



**Draft**  
**Redevelopment Plan**  
**Block 3903, Lot 12**  
**Township of Neptune**  
**Monmouth County, New Jersey**  
**Adopted:**

Prepared by:

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CONSULTING ENGINEERS

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ACKNOWLEDGEMENTS

**Mayor and Committee**

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

**Planning Board**

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

**Township Administrator**

Vito Gadaleta

## 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 20<sup>th</sup> 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,

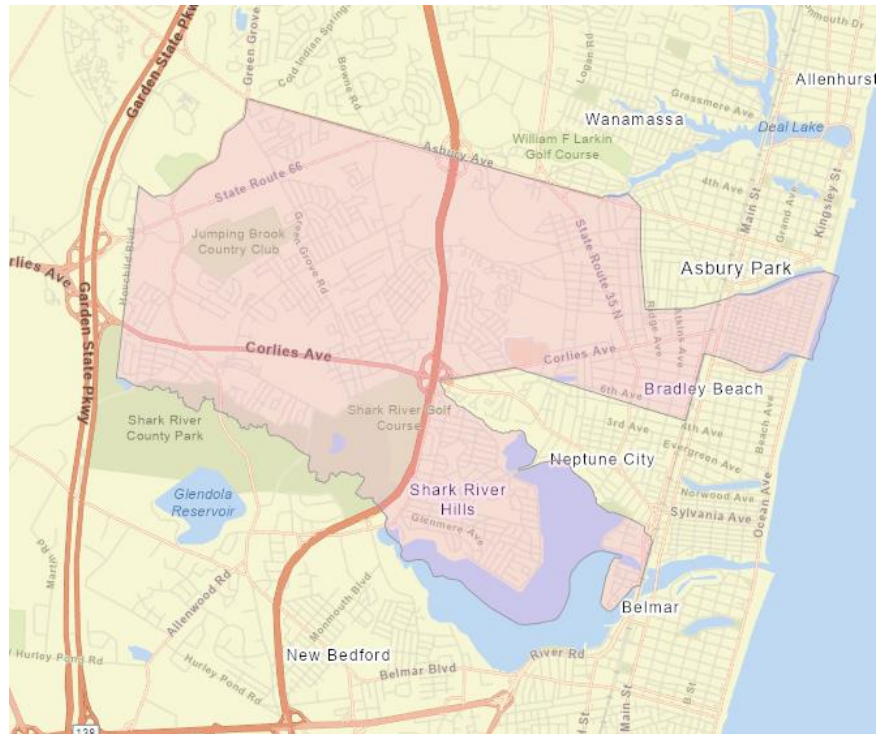
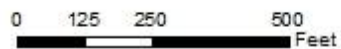


Figure 1. Municipal Boundaries

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.



Map A

**Continental Data Building  
Redevelopment Area**

Neptune Township, NJ

LEON S. AVAKIAN, Inc.  
Consulting Engineers

Source: NJGIN Parcel Data

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 3903, Lot 12 and 13 (in tax records, these lots have been merged into a single lot known as Lot 12). The redevelopment area is a corner lot with approximately 1,950 feet of frontage on Route 66 and 1,270 feet of frontage on Green Grove Road, located in the C-1 Planned Commercial Development Zone District. The lot has remained vacant for the past 20 years, with the exception of temporary uses. Currently, the lot is developed with two connected commercial office structures with associated parking in the eastern portion of the lot. The western portion of the site remains wooded and precluded from development due to the presence of several environmentally sensitive features including Jumping Brook, an area of wetlands, and threatened species habitat.

A variety of land uses surround the redevelopment area. West of Green Grove Road, the uses around the redevelopment area and across Route 66 are generally commercial or industrial in nature. Land use patterns are strikingly different east of Green Grove Road, across the street from the redevelopment area, where single-family homes located in the R-2 Low Density Single-Family Residential Zone are the predominate use on both sides of Route 66. The Green Grove school is located within one of the residential neighborhoods across Route 66, and township-owned vacant conservation land comprised of wetlands is located directly north of the redevelopment area. Additional commercial uses located in the C-1 and C-3 Zones are also located north, past the wetland area.

The Mayor and Committee for the Township of Neptune requested the Planning Board conduct an investigation study to determine if Block 3903, Lot 12 met the criteria as an area in need of redevelopment (Resolution No. 2020-360). 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 66 & Green Grove identified as Block 3903, Lot 12 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 March 22, 2021, Resolution No. 2021-05.

### 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 MasterPlan, and the 2016 Monmouth County Master Plan. This plan seeks to create an area comprising of compatible uses with those of the C-1 Zone and with the overall development along Route 66.

