

Valley Street Redevelopment/Rehabilitation Study

Township of South Orange Village, Essex County, New Jersey



 **HEYER, GRUEL
& ASSOCIATES**
COMMUNITY PLANNING CONSULTANTS

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*Township of South Orange Village
Essex County, New Jersey*

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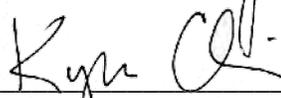
The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



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Introduction

The purpose of this report is to determine whether portions of the Township of South Orange Village shown on Map 1, the Valley Street Study Area- Aerial Photo, referred to herein as the Study Area, qualify as an area in need of redevelopment and/or rehabilitation per the criteria of the Local Redevelopment and Housing Law (the "LRHL"). The Village Board of Trustees in Resolution dated 10/25/04 (Resolution #268-04) contained in Appendix A, requested that the Planning Board "undertake an investigation whether the properties on both the west and east sides of Valley Street and Village Plaza from South Orange Avenue to Hixon Place, along with other properties, specifically shown on the attached maps, are in need of redevelopment and/or rehabilitation." Said resolution authorized the Planning Board to engage the Village Planner to assist the Planning Board in evaluating the area "in terms of the redevelopment and/or rehabilitation criteria as set forth in Sections 5 and 14 of the LRHL," to assist the Planning Board in delineating the properties in the area as areas in need of redevelopment and/or rehabilitation and to prepare a plan for the area if the Planning Board and Board of Trustees determine that the area is in need of redevelopment and/or rehabilitation.

Study Area Overview & Description

As described above and as shown on Map 1, the Study Area is located along both sides of Valley Street and Village Plaza from South Orange Avenue south to the municipal border. The Study Area contains a wide range of land uses. The most northerly portion of the Study Area is characterized by a number of downtown commercial type land uses (e.g., sidewalk fronting retail and restaurant uses). The secondary commercial area along the east side of Valley Street is characterized by a hodge podge of commercial and residential uses and preponderance of auto-related uses. The western side of Valley Street is similarly characterized by a wide range of uses including some retail and office uses along Valley Street; light industrial and auto-related uses along Lackawanna Place, Fourth and Third Street; large-scale commercial uses near the Maplewood border and a number of residential uses. A careful and thorough analysis of the Study Area's existing land use, physical characteristics and accessibility was conducted using tax records, aerial photography, public information and visual inspections. A detailed analysis of each parcel in the Study Area is provided.

Criteria for Rehabilitation Area Determination

A delineated area may be determined to be in need of rehabilitation if it is determined that there exist in the area conditions such that:

1. A significant portion of structures therein are in a substandard or deteriorating condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon; or
2. More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and in need of repair or substantial maintenance; and
3. A program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

Criteria for Redevelopment Area Determination

The criteria contained in Section 5 of the LRHL with respect to declaring an area in need of redevelopment are provided. A municipality may declare an area "in need of redevelopment" if within the delineated area any one 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 buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, a redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of such 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 or real property therein or other conditions, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area 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 (C52:27H-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 (C40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area by stating:

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

Existing Zoning

Portions of the Study Area are located within three of the Village's business districts, the B-1, B-2 and B-3 zones. The zoning of the Study Area is shown on Map 3, "Study Area-Zoning".

As shown on Map 3, the B-1 (Primary Commercial District portion of the Study Area is located on the west side of

Valley Street, north of Third Street. The area south of Third Street on the west side of Valley Street is located within the B-3 (General Business) District. The portion of the Study Area on the east side of Valley Street is located within the B-2 (Secondary Business) District (with the exception of a few parcels that extend into the RB residential district).

The B-1 District comprises the Village's traditional central business district and as such permits uses of such type and such intensity appropriate for a downtown setting. Permitted uses within the B-1 District include the following: certain retail trade or service stores and shops; banks and financial institutions; executive and professional offices above the first floor; real estate offices; non drive-thru restaurants and taverns; funeral homes; vocational or arts schools above the first floor; public buildings; apartments buildings and apartment units above the first floor; theaters; and cultural and educational facilities. Conditional uses include gasoline service stations, fraternal organizations on upper floors, fast food restaurants and places of worship.

The following are the lot, yard and bulk regulations for the B-1 District:

- Minimum lot area: 6,000 square feet
- Minimum lot width: 50 feet (interior lot); 75 feet (corner lot)
- Minimum front yard: none
- Minimum Side yard: None, except 10 feet if windows or doors are provided on side wall and where adjoining a residential side yard shall be 1 foot for each 2 feet of building height (no less than 10 feet).
- Minimum side yard: None, expect when abutting a rear or side yard in a residential zone in which case a side yard equal to 1 foot for each 2 feet of building height shall be provided (no less than 10 feet).
- Maximum lot coverage: None
- Maximum building height: 4 stories/48 feet

The B-2 District permits all of the uses permitted in the B-1 District. In addition, it generally provides more relaxed use requirements in comparison to the B-1 District (e.g., certain uses restricted to upper floors in the B-1 District are not so restricted in the B-2 District). Further, the B-2 District permits additional uses not permitted in the B-1 District: commercial garage associated with automobile sales as well as additional retail sales and services not permitted in the B-1 District. The District permits similar uses by conditional use approval as permitted in the B-1 District.

Following are the lot, yard and bulk regulations for the B-2 District:

- Minimum lot area: 10,000 square feet
- Minimum lot width: 75 feet (interior lot); 100 feet (corner lot)
- Minimum front yard: 15 feet
- Minimum side yard: 10 feet or 1 foot for every 2 feet of building height where abutting a residential zone
- Minimum rear yard: 25 feet or 1 foot for every 2 feet of building height where abutting a residential zone

- Maximum lot coverage: 75%
- Maximum building height: 3 stories/36 feet

The B-3 District is the General Business District. It is the most inclusive business zone in the Village and permits a wide variety of uses as permitted principal uses including: any use permitted in the B-2 District; research, testing and experimental laboratories; light manufacturing, fabricating and assembly operations; warehousing; carting or hauling stations; sale or storage of lumber, fuel and building materials; wholesale storage and display; and bowling alleys, swimming pools, sports arenas and gymnasium. Additional uses such as adult uses, outdoor storage and arcades are conditional uses.

The lot, yard and bulk regulations of the B-3 District are as follows:

- Minimum lot area: 20,000 square feet
- Minimum lot width: 75 feet (interior lot); 100 feet (corner lot)
- Minimum front yard: 15 feet
- Minimum side yard: 5 feet
- Minimum rear yard: 25 feet
- Maximum lot coverage: 35%
- Maximum building height: 3 stories/36 feet
- Maximum floor area ratio: 1.6

Master Plan Objectives and Guiding Principles: The Study Area

The Valley Street corridor has been addressed in a number of the Village's planning documents starting with the Village's 1979 Master Plan. The Master Plan essentially sets forth the zoning patterns currently existent within the Valley Street corridor. Those portions within the primary, secondary and general commercial districts today were so designated in the Master Plan.

As far back as the 1979 Master Plan, the condition of the Valley Street corridor was an issue of concern. The Master Plan indicated that the Village's secondary commercial areas required upgrading and proposed that a special study be undertaken to detail improvement requirements related to store front appearance, lighting, parking, loading and signage. The Master Plan similarly suggested that consideration be given to "upgrading the uses" in the general commercial area along the Valley Street corridor.

The concerns addressed in the 1979 Master Plan have continued over the last few decades. The Village has proposed different approaches to deal with this issue. In 1991, a new Land Use Plan Element was created which recommended placing the entire Valley Street corridor south of Third Street within a new "Office" designation (the area north of Third

Street was placed within the "Central Business" designation). The 1991 Land Use Plan recommended this is an effort to eliminate the "industrial warehousing and auto-related uses from the area" and to bolster the area's "redevelopment potential".

