

**Area in Need of  
Redevelopment Investigation for  
Block 12.02, Lot 169  
Township of Maplewood,  
New Jersey**

Prepared for the Township of Maplewood Planning Board by  
**PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC**  
Planning & Real Estate Consultants

January 2026

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**Prepared for the:**

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The original of this report was signed and  
sealed in accordance with N.J.S.A. 13:41-1.2



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## I INTRODUCTION

The following study has been prepared for the Township of Maplewood Planning Board to determine whether a property identified on the Township's official tax maps as Block 12.02, Lot 169 (hereafter referred to as the "study area") qualifies as a "non-condemnation area in need of redevelopment" as defined under the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A. The Maplewood Township Committee, pursuant to Resolution No. 88-23 dated March 7, 2023, originally requested the Planning Board to conduct an "area in need of redevelopment" investigation for properties known as Block 12.02, Lots 100, 100.01, 169, 173, 174, 175, 175.01 and 176 on the tax maps of the Township. Accordingly, a study was prepared by Phillips Preiss Grygiel Leheny Hughes LLC dated November 2023, which at that time determined that only six of the eight total lots qualified as an "area in need of redevelopment", which did not include the study area. The Planning Board subsequently adopted a resolution approving the conclusions of the study and recommended that the six lots (Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176) be designated. The Maplewood Township Committee agreed with the Planning Board's recommendation and adopted resolution No. 328-23 on October 3, 2023, determining that the Redevelopment Area (Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176 or the "Block 12.02 Redevelopment Area") qualified as a "non-condemnation area in need of redevelopment" in accordance with the criteria specified in the LRHL.

At this time, the Township seeks to specifically determine if the study area qualifies as an "area in need of redevelopment", which would serve as an expansion of the existing Block 12.02 Redevelopment Area. As such, the Maplewood Township Committee adopted Resolution No. 382-25 on December 16, 2025, directing the Planning Board to investigate the study area, which is the authorization for this report.

In preparation of the study, Phillips Preiss Grygiel Leheny Keller LLC ("Phillips Preiss") reviewed the following records and documents:

- 2011 Master Plan Reexamination Report
- 2023 Maplewood Master Plan
- Zoning map and ordinances of the Township of Maplewood
- Tax maps of the Township of Maplewood
- Tax records and ownership information for the parcels comprising the study area
- Aerial photographs of the study area

Phillips Preiss also physically inspected the study area. Photographs of the study area and its surroundings are attached to this document.

The remainder of this report is divided into five chapters. Chapter II provides a brief description of the study area and its locational context. Chapter III provides an analysis of the applicable master plan, zoning and redevelopment area designations for the study area. Chapter IV discusses the qualifying criteria set forth at N.J.S.A. 40A:12A-5 for an "area in need of redevelopment"