#### 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-1 Planned Commercial Development Zone and the Hospital Support Overlay. 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. It is the intention that this Redevelopment Plan supersede the General Ordinance requirements. However, in the instance where the regulations are silent the requirements of the General Ordinance will still govern.

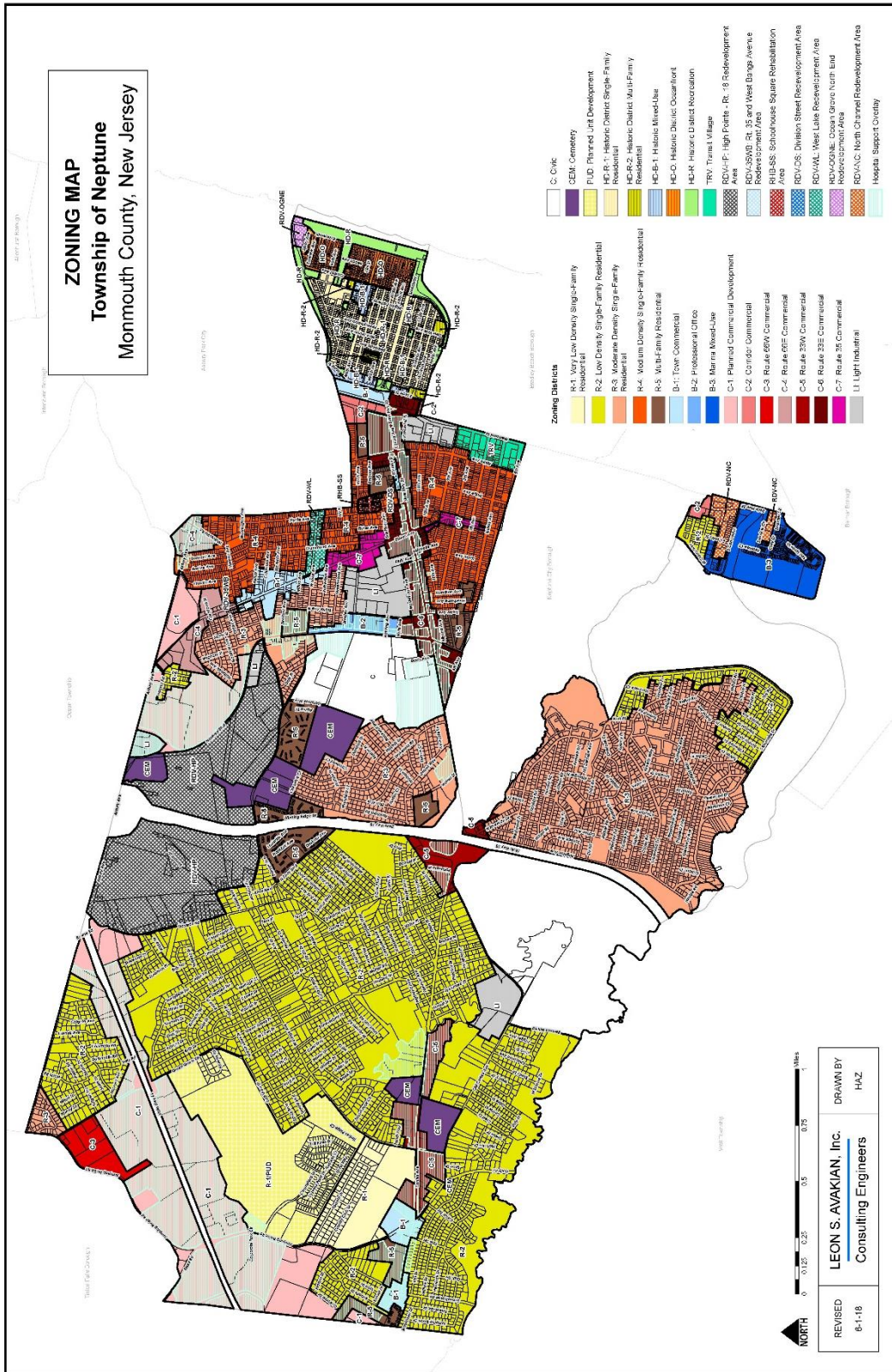


Figure 3. Township of Neptune Zoning Map

# VIII. Use and Bulk Requirements

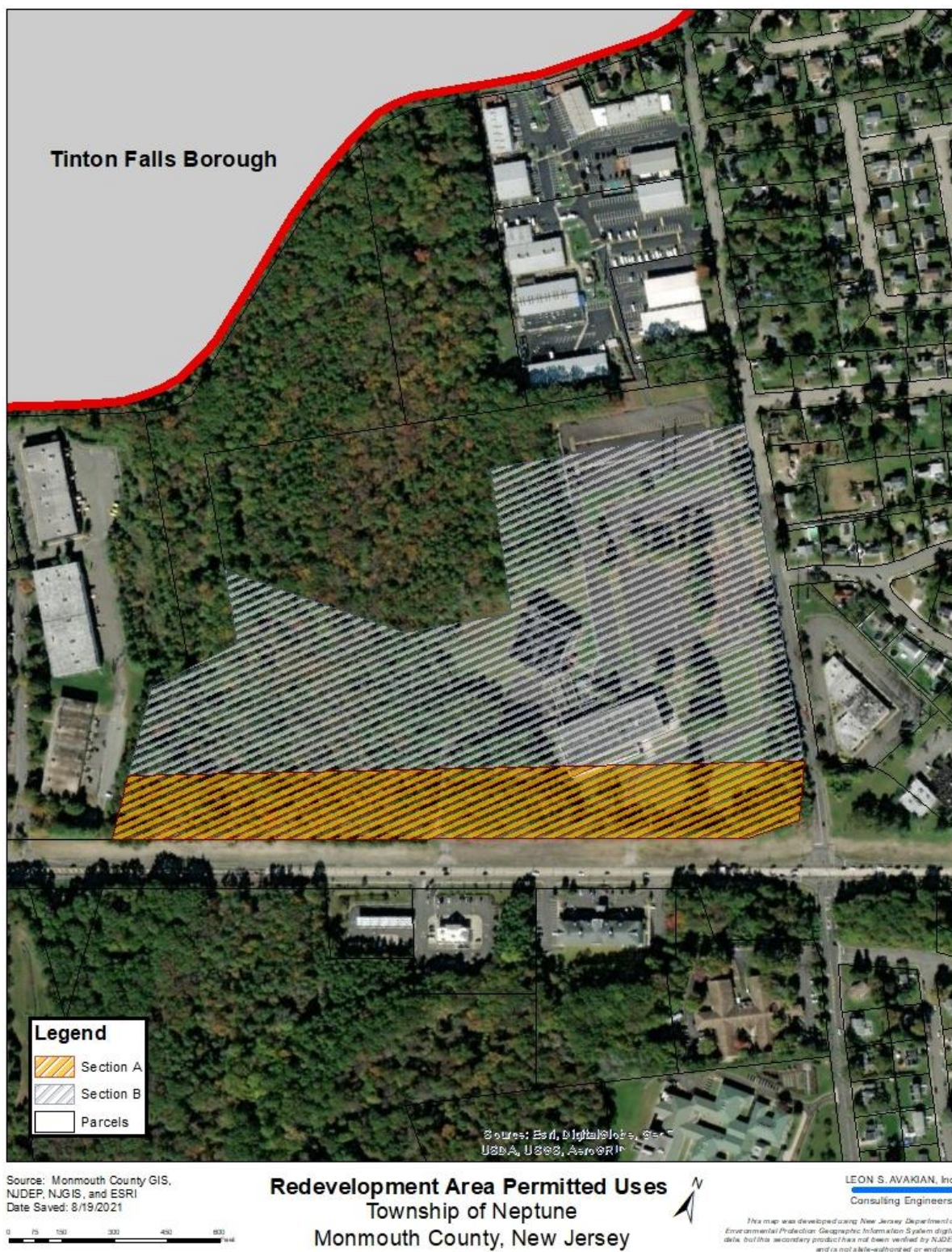


Figure 4. Redevelopment Area Permitted Uses

**PERMITTED LAND USES:**

The land uses permitted within the Redevelopment Area are listed below. 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:

**Section A:**

The portion of the site located along Route 66 (indicated in orange on Figure 4, above) will be governed by the requirements of §404.04 C-1 Planned Commercial Development Zone District and §424 H-S Hospital Support Zone Overlay. Permitted uses in this portion of the site will be those uses permitted in the C-1 Zone and the Hospital Support Zone Overlay. The area, yard and building requirements of these zone districts will govern Section A as well.