The July 2000 Reexamination of the Master Plan indicated that Office designation for the Valley Street corridor proposed in the 1991 Land Use Plan had not been implemented and recommended that it be "reevaluated".

Clearly, the zoning related approaches recommended in the Village's prior planning documents have not been entirely successful in improving the Valley Street corridor.

The Village has already found that certain properties in and around the Valley Street corridor were in need of redevelopment. A September 1995 Redevelopment Area Report found that a number of properties between First and Fourth Streets along the westerly portion of the Valley Street corridor meet the criteria for being designated an area in need of redevelopment. Further, the May 1998 study found properties adjoining the Study Area within Blocks 1908, 1910 and 2007 to be in need of redevelopment. This area extended to First Street to the west of Valley Street. The redevelopment planning for these areas were subsequently addressed in redevelopment plans adopted by the Board of Trustees and currently in effect.

Evaluation of the Study Area for Conformity with "Redevelopment Area" and "Rehabilitation Area" Criteria

As presented below, this Study finds that the entirety of the Study Area meets the "Rehabilitation Area" criteria, but finds that only a portion of the Study Area meets the criteria for declaring an area "in Need of Redevelopment."

Area in Need of Rehabilitation

As indicated above, Section 14 of the LRHL indicates that a delineated area may be determined to be in need of rehabilitation if there exist in that area conditions such that (1) A significant portion of structures therein are in a substandard or deteriorating condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property; or (2) More than half of the housing stock in the delineated area is at least 50 years old and in need of repair or substantial maintenance; and (3) a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community. In order to qualify as an "Area in Need of Rehabilitation," an area must satisfy either criteria #1 or #2, as well as criterion #3.

As indicated on Map 4, the analysis reveals that the entirety of the Study Area meets the "Rehabilitation Area" criteria outlined in Section 14 of the LRHL. Specifically, the Study Area meets criteria #2 and #3. Per criterion #2, the vast majority (85%) of the housing stock in the Study Area is at least 50 years old. Additionally, the Village Engineer has indicated that a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and in need of repair or substantial maintenance.

Per criterion #3, it is expected that a program of rehabilitation will help prevent further deterioration and promote overall development of the community. The LRHL provides municipalities with a number of tools to facilitate rehabilitation and appropriate redevelopment in an area in need of rehabilitation. In fact, a municipality may exercise all redevelopment powers specified in the LRHL except the taking of private property through eminent domain and long term tax exemptions. In order to facilitate rehabilitation and appropriate redevelopment a municipality may undertake a program of rehabilitation (which may include a facade improvement program and other methods), may encourage redevelopment using the powers granted by the LRHL with the exception of eminent domain, and may grant five-year property-tax exemptions and abatements in order to encourage investment in rehabilitation activities.

In order to exercise the powers granted by the LRHL, the municipality must adopt a redevelopment plan covering the area in need of rehabilitation. The redevelopment plan may prescribe new zoning requirements for the area including those pertaining to: land use; building bulk, setbacks and height; signage; and parking. In addition, the redevelopment plan may contain detailed and prescriptive design standards covering such topics as streetscape, architectural design (e.g., facade design, fenestration, roof design, building materials, etc) and site design (e.g., buffering, lighting, landscaping, circulation and parking layout, etc). It is expected that a combination of the tools described above may be used in the Valley Street corridor and that the use of such tools, as would be outlined in the redevelopment plan for the area, will help prevent further deterioration and promote the overall development of the community.

Area in Need of Redevelopment

As indicated on Map 4, the analysis reveals that a portion of the Study Area meets the "Redevelopment Area" criteria as established by Section 5 of the LRHL and that several adjoining parcels are necessary for the effective redevelopment of the block. Lots 10, 11, and 12 in Block 2304 meet the requirements of the "d" criterion. Each of these properties exhibit a combination of dilapidation, obsolescence and overcrowding, faulty arrangement and design excessive land coverage and/or obsolete layout, that is detrimental to the safety, health and welfare of the community.

Lot 10 is an undersized lot that exhibits excessive lot coverage, dilapidation of buildings and site features, and intrusion of site functions into the Fourth Street right-of-way. The lot does not meet the minimum lot area or front yard requirement and exceeds the maximum lot coverage requirement of the B-3 zone. Lot 11 is an undersized parcel that also exhibits excessive lot coverage. The lot does not meet the minimum lot area or lot width requirements and exceeds the maximum lot coverage requirement of the B-3 zone. Finally, Lot 12 is also undersized, exhibits excessive lot coverage, as well as faulty arrangement and design in that it requires motorists to back into Fourth Street to exit the parking spaces located in the front yard area of the residential building (for which the front yard has been paved). This lot does not meet the minimum lot area or lot width requirements and exceeds the maximum lot coverage requirement of the B-3 zone.

As shown on Map 3, the majority of Block 2304 (i.e., lots 3 through 9) has already been deemed in the need of redevelopment and is included as part of the redevelopment plan for the Central Business District. Lots 1 and 2 within Block 2304 should be included in order to permit the comprehensive and effective redevelopment of Block 2304. The inclusion of these properties is permitted by Section 3 of the LRHL which states. "A redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part." The inclusion of both these parcels will serve to square off the block so that the entirety of it (in combination with lots 10 thru 12, as discussed above) is located within a redevelopment area. In order to ensure the effective and comprehensive redevelopment of Block 2304, the redevelopment plan covering these parcels should make the entirety of Block 2304 subject to the same or compatible requirements (e.g., setbacks, design standards), which is currently not the case.

Parcel by Parcel Analysis

This section provides a description of the parcels that comprise the portion of the Study Area meeting the "Redevelopment Area" criteria.

Property Information Block 2304, Lot 1

Name of Owner:	Community Health Law Project
Common Name:	Community Health Law Project
Existing Use:	Quasi Public
Property Address:	185 Valley Street
Zone:	B-3 General Business
Area:	0.2583 acres (11,250 SF - 75x150)
Total Assessed Value:	\$275,000
Land:	\$135,600
Improvements:	\$139,400

Property Description:

This corner lot contains a one-story concrete block building which houses the Community Health Law Project. The lot is necessary for the effective redevelopment of the area.



Property Information Block 2304, Lot 2

Name of Owner: Harris, Elaine & Sanford Shifman
Common Name: Harris & Mayers, Attorneys at Law/Thomas Associates, Realtors
Existing Use: Professional Office
Property Address: 177 Valley Street
Zone: B-3 General Business
Area: 0.2583 acres (11,250 SF - 75x150)
Total Assessed Value: \$270,000
Land: \$135,900
Improvements: \$134,100

Property Description:

This lot contains a two-and-a-half story frame structure which contains two businesses, Harris & Mayers, Attorneys at Law and Thomas Associates Realtors. The lot is necessary for the effective redevelopment of the area.



**Property Information
Block 2304, Lot 10**

Name of Owner:	T&G Realty Enterprises
Existing Use:	Commercial
Property Address:	1-7 Fourth Avenue
Zone:	B-3 General Business
Area:	0.3616 acres (15,750 SF - 105x150)
Total Assessed Value:	\$403,200
Land:	\$97,300
Improvements:	\$305,900
Year Constructed:	1924

Property Description:

This undersized lot contains three structures: a large two-story building with wood siding facade; a one-story concrete block and stucco building garage with several bays; and an aluminum carport-type structure. Chain-link swing-gate fences are located at both access points to the property. The entire lot is covered with buildings or pavement. At the time of the field visit a small dumpster was observed outside the chain-link fence within the Fourth Street right-of-way. The west facade of the two-story building is worn and needs repair. This lot does not meet the minimum lot area or front yard requirement and exceeds the maximum lot coverage requirement of the B-3 zone.



