



**Non-Condemnation  
Area in Need of Redevelopment Study**

Preliminary Investigation Report  
Block 177, Lot 2.01  
1 Route 46 West, Borough of Totowa  
Passaic County, New Jersey

Prepared by:

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*The original document is signed and sealed in accordance with Chapter 41 of Title 13 of the New Jersey Administrative Code governing the State Board of Professional Planners.*

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# 1. Purpose and Executive Summary

This draft Non-Condemnation Area in Need of Redevelopment Study has been prepared pursuant to Resolution No. 46-2026, adopted by the Mayor and Council of the Borough of Totowa on February 10, 2026. The resolution authorized and directed the Borough of Totowa Planning Board to undertake a preliminary investigation to determine whether the property identified as Block 177, Lot 2.01 on the Borough Tax Map, commonly known as 1 Route 46 West, satisfies the statutory criteria for designation as a Non-Condemnation Area in Need of Redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. A copy of the authorizing resolution is included in Appendix A.

The Study Area consists of one tax parcel containing approximately 3.309 acres. The property is developed with a hotel, associated parking and circulation improvements, covered parking/garage areas, former restaurant space, and other commercial components. The property is located within the B-3 Highway Business District and fronts Route 46, a regional highway corridor containing commercial, service, hospitality, and other highway-oriented uses.

This report evaluates the Study Area against the statutory criteria set forth in N.J.S.A. 40A:12A-5. Based upon the record reviewed, including field observations, municipal property records, zoning information, permit and land use board history, police incident records, Municipal Construction Official observations, photographic documentation, publicly available hotel information, and Borough planning documents, the Study Area satisfies the statutory criteria for designation as an Area in Need of Redevelopment pursuant to Criterion d and Criterion h.

Criterion d is satisfied because the Study Area contains buildings and improvements affected by deterioration, obsolescence, faulty arrangement or design, obsolete layout, underutilized and vacant components, deficient site maintenance, and related conditions that are detrimental to the safety, health, and welfare of the community. Criterion h is satisfied because redevelopment of the Study Area is consistent with smart growth planning principles, including reinvestment in an existing developed highway corridor, efficient use of existing infrastructure, coordination of land use and transportation, and advancement of the Borough's adopted affordable housing planning objectives.

The recommended designation is a Non-Condemnation Area in Need of Redevelopment. Accordingly, any designation resulting from this investigation would not authorize the Borough to exercise eminent domain to acquire property within the Study Area.

## 2. Type of Designation

P.L. 2013, c. 159 amended the Local Redevelopment and Housing Law (the "LRHL") to require the governing body, at the outset of the redevelopment designation process, to state whether the contemplated redevelopment area determination will authorize the municipality to use the power of eminent domain. The resolution authorizing a Planning Board preliminary investigation must therefore identify whether the investigation concerns a Condemnation Area in Need of Redevelopment or a Non-Condemnation Area in Need of Redevelopment.

A Condemnation Area in Need of Redevelopment authorizes the municipality to exercise all redevelopment powers available under the LRHL, including the power of eminent domain, subject to applicable statutory and constitutional requirements. A Non-Condemnation Area in Need of Redevelopment authorizes the municipality to exercise redevelopment powers available under the LRHL, except for the power of eminent domain.

In this matter, the Mayor and Council of the Borough of Totowa, through Resolution No. 46-2026, authorized and directed the Borough Planning Board to conduct a preliminary investigation to determine whether the Study Area qualifies as a Non-Condemnation Area in Need of Redevelopment.

Accordingly, the recommended designation would not authorize the Borough to acquire property within the Study Area through eminent domain.

### **3. Redevelopment Process and Procedural Framework**

The LRHL establishes a multi-step process through which a municipality may determine whether a delineated area qualifies as an Area in Need of Redevelopment and, if so designated, may later adopt a redevelopment plan governing future use and development of the area.

The redevelopment designation process involves both the governing body and the Planning Board. The governing body initiates the process by resolution authorizing the Planning Board to conduct a preliminary investigation. The Planning Board then conducts the investigation, causes the required map and statement of basis to be prepared, gives required public notice, holds a public hearing, receives testimony and objections, and makes a recommendation to the governing body. The governing body retains authority to make the final determination as to whether the area, or any portion thereof, should be designated as an Area in Need of Redevelopment.

- The Mayor and Council adopted Resolution No. 46-2026 on February 10, 2026, authorizing the Planning Board to undertake a preliminary investigation of Block 177, Lot 2.01 for a Non-Condemnation Area in Need of Redevelopment determination.
- Before the public hearing, the Planning Board must cause a map to be prepared showing the boundaries of the proposed redevelopment area and the parcels included in the Study Area. A statement setting forth the basis for the investigation must be appended to the map. The map and related study-area exhibits is included in Appendix B and made part of the record.
- The Planning Board must provide public notice and hold a public hearing for the purpose of hearing people interested in or affected by, a determination that the delineated area is an Area in Need of Redevelopment.
- Because this is a non-condemnation investigation, the public notice should specifically state that any redevelopment area determination will not authorize the Borough to exercise eminent domain to acquire property within the Study Area.
- After the public hearing, the Planning Board should adopt a resolution making findings and recommending whether the Mayor and Council should designate the Study Area, or any portion thereof, as a Non-Condemnation Area in Need of Redevelopment.
- Upon receipt of the Planning Board's recommendation, the Mayor and Council may act by resolution to determine whether the Study Area, or any portion thereof, should be designated as a Non-Condemnation Area in Need of Redevelopment.
- If the Mayor and Council adopt a redevelopment-area determination, the Borough should complete the required post-determination notices and record transmittals, including notice to affected property owners and publication or other notice required by the LRHL. Any challenge to the determination is subject to the applicable 45-day statutory challenge period.
- If the Study Area is designated, a redevelopment plan may thereafter be prepared and considered in accordance with N.J.S.A. 40A:12A-7. No redevelopment project may be undertaken except in accordance with a redevelopment plan adopted by ordinance of the governing body.

## 4. Study Area Description

The Study Area consists of one tax parcel located in the Borough of Totowa, Passaic County, New Jersey, identified on the Borough Tax Map as Block 177, Lot 2.01. The property is commonly known as 1 Route 46 West, Totowa, New Jersey.

The Study Area contains approximately 3.309 acres. Municipal property records identify the owner as Ratan Totowa LLC, with a mailing address of One Route 46, Totowa, New Jersey. The records further indicate that the property was acquired by the current owner on or about December 21, 2015, for a reported consideration of \$11,400,000.

The property is located within the B-3 Highway Business District. Municipal property records classify the property as Class 4A Commercial and identify the property use code as 280, corresponding to a hotel use. The records indicate that the principal improvements were constructed in or about 1980. The 2025 assessment records identify a total assessed value of \$7,900,000, consisting of a land assessment of \$2,647,200 and an improvement assessment of \$5,252,800.

The Study Area is developed and operated for hotel use. The hotel has operated as Garner Hotel Totowa, with an address at One Route 46 West, Totowa, New Jersey. Publicly available hotel information identifies the property as containing guest rooms and suites, complimentary breakfast service, Wi-Fi, on-site parking, fitness facilities, and meeting/event space. Publicly available information further identifies more than 6,500 square feet of flexible meeting space within the facility.

The property also contains restaurant space formerly occupied by Cubanelle, which reportedly closed in 2024. Municipal Construction Official observations provided during the preparation of this report describe the restaurant space as vacant and in complete disrepair. The property also includes a former gym area that is vacant, as well as lower levels of the parking garage that are not in use.

The Study Area fronts on Route 46, a regional highway corridor providing vehicular access and visibility to the property. The parcel's location, frontage, zoning designation, existing hotel use, vacant former restaurant and gym areas, parking and circulation systems, and physical improvements form part of the factual record considered in this preliminary investigation.

## 5. Records Reviewed and Methodology

This report is based upon a review of municipal records, planning documents, field observations, and other information relevant to the condition, use, operation, and planning context of the Study Area. The materials reviewed include the following:

- Resolution No. 46-2026 authorizing the preliminary investigation.
- Official Tax Map of the Borough of Totowa.
- Tax assessment, ownership, property record card, and sales information for the Study Area.
- Borough of Totowa Zoning Map and Land Development Ordinance provisions applicable to the B-3 Highway Business District.
- Borough of Totowa Master Plan materials and related planning documents.
- Borough of Totowa 2025 Housing Element and Fair Share Plan and Fourth Round affordable housing materials relevant to the Study Area.
- Site photographs and field observations from the March 31, 2026, inspection.
- Municipal Construction Official observations concerning the CCO inspection, vacant areas, disrepair, parking garage, lighting, pavement, and landscaping conditions.

- Police incident records and summary information for the property from 2015 through March 2026.
- Municipal permit history, land use board records, and prior subdivision approval materials for the property.
- Publicly available information regarding the hotel use, amenities, meeting space, and former restaurant component.
- Other available municipal records and field observations relevant to the existing condition, use, and planning context of the Study Area.

