorporating nonstructural stormwater management measures necessary to meet these standards.

Some of the nonstructural stormwater management strategies to be incorporated into site design include, but is not limited to:

- *Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;*
- *Maximize the protection of natural drainage features and vegetation, except where native or natural vegetation is considered invasive;*
- *Minimize the decrease in “time of concentration” from pre-construction to post construction; and*
- *Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas.*

The parking area does not include any structural or nonstructural stormwater management strategies and it is not curbed allowing runoff to flow directly into the Canal Raceway located directly west of the property.

Based on these standards, and the observed conditions, the existing parking lot in the study area is deteriorated and substandard, with respect to Lambertville’s Zoning ordinance.

Study Area Satisfies Criterion for an Area in Need of Rehabilitation

The conditions of the Study Area articulated herein provide substantial evidence of continuing deterioration and substandard conditions of the structures of YMAC. The YMAC’s building systems are significantly deteriorated and substandard, as confirmed during our observation of the conditions in February and March of 2019. Additionally, the parking area is deteriorating and does not meet City standards for parking lot construction. The YMAC building and the parking lot constitute a significant portion of the structures (approximately 80-90%) within the study area. Based on these conditions, the YMAC may be designated as a rehabilitation area, pursuant to the Local Redevelopment and Housing Law at NJSA 40A:12A-14.a(1), since:

“a significant portion of structures therein are in a deteriorated or substandard condition”;

...and 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...”

SUBSEQUENT PROCEDURAL STEPS

City Council Resolution + Planning Board Referral

Upon receipt of this investigation, the City Council may consider and draft a resolution to designate YMAC (study area) as an area in need of rehabilitation. Prior to adoption, the draft resolution should be referred to the Planning Board. After receipt of the response of the Planning Board, or 45 days, whichever comes first, the City Council may adopt the resolution designating YMAC as an area in need of rehabilitation. At the time of adoption, the City Council may consider any recommendations of the Planning Board, if any, as it relates to the determination. However, there is no obligation on behalf of the Council to do so.

Department of Community Affairs Approval

After adoption of the resolution, it must be sent to the New Jersey Commissioner of Community Affairs. The designation would become effective upon the approval of the Commissioners or 30 days, whichever comes first.

Redevelopment Plan

If so designated by the City, the next action would be the creation and adoption of a redevelopment plan for YMAC. A Redevelopment Plan is adopted by ordinance by the City Council before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for YMAC. Furthermore, the plan may provide for detailed recommendations regarding circulation, open space, housing, community design, and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effectuate the master plan.