**Property Information
Block 2304, Lot 11**

Name of Owner: Iantosca, John
Existing Use: Mixed Use
Property Address: 13 Fourth Street
Zone: B-3 General Business
Area: 0.2066 acres (9,000 SF - 60x150)
Total Assessed Value: \$167,800
 Land: \$59,000
 Improvements: \$108,800

Property Description:

This undersized parcel contains two structures, a two-story frame residence and a one-story brick building with multiple garage bays. The entire lot is covered with buildings or pavement. There is a parking area behind the residence. This lot does not meet the minimum lot area or lot width requirements and exceeds the maximum lot coverage requirement of the B-3 zone.



**Property Information
Block 2304, Lot 12**

Name of Owner: Mercadante, Joseph & Robert
 Existing Use: Mixed Use
 Common Name: J.M. Mercadante, General Contractor
 Property Address: 15 Fourth Street
 Zone: B-3 General Business
 Area: 0.1722 acres (7,500 SF - 50x150)
 Total Assessed Value: \$150,200
 Land: \$57,500
 Improvements: \$92,700
 Year Constructed: 1895

Property Description:

This undersized lot contains two structures, a two-and-a-half story frame residence and a two-story stucco building with several garage bays that is used in conjunction with a general contracting business (equipment storage, etc.). The stucco facade of the two-story building is in need of some minor repair work. The entire lot is covered with buildings or pavement and at the time of the field visit there were several vehicles parked in the front yard area of the residence (which front yard has been paved). This parcel contains minimum landscaping. The parking area in the front yard is obsolete in that it requires motorists in Fourth Street to exit a parking space. This lot does not meet the minimum lot area or lot width requirements and exceeds the maximum lot coverage requirement of the B-3 zone.



Parcel by Parcel Analysis

This section provides a description of each parcel meeting the "Rehabilitation Area" criteria.

Property Information Block 1905, Lot 2

Name of Owner:	Slackman, John H & Lula
Existing Use:	Residential
Property Address:	14 Second Street
Zone:	B-1 Primary Business
Area:	0.2049 acres (8,925 SF - 79x113)
Total Assessed Value:	\$125,000
Land:	\$58,300
Improvements:	\$66,700
Year Constructed:	1852



**Property Information
Block 1905, Lot 3**

Name of Owner: Byrne, W. c/o J. Maxwell
Existing Use: Residential
Property Address: 20 Second Street
Zone: B-1 Primary Business
Area: 0.0871 acres (3,794 SF - 33x115)
Total Assessed Value: \$123,600
 Land: \$53,800
 Improvements: \$69,800
Year Constructed: 1908



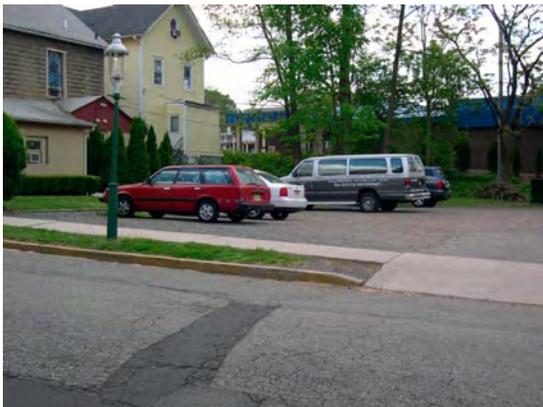
**Property Information
Block 1905, Lot 4**

Name of Owner: Clark, Henry Bruce & Winona M
Existing Use: Residential
Property Address: 24 Second Street
Zone: B-1 Primary Business
Area: 0.0710 acres (3,092 SF - 26x119)
Total Assessed Value: \$116,700
 Land: \$53,000
 Improvements: \$63,700



**Property Information
Block 1905, Lot 5**

Name of Owner:	First Baptist Church
Common Name:	Church Parking Lot
Existing Use:	Quasi Public
Property Address:	28 Second Street
Zone:	B-1 Primary Business
Area:	0.2130 acres (9,280 SF - 80x116)
Total Assessed Value:	\$173,900
Land:	\$173,900
Improvements:	\$0



**Property Information
Block 1905, Lot 6**

Name of Owner:	First Baptist Church
Common Name:	First Baptist Church
Existing Use:	Quasi-Public
Property Address:	103 Valley Street
Zone:	B-1 Primary Business
Area:	0.0884 acres (3,850 SF - 70x55)
Total Assessed Value:	\$396,700
Land:	\$104,400
Improvements:	\$292,300
Year Constructed:	1909



**Property Information
Block 1905, Lot 7**

Name of Owner:	Zahler, Steve
Common Name:	Mango Bone
Existing Use:	Professional Office
Property Address:	109 Valley Street
Zone:	B-1 Primary Business
Area:	0.0568 acres (2,475 SF - 45x55)
Total Assessed Value:	\$151,300
Land:	\$56,800
Improvements:	\$94,500



**Property Information
Block 1905, Lot 8**

Name of Owner:	Valley National Bank
Common Name:	Valley National Bank
Existing Use:	Commercial
Property Address:	115 Valley Street
Zone:	B-1 Primary Business
Area:	0.7117 acres (31,200 square feet)
Total Assessed Value:	\$1,050,000
Land:	\$195,000
Improvements:	\$855,000
Year Constructed:	1990



Property Information Block 1906, Lot 5

Name of Owner:	Deubel, Charles C, III & Mary Ann
Common Name:	Deubel & Deubel, Counselors at Law/John W. Odell, CPA
Existing Use:	Professional Office
Property Address:	22 First Street
Zone:	B-1 Primary Business
Area:	0.0672 acres (2,927 SF - 38x77)
Total Assessed Value:	\$200,000
Land:	\$76,200
Improvements:	\$123,800



**Property Information
Block 1906, Lot 6**

Name of Owner: Astor Realty Corp.
Common Name: Wine Emporium/Papillon 25/Cryan's Beef & Ale House
Existing Use: Commercial
Property Address: 25 Valley Street
Zone: B-1 Primary Business
Area: 0.1905 acres (8,300 SF - 83x100)
Total Assessed Value: \$650,000
Land: \$169,400
Improvements: \$480,600
Year Constructed: 1925



**Property Information
Block 1906, Lot 7**

Name of Owner: McCarthy, Michael & Ana
Common Name: Rapid Print
Existing Use: Commercial/Mixed Use?
Property Address: 63 Valley Street
Zone: B-1 Primary Business
Area: 0.2009 acres (8,750 SF - 70x125)
Total Assessed Value: \$286,700
 Land: \$173,400
 Improvements: \$113,300



**Property Information
Block 1906, Lot 8**

Name of Owner: Ogungote, Janet
Common Name: South Orange Gifts & Consignment
Existing Use: Mixed-Use
Property Address: 65 Valley Street
Zone: B-1 Primary Business
Area: 0.0689 acres (3,000 SF - 25x120)
Total Assessed Value: \$176,100
 Land: \$75,000
 Improvements: \$101,100
Year Constructed: 1910



**Property Information
Block 1906, Lot 9**

Name of Owner: Basiakos, Athena & Steve
Common Name: Guyway Travel Services, Inc./Uzzolino & Riscica Income Tax Service
Existing Use: Mixed Use
Property Address: 67-69 Valley Street
Zone: B-1 Primary Business
Area: 0.0964 acres (4,200 SF - 35x120)
Total Assessed Value: \$235,000
Land: \$113,400
Improvements: \$121,600