InSite Engineering staff conducted an on-site inspection of the Study Area on March 31, 2026. The inspection included review of existing land uses, site improvements, surrounding land use context, property configuration, access, circulation, parking, apparent occupancy conditions, and visible physical conditions. A photographic inventory should be included in Appendix C and made part of the Planning Board record to document the observed conditions and assist the Planning Board in evaluating the statutory criteria.

This report does not rely upon structural engineering analysis, environmental testing, or building-code enforcement determinations to establish that the building is unsafe or unfit for occupancy. Where building-code occupancy information is discussed, it is distinguished from the separate planning analysis required under the LRHL. The findings are intended to rest on documented physical, functional, and operational conditions, and on the relationship between those conditions and actual detriment to public health, safety, and welfare.

## **6. Study Area Mapping and Statement of Basis**

The LRHL requires that, prior to the public hearing, the Planning Board cause a map to be prepared to show the boundaries of the proposed redevelopment area and the location of the parcels included within the Study Area. The required mapping must identify Block 177, Lot 2.01, the property's Route 46 frontage, adjacent streets and access points, the parcel's relationship to nearby properties, and the surrounding land use context. The map is included in Appendix B of this report and made part of the hearing record before final Planning Board action.

The required statement of basis for the investigation is set forth throughout this report and is summarized as follows: the Study Area is an older, developed highway commercial property containing an operating hotel, vacant former restaurant space, vacant former gym space, lower parking garage levels not in use, deteriorated pavement and access conditions, missing or outdated parking-lot lighting, nonexistent landscaping, and other physical and functional conditions. The property is also identified in the Borough's adopted affordable housing planning documents as a potential redevelopment opportunity. These facts warrant investigation under N.J.S.A. 40A:12A-5, particularly Criterion d and Criterion h.

## **7. Existing Zoning and Land Use Context**

The Study Area is located within the B-3 Highway Business District under the Borough of Totowa Land Development Ordinance. The B-3 District permits, by right, all uses permitted in the B-2 Local Business District, together with additional uses including animal hospitals and clinics, wholesale outlets, accessory processing and assembly, motels, restaurants, and churches, schools, hospitals, and libraries.

The existing hotel use is generally consistent with the hospitality-oriented uses permitted in the B-3 District, which include motels as a principal permitted use. The former Cubanelle restaurant space is

also consistent with the B-3 District, which permits restaurants as a principal use. However, consistency with the underlying zoning does not preclude redevelopment designation where one or more statutory criteria under the LRHL are satisfied.

The B-3 District also permits certain uses by right subject to additional conditions, including filling stations and public garages, designed shopping centers, automotive sales establishments, outdoor dining areas, and massage establishments. Accessory uses permitted in the district include business signs and parking, subject to applicable ordinance standards.

The ordinance establishes permitted hours of operation in the B-3 District between 5:00 a.m. and 12:00 midnight, except that restaurants and liquor and bar establishments are exempt from this hours-of-operation regulation.

The Study Area fronts on Route 46, a regional highway corridor that accommodates commercial, service, hospitality, restaurant, and other highway-oriented uses. The property's location within the B-3 District and along Route 46 establishes the regulatory and physical context for the redevelopment analysis.

## **8. Master Plan, Housing Element, and Policy Context**

The Borough's 2025 Housing Element and Fair Share Plan identifies Block 177, Lot 2.01 as the Hotel Redevelopment site that could potentially be developed as a 100% affordable housing opportunity intended to produce a minimum of 70 affordable family rental units. The inclusion of the Study Area in the HEFSP reflects the Borough's broader planning interest in evaluating existing developed properties within appropriate locations for potential reinvestment, adaptive reuse, and affordable housing production.

The property's identification in the HEFSP is not, by itself, determinative of whether the Study Area qualifies as an Area in Need of Redevelopment under the LRHL. The redevelopment designation must rest upon the statutory criteria set forth in N.J.S.A. 40A:12A-5. Accordingly, this report separately evaluates the Study Area against those criteria. The HEFSP is relevant to the planning context, to the Borough's adopted policy objectives, and to the Criterion h analysis concerning smart growth and redevelopment of already developed, infrastructure-served locations.

## **9. Existing Site Conditions**

InSite Engineering staff conducted an on-site inspection of the Study Area on March 31, 2026. The purpose of the inspection was to document existing physical conditions, site layout, current land use, apparent occupancy, access, circulation, parking, and the relationship of the property to surrounding land uses and the Route 46 corridor.

The Study Area, as noted previously, is developed with an existing hotel building and associated site improvements, including surface parking, covered parking/garage areas, internal circulation drives, access points, utilities, landscaped areas, and former restaurant space. The hotel remains in operation. The property also contains restaurant space formerly occupied by Cubanelle, which reportedly closed in 2024.

The existing improvements reflect an older highway-oriented commercial development pattern. Municipal property records indicate that the principal improvements were constructed in or about 1980. During the field inspection, portions of the parking and circulation areas were observed to be in

deteriorated condition, including areas of pavement failure and large potholes. These conditions affect the appearance, function, safety, and usability of the developed site.

The parking and circulation areas are arranged around the existing hotel improvements and provide access to the hotel, former restaurant space, and related site functions. The condition of paved areas, driveway access, internal circulation, parking configuration, pedestrian movement, parking garage areas, and the relationship between the building, parking areas, and Route 46 frontage were reviewed as part of the field investigation.

Based on information provided by the Borough as part of this review, a portion of the hotel has also been used in connection with temporary lodging arrangements involving Catholic Charities. This condition is noted as part of the overall review of existing operation and occupancy characteristics of the property. The report does not attribute municipal response activity or site conditions to any single occupancy arrangement or population.

The former restaurant space represents a discontinued component of the property's prior commercial operation. The former gym space is also vacant. The lower levels of the parking garage are not in use. These conditions are relevant to the property's current utilization, functional characteristics, and overall site condition.

The surrounding area is characterized by commercial, service, hospitality, and other highway-oriented uses associated with the Route 46 corridor. The Study Area's existing conditions, including the age of improvements, current hotel operation, vacant former restaurant space, vacant former gym space, unused lower parking garage levels, deteriorated parking and circulation areas, pavement failure, missing or deficient lighting, nonexistent landscaping, and visible physical conditions, are considered in the statutory criteria analysis set forth later in this report.

## **10. Construction Official, Fire Marshal, and CCO Observations**

As part of the municipal record reviewed in connection with this preliminary investigation, the Borough Construction Official provided additional observations concerning the condition and use of the existing improvements. The Construction Official indicated that a Continued Certificate of Occupancy was recently issued following an inspection conducted by the Construction Official and the Fire Marshal. The issuance of the CCO indicates that the building satisfies the minimum requirements for occupancy. However, the same communication identified several physical, functional, and site-maintenance conditions relevant to the LRHL planning analysis.

The Construction Official described the building as dated, noted that the lower levels of the parking garage are not in use, identified the previous gym space within the building as vacant, and described the former restaurant space as vacant and in complete disrepair. The Construction Official also observed evidence of concrete patching within the stairwells at intersections of precast panels, while noting that it was not determined whether those repairs were cosmetic or structural in nature.

The Construction Official also noted that the main entrance is in disrepair and requires repaving, as does the parking lot as a whole. In addition, light poles are missing, parking-lot lighting requires updating, and landscaping is essentially nonexistent.

## **11. Municipal Records and Police Incident History**

Available municipal records associated with the Study Area were reviewed, including police incident records for the property identified as 1 Route 46 West. The records reviewed cover the period from 2015

through March 2026 and include police calls for service associated with the hotel property under its various operating names.

The police incident records identify 937 incident entries during the review period. Annual incident activity increased beginning in 2020, with the highest annual totals occurring between 2022 and 2024. The records identify 153 incidents in 2022, 168 incidents in 2023, and 142 incidents in 2024. By comparison, annual totals between 2015 and 2019 ranged from 28 to 37 incidents per year.

<b>Year</b>	<b>Police Incident Entries</b>
2015	31
2016	31
2017	28
2018	37
2019	35
2020	101
2021	110
2022	153
2023	168
2024	142
2025	88
2026	13

The most frequent incident categories in the records reviewed are summarized below. These categories are provided to identify general patterns in the municipal response history and should be read together with the summary records included in Appendix D and the underlying source records maintained by the Borough.

<b>Incident Category</b>	<b>Entries</b>
Parking Offense	194
Medical Emergency	176
Disturbance	85
Alarm Condition - Smoke / Fire	59
Verbal Dispute	36

General Investigation	34
Welfare Check	32
Customer Dispute	24
Domestic Violence 2C:25-21	23
9-1-1 Call	19
Suspicious Incident	16
Investigation - Follow up	16

The incident records include a range of call types, including parking offenses, medical emergencies, disturbances, alarm conditions, verbal disputes, general investigations, welfare checks, customer disputes, domestic violence calls, suspicious incidents, theft-related calls, intoxicated persons, motor vehicle complaints, and fire department responses.

The police incident history does not, standing alone, determine whether the Study Area qualifies as an Area in Need of Redevelopment. However, the frequency and nature of municipal responses to the property form part of the broader factual record concerning the existing operation, occupancy characteristics, site function, and public safety context of the property. These records are considered together with physical conditions observed during the field inspection and Municipal Construction Official observations, including the age of improvements, deteriorated parking and circulation areas, vacant former restaurant space, vacant former gym space, unused parking garage levels, deficient lighting, and overall utilization of the property.

