

**AMENDMENTS TO THE
HI-TECH PARK
REDEVELOPMENT PLAN**

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
FEBRUARY 21, 2008**

**Blocks 345 – 390 (Inclusive)
Block 1000, Lots 1, 2, 6, 10.01, 11.02, 12.01
Block 1006, Lots 4, 14.01, 17, 18
Block 1008, Lots 10, 11, 12, 13, 14, 14.02, 14.04, 24**

**Prepared For:
Township of Neptune Planning Board**

Prepared by:

T&M
ASSOCIATES
11 Tindall Road
Middletown, NJ 07748

Martin P. Truscott

**Martin P. Truscott, P.P., AICP
New Jersey Professional Planners
License #02443**

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

**HI-TECH PARK
REDEVELOPMENT PLAN AMENDMENT
February 21, 2008**

Section A1-1.0 Introduction

The Neptune Township Committee adopted Ordinance No. 00-56 approving a Redevelopment Plan and Zoning Map amendment for the “Hi-Tech Park” redevelopment area on December 26, 2000. The Redevelopment Area consisted of approximately 165 acres divided into two sections south of New Jersey State Highway (NJSH) 66 separated by New Jersey State Highway (NJSH) Route 18. Section 1 east of NJSH 18 consisted of approximately 51 acres with access to Neptune Boulevard and Section 2 west of NJSH 18 consisted of approximately 114 acres when it was first approved. In addition, the access to the area roadway network provides for two distinctly different traffic patterns and resulting traffic impacts. The general goal for establishing the Redevelopment Area was “to transform the vacant and underutilized parcel to productive use. In addition, to strengthen the tax base, establish job opportunities and support the local economy in and around Neptune Township.” This is still the goal of the Township.

While the underlying basis for developing the Garden State Hi-Tech Redevelopment Area as provided in the Redevelopment Plan dated November 9, 2000 to generate an expanded ratable base and provide for a variety of jobs for Neptune Township and area residents remains, the developability of the entire designated redevelopment area for planned office and light industrial use as proposed in 2000 did not materialize due to changes in regional market demands following the severe economic downturn following September 11, 2001. As a result, the Redevelopment Plan was amended on November 27, 2005 to permit the development of a Planned Adult Community within the Redevelopment Area west of NJSH Route 18.

The developability of the proposed Planned Adult Community, in turn, became problematic following the rapid decline in the housing market in 2006/2007. As a result, the Township Planning Board and Township Committee recognized that greater flexibility in permitted development with the Garden State Hi-Tech Redevelopment Area was required in order to attract prospective developers for a variety of mixed uses. Therefore, amendments are recommended for the eastern and western sections of the Redevelopment Area.

Due to the changed market demand for large scale office parks and the lack of projected demand in the foreseeable future and in particular for east central Monmouth County, it is proposed to divide the Garden State Hi-Tech Redevelopment Area into two sections. Section 1 would consist of approximately 60 acres east of New Jersey State Highway (NJSH) Route 18 and Section 2 would consist of approximately 112 acres west of NJSH Route 18. The physical separation of the two sections by the limited access freeway, NJSH Route 18, permits the development of each section independently from the other. In addition, the access to the area roadway network provide for two distinctly different traffic patterns and resulting traffic impacts.

This Redevelopment Plan Amendment provides for retail commercial and office uses in Section 1, east of NJSH Route 18. This amendment would permit offices to be developed to a height of six stories and 90 feet and accompanying parking garages to be developed to a height of six stories and 65 feet.

Commercial uses would be a maximum of two stories and 35 feet in height. A hotel/conference center would be permitted at 12 stories and 150 feet. The permitted uses within this area would continue to be those designated for Planned Commercial Development in accordance with Section 414 of the Neptune Township Land Development Ordinance.

