

MILL ROAD



Redevelopment Concept

- Big Box Retail
- Affordable detached 1-2 family homes
- Affordable 1-2 family Townhomes
- Neighborhood Commercial
- Family Dining
- Neighborhood Grocery

Parcel Summary

| | Number | Percent |
|-------------------------------|--------|---------|
| Land Parcels | 152 | ----- |
| Fire Damaged to be demolished | | ----- |
| Brownfields | | ----- |
| Excess Township owned | | |
| Vacant | 4 | |
| Residential | 132 | |
| Commercial; Retail-Office | 16 | |
| Tax Exempt: Church, etc. | 0 | |

Demographics and Parcel Details

| Mill Road | | Block | Lot | Location | Dimension | Building | Lot Size | Property Type |
|--------------------|-----------|-------|-----|---------------------------|--------------|-------------|----------|---------------|
| Population | 2,038 | 304 | 2 | 1062 STUYVESANT AVE. | 78.54 X IRR | 2FAM | 0 | 2 |
| Households | 791 | 305 | 1 | 1777 WALKER AVE. | IRR. | 90 FAM 15S | 0 | 4 |
| No. Families | 437 | 305 | 3 | 1753 MANOR DR. | IRR. | 60 FAM | 0 | 4 |
| Median HH Inc. | \$102,188 | 306 | 1 | 1768 MANOR DR. | IRR. | 39 FAM | 0 | 4 |
| Median Family Inc. | \$105,560 | 308 | 1 | 1000-1004 STUYVESANT AVE. | 75 X 119 | 2FAM 1S | 8712 | 4 |
| Per Capita Inc. | \$ 42,792 | 308 | 2 | 173 HARPER AVE. | 31 X IRR. | 4FAM | 0 | 2 |
| Housing Units | 946 | 308 | 3 | 169 HARPER AVE. | 44 X IRR. | 5FAM & 2FAM | 0 | 4 |
| Occupied | 842 | 308 | 4 | 165-167 HARPER AVE | 50 X 132 | 3FAM | 6534 | 2 |
| Vacant | 104 | 308 | 7 | 155 HARPER AVE. | 37.50 X IRR. | 2FAM | 0 | 2 |
| BUILT 1995-2000 | 22 | 308 | 8 | 151 HARPER AVE. | 37.50 X 100 | 2FAM | 3484.8 | 2 |
| BUILT 1995-1998 | 34 | 308 | 9 | 147 HARPER AVE. | 50 X 52 | 1FAM | 2178 | 2 |
| BUILT 1990-1994 | 22 | 308 | 25 | 1054 STUYVESANT AVE. | 100 X 92 AV. | GAS STATION | 9147.6 | 4 |
| BUILT 1980-1989 | 113 | 308 | 26 | 1034 STUYVESANT AVE. | 252.14X110 | DINER | 27442.8 | 4 |
| BUILT 1970-1979 | 165 | 308 | 27 | 1030-32 STUYVESANT AVE. | 51 X 150 | DR OFFICE | 7405.2 | 4 |
| BUILT 1960-1969 | 139 | 308 | 28 | 1018-28 STUYVESANT AVE | 133XIRREG | 72 FAM | 0 | 4 |
| BUILT 1950-1959 | 178 | 308 | 31 | 1006-16 STUYVESANT AVE | IRR | 60 FAM. | 0 | 4 |
| BUILT 1940-1949 | 161 | 309 | 2 | 139 HARPER AVE. | 25 X 100 | 1FAM | 2178 | 2 |
| BUILT 1939-Earlier | 112 | 309 | 3 | 137 HARPER AVE. | 40 X 100 | 2FAM | 3920.4 | 2 |
| | | 309 | 4 | 133 HARPER AVE. | 35 X 100 | 2FAM | 3484.8 | 2 |

