



Block 1106
Redevelopment Plan
Block 1106, Lots 1-17
Township of Neptune
Monmouth County, New Jersey
Adopted: June 2022

Prepared by:

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS

788 Wayside Road

Neptune, New Jersey 07753

(732) 922-9229

I. Table of Contents

II. Table of Figures.....	1
I. Background Information	1
II. Basis for the Plan.....	4
III. Required Components of the Redevelopment Plan:.....	5
IV. Redevelopment Goals.....	7
V. Redevelopment Objectives.....	7
VI. Definitions	7
VII. Existing Zoning	7
VIII. Use and Bulk Requirements.....	9
PERMITTED LAND USES:.....	9
BULK REQUIREMENTS:.....	9
PARKING REGULATIONS.....	9
SIGNAGE.....	10
DESIGN STANDARDS:.....	10
IX. Consistency with Other State and Local Plans and Regulations:.....	11
STATE DEVELOPMENT AND REDEVELOPMENT PLAN.....	11
MONMOUTH COUNTY MASTER PLAN	11
TOWNSHIP OF NEPTUNE PLANNING DOCUMENTS	12
NEIGHBORING COMMUNITIES PLANNING DOCUMENTS	13
X. Implementation Tools.....	13
REDEVELOPMENT POWERS.....	13

II. Table of Figures

Figure 1. Municipal Boundaries	2
Figure 2 Redevelopment Area	3
Figure 3. Township of Neptune Zoning Map	8

ACKNOWLEDGEMENTS

Mayor and Committee

Mayor Nicholas Williams
Deputy Mayor Keith Cafferty
Committeeperson Dr. Michael Brantley
Committeeperson Robert Lane Jr.
Committeeperson Tassie York

Planning Board

Bishop Paul Brown, Chairman
Dyese Davis, Vice Chairman
Mayor Dr. Michael Brantley
Committeeperson Keith Cafferty
John Bonney
Richard Ambrosio, Environmental Commission
Richard Culp
Bryan Acciani
Lisa Boyd
Roslyn Hurt-Steverson, Alternate
Mark Kitrick., Board Attorney
Peter Avakian, PE, PP, PLS, Board Engineer
Jennifer Beahm, PP, AICP, Board Planner
Kristie Dickert, Board Secretary

I. Background Information

The Township of Neptune has a land area of 8.67 square miles, of which, 8.2 square miles of it is land and 0.5 square miles (5.7%) of it is water. The Township is situated in the central easternmost part of Monmouth County, stretching from the Atlantic Ocean west to the Garden State Parkway. The southern border is the Shark River estuary, along with Neptune City and Wall Township, and the northern border is with the city of Asbury Park and Ocean Township.

The Township was formed in 1879, which is now comprised of several neighborhoods including Ocean Grove, Shark River Hills, Mid-Town, Bradley Park, the Gables, Seaview Island and West Neptune. Neptune Township is accessible from Garden State Parkway exits 100 and 102, with State Highways 18, 33, 35, 66 and 71 within its borders. Additional access is also available by New Jersey Transit trains (Bradley Beach/Neptune Station), major bus routes and local taxi service, and by ride sharing available through mobile applications such as Uber and Lyft. The Township is home to Jersey Shore Medical Center, the Regional Trauma Center for Central Jersey.

Since the road constructions in the early 20th century and transportation and infrastructure improvements over the years, the number of residents in Neptune began to rise. The construction of the Garden State Parkway between 1946 and 1957 resulted in significant population gains Neptune Township, with its greatest increase in population of 57.8 percent occurring between 1950 and 1960. Its second largest increase occurred between 1960 and 1970, with a population increase of 29.7 percent. The population has remained relatively unchanged since this time.

Neptune Township mainly consists of low and moderate density single-family homes, along with commercial areas concentrated west and north along the Tinton Falls Borough and Ocean Township municipal boundaries. The Township also contains environmentally sensitive areas, including several wetlands located throughout the municipality. As highlighted in its Master Plans and Reexamination Reports, Neptune Township has been approaching “build-out” with few remaining vacant developable lots, and both the 2009 Reexamination Report and the 2011 Master Plan highlight the importance of maintaining open space and creating better open space linkages. This established development pattern suggests that the Township’s future land use planning issues will revolve primarily around the community’s response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites.

