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## Section 1.0 Introduction

### 1.1 Statutory Basis for the Investigation Area

On August 14, 2000 the Neptune Township Committee adopted resolution #00-453 directing the Neptune Planning Board to conduct a preliminary investigation into whether or not the area of Neptune Township generally bound by Route 66, Neptune Boulevard, West Bangs Avenue and Wayside Road, qualified as an “*area in need of redevelopment*” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

The Board’s investigation determined that portions of the area meet the statutory criteria by virtue of a continuing pattern of vacancy, underutilization of properties, presence of land that is owned by the municipality and a diversity of ownership contributing to a lack of proper utilization of the area.

The Neptune Planning Board held a public hearing on the investigation results on November 29, 2000. At its meeting of **DATE**, the Board adopted a resolution recommending that the Township Committee designate the subject area as an area in need of redevelopment. The Township Committee adopted a resolution to that effect at its meeting of October 23, 2000 and further directed the Planning Board to prepare a redevelopment plan pursuant to the New Jersey Local Redevelopment and Housing Law. The Hi-Tech Park Redevelopment Plan has been prepared in response to that directive.

### 1.2 Description of the Redevelopment Area

The Study Area is located in the area bounded by state Routes 66 and 18; Neptune Boulevard, West Bangs Avenue, and Wayside Road. The larger parcel that lies West of Route 18 is designated as the West Parcel. This parcel contains 122 acres. The smaller parcel designated, as the East Parcel is located East of Route 18 and contains 44 acres. The Study Area is designated as all tax lots in the following tax blocks: 345-390 (inclusive), block 1000, lots – 1, 2, 6, 10.01, 11.02, 12.01, block 1006, lots – 4, 14.01, 17, 18, and block 1008, lots – 10, 11, 12, 13, 14, 14.02, 14.04, 24.

The Study Area can be characterized as a mixed-use area consisting primarily of vacant land, residential, and commercial uses, in addition, industrial, public, non-profit housing, charitable, and cemetery uses are present on the tract.

The 2000 Neptune Township Master Plan Land Use Element positions the majority of the Study Area in the Light Industrial category of land use. This designation recognizes those areas of the Township most suitable for all types of light manufacturing activities that will not generate any deleterious impacts to the environment and any negative

effects to the population. A planned development option is provided for large tracts of land to encourage innovative design and economic development. The Light Industrial designation with its planned development option is intended to provide job opportunities and economic development through the encouragement and introduction of a variety of commercial uses at one location.

The tract under investigation also maintains three residential lots. Block 1006, lots 4 and 14.01 are placed in the R-2 Low-Density Residential District and block, 1008 lot 24, is placed in the R-5 Multi-family Residential land use category. The R-2 land use category provides for single-family residential development at a density ranging between four and five dwelling units per acre. The R-5 land use designation provides for multi-family residential development at maximum density of 12 dwelling units per acre, with an option for senior housing ranging to 18 dwelling units per acre. The Multi-family category designation of this parcel recognizes the established mid-rise senior housing development.

The Study Area is split in the center by New Jersey State Highway (NJSH) Route 18, a limited access highway with points of access in Neptune Township at Asbury Avenue (NJSH 66) and NJSH 33.

### **1.3 Surrounding Land Uses**

The surrounding land uses of the area include The Seaview Square Mall which is found to the north across Asbury Avenue; The Neptune Center which is situated opposite Neptune Boulevard to the east (a shopping center development containing major supermarket and discount retailers); several multi-family residential developments and cemeteries across West Bangs Avenue to the south; and, a detached single-family residential development to the west across Wayside Road.