| Mill Road | Block | Lot | Location | Dimension | Building | Lot Size | Property Type |
|-----------|-------|-----|--------------------|-------------|---------------|----------|---------------|
| | 309 | 5 | 129-131 HARPER AVE | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 309 | 6 | 127 HARPER AVE. | 25 X 100 | 1FAM | 2178 | 2 |
| | 309 | 7 | 125 HARPER AVE. | 35 X IRR. | 2FAM | 0 | 2 |
| | 309 | 8 | 55-57 ORCHARD PL | 50 X 90 | 3FAM | 4356 | 2 |
| | 309 | 9 | 51-53 ORCHARD PL | 50 X IRR. | 1FAM | 0 | 2 |
| | 309 | 10 | 47 ORCHARD PL. | 50 X 100 | 3FAM | 4791.6 | 2 |
| | 309 | 11 | 43 ORCHARD PL. | 50 X 100 | 6 FAM | 4791.6 | 4 |
| | 309 | 12 | 20 LINDSLEY AVE. | 50 X 100 | CLUBHOUS E | 4791.6 | 4 |
| | 309 | 13 | 16 LINDSLEY AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 309 | 14 | 14 LINDSLEY AVE. | 40 X 100 | 2FAM | 3920.4 | 2 |
| | 309 | 15 | 12 LINDSLEY AVE. | 35 X 100 | 2FAM | 3484.8 | 2 |
| | 310 | 1 | 58 ORCHARD PL. | 25 X 100 | 2FAM | 2178 | 2 |
| | 310 | 2 | 99-103 HARPER AVE | 75 X 100 | 2FAM | 7405.2 | 2 |
| | 310 | 3 | 95-97 HARPER AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 310 | 4 | 93 HARPER AVE. | 37.50 X 100 | 1FAM | 3484.8 | 2 |
| | 310 | 5 | 89 HARPER AVE. | 37.50 X 100 | 2FAM | 3484.8 | 2 |
| | 310 | 6 | 85 HARPER AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 310 | 7 | 83 HARPER AVE. | 24.14 X 100 | 1FAM | 2178 | 2 |
| | 310 | 8 | 81 HARPER AVE. | 25.86 X 100 | 1FAM | 2178 | 2 |
| | 310 | 9 | 77-79 HARPER AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 310 | 10 | 75 HARPER AVE. | 25 X 100 | 2FAM | 2178 | 2 |
| | 310 | 11 | 73 HARPER AVE. | 25 X 100 | 2FAM | 2178 | 2 |
| | 310 | 12 | 71 HARPER AVE. | 25 X 100 | 2FAM | 2178 | 2 |
| | 310 | 13 | 67-69 HARPER AVE. | 50 X 100 | 2 FAM | 4791.6 | 2 |
| | 310 | 14 | 65 HARPER AVE. | 37.50 X 100 | 1FAM | 3484.8 | 2 |
| | 310 | 15 | 61 HARPER AVE. | 37.50 X 100 | 1FAM | 3484.8 | 2 |
| | 310 | 16 | 53-59 UNION PL | 100 X 50 | 1FAM | 4791.6 | 2 |
| | 310 | 17 | 49-51 UNION PL. | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 310 | 18 | 80 LINDSLEY AVE. | 100 X 50 | 2FAM | 4791.6 | 2 |
| | 310 | 20 | 76-78 LINDSLEY AVE | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 310 | 21 | 74 LINDSLEY AVE. | 37.50 X 100 | 1FAM | 3484.8 | 2 |
| | 310 | 22 | 70 LINDSLEY AVE. | 37.50 X 100 | 2FAM | 3484.8 | 2 |
| | 310 | 23 | 68 LINDSLEY AVE. | 25 X 100 | 1FAM | 2178 | 2 |
| | 310 | 24 | 64 LINDSLEY AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 310 | 25 | 62 LINDSLEY AVE. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 310 | 26 | 60 LINDSLEY AVE. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 310 | 27 | 56 LINDSLEY AVE. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 310 | 28 | 54 LINDSLEY AVE. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 310 | 29 | 52 LINDSLEY AVE. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 310 | 30 | 50 LINDSLEY AVE. | 37.50 X 100 | 2FAM | 3484.8 | 2 |
| | 310 | 31 | 46 LINDSLEY AVE. | 37.50 X 100 | 2FAM | 3484.8 | 2 |
| | 310 | 32 | 40 LINDSLEY AVE. | 75 X 100 | 2FAM | 7405.2 | 2 |
| | 310 | 33 | 44 ORCHARD PL. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 310 | 34 | 48 ORCHARD PL. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 310 | 35 | 52-54 ORCHARD PL | 50X100 | 2FAM | 4791.6 | 2 |
| | 310 | 37 | 56 ORCHARD PL. | 25 X 100 | VAC | 2178 | 1 |
| | 311 | 1 | 36-38 ORCHARD PL | 50 X 100 | 2FAM | 4791.6 | 2 |

