

**Criteria for Evaluation of Whether Study Area is an  
Area in Need of Redevelopment (N.J.S.A. 40A:12A-5)**

A. The generality of <b>buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent</b> , 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.
B. The <b>discontinuance of the use</b> of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the <b>abandonment</b> of such buildings; or the same <b>being allowed to fall into so great a state of disrepair as to be untenable</b> .
C. <b>Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution</b> , and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
D. Areas with buildings or improvements which, by reason of <b>dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious use or obsolete layout</b> , or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
E. A growing <b>lack or total lack of proper utilization</b> of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions <b>which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land</b> potentially useful and valuable for contributing to and serving the public health, safety and welfare, <b>which condition is presumed to be having a negative social or economic impact or otherwise being detrimental</b> to the safety, health, morals, or welfare of the surrounding area or the community in general.
F. Areas, <b>in excess of five contiguous acres, whereon buildings or improvements have been destroyed</b> , consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty <b>in such a way that the aggregate assessed value of the area has been materially depreciated</b> .
G. In any municipality in which an <b>enterprise zone</b> has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, ... ( <i>Applies only in a municipality containing an Urban Enterprise Zone.</i> )
H. The designation of the delineated area is <b>consistent with smart growth planning principles</b> adopted pursuant to law or regulation.