## **Section 2.0 Area in Need of Redevelopment Study**

### **2.1 Purpose**

The Township Committee of the Township of Neptune, pursuant to N.J.S.A. 40A:12A-1 et seq., has adopted a resolution directing the Planning Board to conduct a preliminary investigation and hearing in order to evaluate and make recommendations to the governing body as to whether a certain area of the Township is "In Need of Redevelopment", utilizing the statutory criteria set forth in the New Jersey Local Redevelopment and Housing Law (NJLRHL), N.J.S.A. 40A:12A-1 et seq. The Study Area, encompassing approximately 300 acres of land, is located in the area generally bound by Route 66; Neptune Boulevard, West Bangs Avenue and Wayside Road. The tract is further identified as being indicated on Sheets 39, 40, 41.01, 41.02, 41.04, 47.03, and 47.04, of the Tax Map of the Township of Neptune, and designated as all tax lots in the following tax blocks: 345 thru 390 (inclusive), 1000, 1006, 1008 and 1008.01. Please refer to the Base Map (Map A) for an illustration of the Study Area investigated. Appendix A is included as a list of parcels under this study.

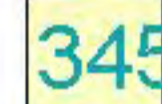
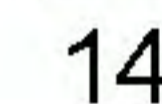




This report discusses the statutory standards under which the Planning Board and Governing Body must act when conducting this evaluation and when recommending and making decision in this regard. The second section of the report describes the redevelopment powers and procedures, the third section provides an analysis of the Study Area, and the fourth section puts forth findings and recommendations regarding the applicability of the statutory criteria relative to the Study Area.