Property Information Block 1906, Lot 10

Name of Owner: Montrose Realty I NJ, LLC
Common Name: Village Professional Center
Existing Use: Professional Office
Property Address: 71 Valley Street
Zone: B-1 Primary Business
Area: 0.1928 acres (8,400 SF - 70x120)
Total Assessed Value: \$755,000
Land: \$170,500
Improvements: \$584,500
Year Constructed: 1965



Property Information Block 1908, Lot 10

Name of Owner:	Bookstore S.O., LLC/E Fellers
Common Name:	It's a Wrap/Sweet Concessions
Existing Use:	Commercial
Property Address:	9 Village Plaza
Zone:	B1 Primary Business
Area:	0.0652 acres (2,840 SF - 43x66)
Total Assessed Value:	\$208,000
Land:	\$76,700
Improvements:	\$131,300
Year Constructed:	1910



**Property Information
Block 1908, Lot 11**

Name of Owner: Green, Alan C
Common Name: South Orange Chiropractic Center/Speech & Hearing Associates/
Assemblyman Hackett and Assemblyman McKeon
Existing Use: Professional Offices
Property Address: 15 Valley Street
Zone: B-1 Primary Business
Area: 0.1727 acres (7,522 SF - 66x114)
Total Assessed Value: \$567,600
Land: \$167,700
Improvements: \$399,900



Property Information Block 1908, Lot 12

Name of Owner: 19 Valley & Street LLC
Common Name: Lot 15 Grill
Existing Use: Commercial
Property Address: 19 Valley Street
Zone: B-1 Primary Business
Area: 0.1354 acres (5,898 SF - 59x100)
Total Assessed Value: \$695,000
Land: \$161,600
Improvements: \$533,400



**Property Information
Block 1908, Lot 13**

Name of Owner: Guzman, Teresa
Common Name: Toro Loco Mexican Restaurant
Existing Use: Mixed Use
Property Address: 23 Valley Street
Zone: B-1 Primary Business
Area: 0.0941 acres (4,100 SF - 41x100)
Total Assessed Value: \$595,000
Land: \$110,700
Improvements: \$484,300



**Property Information
Block 2001, Lot 1**

Name of Owner: Mutascio, N. Estat c/o Annmarie Hicks
Existing Use: Residential
Property Address: 268 Valley Street
Zone: B-2 Secondary Business
Area: 0.0758 acres (3,300 SF - 33x100)
Total Assessed Value: \$130,100
Land: \$50,700
Improvements: \$79,400
Year Constructed: 1909



**Property Information
Block 2001, Lot 2**

Name of Owner:	Bradbury, William D
Existing Use:	Residential
Property Address:	1009 Main Street
Zone:	B-2 Secondary Business
Area:	0.0758 acres (3,300 SF - 33x100)
Total Assessed Value:	\$133,000
Land:	\$50,700
Improvements:	\$82,300
Year Constructed:	1909



**Property Information
Block 2001, Lot 3**

Name of Owner: Cun Xing Jiang Yan Hong Zheng
Existing Use: Residential
Property Address: 264 Valley Street
Zone: B-2 Secondary Business
Area: 0.0758 acres (3,300 SF - 33x100)
Total Assessed Value: \$141,300
 Land: \$50,700
 Improvements: \$90,600
Year Constructed: 1909



**Property Information
Block 2001, Lot 4**

Name of Owner:	Wexler, Adam
Existing Use:	Residential
Property Address:	262 Valley Street
Zone:	B-2 Secondary Business
Area:	0.0758 acres (3,300 SF - 33x100)
Total Assessed Value:	\$141,000
Land:	\$50,700
Improvements:	\$90,300
Year Constructed:	1900



**Property Information
Block 2001, Lot 5**

Name of Owner:	Ishwar Corporation Inc.
Common Name:	Pizza Hut
Existing Use:	Commercial
Property Address:	260 Valley Street
Zone:	B-2 Secondary Business/RB Residential Two Family
Area:	0.1515 acres (6,600 SF - 66x100)
Total Assessed Value:	\$215,000
Land:	\$121,700
Improvements:	\$93,300



**Property Information
Block 2002, Lot 1**

Name of Owner: Shah, Rekha & Kamlesh
Common Name: Quality Auto Centers
Existing Use: Auto-related Commercial
Property Address: 254 Valley Street
Zone: B-2 Secondary Business
Area: 0.1263 acres (5,500 SF - 55x100)
Total Assessed Value: \$195,000
 Land: \$111,500
 Improvements: \$83,500
Year Constructed: 1932



**Property Information
Block 2002, Lot 2**

Name of Owner: Allegiance Community Bank
Common Name: Allegiance Community Bank
Existing Use: Commercial
Property Address: 200 Valley Street
Zone: B-2 Secondary Business
Area: 0.4660 acres (20,300 - 203x100)
Total Assessed Value: \$825,000
Land: \$153,500
Improvements: \$671,500



**Property Information
Block 2003, Lot 1**

Name of Owner:	Beifus, Andrew & Jacqueline
Existing Use:	Surface Parking
Property Address:	184 Valley Street
Zone:	B-2 Secondary Business
Area:	0.0893 acres (3,890 SF - 27x144)
Total Assessed Value:	\$79,600
Land:	\$74,500
Improvements:	\$5,100



**Property Information
Block 2003, Lot 2**

Name of Owner: Hayden, Albert & Sarah
Existing Use: Residential
Property Address: 184 Valley Street
Zone: B-2 Secondary Business
Area: 0.0893 acres (3,890 SF - 27x144)
Total Assessed Value: \$110,600
 Land: \$51,100
 Improvements: \$59,500
Year Constructed: 1895



**Property Information
Block 2003, Lot 3**

Name of Owner: Michelle Abdurrashid & Jibril Abdurreshid
Existing Use: Residential
Property Address: 180 Valley Street
Zone: B-2 Secondary Business
Area: 0.0893 acres (3,890 SF - 27x144)
Total Assessed Value: \$108,300
 Land: \$51,200
 Improvements: \$57,100
Year Constructed: 1894



**Property Information
Block 2003, Lot 4**

Name of Owner: Ash, Sarah P Estate/Richard Ash
Existing Use: Residential
Property Address: 178 Valley Street
Zone: B-2 Secondary Business
Area: 0.0860 acres (3,746 SF - 26x144)
Total Assessed Value: \$111,100
 Land: \$51,100
 Improvements: \$60,000
Year Constructed: 1893



**Property Information
Block 2003, Lot 5**

Name of Owner:	Bomensatt, Mary Ann
Existing Use:	Residential
Property Address:	176 Valley Street
Zone:	B-2 Secondary Business
Area:	0.0959 acres (4,177 SF - 29x144)
Total Assessed Value:	\$102,100
Land:	\$51,500
Improvements:	\$50,600
Year Constructed:	1895



**Property Information
Block 2003, Lot 6**

Name of Owner:	Realty, Ral
Existing Use:	Vacant Auto-related Commercial
Property Address:	168 Valley Street
Zone:	B-2 Secondary Business/RB Residential - Two Family
Area:	90x144 (front); 60x171 (rear)
Total Assessed Value:	\$400,000
Land:	\$160,700
Improvements:	\$239,300
Year Constructed:	1948



Lot 6 on the right with Lot 7 on the left.



**Property Information
Block 2003, Lot 7**

Name of Owner:	Russell & Alex Equites LLC
Common Name:	All Star Motors/Essex County Towing
Existing Use:	Auto-related Commercial
Property Address:	164 Valley Street
Zone:	B-2 Secondary Business/RB Residential - Two Family
Area:	67x149 (front); 40x161 (rear)
Total Assessed Value:	\$175,000
Land:	\$51,800
Improvements:	\$123,200
Year Constructed:	1948



Lot 6 on the right with Lot 7 on the left.