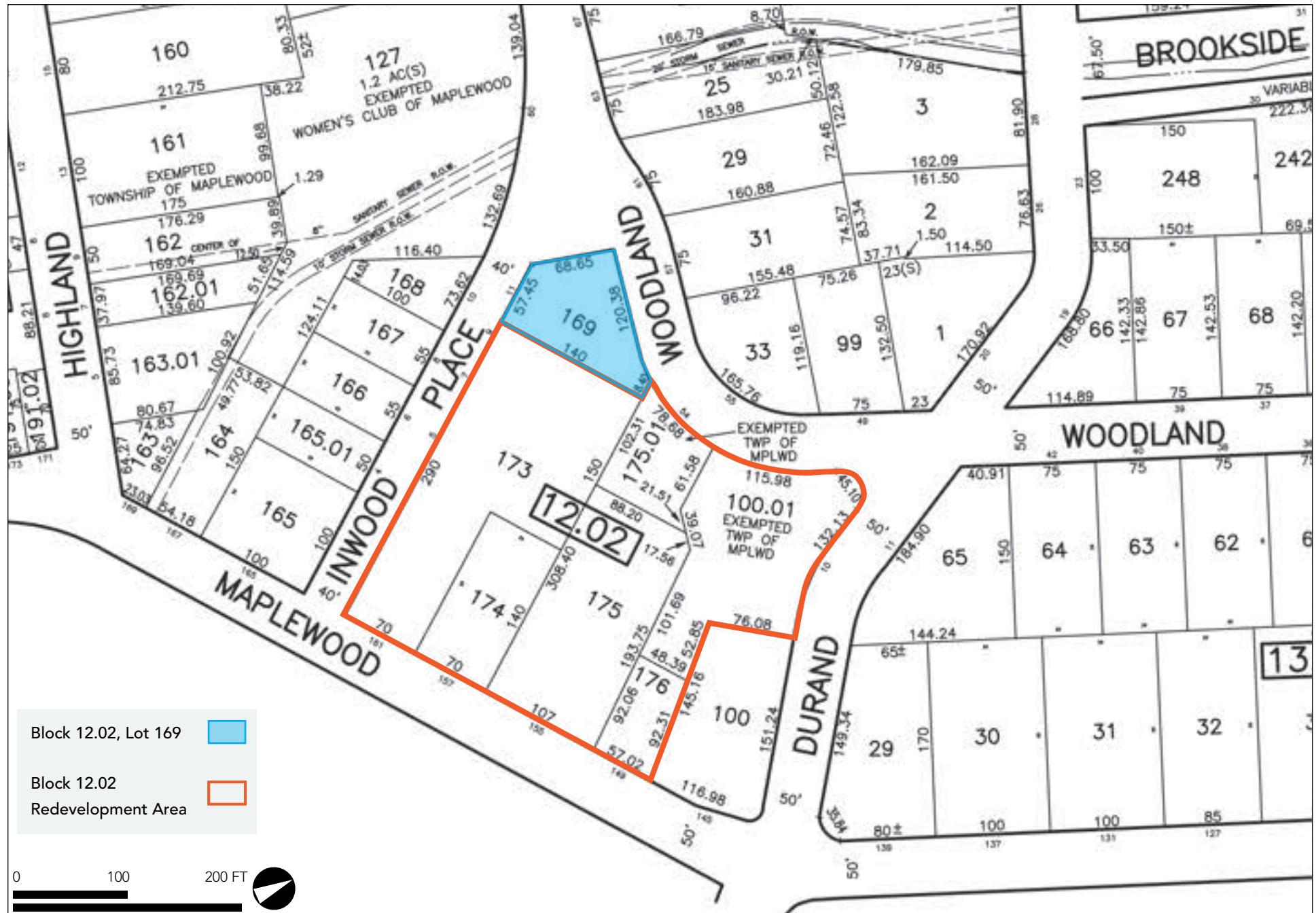
determination. Chapter V applies the criteria to the study area to determine whether or not an area in need of redevelopment determination is warranted. Chapter VI summarizes the overall conclusions of the report.

## II STUDY AREA DESCRIPTION

The property under consideration is identified on the Essex County tax records as Block 12.02, Lot 169 and has a street address of 11 Inwood Place. The property is an irregularly shaped corner lot measuring approximately 0.22 acres, with  $\pm$ 120 feet of frontage on Woodland Road and  $\pm$ 57 feet of frontage on Inwood Place. Additionally, the shape of the intersection of these two roads results in this lot having  $\pm$ 69 feet of frontage along the intersection. The property is developed with a two and a half story residential structure originally built in 1908 measuring 2,147 square feet, which is currently utilized for professional offices. The structure faces Inwood Place but is also accessible from a rear driveway which connects to Woodland Road, with off-street parking areas. The property also contains landscaping, including lawns, gardens, and trees. There are improvements related to neighboring Lot 173 that are located on Lot 169, including off-street parking spaces accessed via a one-way driveway along Inwood Place, a dumpster, and a one-way drive-through circulation aisle associated with the adjacent former Bank of America property.