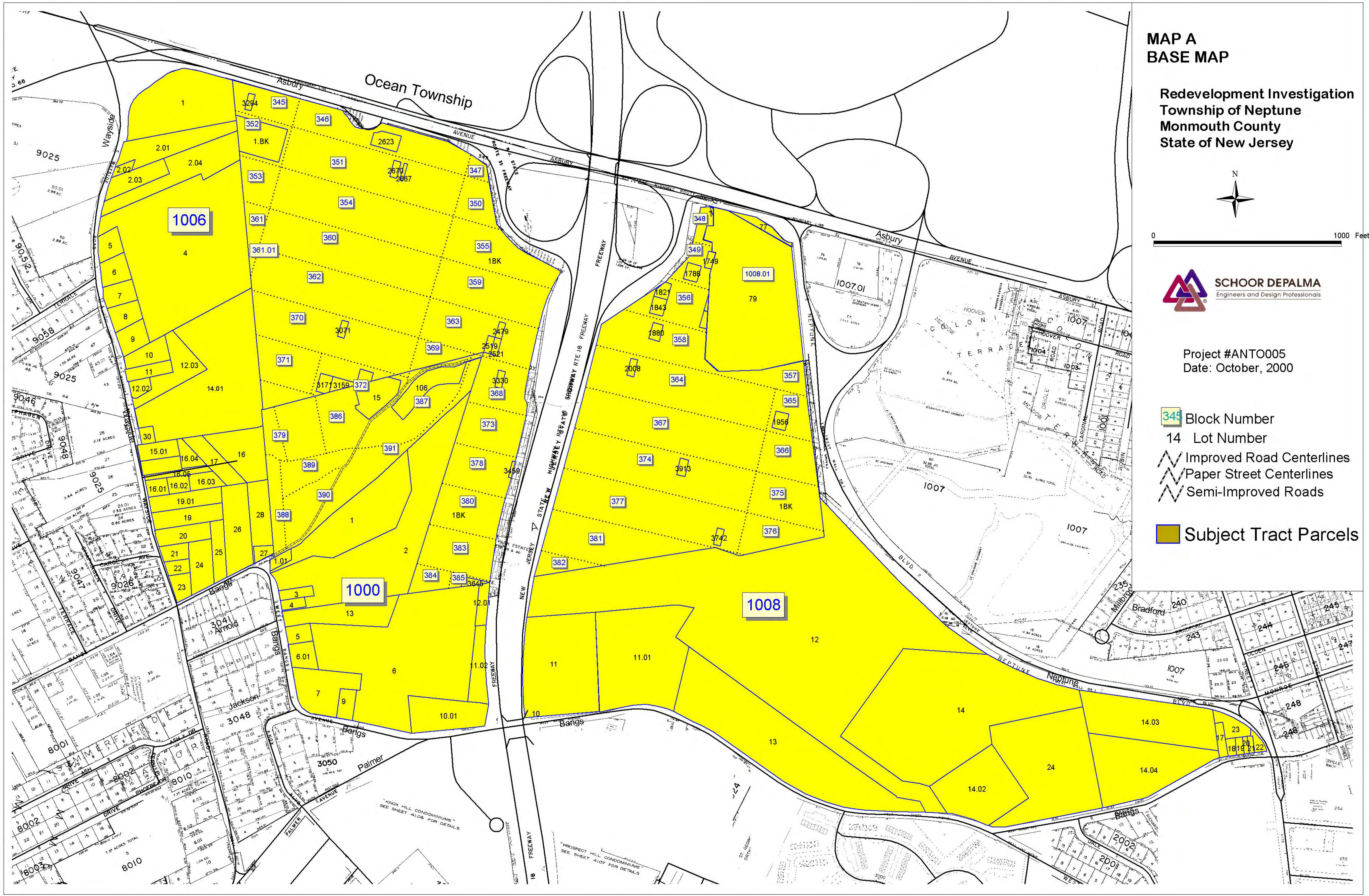
# MAP A BASE MAP

Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey



Project #ANTO005  
Date: October, 2000

-  Block Number
-  Lot Number
-  Improved Road Centerlines
-  Paper Street Centerlines
-  Semi-Improved Roads
-  Subject Tract Parcels



## 2.2 General Description Of Redevelopment Powers & Procedures

### A. Conditions Establishing Need for Redevelopment

P.L. 1949 c. 306 has been supplemented and amended as the Local Redevelopment and Housing Law (LRHL). The criteria which the Township must therefore utilize in order to make a determination as to the designation of an area as a redevelopment area can be found at N.J.S.A. 40A:12A-5. Following this statute, the Township may determine any area In Need of Redevelopment if within the delineated area any one of the following conditions is found:

- a) *The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*
- b) *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable.*
- c) *Land that is owned by the municipality, the county, a local housing authority, development agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.*
- d) *Areas with buildings or improvements which, by reason of dilapidation, obsolescent, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*
- e) *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.*
- f) *Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.*
- g) *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act." P.L.1983, c.303 (C.52-27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of*

*the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 431 (C.40A:21-1 et. Seq.).*

*The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements described in P.L. 1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal government body has adopted a redevelopment plan ordinance including the area of the enterprise zone.*

## **B. Inclusion Under Section 3**

Parcels may be included under Section 3 (C.40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and buildings which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes to their condition, is necessary for the effective redevelopment of the area of which they are a part.

## **2.3 Study of the Recommended Tract**

### **A. Master Plan**

The 2000 Township Master Plan Land Use Element places the majority of the Study Area in the Light Industrial category of land use. This designation recognizes those areas of the Township most suitable for all types of light manufacturing activities that will not generate any deleterious impacts to the environment and without any ill effects to the population. A planned development option is provided for large tracts of land to encourage innovative design and economic development. The Light Industrial designation with its planned development option is intended to provide job opportunities and economic development through the encouragement and introduction of a variety of commercial uses at one location.

The Study Area includes some areas placed within the Low-density One Family Residential land use category. The Low-density One-family Residential category includes those properties having the following addresses: 2815 thru 2831 West Bangs Avenue (odd #s); 700 thru 778 Wayside Road (even #s); and, 1 thru 5 Fabio Court.

The tract under investigation also maintains one lot, namely Block 1008 Lot 24, which is placed in the Multi-family Residential land use category. This land use designation provides for multi-family residential development at maximum density of 12 dwelling units per acre, with an option for senior housing ranging to 18 dwelling units per acre. The Multi-family category designation of this parcel recognizes the established mid-rise senior housing development.