**Property Information
Block 2003, Lot 8**

Name of Owner: Waldron, Robert F, Jr. & Lynn
Existing Use: Residential
Property Address: 160 Valley Street
Zone: B-2 Secondary Commercial
Area: 0.1053 acres (4,587 SF - 31x148)
Total Assessed Value: \$175,000
 Land: \$51,800
 Improvements: \$123,200
Year Constructed: 1915



**Property Information
Block 2003, Lot 9**

Name of Owner: Matarazzo, Peter A & Joann
Existing Use: Residential
Property Address: 158 Valley Street
Zone: B-2 Secondary Business
Area: 0.1676 acres (7,300 SF - 50x146)
Total Assessed Value: \$141,300
 Land: \$54,400
 Improvements: \$86,900
Year Constructed: 1910



**Property Information
Block 2003, Lot 10**

Name of Owner: Gold, Stanley
Common Name: Pro Pets
Existing Use: Commercial
Property Address: 154 Valley Street
Zone: B-2 Secondary Business
Area: 0.1561 acres (6,800 SF - 68x100)
Total Assessed Value: \$375,000
 Land: \$122,500
 Improvements: \$252,500
Year Constructed: 1964



**Property Information
Block 2004, Lot 1**

Name of Owner: Mauncele, Nicholas V & Rose C
Existing Use: Surface Parking
Property Address: 120 Valley Street
Zone: B-2 Secondary Business
Area: 0.0872 acres (3,800 SF - 38x100)
Total Assessed Value: \$61,700
 Land: \$56,100
 Improvements: \$5,600



**Property Information
Block 2004, Lot 2**

Name of Owner: Loeser, Jonathan D
Existing Use: Residential
Property Address: 116 Valley Street
Zone: B-2 Secondary Business
Area: 0.0849 acres (3,700 SF - 37x100)
Total Assessed Value: \$109,000
 Land: \$51,100
 Improvements: \$57,900
Year Constructed: 1850



**Property Information
Block 2004, Lot 3**

Name of Owner: Valvano, Michael A
Common Name: NAPA Auto Parts
Existing Use: Commercial
Property Address: 114 Valley Street
Zone: B-2 Secondary Business
Area: 0.0918 acres (4,000 SF - 40x100)
Total Assessed Value: \$220,000
 Land: \$91,800
 Improvements: \$128,200



**Property Information
Block 2004, Lot 4**

Name of Owner: Choi, Jae-Un
Common Name: Valley Cleaners
Existing Use: Commercial
Property Address: 110-120 Valley Street
Zone: B-2 Secondary Business
Area: 0.1056 acres (4,600 SF - 43x107)
Total Assessed Value: \$275,000
 Land: \$100,000
 Improvements: \$175,000
Year Constructed: 1937



**Property Information
Block 2004, Lot 5**

Name of Owner: Chung, Kihae & Soo
Common Name: Valley Professional Building
Existing Use: Professional Office
Property Address: 106 Valley Street
Zone: B-2 Secondary Business
Area: 0.2334 acres (10,167 SF - 95x107)
Total Assessed Value: \$350,000
 Land: \$150,800
 Improvements: \$199,200
Year Constructed: 1968



**Property Information
Block 2005, Lot 1**

Name of Owner: Rotz, David A & Mindy S Reing
Existing Use: Residential
Property Address: 53 Second Street
Zone: B-2 Secondary Business
Area: 0.0951 acres (4,142 SF - 41x101)
Total Assessed Value: \$149,800
 Land: \$45,400
 Improvements: \$104,400
Year Constructed: 1988



**Property Information
Block 2005, Lot 2**

Name of Owner: Busgang, Steve
Existing Use: Residential
Property Address: 55 Second Street
Zone: B-2 Secondary Business
Area: 0.0951 acres (4,142 SF - 41x101)
Total Assessed Value: \$149,800
 Land: \$45,400
 Improvements: \$104,400
Year Constructed: 1988



**Property Information
Block 2005, Lot 3**

Name of Owner: Catalan, Lourdes J
Existing Use: Residential
Property Address: 57 Second Street
Zone: B-2 Secondary Business
Area: 0.0951 acres (4,142 SF - 41x101)
Total Assessed Value: \$149,800
 Land: \$45,400
 Improvements: \$104,400
Year Constructed: 1988



**Property Information
Block 2006, Lot 1**

Name of Owner: Mengesha, Ambachew & Abrehet Zewude
Common Name: Astrology Readings
Existing Use: Mixed-use
Property Address: 70 Valley Street
Zone: B-2 Secondary Business
Area: 0.0781 acres (3,400 SF - 34x100)
Total Assessed Value: \$130,000
 Land: \$50,700
 Improvements: \$79,300
Year Constructed: 1906



**Property Information
Block 2006, Lot 2**

Name of Owner:	Levine, Marc L
Common Name:	South Orange Animal Hospital
Existing Use:	Commercial
Property Address:	64 Valley Street
Zone:	B-2 Secondary Business
Area:	0.2579 acres (11,234 SF - 72x156)
Total Assessed Value:	\$250,000
Land:	\$133,000
Improvements:	\$117,000
Year Constructed:	1892



Property Information Block 2006, Lot 3

Name of Owner:	Inc., WLPM
Existing Use:	Vacant Commercial
Property Address:	60 Valley Street
Zone:	B-2 Secondary Business
Area:	77x154 IRR
Total Assessed Value:	\$494,300
Land:	\$197,600
Improvements:	\$296,700
Year Constructed:	1952



**Property Information
Block 2007, Lot 1**

Name of Owner: Buechel, F./SO Mtn Realty
Common Name: South Mountain Orthopedic Associates/South Mountain Fitness Center
Existing Use: Commercial
Property Address: 20 Valley Street
Zone: B-2 Secondary Business
Area: 0.9229 acres (40,200 SF - 268x150)
Total Assessed Value: \$1,940,000
 Land: \$235,400
 Improvements: \$1,704,600
Year Constructed: 1922



**Property Information
Block 2007, Lots 2 and 3**

Lot 2:

Name of Owner:	Township of South Orange Village
Common Name:	
Existing Use:	Public
Property Address:	18 Valley Street
Zone:	B-2 Secondary Business
Area:	0.0080 acres (348 SF - 25x14)
Total Assessed Value:	\$5,700
Land:	\$5,700
Improvements:	\$0

**Property Information
Block 2007, Lot 4**

Name of Owner:	South Orange Property, LLC
Common Name:	
Existing Use:	Commercial
Property Address:	76 South Orange Avenue
Zone:	B-2 Secondary Business
Area:	0.8760 acres (38,158 SF - 240x159)
Total Assessed Value:	\$5,737,400
Land:	\$285,600
Improvements:	\$5,451,800
Year Constructed:	1970



**Property Information
Block 2201, Lot 1**

Name of Owner: Valley Auto Sales
Common Name: Valley Automotive
Existing Use: Auto-related Commercial
Property Address: 306 Valley Street
Zone: B-2 Secondary Business
Area: 0.1273 acres (5,545 SF - 63x88)
Total Assessed Value: \$175,000
 Land: \$97,300
 Improvements: \$77,700
Year Constructed: 1930



**Property Information
Block 2201, Lot 2**

Name of Owner: Caliciotti, Ambrogio & Felomena
Existing Use: Residential
Property Address: 308 Valley Street
Zone: B-2 Secondary Business
Area: 41x100 + rear
Total Assessed Value: \$142,600
 Land: \$51,400
 Improvements: \$91,200
Year Constructed: 1912