As of the 2019 American Community Survey 5-year estimates, there were 27,563 people, a 1.35% decrease since its 2010 population. There were 11,402 households, 6,945 families residing in the Township. The racial makeup of the Township was 55.0% (15,158) white, 34.4% (9,482) black or African American, 0% Native American, 2.4% (672) Asian, 3.7% (1,014) from other races, and 4.5% (1,228) two or more races. Hispanic or Latino of any race were 10.6% (2,918) of the population. In the Township,



Figure 1. Municipal Boundaries

the population was spread out with 17.0% under the age of 18, 8.8% from ages 18 to 24, 24.5% from ages 25 to 44, 30.2% from ages 45 to 64, and 19.8% who were 65 years of age or older. The median age was 44.9 years. There were 11,402 households in Neptune Township, out of which 20.2% (2,299) had children under the age of 18 living with them, 12.5% (1,426) were married couples living together, 5.8% (663), 1.8% (210) had a male householder with no spouse present, and 0% were non-families. In the Township 32.8% of householders are living alone and 14.8% had someone living alone who was 65 years of age or older. The average household size was 2.4 and the average family size was 3.0.

The 2019 American Community Survey 5-year estimates showed that median household income was \$76,463 and the median family income was \$100,738. The per capita income for the Township was \$41,107 and about 7.7% of families were below the poverty line, including 15% of those under age 18 and 10.4% of those age 65 or over.



Source: Monmouth County GIS, NJDEP, USGS, NJGIS, and ESRI
Date Saved: 1/28/2021

0 25 50 100 150 200 Feet



Map A
Block 1106, Lots 1-6 & 8-17
Neptune Township, New Jersey

LEON S. AVAKIAN, Inc.
Consulting Engineers

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.

Figure 2 Redevelopment Area

II. Basis for the Plan

This Redevelopment Plan has been prepared for an area that has been designated in need of redevelopment without condemnation for Block 1106, Lots 1 through 17. The redevelopment area consists of a 2.5-acre (109,234 sq. ft.) site located on the southwest corner of NJ State Highway Route 33 and NJ State Highway Route 35 in the C-6 Route 33 East Commercial Zone District. Route 35 forms the eastern boundary of the site, 10th Avenue borders the site to the south, Lafayette Avenue to the west, and Route 33 to the north. Currently, the lot is developed with residential uses along Lafayette Avenue, commercial uses along Route 33, commercial, vacant and residential uses along Route 35, and with residential and vacant uses along 10th Avenue. The middle of the site also contains one (1) lot designated for public use. No environmentally sensitive features are present in the redevelopment area.

A variety of land uses surround the redevelopment area. The area includes four (4) commercial classified lots, four (4) lots that are classified as vacant, one (1) lot that is classified as public use, and the remainder of the study area is residential. Commercial uses are located to the north of the Study Area, across Route 33. Residential uses are located to the west and south of the Study Area, across Lafayette Avenue and 10th Avenue. The R-4 Residential Zone District is located to the south of the Study Area, across 10th Avenue, while the B-1 Business District is located to the south of the Study Area along Route 35. Wawa is located to the east of the Study Area, across Route 35.

The Mayor and Committee for the Township of Neptune requested the Planning Board conduct an investigation study to determine if Block 1106, Lots 1 through 17 met the criteria as an area in need of redevelopment (Resolution No. 2021-68). The Planning Board considered at a Public Hearing the findings of a report titled “Area in Need of Redevelopment Investigation Report” (the “Study”) pertaining to those certain areas along Route 33 & 35 identified as Block 1106, Lots 1 through 17 and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Township Committee that the Amended Study Area be designated as an “area in need of redevelopment.” The Mayor and Committee declared an area in need of redevelopment on June 14, 2021, Resolution No. 21-238.