# MAP B ZONING MAP

Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey



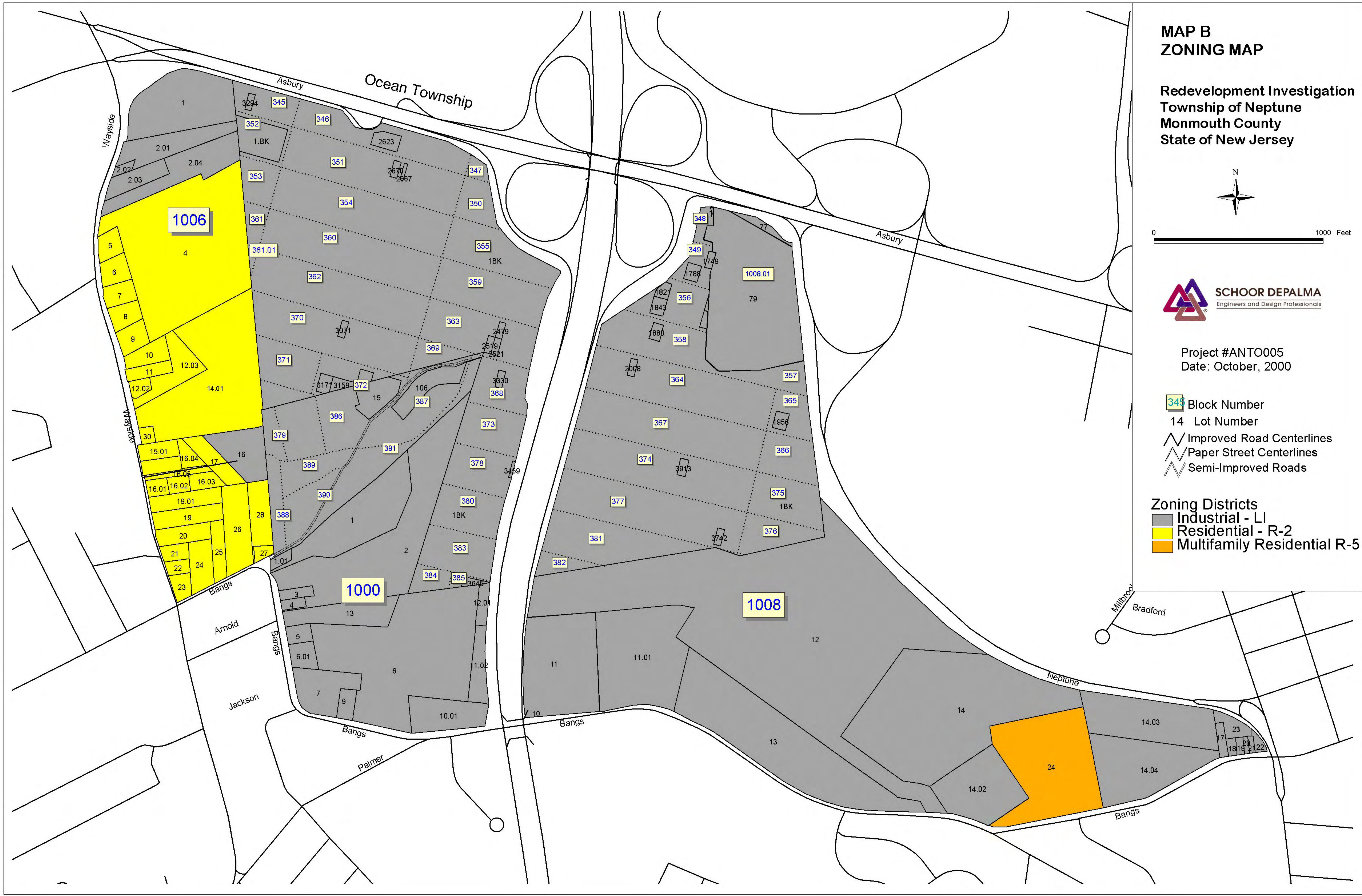
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Project #ANTO005  
Date: October, 2000

