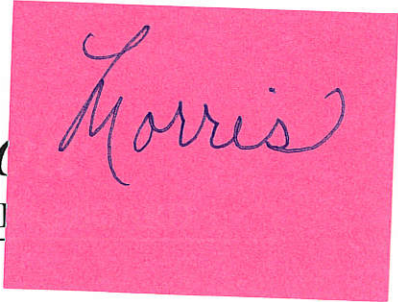


Township of Lakewood
OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING



Morris

INTEROFFICE MEMORANDUM

TO: Tom Henshaw, Municipal Manager
FROM: Ally Morris, Planning Board Administrator
CC: Ed Seeger, Tax Assessor
DATE: September 7, 2017

RE: Property Purchase Request – Block 445 Lot 6

I have analyzed the above-referenced property as per your request. Below are my findings.

The property is a small 40' wide by 100' deep lot, south of Prospect Street and west of Massachusetts Ave in the Cross and Prospect Street Core. It is located in the middle of a Township-owned property and due to its small size is likely not developable on its own and has little value.

According to available aerial imagery, the property is vacant, wooded, and free of known wetlands. It is located in the RM zone which requires 10,000 square feet to construct a duplex building.

Should you have any questions or require anything additional, don't hesitate to contact me.

Land Sale Request

Received on 9/7/17

Block
445

Lot
6

Requested By
manager

Planning Recommendation: n/a - not owned by Township

Zone: RM

Lot Area: 4,000 sf

Best Use: n/a undersized

Property owner received a slight reduction in assessment at the County
Tax Assessor Recommendation: tax Board this year and has filed to the State Tax Court for a further
reduction.

Tax Assessor Value: \$22,500 was reduced by 2017 appeal to \$18,900.

Manager Comments:

Area Map