The study area is located within Maplewood Village, the Township's traditional downtown, which contains a mix of commercial, residential and public land uses. The Maplewood Village Historic District was listed in the National and New Jersey Registers of Historic Places in 2022, within which the study area is located. The study area serves as a transitional corner lot, where it directly borders commercial properties to the south and neighbors single-family dwellings further north. Specifically, the study area abuts the former Bank of America building and historic Maplewood Bank and Trust Company building to the south; The Woodland Arts and Cultural Center and a mix of residential and commercial uses to the west; the Burgdoff Cultural Center to the east; and single-family residential neighborhoods further north and east. Ricalton Square Park and the Maplewood Station on New Jersey Transit's Morris and Essex Lines are located further southeast of the study area.

A depiction of the study area on the Township's tax maps and its aerial context within the surrounding land uses are shown on Figure 1: Study Area Boundaries and Figure 2: Aerial Context, respectively.





**FIGURE 2: AERIAL CONTEXT**

AREA IN NEED OF REDEVELOPMENT INVESTIGATION | TOWNSHIP OF MAPLEWOOD, NEW JERSEY

POTENTIAL EXPANSION OF BLOCK 12.02 REDEVELOPMENT AREA | BLOCK 12.02, LOT 169

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

### **III EXISTING ZONING, MASTER PLAN AND REDEVELOPMENT AREA DESIGNATIONS FOR THE STUDY AREA**

#### **A. Zoning**

The study area is located in the R-1-7 Residential 1-Family/7,000 square foot zone district. This zone primarily permits single-family dwellings, as well as clerical work in connection with an occupation for which the resident or residents have established offices elsewhere; the providing of lessons in music, art or similar fields.

Permitted accessory uses in the R-1-7 zone are as follows:

- Private garages
- Sheds
- Fences not over four feet in height in side or rear yard only (see § 271-43)
- Swimming Pools
- Radio Antennas
- Receiving dish antennas
- Solar collectors
- Other uses customarily associated with single-family dwellings, provided that such accessory uses are subordinate to the principal use and serve on the principal use.
- A home-based business (provided the conditions in § 271-70 A(2)(b) are satisfied)

Permitted conditional uses in the R-1-7 zone are as follows:

- Public and private schools on lots of one acre or larger
- Off-street parking lots on transitional lots
- Professional offices on transitional lots
- Multiple dwellings on transitional lots
- Attached dwellings
- Bed-and-breakfasts

The Maplewood Zoning and Development Regulations Ordinance defines a "transitional lot" as follows:

*"The first residentially zoned lot (or lots in common ownership) having a side yard adjoining the side line of a lot in a business zone fronting on the same street and extending into the residential zone no more than two times the minimum lot frontage of the residential zone in which the lot is located."*

Therefore, the study area is considered a transitional lot, meaning off-street parking lots, professional offices, and multiple dwellings are permitted conditional uses on this lot.

The R-1-7 zone requires a 7,000-square foot minimum lot area and the minimum required lot width is 70 feet. The required minimum yards are 30 feet for front yards; 9 feet for each side yard, with a total combined side yard minimum of 30% of the lot width; and 25 feet or 25 percent of the lot depth for rear yards. Principal building height is limited to 2 stories or 35 feet, with eave height

limited to 24 feet. The maximum improved lot coverage is 45 percent, and the maximum building coverage is 30 percent. Curb cuts are limited to 20 percent of the lot width and front yards must be no more than 25 percent paved. Façade widths are limited; the front facade to 75% of lot width or 40 feet (whichever is less), and the façade length adjacent to the side lot line is limited to 40 feet. Furthermore, front-facing garages are required to be set back at least two feet behind the main front facade of any dwelling, and the facade street wall of front-facing attached garage shall not exceed a single story. It is noted that sloped roofs with dormers above are permitted over front-facing garages.

## **B. Master Plan**

The Township of Maplewood's current Master Plan was adopted by the Maplewood Planning Board in August 2023. Section 4 (Strategies and Recommendations – Land Use & Zoning) of the 2023 Master Plan recommends the use of redevelopment tools under the LRHL to strategically revitalize key properties within the Township. It notes that the use of redevelopment tools would be particularly appropriate for properties that are "unlikely to develop on their own and according to the community's vision, whether because of environmental cleanup issues, difficult physical conditions, or other factors." Furthermore, it notes that, "the redevelopment tool is also useful where revitalization of a large area is contemplated and a holistic approach is needed. Adoption of a carefully tailored redevelopment plan that incorporates community engagement can address issues of site and building design in more detail than is permissible under conventional zoning. At the same time, redevelopment planning should be targeted and well-considered, to avoid an ad hoc or piecemeal approach to revitalization and to provide predictability for nearby property owners and the community as a whole." As stated previously and described in more detail below, the study area borders the already designated Block 12.02 Redevelopment Area, where inclusion of the study area would be consistent with the Master Plan's intention to further holistic planning that avoids piecemeal redevelopment and revitalization.