## 12. Permit and Land Use Board History

Available municipal permit records and land use board records for the Study Area were reviewed as part of this preliminary investigation. These records provide background concerning the development history, site configuration, improvement history, and continuing maintenance pattern of the property.

Municipal property records identify the principal improvements on the Study Area as having been constructed in or about 1980. The property record further identifies the site as a commercial hotel property and includes building and improvement information associated with the hotel use, including the principal hotel structure and related site improvements.

The permit history reviewed for the property includes permits and approvals for elevator work, installation of concrete pads and foundations, generator work, replacement of fire alarm equipment, roof work, fire suppression system work, lighting fixtures, antenna upgrades, and signage. The permit records also reference a 2005 warning notice concerning cleanup of a grass area on Riverview Drive and a stop-work order related to construction work undertaken without required permits.

The permit history appears to reflect maintenance, repair, replacement, signage, and building-system work occurring over an extended period, rather than comprehensive modernization or redevelopment of the property. These records are considered as part of the overall evaluation of the age, condition, and functional characteristics of the existing improvements.

Land use board records also identify prior subdivision activity involving the property. A Zoning Board of Adjustment resolution concerning Block 177, Lots 2 and 2.01, located at 1 Route 46 West, states that prior minor subdivision approval was granted on December 12, 2007 and memorialized by resolution on January 9, 2008. The applicant later sought an extension of time to perfect that minor subdivision approval.

The resolution describes the subdivision as a reconfiguration of existing Lots 2 and 2.01. As described in the resolution, proposed Lot 2 was to contain one freestanding building, a portion of an existing building, associated parking, access to Route 46, and access through adjacent properties to Lackawanna Avenue. Proposed Lot 2.01 was described as containing a portion of an existing building, associated parking, access to Riverview Drive, which the resolution notes was permanently blocked, and no direct access to Route 46.

This prior approval history is relevant because it provides background concerning the property's long-standing commercial/hotel development pattern, the configuration of the site, and the relationship between existing improvements, parking areas, and access conditions. These records are considered together with the field inspection, Municipal Construction Official observations, municipal records, police incident history, zoning information, and other materials reviewed in evaluating the Study Area under N.J.S.A. 40A:12A-5.

### **13. Application of Statutory Criteria**

N.J.S.A. 40A:12A-5 provides that a delineated area may be determined to be in need of redevelopment if, after investigation, notice, and hearing, the governing body concludes by resolution that one or more statutory criteria are present. At least one redevelopment criterion must be satisfied to support designation of an area as an Area in Need of Redevelopment.

This preliminary investigation evaluates the Study Area, identified as Block 177, Lot 2.01, against the statutory criteria. The analysis is based upon municipal property records, zoning information, field observations, photographs, police incident records, permit and land use board records, Municipal Construction Official observations, the Borough's Housing Element and Fair Share Plan, and other materials reviewed and discussed earlier in this report.

For purposes of this investigation, the most relevant criteria are Criterion d and Criterion h. Criterion d applies to properties containing buildings or improvements that, by reason of dilapidation, obsolescence, faulty arrangement or design, excessive land coverage, deleterious land use, obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Criterion h applies where designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The 2025 New Jersey State Development and Redevelopment Plan identifies current planning principles and best practices involving land use, transportation, housing, public infrastructure, economic development, environmental protection, climate adaptation, and related statewide planning priorities. Among its stated goals are providing an adequate supply of housing for residents of all ages and incomes, revitalizing, and recentering underutilized developed areas, supporting infrastructure-based economic opportunity, and fostering sound and integrated planning at all levels statewide.

#### **Legal Standard and Evidentiary Approach**

This analysis is framed to avoid reliance on mere age, a preference for a different use, or the conclusion that the property could be more productive if redeveloped. The relevant inquiry is whether the record contains substantial evidence of one or more statutory conditions and whether those conditions cause

actual detriment or harm to the public health, safety, morals, or welfare. This report therefore ties the observed physical, functional, and operational conditions to their public-welfare impacts, rather than treating age, underutilization, or affordable housing policy objectives as independent substitutes for the statutory criteria.

Recent New Jersey redevelopment decisions underscore this evidentiary approach. In *Malanga v. Township of West Orange*, 253 N.J. 291 (2023), the Supreme Court invalidated a Criterion d designation where the record showed an older building needing improvements but did not establish that the statutory problems caused actual detriment or harm. In *62-64 Main Street, L.L.C. v. Mayor and Council of the City of Hackensack*, 221 N.J. 129 (2015), the Court upheld a designation supported by specific findings and a substantial factual record involving dilapidated buildings and decrepit parking areas. *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*, 191 N.J. 344 (2007), further cautions that redevelopment designation may not rest merely on a conclusion that property is not used in an optimal or more productive manner.

The Criterion d analysis distinguishes between ordinary maintenance items and conditions that, in combination, affect the safety, function, visibility, usability, and productive operation of the developed property. The Criterion h analysis is addressed separately and is based on consistency with adopted smart growth planning principles, including reinvestment in an already developed and infrastructure-served corridor location.

### **Criterion a**

Criterion a applies where the generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess such characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions.

The Study Area contains an existing hotel building and related site improvements. The Borough Construction Official has advised that a Continued Certificate of Occupancy was recently issued following an inspection conducted with the Fire Marshal, indicating that the building satisfied minimum requirements for occupancy at the time of that inspection. Accordingly, this report does not rely upon Criterion a as an independent basis for designation because the present record does not establish that the generality of buildings are unsafe, unsanitary, or unfit for occupancy.

However, the issuance of a CCO does not resolve the separate planning question under the LRHL as to whether the property contains improvements affected by deterioration, obsolescence, faulty arrangement, obsolete layout, underutilization, or other conditions detrimental to the public health, safety, and welfare. Those conditions are addressed under Criterion d.

### **Criterion b**

Criterion b applies to the discontinuance of the use of a building or buildings previously used for commercial, retail, shopping mall or plaza, office park, manufacturing, or industrial purposes; abandonment of such buildings; significant vacancies for at least two consecutive years; or buildings allowed to fall into such a state of disrepair as to be untenable.

The Study Area contains restaurant space formerly occupied by Cubanelle, which reportedly closed in 2024. The Borough Construction Official described the restaurant space as vacant and in complete disrepair. The property also contains a former gym space that is vacant. These vacant spaces are relevant to the overall evaluation of the property's current utilization and functional condition.

Based upon the record presently available, additional documentation would be needed to confirm the precise date of closure, duration of vacancy of the former restaurant and gym spaces before Criterion b is relied upon as an independent basis for designation. Accordingly, Criterion b is not relied upon as a primary criterion at this time. The discontinued and vacant components are considered as part of the broader evaluation of the property's functional condition and utilization under Criterion d.

### **Criterion c**

Criterion c applies to certain publicly owned lands or unimproved vacant lands that have remained vacant for at least ten years and are not likely to be developed through private capital due to location, remoteness, lack of access, topography, or soil conditions.

The Study Area is privately owned and is improved with an operating hotel and related site improvements. It is not publicly owned vacant land or unimproved land. Criterion c is therefore not applicable.

### **Criterion d**

Criterion d applies to areas containing 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, obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The Study Area is improved with an older hotel facility constructed in or about 1980, together with associated surface parking, covered parking/garage areas, circulation areas, access drives, vacant former restaurant space, and vacant former gym space. Municipal records and permit history reflect a long-standing commercial/hotel property that has been subject to building, electrical, fire, elevator, roof, signage, and related permit activity over time. While those records indicate ongoing maintenance and replacement work, they do not indicate comprehensive modernization, substantial reinvestment, or redevelopment of the property.

Field observations conducted as part of this investigation identified deteriorated physical conditions affecting portions of the building, parking areas, and circulation system. These conditions include pavement failure and large potholes within the parking and circulation areas. The Borough Construction Official separately noted that the main entrance is in disrepair, the entire parking lot needs repaving, light poles are missing, parking-lot lighting needs to be updated, and landscaping is nonexistent. These conditions are relevant to the Criterion d analysis because they demonstrate deterioration of site improvements and deficiencies affecting access, circulation, appearance, visibility, and overall site function.

The Construction Official also advised that a Continued Certificate of Occupancy was recently issued following inspection by the Construction Official and Fire Marshal. The issuance of the CCO indicates that the building satisfies minimum requirements for occupancy. However, that determination does not resolve the separate planning question under the Local Redevelopment and Housing Law as to whether the property contains buildings or improvements affected by deterioration, obsolescence, underutilization, faulty arrangement, obsolete layout, or similar conditions. In that regard, the Construction Official identified several conditions relevant to this redevelopment analysis, including lower levels of the parking garage that are not in use, a vacant former gym, and a vacant former restaurant space described as being in complete disrepair.

The Construction Official also observed concrete patching within stairwell areas at intersections of precast panels. This report does not characterize that condition as structural distress because the Construction Official did not determine whether the patching was cosmetic or structural in nature. Nevertheless, the observed patching is relevant as part of the broader record of dated and physically deficient improvements, particularly when considered with the age of the building, unused portions of the parking garage, vacant interior spaces, and deteriorated exterior site conditions.