**Property Information
Block 2201, Lot 32**

Name of Owner: Cellitti, Guiseppe & Paola
Common Name: J&J Caribbean Restaurant/Ultimate Upholstery & Drapery/A&D Deli & Liquors
Existing Use: Commercial
Property Address: 390 Valley Steet
Zone: B-2 Secondary Business
Area: 0.1636 acres (7,126 SF - 75x95)
Total Assessed Value: \$340,000
Land: \$98,500
Improvements: \$241,500
Year Constructed: 1929



**Property Information
Block 2201, Lot 33**

Name of Owner:	The Realty McCoy, Inc.
Common Name:	Century 21 - Realty McCoy
Existing Use:	Professional Office (real estate)
Property Address:	386 Valley Street
Zone:	B-2 Secondary Business
Area:	0.1801 acres (7,845 SF - 59x133)
Total Assessed Value:	\$127,600
Land:	\$54,600
Improvements:	\$73,000
Year Constructed:	1890



**Property Information
Block 2201, Lot 34**

Name of Owner: Safarov, Sergey & Anna & Timur
Existing Use: Commercial
Property Address: 382 Valley Street
Zone: B-2 Secondary Business
Area: 0.1722 acres (7,500 SF - 60x125)
Total Assessed Value: \$155,000
 Land: \$90,000
 Improvements: \$65,000
Year Constructed: 1960



**Property Information
Block 2201, Lot 35**

Name of Owner:	Fabrizio, Anthony R & Ida D
Existing Use:	Residential
Property Address:	320 Valley Street
Zone:	B-2 Secondary Business
Area:	0.6359 acres (27,700 SF - 100x277)
Total Assessed Value:	\$171,400
Land:	\$72,000
Improvements:	\$99,400



**Property Information
Block 2201, Lot 36**

Name of Owner:	Township of South Orange Village
Property Address:	316 Valley Street
Zone:	B-2 Secondary Business
Area:	0.0379 acres (1,650 SF - 15x110)
Total Assessed Value:	\$44,600
Land:	\$44,600
Improvements:	\$0



**Property Information
Block 2201, Lot 37**

Name of Owner:	Troncone, Robert J
Existing Use:	Residential
Property Address:	316 Valley Street
Zone:	B-2 Secondary Business
Area:	0.1515 acres (6,600 SF - 60x110)
Total Assessed Value:	\$165,000
Land:	\$56,900
Improvements:	\$108,100
Year Constructed:	1924



Block 2201, Lot 39 (includes former Lot 38)

Name of Owner: Cardone, John & Cindy
Existing Use: Residential
Property Address: 310 Valley Street
Zone: B-2 Secondary Business
Area: 0.1515 acres (6,600 SF - 60x110)
Total Assessed Value: \$119,000
 Land: \$50,600
 Improvements: \$68,400
Year Constructed: 1927



Block 2202, Lots 1-30

Lots 1 through 30 in Block 2202 are located on the easterly side of Valley Street approximately midway between Fifth Street and Roland Avenue and comprises the site containing the three-story brick Ora Manor condominiums. The structure contains thirty (30) units. A large portion of the block is paved and is used for surface parking for tenants. The units are owned by Seton Hall University. This site is located in the B-2 district.



Block 2203, Lots 1-35

Lots 1 through 35 in Block 2203 are located immediately to the south of the Ora Manor condos on the east side of Valley Street and comprise the site containing the three-story brick Raine Gardens condominiums. There are two separate structures arranged in a garden apartment like setting. A total of thirty-five (35) units are provided. Tax records indicate 1946 as the year of construction. Paved surface parking is provided behind the buildings. The site is located within the B-2 District.



Property Information
Block 2210, Lot 1 (includes former Lot 25)

Name of Owner:	Hyams Family Limited Partnership
Common Name:	Enterprise Rent-a-Car/Modern Auto Body
Existing Use:	Auto-related Commercial
Property Address:	400 Valley Street
Zone:	B-2 Secondary Business
Area:	0.1951 acres (8,500 SF - 85x100)
Total Assessed Value:	\$524,000
Land:	\$165,000
Improvements:	\$359,000
Year Constructed:	1925



**Property Information
Block 2210, Lot 24**

Name of Owner: Hyams Family Limited Partnership
Existing Use: Surface Parking
Property Address: 51 Arnold Terrace
Zone: B-2 Secondary Business
Area: 0.1020 acres (4,444 SF - 44x101)
Total Assessed Value: \$158,300
Land: \$28,200
Improvements: \$130,100



Property Information Block 2215, Lot 1

Name of Owner: Scanniello, Rocco F
Common Name: South Orange Auto Repair/South Orange Auto Electric
Existing Use: Auto-related Commercial
Property Address: 454 Valley Street
Zone: B-2 Secondary Business
Area: 0.3478 acres (15,150 SF - 150x101)
Total Assessed Value: \$474,700
 Land: \$94,300
 Improvements: \$380,400
Year Constructed: 1915



**Property Information
Block 2215, Lot 26**

Name of Owner: Palomino, Gabriel & Beatriz A.
Common Name: Blimpie Subs & Salads
Existing Use: Commercial
Property Address: 468 Valley Street
Zone: B-2 Secondary Business
Area: 0.1364 acres (5,941 SF - 90x66)
Total Assessed Value: \$180,000
Land: \$78,900
Improvements: \$101,100



**Property Information
Block 2215, Lot 27**

Name of Owner:	Grasso, Gladys
Existing Use:	Residenital
Property Address:	456 Valley Street
Zone:	B-2 Secondary Business
Area:	0.1384 acres (6,029 SF - 45x134)
Total Assessed Value:	\$138,400
Land:	\$53,200
Improvements:	\$85,200



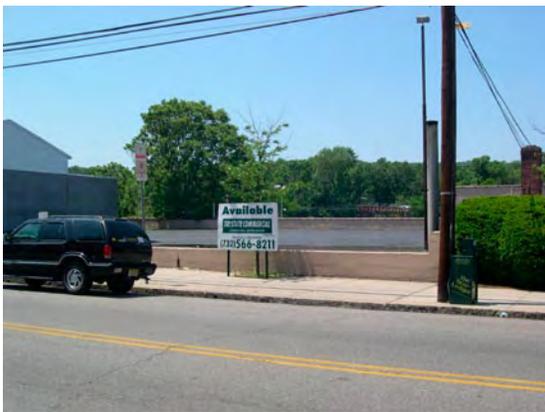
**Property Information
Block 2302, Lot 1**

Name of Owner: Essex Properties
Common Name: Vinny's Nails/Valley Street Kindergarten Center - South Mountain Metro YMCA of the Oranges
Existing Use: Mixed-use
Property Address: 465 Valley Street
Zone: B-3 General Business
Area: 0.3053 acres (13,300 SF - 100x133)
Total Assessed Value: \$850,000
Land: \$93,100
Improvements: \$756,900
Year Constructed: 1924



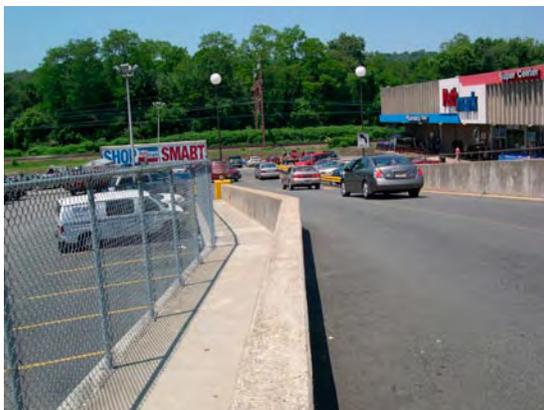
Property Information Block 2302, Lot 2

Name of Owner: Glicksman/Supermarkets Gen Prop Adm
Existing Use: Auto-related Commercial
Property Address: 451 Valley Street
Zone: B-3 General Business
Area: 0.2626 acres (11,440 SF - 110x104)
Total Assessed Value: \$400,000
 Land: \$91,300
 Improvements: \$308,700
Year Constructed: 1951