The 2023 Master Plan specifically calls out opportunity sites such as the "former movie theater building [Lot 175] in Maplewood Village, which is currently being studied for redevelopment designation," further noting that the "entire Maplewood Village area, because of the age of its buildings, would qualify as an area in need of rehabilitation." The study area neighbors the former movie theater building and lies within the Maplewood Village area. The Master Plan goes on to say that rehabilitation designation could help facilitate public realm and infrastructure improvements (including parking), and that collaboration with the Maplewood Village Alliance and the Historic Preservation Commission could help accomplish some of these larger public goals. The Master Plan identifies the study area and its surrounds as historically significant as part of a state and national historic district, and that the study area is considered a "contributing" resource to the historic significance of this district.

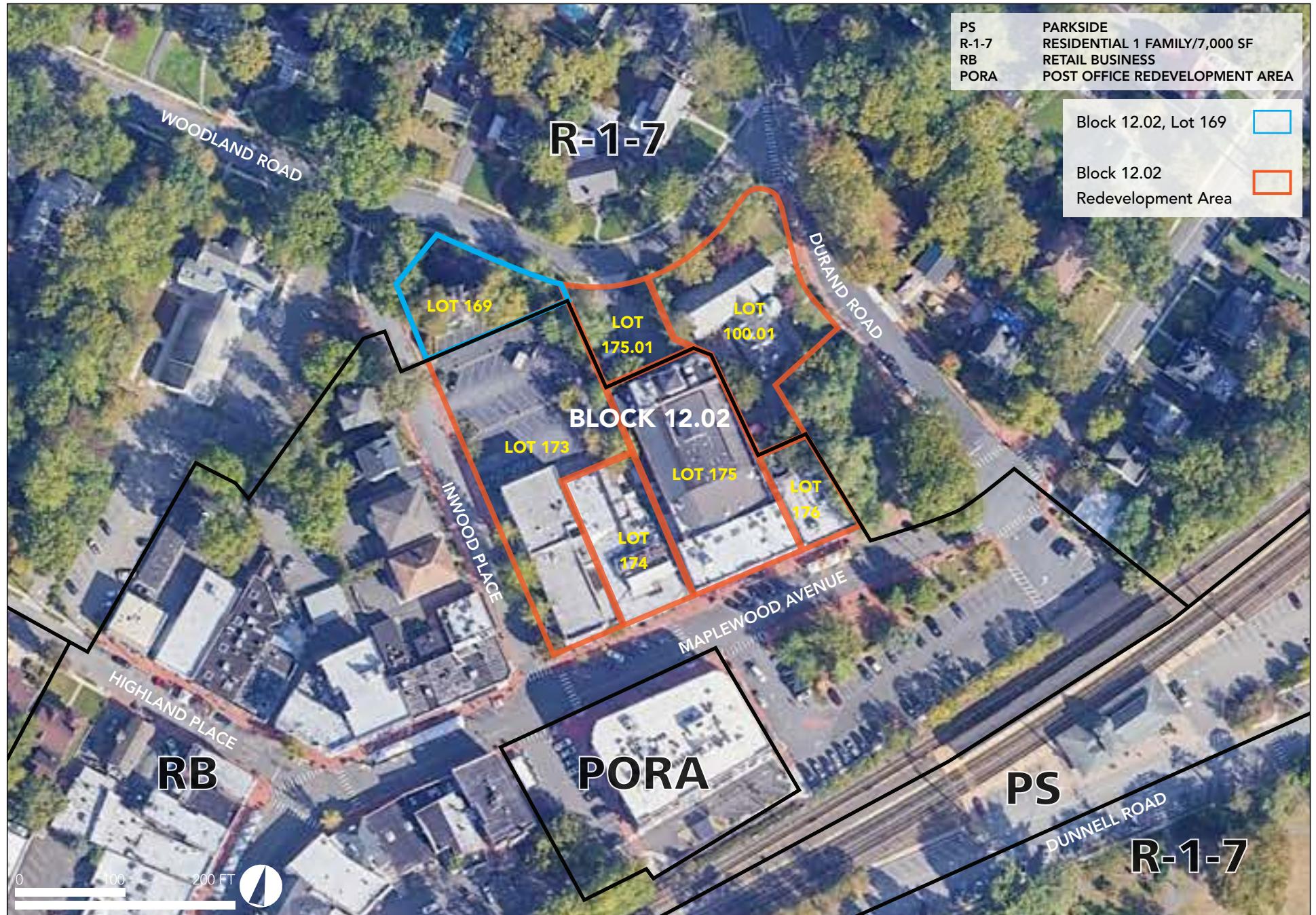
A number of goals of the 2023 Master Plan that are relevant to this study include:

- Strengthen the distinct characteristics of the commercial areas while promoting a cohesive and recognizable identity for Maplewood.
- Preserve and create affordable housing opportunities for residents of all incomes, ages, abilities, and family types.
- Support appropriate infill development and redevelopment throughout Maplewood that builds on community assets and minimizes unwanted impacts.
- Reinforce residential quality of life by ensuring smooth transitions between intensities of use and addressing nuisance issues.
- Recognize and protect Maplewood's historical and cultural resources as a vital part of the community's identity.

It is further noted that the 2011 Master Plan Reexamination of the 2004 Master Plan also discussed the potential redevelopment of downtown Maplewood, specifically the former theater building and surrounding properties. It was stated that "the redevelopment of any one of these sites "will likely impact the others, as well as the rest of Maplewood Village, due to the proximity of these uses to each other and the interrelation of parking and circulation in the area." This is particularly relevant to the study area given its immediate proximity to the Block 12.02 Redevelopment Area.

## **C. Existing Block 12.02 Redevelopment Area**

The Township's existing Block 12.02 Redevelopment Area consists of Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176 on the Township's tax records and comprises 2.14 acres. Two of these parcels abut the study area to the south (Lot 173) and southeast (Lot 175.01). As noted above, the Maplewood Township Committee adopted resolution #328-23 on October 3, 2023, determining that the Block 12.02 Redevelopment Area qualified as a "non-condemnation area in need of redevelopment" in accordance with the criteria specified in LRHL. The Township is currently preparing a redevelopment plan for the Block 12.02 Redevelopment Area.



**FIGURE 3: EXISTING ZONING**

AREA IN NEED OF REDEVELOPMENT INVESTIGATION | TOWNSHIP OF MAPLEWOOD, NEW JERSEY

POTENTIAL EXPANSION OF BLOCK 12.02 REDEVELOPMENT AREA | BLOCK 12.02, LOT 169

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

## **IV STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AND APPLICATION TO THE STUDY AREA**

Under the regulations of the LRHL at N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (N.J.S.A. 40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- 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.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.
- c. 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, 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 dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In a study area with multiple parcels, individual properties or blocks that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part:

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

The following section considers whether or not the statutory criteria for an "area in need of redevelopment" designation is met in light of existing conditions in the study area and other factors.

## V STUDY AREA EVALUATION

This chapter evaluates whether the study area meets any of the statutory criteria for a non-condemnation area in need of redevelopment designation consistent with the Local Redevelopment and Housing Law. The evaluation is based on an inspection of the site and surrounding area; evaluation of property conditions, occupancy and ownership status; and review of zoning, master plan, and redevelopment area designations and Township records.