Land use board records further identify prior subdivision activity and site-configuration issues affecting the property. The prior subdivision record describes access through adjacent properties to Lackawanna Avenue, access to Riverview Drive that was permanently blocked, and the absence of direct Route 46 access for proposed Lot 2.01. This approval history does not, by itself, establish that the property qualifies as an Area in Need of Redevelopment. However, it is relevant to the evaluation of the property's established development pattern, including access, circulation, internal organization, and functional layout. When considered with the deteriorated parking and circulation areas, unused garage levels, vacant interior commercial spaces, and deficient site conditions, the access and layout history provides additional support for a finding of faulty arrangement, obsolete layout, and functional obsolescence under Criterion d.

Police incident records reviewed for the property identify recurring municipal responses associated with the site during the review period. The incident history includes parking offenses, medical emergencies, disturbances, alarm conditions, verbal disputes, welfare checks, customer disputes, domestic violence calls, suspicious incidents, theft-related calls, intoxicated persons, motor vehicle complaints, and fire department responses. These records are not attributed to any single occupancy arrangement, tenant population, operator, or individual use within the hotel. They also are not relied upon as an independent basis for redevelopment designation. Rather, the incident history forms part of the broader factual record concerning the operation, occupancy characteristics, public safety context, and municipal service demands associated with the property as a whole.

Taken together, the record demonstrates that the Study Area is not merely an older operating hotel. The property contains multiple physical, functional, and operational conditions relevant to Criterion d, including an aging hotel facility, deteriorated parking and circulation areas, a deteriorated main entrance, vacant and deteriorated former restaurant space, vacant former gym space, unused lower parking garage levels, deficient lighting, missing light poles, nonexistent landscaping, prior access and site-configuration issues, and recurring municipal response activity. These conditions support a finding that the Study Area contains buildings and improvements affected by deterioration, obsolescence, faulty arrangement or design, obsolete layout, underutilization, and related conditions.

### **Actual Detriment to Public Health, Safety, and Welfare**

The public-welfare detriment is not limited to the fact that the hotel is older or that certain components are no longer occupied. The detriment arises from the combination of deteriorated paved areas and access conditions, a disrepaired main entrance, missing or outdated exterior lighting, inactive lower parking-garage levels, vacant interior commercial components, and site-layout conditions that impair the safe, efficient, and productive use of the property. These conditions affect vehicular and pedestrian movement, nighttime visibility, site appearance, the functional relationship between building areas and

parking/circulation areas, and the ability of the property to operate as a coherent and fully utilized highway commercial site.

The municipal response history provides additional operational context. The incident records are not treated as a stand-alone redevelopment criterion and are not attributed to any particular tenant, population, or occupancy arrangement. However, when reviewed together with the documented physical and functional deficiencies, the recurring police, medical, medical, fire, disturbance, dispute, welfare-check, and parking-related responses support a finding that the current operation and condition of the property impose recurring municipal-service and public-safety impacts. These impacts reinforce, rather than replace, the physical and functional evidence supporting Criterion d.

Accordingly, the Study Area satisfies Criterion d. The combined record supports a finding that the existing buildings and improvements, by reason of deterioration, obsolescence, faulty arrangement or design, obsolete layout, underutilization, and related factors, create actual detriment to the safety, health, and welfare of the community through impaired site function, deteriorated vehicular and pedestrian conditions, inactive and deteriorated commercial components, deficient lighting and visibility, recurring municipal response activity, and the continued presence of obsolete or underutilized portions of the developed property.

### Criterion d Evidence Matrix

The following matrix summarizes the evidence relied upon for Criterion d and identifies how each condition relates to the statutory factors and to actual public-welfare detriment.

<b>Documented condition</b>	<b>Record source / exhibit</b>	<b>Criterion d factor</b>	<b>Actual detriment / public-welfare impact</b>
Pavement failure, large potholes, deteriorated parking, and circulation areas	Field inspection; site photographs; Municipal Construction Official observations	Deterioration; faulty arrangement or design	Creates deficient vehicular and pedestrian conditions, impairs internal circulation, and affects safe and efficient use of the developed site.
Main entrance in disrepair and in need of repaving	Municipal Construction Official observations; site photographs	Deterioration; obsolete or deficient site function	Affects primary access, appearance, and safe movement into and through the site.
Missing light poles and outdated or deficient parking-lot lighting	Municipal Construction Official observations; site photographs; lighting inventory if available	Deterioration; faulty design; obsolete layout	Reduces nighttime visibility, site security, and safe movement within parking and circulation areas.

Documented condition	Record source / exhibit	Criterion d factor	Actual detriment / public-welfare impact
Former restaurant space vacant and described as being in complete disrepair	Municipal Construction Official observations; photographs; vacancy/closure documentation	Deterioration; underutilization; functional obsolescence	Leaves a former commercial component inactive and physically deficient, reducing productive use and contributing to adverse site conditions.
Former gym space vacant and lower parking-garage levels not in use	Municipal Construction Official observations; field inspection; photographs	Underutilization; obsolete layout; functional obsolescence	Demonstrates inactive and inefficient portions of the developed property and impaired building/site functionality.
Prior access and site-configuration issues, including blocked Riverview Drive access and reliance on other access arrangements identified in prior land use board records	Prior subdivision approval materials; tax map; existing conditions map	Faulty arrangement or design; obsolete layout	Supports a finding that the property’s established layout and access pattern are functionally constrained and not simply a matter of aesthetic preference.
Recurring police, medical, fire, disturbance, dispute, welfare-check, and parking-related municipal responses	Police incident records and summary	Operational context related to public safety and welfare	Not an independent redevelopment criterion but supports the public-safety and municipal-service context when considered with the physical and functional deficiencies.

**Criterion e**

Criterion e applies where a growing lack or total lack of proper utilization is caused by condition of title, diverse ownership, or similar conditions that impede land assemblage or discourage improvements, resulting in stagnant and unproductive land.

The Study Area consists of a single tax parcel under common ownership. The record does not indicate that diverse ownership, title conditions, or assemblage constraints are the cause of the property’s condition. Criterion e is therefore not relied upon.

### **Criterion f**

Criterion f applies to areas in excess of five contiguous acres where buildings or improvements have been destroyed, consumed by fire, demolished, or altered by storm, fire, cyclone, tornado, earthquake, or other casualty, resulting in material depreciation of the aggregate assessed value.

The Study Area contains approximately 3.309 acres and does not meet the minimum acreage threshold for Criterion f. The record also does not indicate material depreciation resulting from casualty loss. Criterion f is therefore not applicable.

### **Criterion g**

Criterion g applies in municipalities with a designated Urban Enterprise Zone and relates to actions associated with adoption and approval of a zone development plan for purposes of certain tax exemptions or abatements.

The Study Area is not being evaluated under Criterion g, and this criterion is not applicable to the present investigation.

### **Criterion h**

Criterion h applies where designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The 2025 New Jersey State Development and Redevelopment Plan identifies current planning principles and best practices involving land use, transportation, housing, public infrastructure, economic development, environmental protection, climate adaptation, and related statewide planning priorities. Among its stated goals are providing an adequate supply of housing for residents of all ages and incomes, revitalizing, and recentering underutilized developed areas, supporting infrastructure-based economic opportunity, and fostering sound and integrated planning at all levels statewide.

The Study Area is located along Route 46 within an established highway commercial corridor. The property is already developed and served by existing transportation access, utilities, and public infrastructure. Redevelopment of the Study Area would direct reinvestment to an existing developed property within an established corridor, rather than encouraging development of vacant, environmentally constrained, or peripheral lands elsewhere in the Borough.

The Borough's 2025 Housing Element and Fair Share Plan identifies the Study Area as the Hotel Redevelopment site and recognizes the property as a potential 100% affordable housing opportunity intended to produce a minimum of 70 affordable family rental units. The Fourth Round affordable housing materials similarly identify the Hotel Redevelopment site as a mechanism to address the Borough's remaining affordable housing need.

Redevelopment of an aging, previously developed highway commercial property for affordable housing and related redevelopment purposes would be consistent with smart growth planning principles, including reinvestment in existing developed areas, efficient use of infrastructure, coordination of land use and transportation, revitalization of underutilized developed properties, and provision of affordable housing opportunities in appropriate locations. The proposed redevelopment designation would therefore support compact, infrastructure-efficient, and policy-consistent reuse of an already developed site, without relying on greenfield development or peripheral expansion.

Accordingly, the Study Area also satisfies Criterion h.

## 14. Summary of Findings

Based upon the foregoing analysis, the Study Area satisfies the statutory criteria for designation as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5, specifically Criterion d and Criterion h.

Criterion d is satisfied because the Study Area contains buildings and improvements affected by deterioration, obsolescence, faulty arrangement or design, obsolete layout, underutilization, and related conditions that create actual detriment to the safety, health, and welfare of the community. The supporting record includes the age of the hotel improvements, deteriorated pavement and parking areas, main entrance disrepair, vacant former restaurant space in complete disrepair, vacant former gym space, lower parking garage levels not in use, missing light poles, deficient parking-lot lighting, nonexistent landscaping, prior access and site configuration history, permit and maintenance history, and recurring municipal response activity.