III. Required Components of the Redevelopment Plan:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a) The master plans of contiguous municipalities;
 - b) The master plan of the county in which the municipality is located;
 - c) The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A -196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

- b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each

amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

IV. Redevelopment Goals

The purpose of this plan is to provide certain development criteria that is cohesive with the varying adjacent land uses and with the goals and objectives of the 2009 Reexamination Report, the 2011 Master Plan, and the 2016 Monmouth County Master Plan. This plan seeks to create an area comprising of compatible uses with those of the C-6 Zone and with the overall development along Route 33 and Route 35.

V. Redevelopment Objectives

The Township is looking to promote development that would support the goals and objectives of the 2011 Master Plan. The objectives for this Redevelopment plan are to:

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
3. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
4. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
5. Encourage the adaptive reuse of the Township's older building stock.
6. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.

VI. Definitions

Refer to Volume II Land Development Ordinance, Article II Definitions, of the Township of Neptune's General Ordinance for all definitions related to this redevelopment plan.

VII. Existing Zoning

The properties identified in the redevelopment area are all located within the C-6 Route 33 East Commercial Zone. Refer to Volume II Land Development Ordinance Article IV Zoning District Regulations, of the Township of Neptune's General Ordinance for all requirements related to the existing zoning of the redevelopment area. In any instance where the regulations are in conflict, this plan shall govern.