| Mill Road | Block | Lot | Location | Dimension | Building | Lot Size | Property Type |
|-----------|-------|-----|---------------------|-------------|----------|----------|---------------|
| | 311 | 2 | 39-41 LINDSLEY AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 311 | 3 | 43 LINDSLEY AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 311 | 4 | 47 LINDSLEY AVE. | 33.33 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 5 | 49 LINDSLEY AVE. | 66.67 X 100 | 3FAM | 6534 | 2 |
| | 311 | 6 | 55-57 LINDSLEY AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 311 | 7 | 59 LINDSLEY AVE. | 35 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 8 | 63 LINDSLEY AVE. | 36 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 9 | 65 LINDSLEY AVE. | 36 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 10 | 67 LINDSLEY AVE. | 36 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 11 | 71 LINDSLEY AVE. | 36 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 12 | 73 LINDSLEY AVE. | 36 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 13 | 77 LINDSLEY AVE. | 35 X 100 | 2FAM | 3484.8 | 2 |
| | 311 | 14 | 79 LINDSLEY AVE. | 100 X 50 | 2FAM | 4791.6 | 2 |
| | 311 | 15 | 33-35 UNION PL. | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 311 | 16 | 29-31 UNION PL. | 50 X 100 | 3FAM | 4791.6 | 2 |
| | 311 | 17 | 25-27 UNION PL. | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 311 | 18 | 78 STEWART AVE. | 33.34 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 19 | 76 STEWART AVE. | 33.33 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 20 | 72 STEWART AVE. | 33.33 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 21 | 70 STEWART AVE. | 33.33 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 22 | 66 STEWART AVE. | 33.33 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 23 | 64 STEWART AVE. | 33.34 X 100 | 2FAM | 3049.2 | 2 |
| | 311 | 24 | 60-62 STEWART AVE | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 311 | 25 | 56-58 STEWART AVE. | 50 X 100 | 3FAM | 4791.6 | 2 |
| | 311 | 27 | 52-54 STEWART AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 311 | 28 | 48 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 311 | 29 | 44 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 311 | 30 | 40-42 STEWART AVE. | 50 X 100 | 3FAM | 4791.6 | 2 |
| | 311 | 31 | 24-26 ORCHARD PL. | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 311 | 32 | 28 ORCHARD PL. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 311 | 33 | 32-34 ORCHARD PL. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 312 | 1 | 16-18 ORCHARD PL. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 312 | 2 | 39 STEWART AVE. | 25 X 100 | VAC | 2178 | 1 |
| | 312 | 3 | 41 STEWART AVE. | 25 X 100 | 2FAM | 2178 | 2 |
| | 312 | 4 | 43 STEWART AVE. | 50 X 100 | 2 FAM | 4791.6 | 2 |
| | 312 | 5 | 47 STEWART AVE. | 25 X 100 | 2FAM | 2178 | 2 |
| | 312 | 6 | 49 STEWART AVE. | 25 X 100 | VAC | 2178 | 1 |
| | 312 | 7 | 51 STEWART AVE. | 37.50 X 100 | 3FAM | 3484.8 | 2 |
| | 312 | 8 | 55-57 STEWART AVE. | 62.50 X 100 | 3FAM | 6098.4 | 2 |
| | 312 | 9 | 59 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 312 | 10 | 63 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 312 | 11 | 67-69 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 312 | 12 | 71 STEWART AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 312 | 13 | 75-77 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 312 | 14 | 19 UNION PL. | 30 X 100 | 2FAM | 2613.6 | 2 |
| | 312 | 15 | 17 UNION PL. | 31 X 100 | 1FAM | 3049.2 | 2 |
| | 312 | 16 | 15 UNION PL. | 31 X 100 | 2FAM | 3049.2 | 2 |
| | 312 | 17 | 11 UNION PL. | 33 X 100 | 1FAM | 3049.2 | 2 |