**Property Information
Block 2302, Lot 3**

Name of Owner: Weill, M, Tr/Pathmark Inc M-450
Common Name: Pathmark Super Center
Existing Use: Commercial
Property Address: 411 Valley Street
Zone: B-3 General Business
Area: 3.19 acres
Total Assessed Value: \$2,700,000
Land: \$429,600
Improvements: \$2,270,400
Year Constructed: 1971



**Property Information
Block 2302, Lot 4**

Name of Owner:	Barr, C. Susan
Common Name:	Norbury Nursery & Preschool
Existing Use:	Commercial
Property Address:	391-401 Valley Street
Zone:	B-3 General Business
Area:	14,850 SF (99x150)
Total Assessed Value:	\$932,500
Land:	\$150,000
Improvements:	\$782,500



**Property Information
Block 2302, Lot 5**

Name of Owner:	East Mt & Pleasant Properties
Common Name:	Norbury Nursery & Preschool/Scalora Landscape Services
Existing Use:	Commercial
Property Address:	382 Lackawanna Place
Zone:	B-3 General Business
Area:	0.4466 acres (19,454 SF - 137x142)
Total Assessed Value:	\$260,000
Land:	\$142,500
Improvements:	\$117,500
Year Constructed:	1890



**Property Information
Block 2302, Lot 6**

Name of Owner:	Gelpke, Janet M
Existing Use:	Residential
Property Address:	351 Valley Street
Zone:	B-3 General Business
Area:	0.1722 acres (7,500 SF - 50x150)
Total Assessed Value:	\$93,300
Land:	\$54,600
Improvements:	\$38,700
Year Constructed:	1904



**Property Information
Block 2302, Lot 7**

Name of Owner:	Weill, Maurice M, Tr/Accts Payable
Existing Use:	
Property Address:	351-A Valley Street, Rear
Zone:	B-3 General Business
Area:	0.0287 acres (1,250 SF - 50x25)
Total Assessed Value:	\$4,500
Land:	\$4,500
Improvements:	\$0

**Property Information
Block 2302, Lot 8**

Name of Owner:	Boffard Holdings, LLC
Common Name:	South Orange OB/GYN & Infertility Group
Existing Use:	Professional Office
Property Address:	349 Valley Street
Zone:	B-3 General Business
Area:	0.1722 acres (7,500 SF - 50x150)
Total Assessed Value:	\$350,000
Land:	\$108,200
Improvements:	\$241,800



**Property Information
Block 2302, Lot 9**

Name of Owner:	Potuto, Vincent
Common Name:	Speed Wash of South Orange
Existing Use:	Commercial
Property Address:	347 Valley Street
Zone:	B-3 General Business
Area:	0.2870 acres (12,500 SF - 100x125)
Total Assessed Value:	\$422,000
Land:	\$120,300
Improvements:	\$301,700
Year Constructed:	1988



**Property Information
Block 2302, Lot 10**

Name of Owner: South Orange Imported Cars, Inc.
Common Name: South Orange Imported Cars, Inc.
Existing Use: Auto-related Commercial
Property Address: 343 Valley Street
Zone: B-3 General Business
Area: 0.2152 acres (9,375 SF - 75x125)
Total Assessed Value: \$238,400
 Land: \$113,400
 Improvements: \$125,000



**Property Information
Block 2302, Lot 11**

Name of Owner: Cerracchio, M and E Cerracchio
Common Name: Leo's Barber Shop/ML Realty
Existing Use: Mixed-Use
Property Address: 339 Valley Street
Zone: B-3 General Business
Area: 0.1062 acres (4,626 SF - 37x125)
Total Assessed Value: \$150,000
Land: \$82,300
Improvements: \$67,700



**Property Information
Block 2302, Lot 12**

Name of Owner:	Banks, David
Existing Use:	Residential
Property Address:	335 Valley Street
Zone:	B-3 General Business
Area:	0.1062 acres (4,626 SF - 37x125)
Total Assessed Value:	\$164,900
Land:	\$52,000
Improvements:	\$112,900
Year Constructed:	1927



**Property Information
Block 2302, Lot 13**

Name of Owner:	Ressom, Yacob
Existing Use:	Residential
Property Address:	333 Valley Street
Zone:	B-3 General Business
Area:	0.0717 acres (3,125 SF - 25x125)
Total Assessed Value:	\$117,700
Land:	\$50,500
Improvements:	\$67,200



**Property Information
Block 2302, Lot 14**

Name of Owner:	331 Valley Street
Existing Use:	Residential
Property Address:	331 Valley Street
Zone:	B-3 General Business
Area:	0.0717 acres (3,125 SF - 25x125)
Total Assessed Value:	\$154,200
Land:	\$54,800
Improvements:	\$99,400
Year Constructed:	1915



**Property Information
Block 2302, Lot 15**

Name of Owner:	Lam, Toi Yam & Wai Ching
Common Name:	Sunrise Pizzeria
Existing Use:	Mixed-use
Property Address:	329 Valley Street
Zone:	B-3 General Business
Area:	0.0726 acres (3,162 SF - 34x93)
Total Assessed Value:	\$165,000
Land:	\$55,500
Improvements:	\$109,500
Year Constructed:	1923



**Property Information
Block 2302, Lot 16**

Name of Owner: Molinaro, Anthony & Jodi
Existing Use: Residential
Property Address: 327 Valley Street
Zone: B-3 General Business
Area: 0.0726 acres (3,162 SF - 34x93)
Total Assessed Value: \$147,500
 Land: \$50,500
 Improvements: \$97,000
Year Constructed: 1920



**Property Information
Block 2302, Lot 17**

Name of Owner: Molinaro, Anthony & Jodi
Common Name: Opulent Glassworks, Inc.
Existing Use: Commercial
Property Address: 325 Valley Street
Zone: B-3 General Business
Area: 0.0683 acres (2,975 SF - 32x93)
Total Assessed Value: \$72,200
Land: \$52,200
Improvements: \$20,000



**Property Information
Block 2302, Lot 18**

Name of Owner:	Pannucci, Mary
Existing Use:	Residential
Property Address:	16 Lackawanna Place
Zone:	B-3 General Business
Area:	0.0735 acres (3,200 SF - 32x100)
Total Assessed Value:	\$96,800
Land:	\$53,200
Improvements:	\$43,600



**Property Information
Block 2302, Lot 19**

Name of Owner: Garry Sabatini William Ned Monroe
Existing Use: Residential
Property Address: 10 Lackawanna Place
Zone: B-3 General Business
Area: 0.0927 acres (4,040 SF - 40x101)
Total Assessed Value: \$101,600
 Land: \$54,000
 Improvements: \$47,600
Year Constructed: 1909



**Property Information
Block 2302, Lot 20**

Name of Owner:	De Ieso, Angela
Existing Use:	Residential
Property Address:	8 Lackawanna Place
Zone:	B-3 General Business
Area:	0.0946 acres (4,120 SF - 40x103)
Total Assessed Value:	\$91,700
Land:	\$54,100
Improvements:	\$37,600
Year Constructed:	1895



**Property Information
Block 2302, Lot 21**

Name of Owner:	Papaianni, Anthony & Joseph
Existing Use:	Residential
Property Address:	6 Lackawanna Place
Zone:	B-3 General Business
Area:	0.0973 acres (4,240 SF - 40x106)
Total Assessed Value:	\$116,700
Land:	\$54,200
Improvements:	\$62,500
Year Constructed:	1895