- Block Number
- Lot Number
- Improved Road Centerlines
- Paper Street Centerlines
- Semi-Improved Roads

- Zoning Districts
- Industrial - I1
  - Residential - R-2
  - Multifamily Residential R-5



## B. Zoning Ordinance

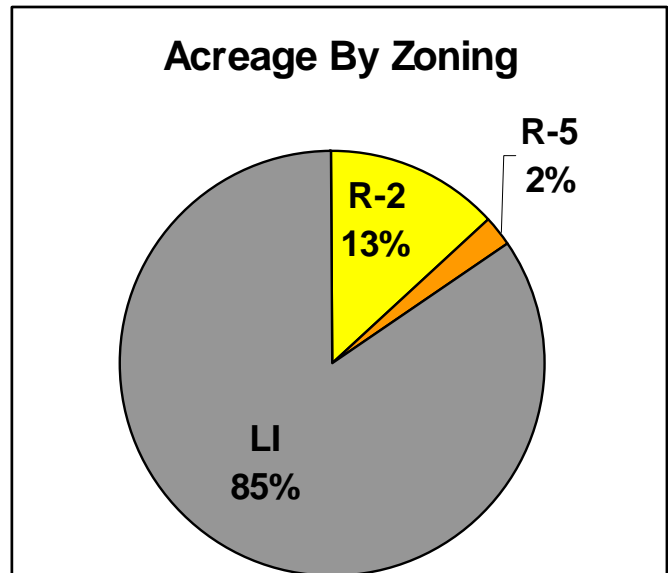
The current zoning ordinance is consistent with the master plan in that the land use designations of the Master Plan mirror the zoning districts of the Zoning Ordinance. The Zoning Districts of the Zoning Ordinance implement the objectives and policies of the corresponding Master Plan land use categories, as are described in the forgoing section of this report. The Zoning Map (Map B) illustrates the current zoning district designations for the parcels of the Study Area.

## C. Study Area

The Study Area, encompassing approximately 300 acres of land, is located in the area generally bound by Route 66, Neptune Boulevard, West Bangs Avenue and Wayside Road. The tract is further identified as being indicated on Sheets 39, 40, 41.01, 41.02, 41.04, 47.03, and 47.04, of the Tax Map of the Township of Neptune, and designated as all tax lots in the following tax blocks: 345 thru 390 (inclusive), 1000, 1006, 1008 and 1008.01. Please refer to the Base Map (Map A) for an illustration of the Study Area investigated. Appendix A is included as a list of parcels under this study.

The Study Area is split in the center by New Jersey State Highway (NJSH) Route 18, a limited access highway with points of access in Neptune Township at Asbury Avenue (NJSH 66) and NJSH 33. The bulk of the Study Area's acreage is inaccessible, with the only interior access roads being either a private road (Fabio Court) or a semi-improved road (Summit Drive).

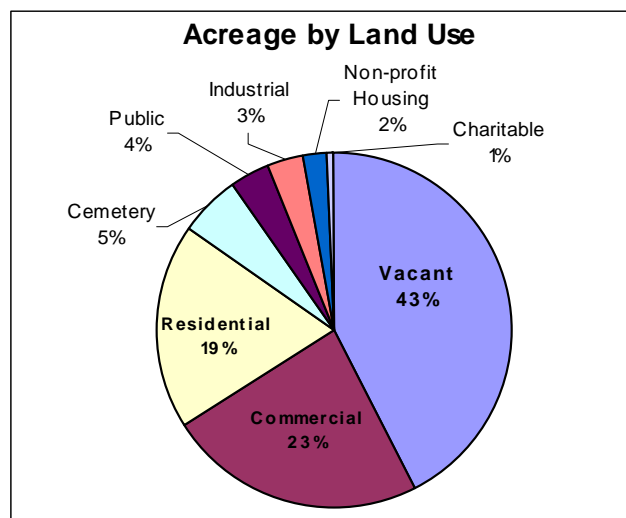
An evaluation of tax assessor classifications and assessment data for the Study Area indicates that the most of the acreage (43%) in the Study Area is vacant land<sup>1</sup>. Map C is an existing land use map based upon an analysis of the Township's tax records for each parcel. The following table and chart summarizes land use data for the Study Area.