Section 2, west of NJSH Route 18, would retain the original provisions of the December 26, 2000 Redevelopment Plan that designated the area for in Section 414 of the Land Development Ordinance Planned Commercial Development and the December 27, 2005 Amendment that permitted the development of a Planned Adult Community, the overall design standards in terms of developable area, tract coverage, building coverage, and exemptions from disturbance of steep slope areas within the approved development area boundaries. The 2008 Plan Amendment provides for a Planned Residential and Commercial Development that permits residential development within high-rise structures of 12 stories and 150 feet in height, office buildings to be developed to a height of 8 stories and 96 feet with garages to be a maximum of 6 stories and 65 feet. The Planned Residential and Commercial Development option would allow retail and service uses in accordance with the C-1 Commercial Zoning District.

Section 2 of the Hi-Tech Redevelopment Plan was amended in 2005 to eliminate the use of public eminent domain powers to acquire parcels of private property and tax abatement for residential development within a Planned Adult Community. This provision would remain and would also be applied to any other residential uses permitted on site.

The Amendments of the Hi-Tech Redevelopment Plan to permit development of Planned Residential and Commercial Development in Section 2 of the Hi-Tech Park Redevelopment Area would achieve the overall goals and overall public purposes for redevelopment pursuant to the New Jersey State Constitution, following goals consistent with the overall public purposes for redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), the Municipal Land Use Law (N.J.S.A. 40:55D-2) and the Neptune Township Master Plan to redevelop tracts of land that were undevelopable due to diverse ownership and environmental constraints. The Garden State Hi-Tech Redevelopment Plan, in conjunction with the 2008 Amendments, conforms to the following purposes of the Municipal Land Use Law.

Municipal Land Use Law

- Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all new Jersey citizens;
- Promote a desirable visual environment through creative development techniques and good civic design and arrangements;

- Encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- Encourage senior citizen community housing construction;

Section 2.0 Amendments

Amendments to the Hi-Tech Redevelopment Plan are presented below. Amendments are identified by the section and paragraphs of the Redevelopment Plan dated November 9, 2000 as adopted December 26, 2000 and as amended on December 27, 2005. Additions are shown as underlined and deletions which are shown as ~~[strikethroughs in brackets]~~.

3.2 Relationship to Local Objectives

Neptune Master Plan

No Changes.

Neptune Zoning Ordinance

The Neptune Land Development Ordinance, adopted July 24, 2000, placed most of the Redevelopment Area in the Light Industrial (LI) Zone District. ~~with block 1006, lots 4 and 14.01 in the R-2 Low-Density Residential District and block 1008, lot 24 within the Multi-family Residence (R-5) District. Section 403.02 of the Land Development Ordinance identifies the uses in the the R-2 District. Section 403.05 identifies the uses in the R-5 District and~~ The December 27, 2005 Amendment rezoned Block 1006, Lots 4 and 14.01 and Block 1008, Lot 24 to the LI-Light Industrial Zone. Section 404.11 of the Land Use Ordinance identifies the uses for the LI District. The Zoning District Bulk Regulations ~~[outlines the existing bulk requirements for the R-2, R-5 and the LI Zoning District],~~ are shown within Schedule ~~[B of the Ordinance], 1,~~ attached hereto. ~~[Given that the Redevelopment Area is a includes Planned Adult Community and Planned Residential and Commercial Development, bulk regulations for these development options have been included in the LI Zone have been as amended and listed in Section 414 of the Ordinance.]~~

Section 2 of the Redevelopment Area west of NJSA 18 permits the development of a Planned Adult Community as a permitted use as provided in the December 27, 2005 amendment. ~~[to §414, LI Zone.]~~ ~~[An amendment to Section 414, LI Zone, to include a Planned Adult Community as a permitted use is required. This amendment would designate that a Planned Adult Community.]~~ The Redevelopment Plan is hereby amended to permit a Planned Residential and Commercial Development as a permitted use. A Planned Residential and Commercial Development would only be permitted on that portion of the Hi-Tech Park Redevelopment Area west of NJSH Route 18. Bulk standards for building height for residential, office and garage structures are also amended as set forth in Schedule 1 attached hereto.