Criterion h is satisfied because redevelopment of the Study Area would be consistent with smart growth planning principles, including reinvestment in an already developed Route 46 corridor property, efficient use of existing infrastructure, coordination of land use and transportation, revitalization of an underutilized developed property, and advancement of adopted affordable housing planning objectives.

Criterion b provides supporting context concerning the discontinued former restaurant space and vacant former gym space but is not relied upon as an independent basis for designation unless additional documentation confirms the applicable statutory vacancy, discontinuance, abandonment, or tenantability requirements.

Criteria a, c, e, f, and g are not relied upon as independent bases for designation based upon the record presently reviewed.

The recommended designation is a Non-Condemnation Area in Need of Redevelopment, consistent with Resolution No. 46-2026. Accordingly, any designation resulting from this investigation would not authorize the Borough to acquire property within the Study Area through eminent domain.

Criterion	Finding
a	Not relied upon. CCO indicates minimum occupancy requirements were met; record does not establish unsafe or unfit buildings under this criterion.
b	Supporting context only. Vacant restaurant and gym areas are relevant.
c	Not applicable. The Study Area is privately owned and improved.
d	Satisfied. Buildings and improvements are affected by deterioration, obsolescence, faulty arrangement/design, obsolete layout, underutilization, and related conditions detrimental to health, safety, and welfare.
e	Not relied upon. No diverse ownership, title, or assemblage constraint has been identified.
f	Not applicable. Study Area is approximately 3.309 acres, and no casualty-loss depreciation record has been identified.

g	Not applicable. Not evaluated under the Urban Enterprise Zone criterion.
h	Satisfied. Designation is consistent with smart growth principles, corridor reinvestment, efficient infrastructure use, and affordable housing planning objectives.

## 15. Recommended Planning Board Action

At the conclusion of the duly noticed public hearing, the Planning Board should consider the testimony, exhibits, this report, any comments or objections from interested or affected people, and the complete record. If the Planning Board concurs with the findings of this report, the Board shall adopt a resolution recommending that the Mayor and Council designate the Study Area as a Non-Condemnation Area in Need of Redevelopment.

- The Planning Board resolution should include factual findings rather than merely reciting the statutory criteria. In particular, the resolution should identify the evidence supporting Criterion d and Criterion h, including the following:
- The Study Area consists of Block 177, Lot 2.01, commonly known as 1 Route 46 West.
- The Study Area is developed with an older hotel facility and related site improvements constructed in or about 1980.
- The property contains vacant former restaurant space described by the Construction Official as being in complete disrepair.
- The property contains a vacant former gym and lower parking garage levels that are not in use.
- The main entrance is in disrepair, and the parking lot requires repaving.
- Field observations documented deteriorated pavement and large potholes.
- Light poles are missing and parking-lot lighting requires updating.
- Landscaping is essentially nonexistent.
- Prior land use board records reflect access and site-configuration issues.
- Police records document recurring municipal response activity associated with the property.
- The combined physical, functional, and operational record demonstrates actual detriment to public health, safety, and welfare and does not rely merely on age, ordinary maintenance needs, or a preference for a different use.
- The Borough’s Housing Element and Fair Share Plan identifies the property as a potential 100% affordable housing redevelopment opportunity; and
- Redevelopment would reinvest in an already developed, infrastructure-served Route 46 corridor location.
- The resolution should also state that the recommended designation is non-condemnation and will not authorize the Borough to exercise eminent domain to acquire property within the Study Area.

## 16. Conclusion and Recommendation

This preliminary investigation evaluated the property identified as Block 177, Lot 2.01, commonly known as 1 Route 46 West, to determine whether the Study Area satisfies the statutory criteria for designation as an Area in Need of Redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

The investigation included review of municipal tax and assessment records, zoning information, permit and land use board history, police incident records, field observations, photographic documentation, publicly available hotel information, Municipal Construction Official observations, and relevant Borough planning documents, including the Borough's Housing Element and Fair Share Plan.

Based upon the record reviewed, the Study Area contains an older hotel facility, associated parking and circulation improvements, covered parking/garage areas, vacant former restaurant space, vacant former gym space, and unused lower parking garage levels. The property continues to operate as a hotel, and a CCO was recently issued indicating that the building met minimum occupancy requirements at the time of inspection. However, the record also identifies conditions including aging and dated improvements, deteriorated pavement and parking areas, large potholes, a deteriorated main entrance, vacant restaurant space in complete disrepair, vacant gym space, unused parking garage levels, missing light poles, deficient parking-lot lighting, nonexistent landscaping, prior permit and maintenance history, recurring municipal response activity, and site configuration characteristics associated with the existing development pattern.

The foregoing conditions support a finding that the Study Area satisfies the statutory criteria for designation as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5, specifically Criterion d and Criterion h.

Criterion d is satisfied because the Study Area contains buildings and improvements affected by deterioration, obsolescence, faulty arrangement or design, obsolete layout, underutilization, and related conditions that create actual detriment to public health, safety, and welfare. Criterion h is satisfied because redevelopment of the Study Area would be consistent with smart growth planning principles, including reinvestment in an already developed highway commercial corridor, efficient use of existing infrastructure, coordination of land use and transportation, revitalization of an underutilized developed property, and advancement of the Borough's adopted affordable housing planning objectives.

Accordingly, it is recommended that the Borough of Totowa Planning Board find that the Study Area, consisting of Block 177, Lot 2.01, satisfies the statutory criteria for designation as an Area in Need of Redevelopment and recommend to the Mayor and Council that the property be designated as a Non-Condemnation Area in Need of Redevelopment.

This recommendation is consistent with Resolution No. 46-2026, which authorized the Planning Board to conduct a preliminary investigation for a Non-Condemnation Area in Need of Redevelopment determination. As such, any designation resulting from this investigation would not authorize the Borough to exercise eminent domain to acquire property within the Study Area.

Following designation, the Borough may proceed, as appropriate, with preparation and consideration of a redevelopment plan in accordance with the LRHL. Any future redevelopment plan would establish the specific land use, bulk, design, circulation, parking, affordable housing, and implementation standards applicable to the Study Area.

## Appendix Index

Appendix	Description / Status
Appendix A	Resolution No. 46-2026 authorizing the preliminary investigation.
Appendix B	Study Area Boundary Map, NJ GeoWeb Map, Tax Map Excerpt, Zoning Map Excerpt, and Aerial Photograph.
Appendix C	Site photographs from the March 31, 2026 field inspection, with revised captions identifying view direction and documented conditions.
Appendix D	Police incident summary and redacted source-record note. Full underlying incident records are maintained by the Borough and should be redacted before public distribution.
Appendix E	Property tax information.
Appendix F	Permit and land use board records, including permit history and prior subdivision approval materials.
Appendix G	Relevant excerpts from the Borough Housing Element and Fair Share Plan and Fourth Round affordable housing materials.
Appendix H	Construction Official / Fire Marshal / CCO correspondence excerpt limited to Block 177, Lot 2.01.
Appendix I	Public notice materials, affidavits of service, proof of publication, and other procedural documents. To be inserted before final Planning Board action, as applicable.

**Appendix A: Resolution No. 46-2026 authorizing the preliminary investigation.**

✍

BOROUGH OF TOTOWA  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

RESOLUTION NO. 46-2026

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE IF CERTAIN PROPERTY IDENTIFIED ON THE BOROUGH OF TOTOWA TAX MAP AS BLOCK 177, LOT 2.01 IS AN AREA IN NEED OF REDEVELOPMENT UNDER THE PROVISIONS OF THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the Governing Body of the Borough of Totowa must first authorize the Borough of Totowa Planning Board ("the Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Mayor and Council of the Borough of Totowa believe that it is in the best interests of the Borough of Totowa that an investigation occurs with respect to the properties identified on the Borough tax map as Block 177, Lot 2.01 (the "Study Area") and to determine whether all or portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the Mayor and Council of the Borough of Totowa therefore authorize and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Non-condemnation Redevelopment Area").

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the following:


1. The foregoing recital is incorporated herein as if set forth in full.

### Appendix B: Study Area Boundary Map, NJ GeoWeb Map, Tax Map Excerpt, Zoning Map Excerpt, and Aerial Photograph.

## Study Area Boundary Map

Block 177, Lot 2.01 | 1 Route 46 West | Borough of Totowa, Passaic County, New Jersey



**LEGEND**  
 Study Area Boundary (Block 177, Lot 2.01)

Source: Borough of Totowa Tax Map, Sheet 29; study area highlighted as Block 177, Lot 2.01.

Figure B-1: Study Area Boundary Map identifying Block 177, Lot 2.01 at 1 Route 46 West.