TOWNSHIP OF NEPTUNE- BLOCK 1106, LOTS 1-17 REDEVELOPMENT PLAN

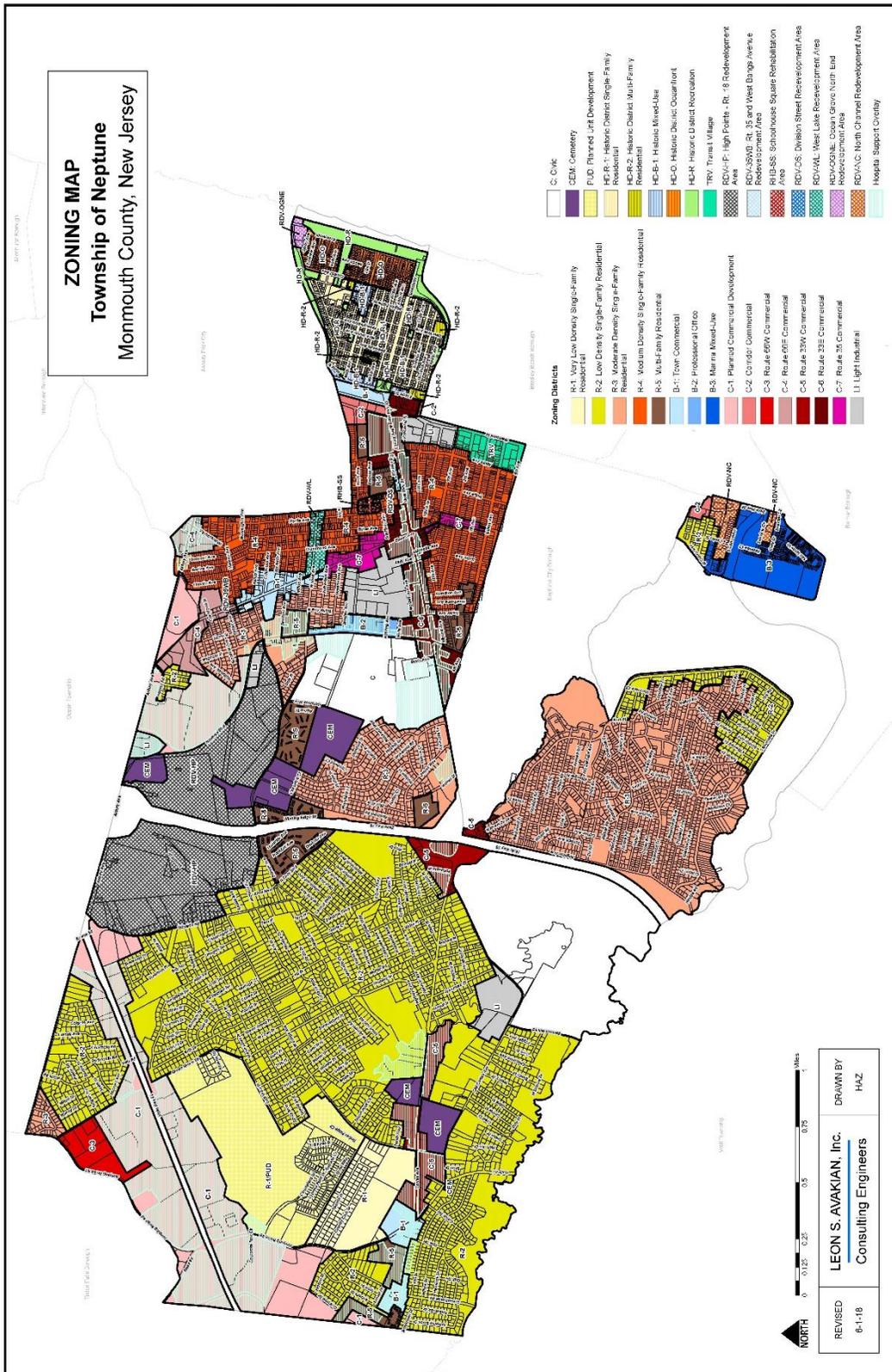


Figure 3. Township of Neptune Zoning Map

VIII. Use and Bulk Requirements

PERMITTED LAND USES:

The land uses permitted within the Redevelopment Area will be a mixed use building with residential development over non-residential uses permitted in the C-6 Route 33 East Commercial Zone. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Township Committee to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan.

BULK REQUIREMENTS:

- | | |
|--|-----------|
| 1. Minimum Lot Area: | 2.5 acres |
| 2. Minimum Lot Width: | 100 feet |
| 3. Minimum Lot Frontage: | 100 feet |
| 4. Minimum Lot Depth: | 100 feet |
| 5. Minimum Front Yard Setback | |
| To Route 33: | 70 feet |
| To Route 35: | 55 feet |
| To Lafayette St.: | 60 feet |
| To 10 th Ave.: | 60 feet |
| 6. Minimum Side Yard Setback: | N/A |
| 7. Min. Combined Side Yard Setback: | N/A |
| 8. Minimum Rear Yard Setback: | N/A |
| 9. Maximum Percent Building Coverage: | 30% |
| 10. Maximum Impervious Coverage: | 85% |
| 11. Maximum Number of Stories: | 5 |
| 12. Maximum Building Height: | 65 feet |
| 13. Maximum Residential Density Permitted: | 30 du/ac |

PARKING REGULATIONS

1. Min. distance ROW to parking areas: 10 feet to face of curb
2. Min. setback of parking face of curb to the bldg: 5 feet

3. Parking shall be provided based on 1 space per 250 square feet of gross floor area for retail uses.
4. Parking shall be provided based on 1.8 spaces per 1 bedroom unit and 2.0 spaces per 2 bedroom unit for residential uses.

SIGNAGE

Permitted Signage will be on a per use basis in accordance with the requirements of the Neptune Township Land Use Ordinance.

DESIGN STANDARDS:

1. All development must meet the design standards set forth in Article V – Performance and Design Standards of the Township’s Land Development Ordinance.

IX. Consistency with Other State and Local Plans and Regulations:

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1-4, the following information pertains to goals and policies for a program of rehabilitation which discusses the development and redevelopment policies.

While a small portion of the Township is designated as a County Park, the majority of Neptune is designated as a Planning Area 1 (PA1) or Metropolitan Planning Area in the State Development and Redevelopment Plan. This is the most urban of the State's five (5) planning area classifications, and communities with this designation generally exhibit mature settlement patterns with a diminished supply of vacant land. In established communities such as Neptune, and other municipalities located proximate to the Township, the reuse of existing properties will be the major form of new construction. The land use policy objectives of Metropolitan Planning Areas are to:

- (1) Promote redevelopment and development in cores (i.e., downtowns) and neighborhoods through cooperative regional efforts.
- (2) Promote diversification of land use, including housing where appropriate in single use developments, and enhance their linkages to the rest of the community.
- (3) Ensure efficient and beneficial utilization of scarce land resources to strengthen its diversification and compact nature. Consequently, the Township's Master Plan recognizes this designation and will support the intent and principles of the State Plan. Further, the overall objectives and policies of the Neptune Master Plan shall be consistent with these goals.