4.1 Land Use Plan

The redevelopment area is ~~[proposed as]~~ comprised of two sections: Section 1 is comprised of a Planned Commercial Development (PCD) and ~~[, for]~~ Section 2 west of NJSH Route 18, for a Planned Adult Community (PAC) and Planned Residential and Commercial Development (PRCD) that will serve both local and regional patrons and residents. ~~[This land use is]~~ These land uses are intended to encourage high quality uses such as planned retail centers, including regional retail, restaurants, hotels, research, and development facilities and age-restricted, as well as non-age-restricted, planned adult residential development that will complement existing desirable uses along this “gateway.” As the gateway, specific design standards are encouraged to enhance the quality of the visual environment in this district. In addition to developing high quality uses, the redevelopment area will dedicate approximately 60 acres of the site to open space preserves. ~~[The majority of the open space will remain in its natural habitat for wildlife and public enjoyment. MAP 1, Proposed Land Use, identifies the planned location of the planned commercial development land use category. Within Section 2, west of NJSH Route 18, and age-restricted Planned Adult Community would be included as a permitted use.]~~

Proposed Land Use Map, Amended Redevelopment Plan (attached) identifying the boundary of the Planned Residential and Commercial Development Area.

4.2 Redevelopment Activities

The major activities planned for the redevelopment area include:

Planned Commercial Development

- Construction of “Class A” office buildings ranging from two to six stories,
- Development of a hotel and conference center,
- Landscape development that will incorporate outdoor-park-like amenities including waterfalls, ponds, recreation areas, and natural wood areas with walking areas and jogging trails winding throughout the property.
- Circulation in and around the park will be via a ring road access to each parking structure and amenity buildings,
- A heliostop for the use of the park’s tenants,
- Utility upgrades necessary to support these planned activities.

Planned Adult Community

- Development of age-restricted housing including single family detached and multi-family housing.
- Provision for an internal circulation system that will provide for easy access for residents and for delivery vehicles.
- On-site recreation, clubhouse and adult community amenities.

Planned Residential and Commercial Development

- Development of mid- and high-rise residential, non age-restricted structures.
- Planned commercial development

- Provisions for an internal circulation system that will provide for easy access for residents, customers and delivery vehicles.

4.3 Schedule of Land Use and Development Requirements

Definitions

All terms used herein shall have the same meaning as defined in the Neptune Land Development Ordinance unless otherwise specified in this redevelopment plan.

Permitted, Conditional, and Accessory Uses

Uses permitted, conditional, and accessory in the redevelopment area subject to the requirements of the Neptune Land Development Ordinance are listed in § Section 414, Planned Commercial Development Regulations, in the Neptune Land Development Ordinance.

Bulk Requirements

The requirements for lot size and dimensions; setbacks, coverage, building stories and height are [~~listed in~~
~~§ Section 414 of the Neptune Ordinance~~] in Schedule 1. [~~The listed requirements conform to those proposed for the Planned Commercial Development (PCD) within the Light Industrial District for commercial, office and light industrial uses and the Planned Adult Community provisions for planned, age-restricted residential development.~~]

Parking

Parking regulations for a PCD Planned Commercial Development and for non-residential development within a PRCD, Planned Residential and Commercial Development are [~~outlined~~] provided in Table 4.2 within §Section 412.17 (Parking Requirements) of the Neptune Ordinance for non-residential uses. Parking for PAC planned adult community age-restricted development and residential development for PRCD Planned Residential and Commercial Development shall be in accordance with applicable parking standards within the New Jersey Residential Site Improvement Standards. [~~For uses not specifically described within Table 4.2, the approving authority shall determine parking requirements during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements for cause shown by the developer.~~]

Design Standards

The design standards pertaining to the design and layout of such items as parking, landscaping, buffers, fences, building elevations, lighting and signs within the Planned Commercial Development District (PCD) [~~for non-residential development~~] shall be applied to the Planned Residential and Commercial Development (PRCD) for mid-rise and high-rise office and residential development and the Planned Adult Community (PAC) for age-restricted residential development are provided in [~~in the PCD Sections of~~] §Section 414 of the Neptune Township Land Development Ordinance.