### NJ-GeoWeb Map

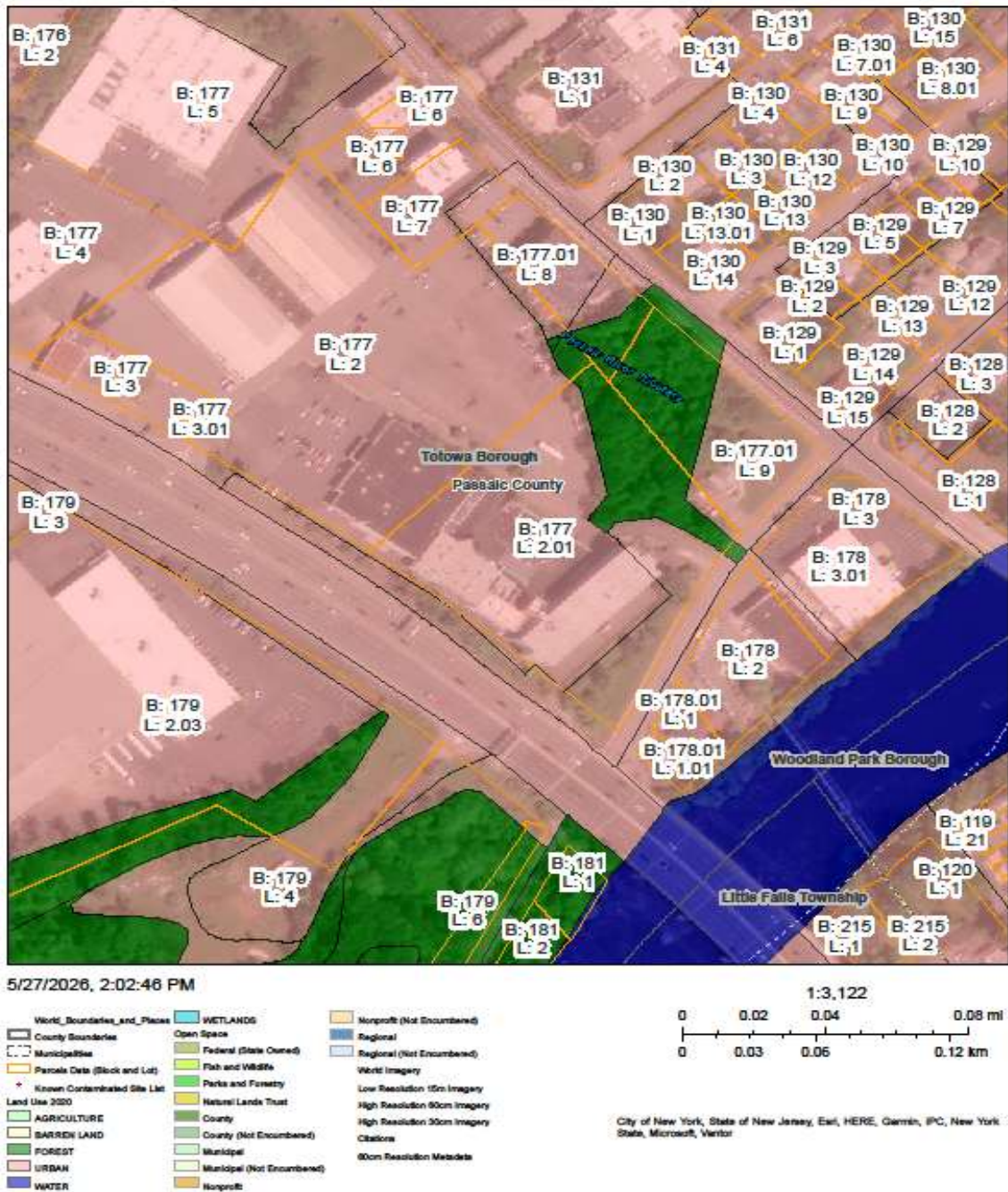


Figure B-2: NJ-GeoWeb Map of the Subject Property, Block 177, Lot 2.01, Borough of Totowa, Passaic County, New Jersey. Accessed May 27, 2026.

# Tax Map

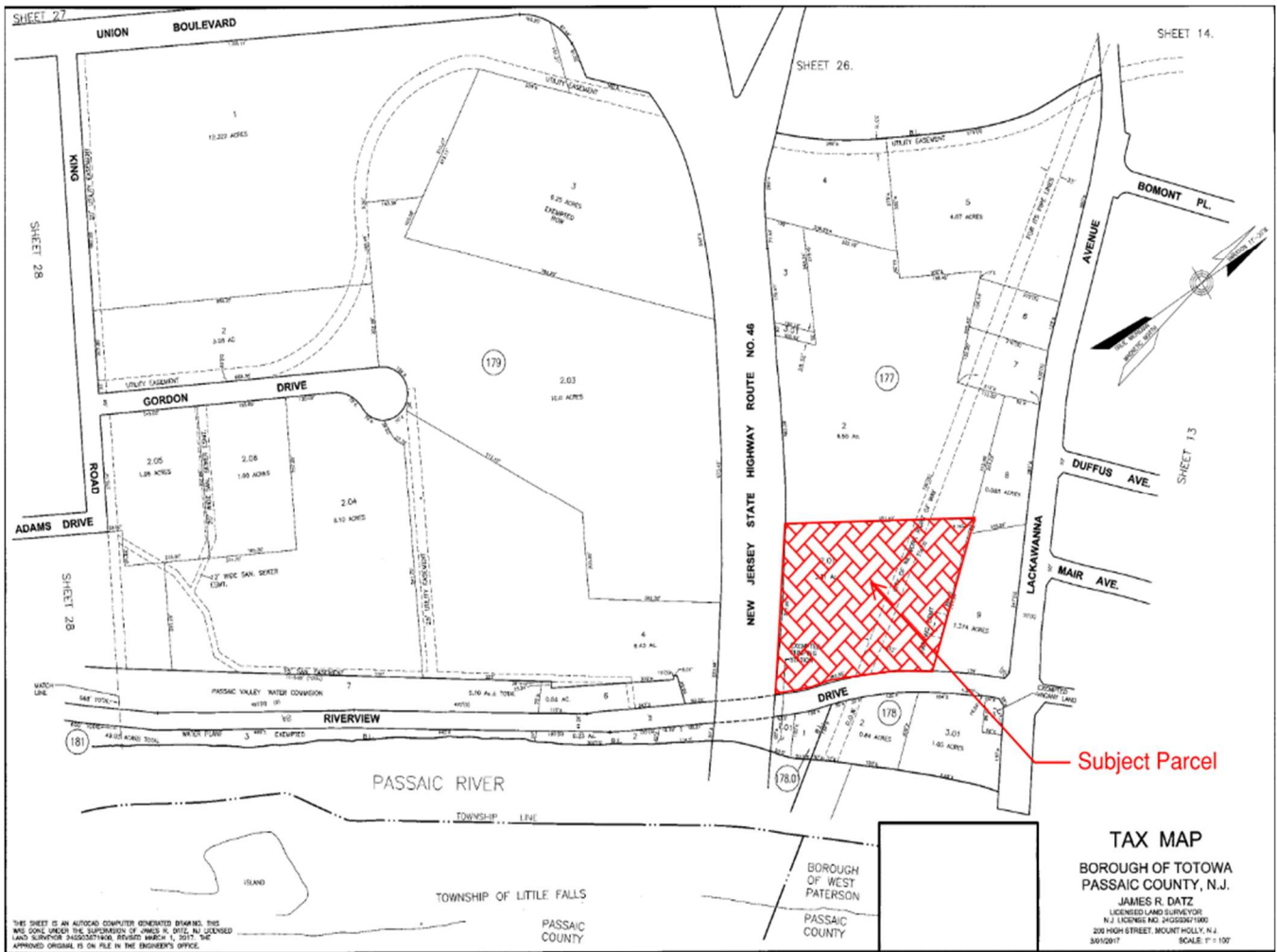


Figure B-3: Borough of Totowa Tax Map, Sheet 29, Showing the Subject Property, Block 177, Lot 2.01.