<sup>1</sup> Acreage calculations are taken from a Geographic Information System (GIS) database of the Study Area. GIS acreages are approximate values relying solely upon a digitization of tax maps—no property surveys were performed as part of this investigation. Acreage of large "bulk" parcels partitioned by unimproved right-of-ways (paper streets) includes right-of-way areas in their respective acreage calculation. Construction of GIS database and resultant graphic products prepared by Schoor DePalma, Inc.

**Parcel Counts by Land Use<sup>2</sup>**

Use	Count	
	#	%
Vacant	27	27.6%
Commercial	12	12.2%
Residential	43	43.9%
Cemetery	2	2.0%
Public	9	9.2%
Industrial	3	3.1%
Non-profit Housing	1	1.0%
Charitable	1	1.0%
<b>TOTALS</b>	<b>98</b>	<b>100.0%</b>



**D. Surrounding Land Uses**

Surrounding land uses include:

- Seaview Square Mall found to the north across Asbury Avenue;
- Neptune Center situated opposite Neptune Boulevard to the east (this is a shopping center development containing major supermarket and discount retailers);
- several multi-family residential developments and cemeteries across West Bangs Avenue to the south; and,
- detached single-family residential development to the west across Wayside Road.

**E. Individual Lots**

Aerial photographs, and NJDEP freshwater wetlands data were reviewed due to the relatively large size of the Study Area and the relatively remote and isolated nature of the area under investigation, in addition to visual site inspections for every individual parcel. Tax information was also collected for all of the lots in the Study Area to determine the type of use and to measure the intensity of development. The findings and recommendations are contained at the following section.

<sup>2</sup>Please note that King Manor Care Center (Block 1008, Lot 14.04) is categorized as a "Commercial" use. In addition, two parcels (Block 345, Lot 3294 & Block 346, Lot 2623), both indicated as having no improvement value and classified as "Vacant", are more appropriately categorized as having a "Commercial" use, due to the presence of advertising structures (i.e. billboards).