The existing structure in the study area generally appears to be in fair condition, without visible or obvious signs of deterioration or dilapidation. The landscaping within the property is generally well maintained, although areas of overgrown/unmaintained vegetation exist along portions of the western and northern property lines along existing fencing. There are also improvements related to neighboring Lot 173 that are located along the southern boundary of the study area, including off-street parking spaces, a dumpster, and a one-way drive-through circulation aisle associated with the adjacent former Bank of America property. The condition of the pavement and curbing in this area is generally substandard and the one-way directional sign at the driveway along Inwood Place is in poor condition. The dumpster is also unscreened and visible from the Inwood Place frontage.

Given that the property is actively used as a professional office, significant issues would need to be identified to determine whether any such conditions rise to the level of resulting in unwholesome living conditions or being deleterious and/or detrimental to the welfare of the community, in order for the property to qualify under criterion "a" or "d."

While the study area may not meet redevelopment criteria "a" or "d", it is related to and abuts multiple properties within the adjoining Block 12.02 Redevelopment Area, making it necessary to include the study area pursuant to the provision referred to as "Section 3" as set forth under N.J.S.A. 40A:12A-3:

*A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.*

As mentioned above, the study area lies directly adjacent to the Block 12.02 Redevelopment Area, which represents nearly the entirety of the block, with the exception of the study area and Lot 100. The study area abuts Lot 175.01 to the southeast and Lot 173 to the south, which is subject to an easement for the benefit of the study area. Lot 173 lies within the Block 12.02 Redevelopment Area, and the described easement impedes effective redevelopment of Lot 173 and the overall Block 12.02 Redevelopment Area. A portion of the study area also facilitates parking and circulation associated with the former Bank of America property within the adjoining Lot 173. As such, the study area is inherently associated with Lot 173 and the larger Block 12.02 Redevelopment Area, where its inclusion would allow for the intuitive and joint redevelopment of these contiguous properties. This would be consistent with discussion of the potential redevelopment of Maplewood

Village, as described within both the 2011 Master Plan Reexamination of the 2004 Master Plan and the 2023 Master Plan. The 2011 Reexamination Report acknowledged the potential impacts to surrounding properties as part of the redevelopment of Maplewood Village, due to their proximity and interrelation of parking and circulation in the area. The 2023 Master Plan also stated that the redevelopment tool can aid the holistic revitalization of a large area (such as the Block 12.02 Redevelopment Area), in a manner that provides predictability and avoids a piecemeal approach.

Moreover, the irregular shape and constrained size of the study area would limit its individual redevelopment potential, whereas its inclusion as part of the Block 12.02 Redevelopment Area would allow for more realistic development potential of the overall assemblage of properties by providing additional area and depth.

Furthermore, one of the parcels in the Redevelopment Area, Lot 173, is included in the Township's Fourth Round affordable housing compliance plan. Enabling the concurrent development of Lots 169 and 173 by including the study area in an expanded Block 12.02 Redevelopment Area would advance Maplewood's affordable housing efforts.

This consideration enables the study area to be designated pursuant to "Section 3" as described above due to its intrinsic linkage to Lot 173 and the overall Block 12.02 Redevelopment area. The prime location of the study area as a corner transitional lot in the surrounding development context further highlights its importance as an anchor property to the Block 12.02 Redevelopment Area. In short, this parcel is needed to enable the effective redevelopment of the overall Block 12.02 Redevelopment Area.



**FIGURE 4: AREA IN NEED OF REDEVELOPMENT CRITERIA**

AREA IN NEED OF REDEVELOPMENT INVESTIGATION | TOWNSHIP OF MAPLEWOOD, NEW JERSEY

POTENTIAL EXPANSION OF BLOCK 12.02 REDEVELOPMENT AREA | BLOCK 12.02, LOT 169

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

## **VI CONCLUSION**

The foregoing study was prepared on behalf of the Township of Maplewood Planning Board in order to determine whether the study area qualifies as a non-condemnation area in need of redevelopment as defined under the LRHL at N.J.S.A. 40A:12A.

Based on the foregoing analysis, while the study area may not in and of itself be detrimental to the public health, safety or welfare, its inclusion in the expansion of the Block 12.02 Redevelopment Area is necessary for the effective redevelopment of adjoining parcels in that Redevelopment Area. The study area therefore can be designated as an area in need of redevelopment under Section 3 of the LRHL.