The Redevelopment Plan helps advance these land use policy objectives and encourages the provision of diverse and compatible land uses, especially through the redevelopment of the current abandoned building. The Redevelopment Plan is in conformance with the State Development and Redevelopment as well as the Monmouth County Cross Acceptance Report.

MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted a new Master Plan in 2016. The 2016 Land Use Element of the Monmouth County Master Plan designates the Township of Neptune as a Suburban Area, as well as a Priority Growth Investment Area (PGIA), which are areas with either existing or planned infrastructure that lend to development and redevelopment opportunities. The Township also has areas designated as Priority Growth – Reinvestment Area/Site (PG-RAS), which are areas where more intense or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged. The Master Plan theme is focused on redevelopment, revitalization, and rediscovery, recognizing many county municipalities have an established physical form and character that they now seek to maintain and/or enhance it in a time characterized by limited growth and constrained public finance. The Redevelopment plan furthers this general theme and aligns with the following relevant goals and objectives of the County Master Plan:

1. Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
2. Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.
3. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
4. Support policies and investment in priority growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

The Redevelopment Plan encourages the redevelopment and reuse of vacant structures to further economic development, especially along the heavily-trafficked highway commercial corridor of Route 33. The creation of new commercial space will expand employment opportunities, improve business investment, and add value to Neptune Township's and Monmouth County's tax base. Through economic revitalization and the creation of diverse and compatible land uses, the Redevelopment Plan will enhance the overall quality of life in Monmouth County.

Given Monmouth County's overall focus on redevelopment, revitalization, and rediscovery, and as seen by the relevant goals and objectives identified above, the Redevelopment Plan is consistent with the goals, objectives and policies stated in the Monmouth County Master Plan.

TOWNSHIP OF NEPTUNE PLANNING DOCUMENTS

The Township of Neptune has previously emphasized establishing a balance of uses that benefit the residents and visitors of Neptune Township, protect environmentally sensitive features, are compatible with nearby land uses from other municipalities, and that align with the goals and objectives of the Monmouth County Master Plan. These initiatives are reflected in and are consistent with the following relevant goals and objectives from the 2009 Reexamination Report and the 2012 Master Plan as they pertain to this redevelopment plan:

2009 REEXAMINATION REPORT, DRAFT

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
3. Reclaim underutilized and/or constrained parcels for productive use.

2012 COMPREHENSIVE MASTER PLAN

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Promote aesthetic and site improvements in the Township’s major commercial and industrial areas.
3. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
4. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
5. Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities.
6. Encourage the adaptive reuse of the Township’s older building stock.
7. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.

This Redevelopment Plan furthers the identified goals, objectives, and principals of Neptune’s planning documents.

NEIGHBORING COMMUNITIES PLANNING DOCUMENTS

The municipalities sharing boundaries with Neptune are Wall Township, Tinton Falls, Ocean Township, Asbury Park, Bradley Beach, Avon By The Sea, Neptune City, and Belmar Township. The zoning and land uses that have been adopted for lands bordering Neptune Township in Neptune City, Avon By The Sea, and Bradley Beach appear to be consistent with the planning principles that have been adopted for proximate areas of Neptune. In sum, these areas have been zoned for residential and commercial uses, which are consistent with the lands within Neptune that border these municipalities.

X. Implementation Tools**REDEVELOPMENT POWERS**

The designation of this Redevelopment Plan as a "Non-Condemnation Redevelopment Area" deliberately excludes the exercise of the taking of property by eminent domain. One of the redevelopment policies of the Township is that the present owners of property in designated redevelopment parcels be given every opportunity to participate in the redevelopment program through the reinvestment, rehabilitation, and/or redevelopment of their properties in accordance with the land uses and building and design requirements of this Plan. To that end, the present property owners of properties within the Redevelopment Area are encouraged to present their own proposals for redevelopment in accordance with this Plan.