**MAP C  
EXISTING LAND USE**

Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey



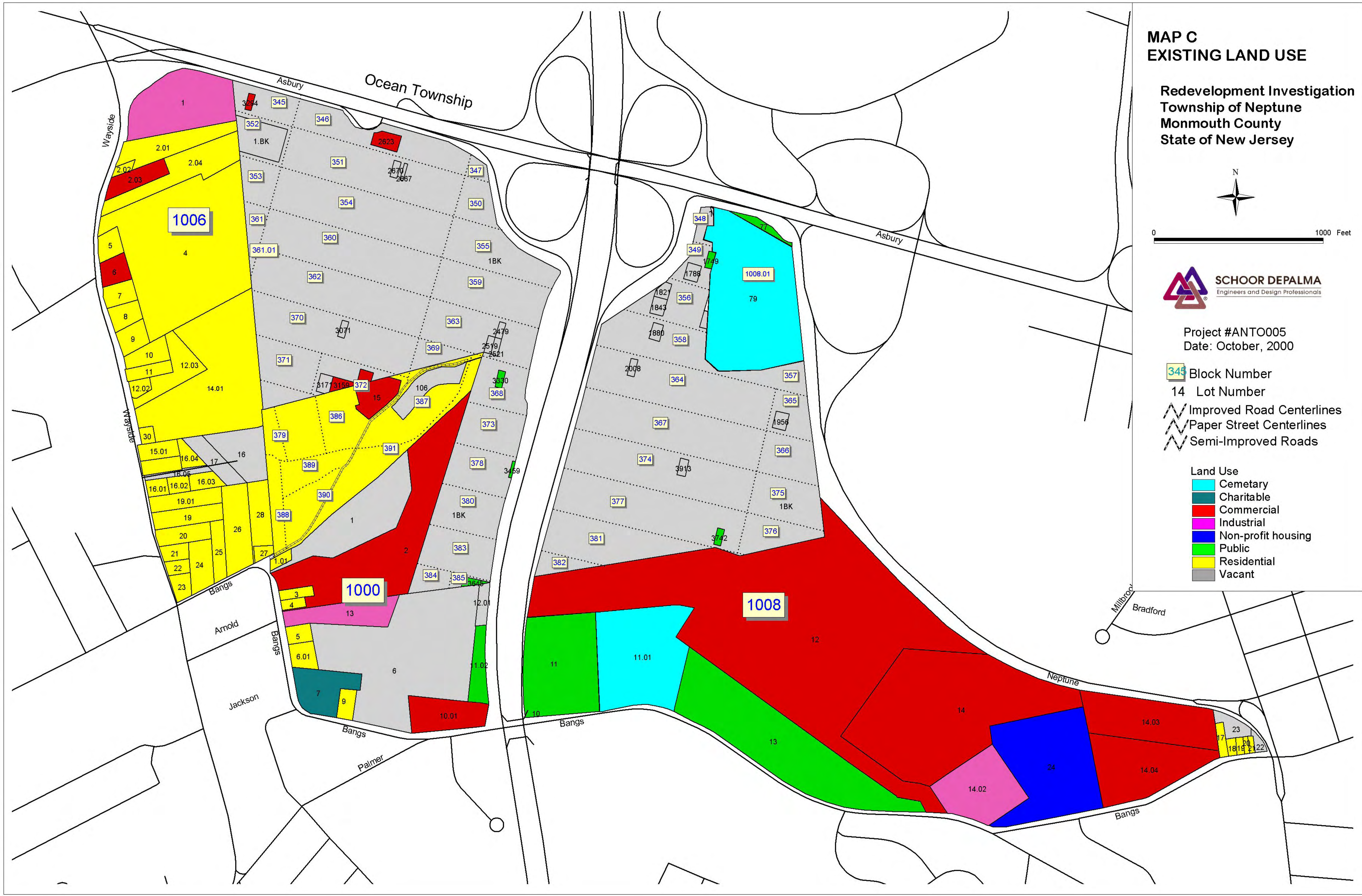
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Project #ANTO005  
Date: October, 2000

- 345 Block Number
- 14 Lot Number
- Improved Road Centerlines
- Paper Street Centerlines
- Semi-Improved Roads

- Land Use
- Cemetary
  - Charitable
  - Commercial
  - Industrial
  - Non-profit housing
  - Public
  - Residential
  - Vacant



## 2.4 Findings & Recommendations

Based upon the analysis of the Study Area and the statutory criteria found within the Study Tract, the consultant is of the opinion that portions of the tract satisfy at least one of the statutory criteria and thus are IN NEED OF REDEVELOPMENT. The criteria the author believes is pertinent to this study are criteria “C” and “E”, as already defined in Section II of this investigation report.

### **A. Properties Satisfying Statutory Criteria “C”**

*Land that is owned by the municipality, the county, a local housing authority, development agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

As already pointed out, the land use survey has revealed that a significant portion (43%) of the Study Area is vacant and unimproved. Having insufficient access to developed portions of Neptune Township, much of this land has remained vacant for a period greater than ten years. Decades ago, a newspaper owned the bulk of the vacant land area near the Route 18/Route 66 intersection. The newspaper divided the property into small lots that were given to subscribers as part of a promotion (identified as “Asbury Park Estates” on the Township’s tax map sheets). A gridiron layout of paper streets, irrespective of topography, had been reserved in conjunction with the dissemination of the promotional parcels. The construction of NJSH 18 constrained the opportunity for comprehensive development of the paper street neighborhood. Through the years, lot owners could not develop their sites, and by the early 1980’s, 70+ acres of land was acquired through Township foreclosure. As a result of these events, the overall “newspaper lot” property had never been provided with infrastructure or access. Nonetheless, numerous scattered and isolated “outlots” having absolutely no access are still retained by individual landowners.