## Zoning Map

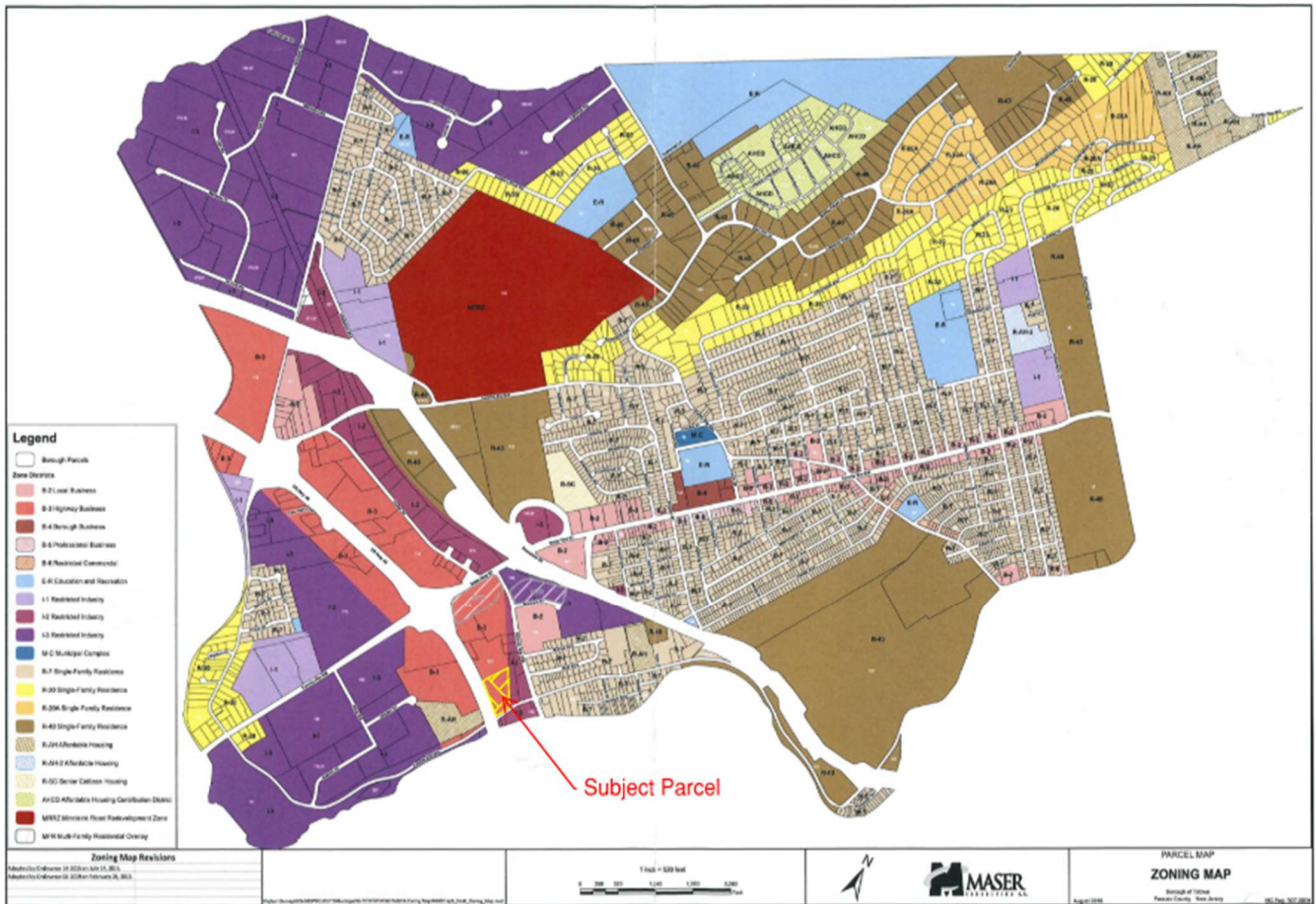
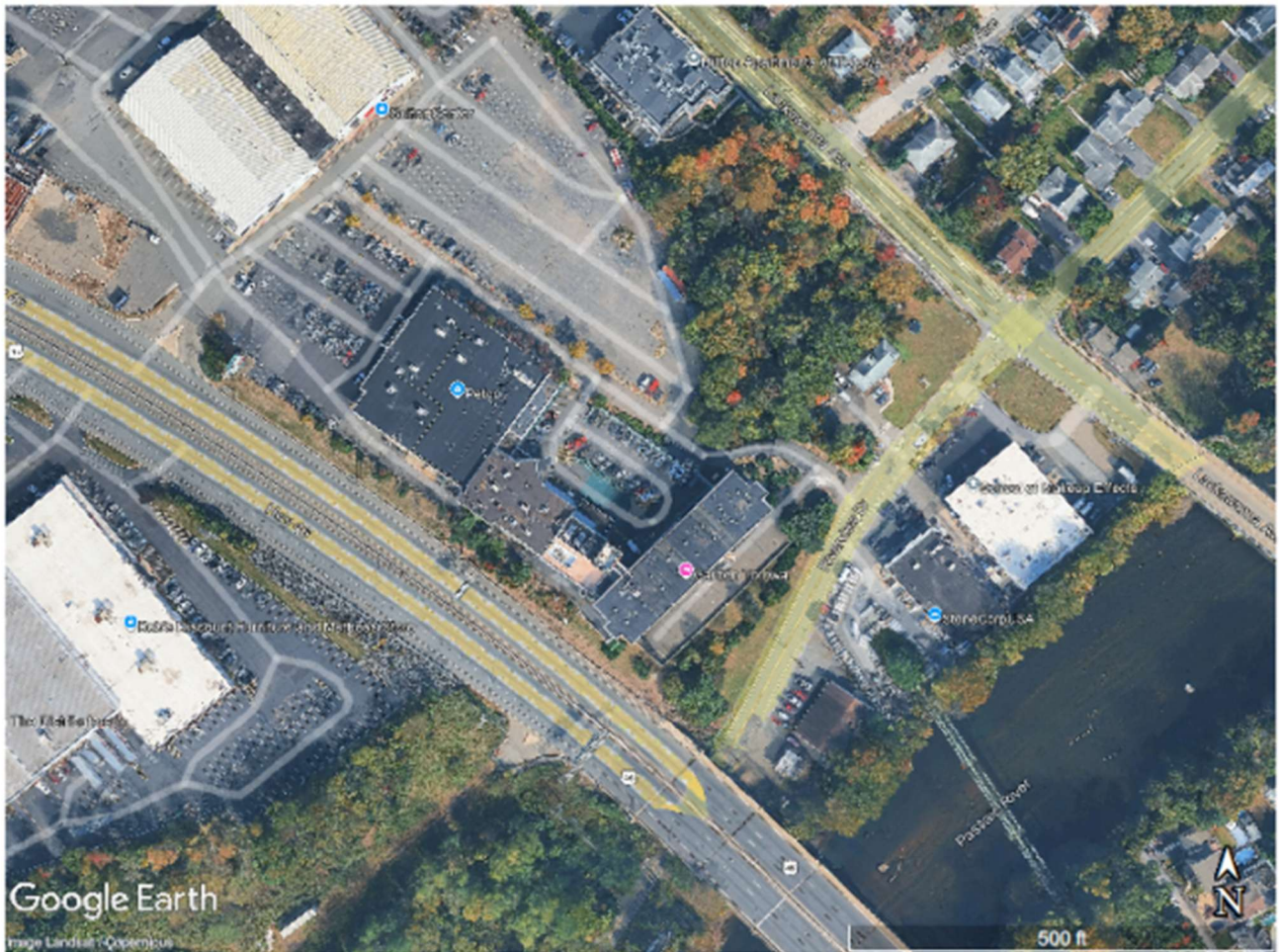


Figure B-4: Borough of Totowa Zoning Map, Prepared by Maser Consulting, August 2018, Last Updated February 26, 2019, Showing Block 177, Lot 2.01.

## Aerial Photograph



*Figure B-5: Google Earth Aerial Photograph Showing the Subject Property, Block 177, Lot 2.01. Accessed May 27, 2026.*

**Appendix C: Site photographs from the March 31, 2026 field inspection, including captions identifying view direction and documented conditions.**



**Photo 1: East view of the hotel building and frontage landscaping, showing the dated exterior condition and site frontage context.**



**Photo 2: West view along the driveway and circulation area adjacent to the hotel building, showing pavement condition and building-site relationship.**



**Photo 3: Southern driveway view facing west, showing driveway, circulation, and access conditions.**



**Photo 4: Southern driveway view facing east, showing driveway, pavement, and circulation conditions.**



**Photo 5: Parking lot facing east, showing parking-area pavement and surface conditions.**



**Photo 6: Parking lot and front entrance area, showing entrance-area pavement conditions and site circulation.**



**Photo 7: Parking lot facing west, showing parking and circulation-area conditions.**



**Photo 8: Southern view of the subject property, showing the building/site relationship and overall developed condition.**

**Appendix D: Police Incident Summary for 1 Route 46 West, 2015 through March 2026.**

This appendix provides summary information regarding police incident entries associated with 1 Route 46 West for the period from 2015 through March 2026. The full unredacted incident log was reviewed for purposes of this draft report but is not reproduced here because it contains medical, domestic-violence, welfare-check, room-number, contact, and other potentially identifying or sensitive details.

The underlying source records should be maintained by the Borough and should not be publicly distributed unless reviewed and redacted as appropriate. The incident history is not relied upon as an independent redevelopment criterion; it is used only as operational and municipal-service context when considered together with documented physical and functional site conditions.

**Annual Incident Summary**

<b>Year</b>	<b>Police Incident Entries</b>
2015	31
2016	31
2017	28
2018	37
2019	35
2020	101
2021	110
2022	153
2023	168
2024	142
2025	88
2026	13

**Most Frequent Incident Categories**

<b>Incident Category</b>	<b>Entries</b>
Parking Offense	194
Medical Emergency	176
Disturbance	85
Alarm Condition - Smoke / Fire	59
Verbal Dispute	36
General Investigation	34
Welfare Check	32
Customer Dispute	24
Domestic Violence 2C:25-21	23
9-1-1 Call	19
Suspicious Incident	16
Investigation - Follow up	16

Note: These summaries are included to identify general municipal response patterns only. They should not be read to attribute site conditions, police activity, or public-safety concerns to any particular tenant, occupant population, individual, or temporary lodging arrangement.