| Mill Road | Block | Lot | Location | Dimension | Building | Lot Size | Property Type |
|-----------|-------|-----|---------------------------|--------------|------------------|----------|---------------|
| | 312 | 29 | 8-10 ORCHARD PL | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 312 | 30 | 12 ORCHARD PL. | 50X100 | 1FAM | 4791.6 | 2 |
| | 313 | 2 | 9-11 STEWART AVE | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 313 | 3 | 13 STEWART AVE. | 75 X 100 | 2FAM | 7405.2 | 2 |
| | 313 | 4 | 19 STEWART AVE. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 313 | 5 | 15-17 ORCHARD PL. | 50 X 100 | 2FAM | 4791.6 | 2 |
| | 313 | 6 | 9 ORCHARD PL. | 70.78 X IRR. | 2 FAM | 0 | 2 |
| | 314 | 2 | 9 LINDSLEY AVE. | 25 X 100 | 1FAM | 2178 | 2 |
| | 314 | 3 | 11-13 LINDSLEY AVE. | 50 X 100 | 2 FAM | 4791.6 | 2 |
| | 314 | 4 | 15-17 LINDSLEY AVE. | 50 X 100 | 1FAM | 4791.6 | 2 |
| | 314 | 5 | 19 LINDSLEY AVE. | 25 X 100 | 1FAM | 2178 | 2 |
| | 314 | 6 | 21 LINDSLEY AVE. | 40 X IRR. | 1FAM | 0 | 2 |
| | 314 | 7 | 35-37 ORCHARD PL. | 50 X 85 | 2FAM | 3920.4 | 2 |
| | 314 | 8 | 31 ORCHARD PL. | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 314 | 9 | 30 STEWART AVE. | 26 X 100 | 4FAM | 2178 | 2 |
| | 314 | 10 | 26-28 STEWART AVE. | 49 X 100 | 4 FAM | 4791.6 | 2 |
| | 314 | 11 | 22-24 STEWART AVE | 50 X 100 | 4FAM | 4791.6 | 2 |
| | 314 | 12 | 18-20 STEWART AVE. | 50 X 100 | 3FAM | 4791.6 | 2 |
| | 314 | 13 | 10 STEWART AVE. | 100 X 100 | 2FAM | 9583.2 | 2 |
| | 315 | 5 | 26 ST. PAULS DR. | 50 X 50 | 1FAM | 2178 | 2 |
| | 315 | 8 | 301 NESBIT TERRACE | IRR | 2 FAMILY | 0 | 2 |
| | 315 | 14 | 154 HARPER AVE. | 25 X 100 | VAC | 2178 | 1 |
| | 315 | 15 | 156 HARPER AVE. | 25 X 125 | 2FAM | 3049.2 | 2 |
| | 315 | 16 | 158 HARPER AVE. | 25 X 125 | GAR | 3049.2 | 2 |
| | 315 | 17 | 160 HARPER AVE. | 40 X 127 | 2FAM | 4791.6 | 2 |
| | 315 | 18 | 164 HARPER AVE. | 47.50 X 130 | 1FAM | 6098.4 | 2 |
| | 315 | 19 | 168 HARPER AVE. | 37.50 X 133 | 2FAM | 4791.6 | 2 |
| | 315 | 20 | 170 HARPER AVE. | 45 X 135 | 2 2FAM DUPLEX | 5662.8 | 2 |
| | 315 | 21 | 174 HARPER AVE. | 30 X IRR. | 2FAM | 0 | 2 |
| | 315 | 22 | 994 STUYVESANT AVE. | 75 X 119 | GARAGE | 8712 | 4 |
| | 315 | 23 | 990 STUYVESANT AVE. | 50 X IRR. | 2FAM | 0 | 2 |
| | 315 | 24 | 988 STUYVESANT AVE. | 25 X 143 | 3FAM 1-S | 3484.8 | 4 |
| | 315 | 29 | 982A STUYVESANT AVE | 41.9 X 55 | CONDO | 2178 | 2 |
| | 315 | 29 | 982B STUYVESANT AVE | 41.9 X 55 | CONDO | 2178 | 2 |
| | 315 | 30 | 986A STUYVESANT AVE | 41.9 X 55 | | 2178 | 2 |
| | 315 | 30 | 986B STUYVESANT AVE | 41.9 X 55 | CONDO | 2178 | 2 |
| | 358 | 80 | 1033-1039 STUYVESANT AVE. | 99 X 160 | 32FAM | 15681.6 | 4 |
| | 358 | 81 | 1043 STUYVESANT AVE. | 99.86 X 120 | 4 STORES | 11761.2 | 4 |