**Property Information
Block 2302, Lot 22**

Name of Owner: T & G Realty Enterprises
Existing Use: Vacant Commercial
Property Address: 2 Lackawanna Place
Zone: B-3 General Business
Area: 0.0942 acres (4,103 SF - 38x108)
Total Assessed Value: \$100,000
 Land: \$46,000
 Improvements: \$54,000
Year Constructed: 1930



**Property Information
Block 2302, Lot 23**

Name of Owner: Cavanaugh, James & Roseanne
Common Name: M&P Autobody
Existing Use: Auto-related Commercial
Property Address: 362 Lackawanna Place
Zone: B-3 General Business
Area: 0.2548 acres (11,100 SF - 74x150)
Total Assessed Value: \$218,300
 Land: \$81,600
 Improvements: \$136,700
Year Constructed: 1928



**Property Information
Block 2302, Lot 24**

Name of Owner: Cavanaugh, James & Roseanne
Existing Use: Surface Parking/Auto-related Commercial
Property Address: 366 Lackawanna Place
Zone: B-3 General Business
Area: 0.1249 acres (5,440 SF - 37x147)
Total Assessed Value: \$70,500
 Land: \$67,100
 Improvements: \$3,400



**Property Information
Block 2302, Lot 25**

Name of Owner:	Cavanaugh, James & Roseanne
Existing Use:	Surface Parking/Auto-related Commercial
Property Address:	370 Lackawanna Place
Zone:	B-3 General Business
Area:	0.1232 (5,365 SF - 37x145)
Total Assessed Value:	\$40,000
Land:	\$33,100
Improvements:	\$6,900



**Property Information
Block 2302, Lot 26**

Name of Owner: Cerracchio, Michael & E Cerracchio
Common Name: J.S. Automotive Custom Automotive Repairs
Existing Use: Auto-related Commercial
Property Address: 372-378 Lackawanna Place
Zone: B-3 General Business
Area: 0.3140 (13,678 SF - 97x141)
Total Assessed Value: \$254,000
Land: \$84,300
Improvements: \$169,700
Year Constructed: 1950



**Property Information
Block 2302, Lot 27**

Name of Owner: The Office & Space LLC
Existing Use: Industrial
Property Address: 380 Lackawanna Place
Zone: B-3 General Business
Area: 0.2711 acres (11,809 SF - 96x123)
Total Assessed Value: \$400,000
 Land: \$83,200
 Improvements: \$316,800
Year Constructed: 1960



**Property Information
Block 2303, Lot 1**

Name of Owner: Cellitti, Joseph & Paola
Common Name: Animal Kingdom South/Village Counseling Center
Existing Use: Commercial
Property Address: 315-317 Valley Street
Zone: B-3 General Business
Area: 0.1435 acres (6,250 SF - 50x125)
Total Assessed Value: \$140,000
 Land: \$104,000
 Improvements: \$36,000



**Property Information
Block 2303, Lot 2**

Name of Owner:	Cellitti, Giuseppe & Paola
Common Name:	Burns Bradshaw, Inc.
Existing Use:	Residential
Property Address:	313 Valley Street
Zone:	B-3 General Business
Area:	0.1004 acres (4,373 SF - 35x125)
Total Assessed Value:	\$140,300
Land:	\$51,700
Improvements:	\$88,600



**Property Information
Block 2303, Lot 3**

Name of Owner: Molinaro, Anthony
Common Name: The Blue Lily
Existing Use: Commercial
Property Address: 311 Valley Street
Zone: B-3 General Business
Area: 35x125 + rear
Total Assessed Value: \$175,000
Land: \$106,700
Improvements: \$68,300



**Property Information
Block 2303, Lot 4**

Name of Owner:	Township of South Orange Village
Existing Use:	Park
Property Address:	265 Valley Street
Zone:	B-3 General Business
Area:	2.3 acres
Total Assessed Value:	\$356,900
Land:	\$356,900
Improvements:	\$0



**Property Information
Block 2303, Lot 5**

Name of Owner: 219 Properties, LLC
Common Name: Flexible Warehousing South Orange Storage
Existing Use: Commercial
Property Address: 219 Valley Street
Zone: B-3 General Business
Area: 111x230 + rear
Total Assessed Value: \$325,000
Land: \$176,200
Improvements: \$448,800
Year Constructed: 1927



**Property Information
Block 2303, Lot 6**

Name of Owner:	Carr, Betty Lou
Existing Use:	Commercial
Property Address:	215 Valley Street
Zone:	B-3 General Business
Area:	0.1687 acres (7,348 SF - 49x150)
Total Assessed Value:	\$292,000
Land:	\$122,400
Improvements:	\$169,600



**Property Information
Block 2303, Lot 7**

Name of Owner:	Beifus, Andrew & Margaret
Common Name:	Beifus Motors
Existing Use:	Auto-related Commercial
Property Address:	209 Valley Street
Zone:	B-3 General Business
Area:	0.6907 acres (30,087 SF)
Total Assessed Value:	\$6749,800
Land:	\$169,700
Improvements:	\$580,100
Year Constructed:	1952



Property Information
Block 2303, Lot 8

Name of Owner: Iantosca, David E & Margaret
Existing Use: Residential
Property Address: 16 Fourth Street
Zone: B-3 General Business
Area: 0.1492 acres (6,500 SF - 52x125)
Total Assessed Value: \$139,200
 Land: \$56,500
 Improvements: \$82,700



**Property Information
Block 2303, Lot 9**

Name of Owner: Ross, Kevin & Sharon D.
Existing Use: Residential
Property Address: 14 Fourth Street
Zone: B-3 General Business
Area: 0.1435 acres (6,250 SF - 50x125)
Total Assessed Value: \$115,200
 Land: \$56,300
 Improvements: \$58,900
Year Constructed: 1894



**Property Information
Block 2303, Lot 10**

Name of Owner: Marcelli, Alfred J & Joanne A
Existing Use: Residential
Property Address: 10 Fourth Avenue
Zone: B-3 General Business
Area: 0.0861 acres (3,750 SF - 30x125)
Total Assessed Value: \$91,900
 Land: \$53,600
 Improvements: \$38,300
Year Constructed: 1880



Property Information Block 2303, Lot 11

Name of Owner:	Feldman, Craig & Elda
Existing Use:	Residential
Property Address:	8 Fourth Street
Zone:	B-3 General Business
Area:	0.1004 acres (4,373 SF - 35x125)
Total Assessed Value:	\$112,000
Land:	\$54,100
Improvements:	\$57,900
Year Constructed:	1904



Property Information
Block 2303, Lot 12

Name of Owner:	Public Service Electric & Gas Co. (PSE&G)
Existing Use:	Electrical Substation
Property Address:	4 Fourth Street
Zone:	B-3 General Business
Area:	30x346 + rear
Total Assessed Value:	\$229,400
Land:	\$114,700
Improvements:	\$114,700



Property Information Block 2303, Lot 13

Name of Owner: Fuller, David
Existing Use: Auto-related Commercial
Property Address: 1 Lackawanna Place
Zone: B-3 General Business
Area: 0.3994 acres (17,400 SF - 150x116)
Total Assessed Value: \$250,000
Land: \$88,400
Improvements: \$161,600



Property Information
Block 2303, Lot 14

Name of Owner:	Molinaro, Anthony
Existing Use:	Auto-related Commercial
Property Address:	15 Lackawanna Place
Zone:	B-3 General Business
Area:	0.1033 acres (4,500 SF - 50x90)
Total Assessed Value:	\$144,600
Land:	\$60,800
Improvements:	\$83,800