## Appendix E: Property Tax Information

### Current Property Tax Bill Statement

2025 FINAL/2026 PRELIMINARY TAX BILL			BOROUGH OF TOTOWA	PASSAIC COUNTY			
BLOCK NUMBER 177	LOT NUMBER 2.01	QUALIFICATION	<b>EXPLANATION OF TAXES</b>				
Property 1 ROUTE 46			DESCRIPTION	RATE PER \$100	AMOUNT OF TAX		
Building			COUNTY TAX	0.908	71732.00		
Additional			DISTRICT SCHOOL TAX	0.732	57828.00		
Land Dimens. 3.309 ACRE			REGIONAL SCHOOL TAX	0.612	48348.00		
Bank	Mortgage	Tax Acct 3973	LOCAL MUNICIPAL PURPOSE	0.598	47242.00		
<b>ASSESSED VALUATION INFORMATION</b>			COUNTY OPEN SPACE	0.019	1501.00		
			MUNICIPAL LIBRARY TAX	0.065	5135.00		
LAND: 2647200	IMPROVEMENTS: 5252800	TOTAL: 7900000					
EXEMPTIONS:	NET TAXABLE VALUE:	7900000					
RATAN TOTOWA LLC ONE ROUTE 46 TOTOWA NJ 07512			2025 TOTAL TAX	2.934	231786.00		
			2025 NET TAX		231786.00		
			LESS 2025 PREV. BILLED		107084.50		
			BALANCE OF 2025 TAX		124701.50		
2025 3RD QTR DUE AUG 1, 2025	62,350.75	2025 4TH QTR DUE NOV 1, 2025	62,350.75	2026 1ST QTR DUE FEB 1, 2026	57,946.50	2026 2ND QTR DUE MAY 1, 2026	57,946.50
INFORMATION FOR TAX PAYERS				2026 PRELIMINARY TAX			
MAKE CHECK PAYABLE TO: BOROUGH OF TOTOWA  MAIL TO: BOROUGH OF TOTOWA TAX COLLECTOR 537 TOTOWA ROAD				PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX		115,893.00	
				DISTRIBUTION OF TAXES BEFORE REAP			
TAXES CAN BE PAID IN PERSON, ONLINE AT TOTOWANJ.ORG, PUT IN THE DROP BOX LOCATED BETWEEN THE POLICE STATION AND THE LIBRARY OR BY MAIL.				County Taxes	31.59%	\$ 73233.00	
				School Taxes	45.81%	\$ 106176.00	
				Municipal Taxes	22.60%	\$ 52377.00	
State Aid Used to Offset Local Property Taxes: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of August. To find the amount of State aid used to offset property taxes on this parcel (based on its assessed value), visit <a href="https://www.nj.gov/dca/dlgs/resources/Property_Tax_info.shtml">https://www.nj.gov/dca/dlgs/resources/Property_Tax_info.shtml</a> .							

*Tax Assessor Record*

FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00  
 BUILDING APPRAISED VALUE 17,947,756

DETACHED ITEMS:  
 FL03.A FLOOD LIGHTS : AL/CONC POLES(12 15 @ 240 x1.00 @ 50%x4.14= 7452  
 FL06 FLOOD LIGHTS : FIXTURES-MERC VA 50 @ 210 x1.00 @ 50%x4.14= 21735  
 CS01.A COLD STORAGE : COOLER (35 TO 60 96 @ 22.09 x1.00 @ 50%x4.14= 4390  
 CS03.A COLD STORAGE : FREEZER (-15 TO 96 @ 37.87 x1.00 @ 50%x4.14= 7526  
 CS01.A COLD STORAGE : COOLER (35 TO 60 96 @ 22.09 x1.00 @ 50%x4.14= 4390  
 CS01.A COLD STORAGE : COOLER (35 TO 60 96 @ 22.09 x1.00 @ 50%x4.14= 4390  
 TOTAL DETACHED ITEMS: 49,883

TOTAL LAND VALUE: 2,647,200  
 TOTAL BUILDING VALUE: 5,252,800  
 TOTAL APPRAISED VALUE: 7,900,000

INCOME APPROACH:  
 TOTAL: 0  
 SIZE ADJ: 0.00% 0  
 LESS VACANCY: 5.00% 0  
 LESS EXPENSES: 10.00% 0  
 OAR: 9.50% 0  
 INDICATED VALUE: 0

TOTAL SQ FT: 143360 COST/SF: 55.11 INC/SF: 0.00

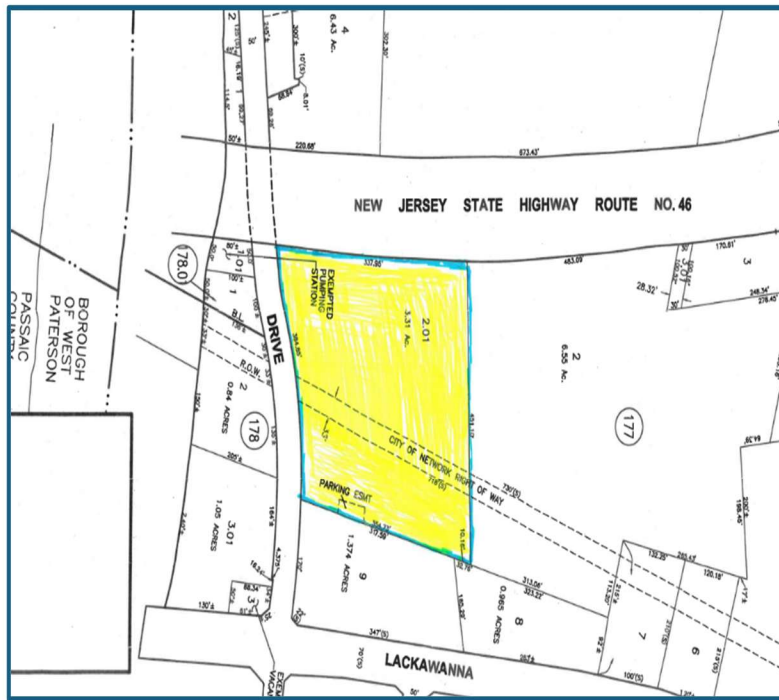
**Appendix F: Permit and land use board records, including permit history and prior subdivision approval materials.**

Permit issue date	Permit number	Subcode	Open/closed/approved	Work performed
8/11/06	06-401	Elevator		Replacing: controllers, hoist motors, cabs, door equipment and signal fixtures
12/16/97	97517	Building	Footing approval 2/24/98	Installing concrete pad and footing/foundation
12/16/97	97517	Electrical		Generator
1/10/03	23017	Fire		Replacement of alarm system
2/14/05	Warning notice #6409 Clean up grass area on Riverview Drive of all debris.			
11/20/96	96436	Building		Install built-up roof over existing roof
9/23/97	97365	Fire		Fire suppression system
	Notice and Order of Penalty - \$2,000.00 – failed to obtain a construction permit – 1/28/16.			

**Appendix G: Relevant excerpts from the Borough’s Housing Element and Fair Share Plan and Fourth Round affordable housing materials. Page 25**

The Borough intends to utilize the following mechanisms to address the fourth round Unmet Need obligation:

- a. Hotel Redevelopment. Block 177, Lot 2.01 is presently improved with an aging hotel and covered parking that exhibits long-standing physical deterioration and deferred maintenance. The Borough agrees to undertake a redevelopment study to designate Block: 177, Lots: 2.01 as a 100% affordable housing project. This project will generate at a minimum of 70 units that can be built into the required mix of one-, two- and three-bedroom units as required under the recently adopted UHAC regulations. These 70 units will be credited to the Borough’s Fourth Round Unmet Need and any additional units created will be credited toward future Rounds. The Borough agreed to authorize a Redevelopment Study by February 28, 2026.



**Appendix H: Construction Official / Fire Marshal / CCO correspondence excerpt and related municipal observations.**

Excerpt from Municipal Construction Official correspondence dated April 27, 2026. Only the portions concerning Block 177, Lot 2.01 are reproduced and relied upon for this draft preliminary investigation. E-mail addresses, unrelated property discussion, and non-study-area observations have been omitted from this appendix copy.

*A CCO was recently issued after an inspection between the Fire Marshal and myself. The CCO indicates the building meets the minimum requirements for occupancy. The building is dated, lower levels of the parking garage are not in use, the previous gym within the building is vacant, as is the restaurant, which is in complete disrepair. There is indication of concrete patching within the stairwells at intersections of precast panels. Not sure if these were cosmetic or structural. The main entrance is in disrepair and needs to be repaved as well as the entire parking lot. Light poles are missing and parking lot lighting needs to be updated. Landscaping is nonexistent. This is definitely a building in need of rehabilitation.*

The foregoing excerpt is used for the limited purpose of documenting municipal observations concerning the Study Area. It does not substitute for structural engineering analysis, environmental testing, or a building-code determination that the structure is unsafe or unfit for occupancy.

**Appendix I: Public notice materials, affidavits of service, proof of publication, and other procedural documents.**

*To be inserted before final Planning Board action, as applicable. This draft report should not be treated as the final procedural record unless and until the required notice, service, publication, and hearing materials are completed and incorporated into the record.*