**Section B:**

Permitted Uses for the portion of the site along Green Grove Road (depicted in gray on Figure 4, above):

<b>NAICS Code</b>	<b>NAICS Descriptor</b>
111419	All other Food Crops Grown Under Cover (including facilities for licensed cannabis cultivation)
311	Food Processing Facilities
311412	Frozen Specialty Food Manufacturing
311812	Commercial Wholesale bakeries
312120	Brewery
312140	Distiller
323111/ 323113	Other Commercial Printing
323120	Prepress Services
325320/327110	All other miscellaneous chemical product and prep manufacturing
325411	Medicinal and Botanical Manufacturing
334419/ 335999	Other Electronic Component Manufacturing
334220	Radio, TV Broadcast & Wireless Communications Equipment
334512	Automatic Environmental Control Manufacturing
339112	Surgical and Medical Instrument Manufacturing
339116	Dental Laboratories
424590	Other Farm Product Raw Material Merchant Wholesalers (facilities for licensed cannabis packaging)
424590	All Other Good Crops Grown Under Cover (vertical farming)
424810	Beer and Ale Merchant Wholesalers
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers
44111	New Car Dealers
4412	Other Motor Vehicle Dealers

4413	Automotive Parts, Accessories, and Tire Stores
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Health and Personal Care Stores
446199	Medical equipment and supplies stores
44711	Gasoline Stations with Convenience Stores
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers
453998	All other miscellaneous store retailers except tobacco stores
493110	General Warehousing and Storage
493120	Refrigerated Warehousing and Storage
493190	Other Warehousing and Storage
511	Publishing Industries (except Internet)
512	Motion Picture and Sound Recording Industries
512240/ 512110	Film and Sound Recording Studios
518	Data Processing, Hosting, and Related Services
518210	Data Center
519	Other Information Services
522	Credit Intermediation and Related Activities
524	Insurance Carriers and Related Activities
531	Real Estate
5321	Automotive Equipment and Rental Leasing
5322	Consumer Goods Rental
541	Professional, Scientific, and Technical Services
541380	Testing Laboratories
541511	Custom Computer Programming Services
541512	Computer Systems Design Services
541513	Computer Facilities Management Services
541519	Other Computer Related Services
541711/541712	Research Laboratory
551	Management of Companies and Enterprises
561	Administrative and Support Services
6115	Technical and Trade School
6116	Other Schools and Instruction

611620	Sports & Recreation Instruction
621	Ambulatory Health Care Services (Includes physician's and dentist's offices, outpatient care, etc)
622110	General Medical and Surgical Hospitals
6241	Individual and Family Services
621493	Freestanding Ambulatory Surgical and Emergency Care Center (urgent care facilities)
623110	Nursing Homes (nursing care facilities (skilled nursing facilities))
623312	Assisted Living Facilities for the Elderly (Assisted Living Facilities)
623311	Assisted living facilities with on-site nursing facilities
62410	Community Food Services
624120	Adult Day Care Facilities (adult care centers)
6243	Vocational Rehabilitation Services
6244	Child Day Care Services
711	Performing Arts, Spectator Sports, and Related Industries
712	Museums, Historical Sites, and Similar Institutions
713	Amusement, Gambling, and Recreation Industries
713940	Fitness and Recreational Sports Centers (indoor/outdoor recreation facilities)
72111	Hotels (except Casino Hotels) and Motels
722	Food Services and Drinking Places (except Mobile Food Services)
811181	Automotive Oil Change and Lubrication Shops
811192	Car Washes
8114	Personal and Household Good Repair and Maintenance
8121	Personal Care Services
812910	Pet Care (except Veterinary) Services
81292	Photofinishing
8132	Grantmaking and Giving Services
8133	Social Advocacy Organizations
8134	Civic and Social Organizations
8139	Business, Professional, Labor, Political, and Similar Organizations
92	Public Administration

**BULK REQUIREMENTS:**

1. Minimum Lot Area: 2.5 acres
2. Minimum Lot Width: 500 feet
3. Minimum Lot Frontage: 500 feet
4. Minimum Lot Depth: 600 feet
5. Minimum Front Yard Setback: 30 feet

6. Minimum Side Yard Setback: 50 feet
7. Min. Combined Side Yard Setback: 50 feet
8. Minimum Rear Yard Setback: 40 feet
9. Maximum Building FAR: 1.0
10. Maximum Percent Building Coverage: 30%
11. Maximum Percent Total Lot Coverage: 65%
12. Maximum Number of Stories: 3
13. Maximum Building Height: 50 feet

### **SIGNAGE**

Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopment Committee.

