

# BOROUGH OF WOODCLIFF LAKE



## AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION

APRIL 22<sup>ND</sup>, 2025

BLOCK 301 LOT 3.04  
200 TICE BOULEVARD

# REDEVELOPMENT PROCESS:

**Step 1:** Area in Need of Redevelopment Investigation Study & Designation;

- No Change to the Zoning (EAO Zone);
- Does not permit new uses;
- Allows permitted uses to remain;

**Step 2:** If approved, Redevelopment Plan creates new zoning for the site;

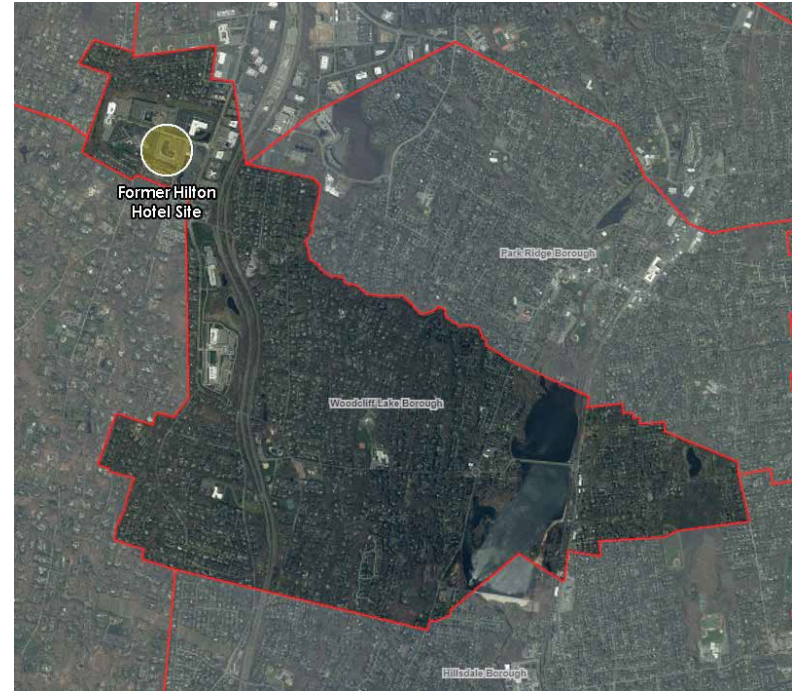
**Step 3:** Site Plan Application where the Board weighs in on the application.





# Step 1: Investigation Study:

- Resolution No. 24-222 on October 21st, 2024 to conduct Investigation Study without condemnation;
- DMR prepared the Investigation Report;
  - Building, Fire, Police Department Records
  - Tax Assessor Records
  - Site Visits and Visual Inspections
  - Zoning and Master Plan Analysis
  - Photo Inventory
- Planning Board determines if each property meets the statutory criteria and provides recommendation to Mayor and Council;
- Governing Body designates area by resolution.



# Summary of Criteria (40A:12A-5)

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- a. **Buildings substandard, unsafe, unsanitary, dilapidated, obsolescent not conducive to wholesome living / working**
- b. Abandoned or discontinued commercial / industrial buildings for two consecutive years
- c. Publicly owned land or land vacant for at least 10 years that are not likely to be developed by private sector due to constraints
- d. Areas with buildings or improvements with dilapidation, faulty arrangement, deleterious land use, faulty arrangement, that they are detrimental to the public health, safety and welfare
- e. Lands which are underutilized or detrimental because legal / ownership obstacles prevent assembly/development
- f. Lands w/  $\geq 5$  acres affected by disasters and lost value
- g. Lands in Urban Enterprise Zones
- h. If redevelopment of site will promote “smart growth”

## Summary of Criteria (40A:12A-5)

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- a. The generality of **buildings are substandard, unsafe, unsanitary, dilapidated** or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be **conducive to unwholesome living or working conditions.**



# Property Evaluation

**Property:** 20.0 ac

**Existing Uses:** Vacant former Hilton Hotel  
Ceased operations February 2024

**Existing Zoning:** Executive, Admin and Research Office

**Criteria “a”:** Unsafe, unsanitary, substandard,  
dilapidated and not conducive to living or  
working conditions.

1. Walkthrough on 12/6/2024
2. Widespread mold
3. Standing water/leaks
4. Asbestos remediation
5. Widespread demolition, disrepair, inc. exposed electric
6. No ADA access to the second level administrative offices
7. Exterior conditions included significant damage to the asphalt in the parking areas.
8. Exterior entrance canopy in a state of disrepair
9. Police incidents increased from late 2023 to the end of 2024 in comparison to prior years





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# Conclusion:

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It is the opinion of this report that Lot 3.04 meets Criteria 'a' based on the following:

- Presence of mold
- Damage to interior walls, rooms, common areas
- Exposed wiring
- Standing water
- ADA compliance
- General condition of the building
- Exterior canopy

Represent Conditions that meet Criteria 'a'

- a. Buildings are substandard, unsafe, unsanitary and dilapidated that are not conducive to wholesome living or working conditions



# Questions