In compliance with §Section 414 C.3 (a) of the Ordinance, an effective landscape screen shall be designed between the Planned Commercial Development, Planned Residential and Commercial Development or Planned Adult Community and abutting off-tract single-family residential uses. The screen shall consist of a combination of berms, deciduous and evergreen trees that effectively minimize the visual impact of the Planned Commercial Development, Planned Residential and Commercial Development or Planned Adult Community from adjacent residential uses.

High-rise multifamily residential development shall be subject to the following requirements:

1. Minimum setback from tract boundary: one hundred (100) feet.
2. Minimum setback from residential zone line or existing residential use: one hundred fifty(150) feet
3. Minimum separation between high-rise residential apartment buildings: one hundred (100) feet.
4. Common open space and recreational facilities (active and passive) to serve the anticipated residents of the residential development shall be provided.
5. Minimum dwelling unit size. The minimum floor area of the dwelling units in the high-rise residential structures shall comply with Section 516 (Residential Development) of the Neptune Township Land Development Ordinance.
6. Affordable housing shall be provided in accordance with the regulations of the New Jersey Council of Affordable Housing (COAH) as required by the Neptune Township Redevelopment Entity or as specified in the Township's Housing Plan Element and Fair Share Plan.

Waivers

(No Change)

5.2 Conditions Under Which Properties "Not to be Acquired" may be Acquired

No Change.

6.2 Zoning Map Revisions

No Change.

**SCHEDULE 1
GARDEN STATE HI-TECH REDEVELOPMENT AREA
PLANNED DEVELOPMENT OPTIONS**

PLANNED DEVELOPMENT OPTION	Minimum Tract Area (acres)	Maximum Density (dwelling units per tract acre)	Front Yard Setback (feet)	Building Setback from all other tract boundary lines (feet)	Maximum Percent Building Coverage	Maximum Percent Total Lot Coverage	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Separation Between Buildings
PRCD	80 Ac.	N/A	50	75	40%	70%	(1)	(1)	50
PCD	40 Ac.	N/A	50	75	40%	70%	(2)	(2)	50
PAC	80 Ac.	7.0	75	50	40%	70%	(3)	(3)	30

Notes:

PRCD = Planned Residential and Commercial Development

PCD = Planned Commercial Development

PAC = Planned Adult Community

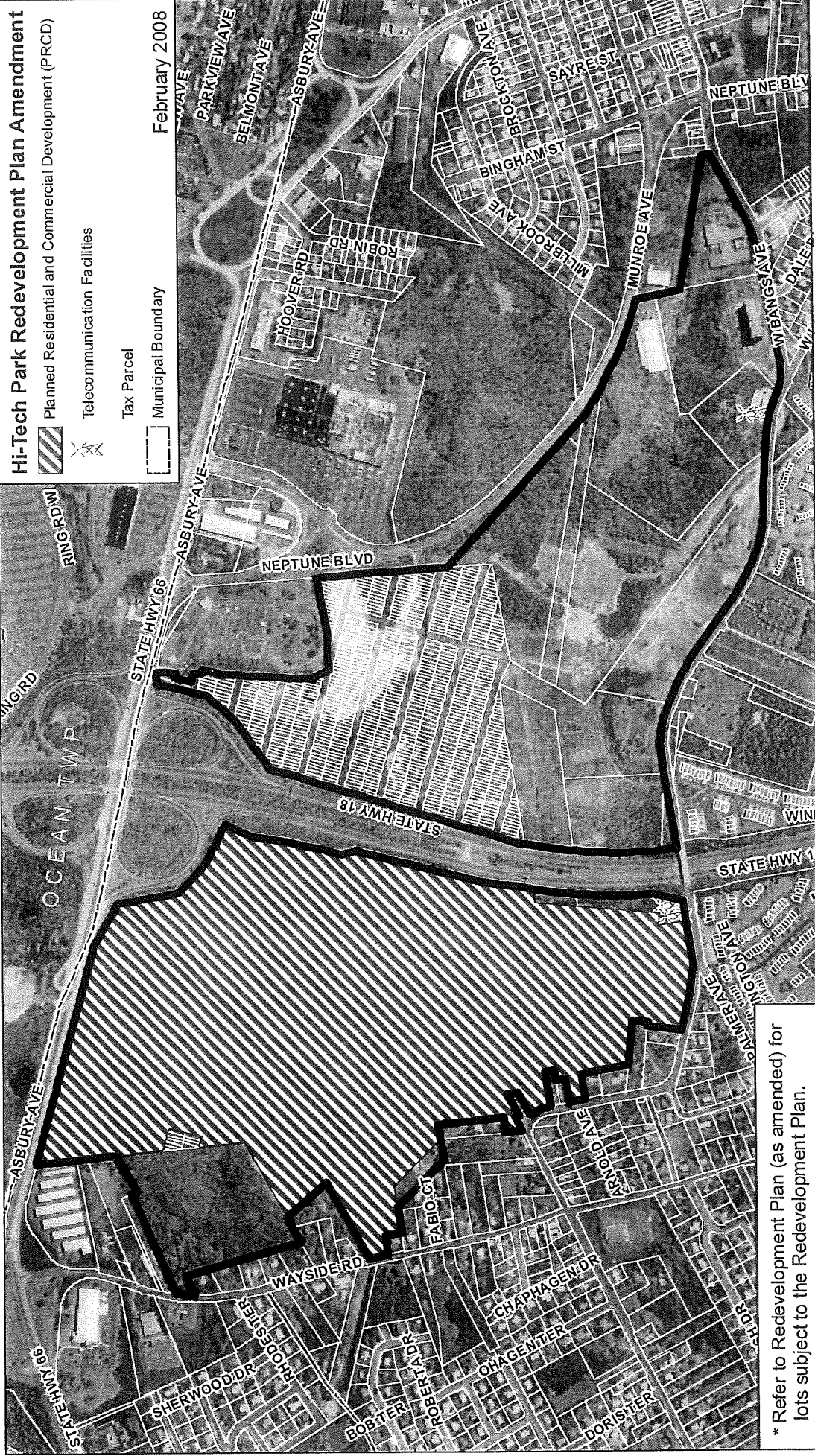
(1) *Maximum number of stories: office, hotel, and residential – 12 stories and maximum 150 feet; retail, sales and services – 2 stories and maximum 35 feet.*

(2) *Maximum number of stories: office – 6 stories and maximum of 90 feet; retail, sales and services – 2 stories and 35 feet; hotel – 12 stories and maximum of 150 feet.*

(3) *Maximum number of stories: residential – 6 stories and maximum of 90 feet; hotel – 12 stories and maximum 150 feet.*

(4) *Parking garages are permitted in the PRCD, PDC, and PAC developments at a maximum of six (6) stories and 65 feet.*

(5) *High rise residential development shall have a building setback of 150 feet from a residential zone or existing residential development.*



Hi-Tech Park Redevelopment Plan Amendment

-  Planned Residential and Commercial Development (PRCD)
-  Telecommunication Facilities
-  Tax Parcel
-  Municipal Boundary

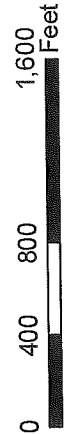
February 2008

* Refer to Redevelopment Plan (as amended) for lots subject to the Redevelopment Plan.



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

ASSOCIATES



**Proposed Land Use Map*, Amended Redevelopment Plan
 Neptune Township
 Monmouth County, New Jersey**



NOTE: 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.

Prepared by: STK, February 8, 2008, Revised on February 11, 2008
 Source: Monmouth County GIS - 2003 Aerials, Tax Parcels, Roads
 File Path: H:\NEPT\G0801\GIS\Projects\neptG0801_RedevSite_rev.mxd