### **DESIGN STANDARDS:**

1. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping is required when loading areas are directly adjacent to residential zones.
2. Nonresidential driveways are permitted to be 20 feet minimum and 25 feet maximum, while warehouse driveways are permitted to be 35 feet minimum and 80 feet max.
3. No access from any use within Section B shall be permitted onto Green Grove Road. All access is required to utilize a driveway out to State Highway 66.
4. Landscaping islands are required every 8-parking space. If landscaping islands are not reasonably practicable in a parking area, the same calculated number of plantings are permitted to be relocated to the perimeter of the parking lot, driveway or truck court area.
5. Pedestrian access to the front portion of the site will be via a controlled crosswalk at the Princeton Avenue intersection to sidewalk on the west side of Green Grove Avenue.
6. A minimum sidewalk width of 5 ft. is required for warehouse uses.
7. All development must meet the design standards set forth in Article V, §502 Architectural 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 66. 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 2011 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. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
4. Reclaim underutilized and/or constrained parcels for productive use.

## **2011 COMPREHENSIVE MASTER PLAN**

5. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
6. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
7. 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.
8. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
9. 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.
10. Encourage the adaptive reuse of the Township's older building stock.
11. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
12. Promote the establishment of a hospital support zone proximate to Jersey Shore University Hospital, while maintaining adequate buffering to preserve existing residential neighborhoods.

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. Affordable Housing Units Inventory**

Currently, there are no housing units affordable to low and moderate income households to be removed as a result of implementation of the redevelopment plan.

## **XI. Implementation Tools**

### **1. REDEVELOPMENT POWERS**

The designation of this Redevelopment Plan as a "Non-Condemnation Redevelopment Plan" 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.

**2. REDEVELOPER DESIGNATION BY TOWNSHIP COMMITTEE – REDEVELOPMENT AGREEMENT**

In order to assure that the vision of this Redevelopment Plan and the redevelopment agreement(s) will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Township Committee, acting as the Redevelopment Entity, will select one or more redeveloper(s) in the area governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” and a party to a redevelopment agreement with the Township, shall not have the standing to proceed before the Planning Board for site plan or other approvals.

3. All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Township Committee. The Township may seek to enter into a Conditional Designation and Interim Cost Agreement to provide for the identification of issues to be negotiated before the redeveloper is designated and a redevelopment agreement is executed. Such CDICA may provide for sufficient escrows to defer some, or all of the expenses and costs incurred by the Township, including staff costs and the costs of professional consultants retained by the Township in connection with the negotiation of the redevelopment agreement.

The Township may also seek to negotiate the reimbursement by the redeveloper of some or all of the costs incurred by the Township in undertaking the redevelopment process.

### **3.1. PROCEDURAL AND SUBSTANTIVE STANDARDS FOR REDEVELOPER DESIGNATION**

- A. The procedural and substantive standards described here will guide redeveloper selection. The Township Committee reserves all options available to it under the Local Redevelopment and Housing Law to designate one or more redevelopers to execute redevelopment agreements to implement this Plan. It may determine to issue Requests for Proposals for one or more parcels in the redevelopment area, or it may at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels.
- B. The selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Township as deemed appropriate.):
  - a. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, if any, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, sustainability elements, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
  - b. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment, including but not limited to: type of legal entity, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.

### **3.2. TOWNSHIP COMMITTEE REVIEW BEFORE APPLICATION TO THE PLANNING BOARD**

The Township Committee, or its designee, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan and the redevelopment agreement.

### **3.3. PLANNING BOARD REVIEW PROCESS**

After the Township Committee review process noted above is completed, all development applications shall be submitted to the Township of Neptune Planning Board through the standard site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Township Committee as a redeveloper(s),

a redevelopment agreement has not been fully executed and the development application has not been approved by the Township Committee, its staff or consultant.

#### **4. DEVIATIONS/VARIANCES**

Neither the Planning Board nor the Zoning Board of Adjustment shall grant any deviations from the terms and requirements of this Redevelopment Plan, including the granting of any "c" or "d" variances. Any proposed changes to the Redevelopment Plan shall be in the form of an amendment to the Redevelopment Plan adopted by the Township Committee in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

#### **5. SEVERABILITY**

If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

#### **6. ADVERSE INFLUENCES**

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

#### **7. RELOCATION REQUIREMENTS**

Implementation of this Redevelopment Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

#### **8. CERTIFICATES OF COMPLETION**

Upon completion of a project, the developer shall submit for a Certificate of Completion.

## **9. PROCEDURES FOR AMENDING THE PLAN**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law.

## **10. LAND USE MAP AMENDMENTS**

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township Land Use Map to ensure consistency between the two documents.

## **11. REDEVELOPMENT PLAN DURATION**

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Summit Common Council.