The access dilemma is intensified as result of apparent soil properties at locations where access to the Study Area would be necessary and desirable (see Map D – Wetlands Map). The overwhelming presence of freshwater wetlands<sup>3</sup>, or the impression thereof, along NJSH Route 66, creates an appearance of exorbitant costs associated with providing access to a large percentage of the developable Study Area. It is also duly noted that NJSH 18 is a limited access highway dividing the Study Area in half, which cannot offer access to certain areas under this investigation. Desirable access to considerable portions of the Study Area may only be possible from locations that would preclude comprehensive development and initiatives of capital investment into the Study Area.

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<sup>3</sup> Based upon New Jersey Department of Environmental Protection (NJDEP) statewide data. The actual limits and respective resource values of onsite freshwater wetlands must be determined through a NJDEP Letter of Interpretation.

A single tax parcel, namely Block 1008 Lots 10 & 11, is the location of the former Township Landfill. The condition of the subsurface (i.e. nature of the soils) is a prohibitive condition to development or redevelopment of the site. Therefore, it is concluded, that by reasons as described above, the following properties satisfy Criteria “C” and are unlikely to be developed through the instrumentality of private capital:

**TABLE 1 – List of Properties Satisfying Criteria “C”**

BLOCK	LOT	LOC	ADDL_LOTS
348	1	ROUTE 66	
349	1749	NORTH AVE	L1750,1751
349	1788	OCEAN AVE	L1789-1791
351	2667	NORTH AVE	
351	2670	NORTH AVE	L2671
352	1.BK	ASBURY AVE	
355	1.BK	ASBURY AVE	BULK LOT
356	1821	OCEAN AVE	L1822&1824
356	1843	ELIZABETH AVE	L1844-1846
358	1880	ELIZABETH AVE	L1881,1882
363	2479	CENTRAL AVE	L2480
363	2519	JERSEY AVE	L2520
363	2521	JERSEY AVE	L2522
364	2008	CENTRAL AVE	L2009
365	1956	CENTRAL AVE	L1957-1959
368	3330	JERSEY AVE	L3331
370	3071	JERSEY AVE	L3072
372	3171	RAHWAY AVE	L3172-3174
374	3913	GIRARD AVE	L3914
375	1.BK	ASBURY AVE	
377	3742	PARK AVE	L3743
378	3459	RAHWAY AVE	
385	3645	FRANKLIN AVE	L3646-3653
387	106	SUMMIT DR	L107-108,111-116,
1000	1	W BANGS AVE	
1000	6	2711 W BANG AV	
1000	11.02	ROUTE 18 FREEWAY	
1000	12.01	ROUTE 18 FREEWAY	
1006	16	FABIO COURT	
1006	17	WAYSIDE RD	
1008	10	W BANGS AVE	11

A graphic illustration of the foregoing list of properties satisfying Criteria “C” is provided as Map E.

**MAP D  
FRESHWATER WETLANDS**

Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey



0 1000 Feet



Project #ANTO005  
Date: October, 2000

- 348 Block Number
- 14 Lot Number
- Improved Road Centerlines
- Paper Street Centerlines
- Semi-Improved Roads

- NJ DEP Wetlands
- DECIDUOUS SCRUB/SHRUB WETLANDS
  - DECIDUOUS WOODED WETLANDS
  - DISTURBED WETLANDS (MODIFIED)
  - MIXED FORESTED WETLANDS (CONIFEROUS DOM.)
  - MIXED FORESTED WETLANDS (DECIDUOUS DOM.)
  - MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)
  - MIXED SRCUB/SHRUB WETLANDS (CONIFEROUS DOM.)



# MAP E CRITERIA "C" PROPERTIES




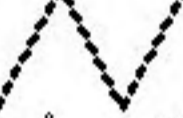


Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey

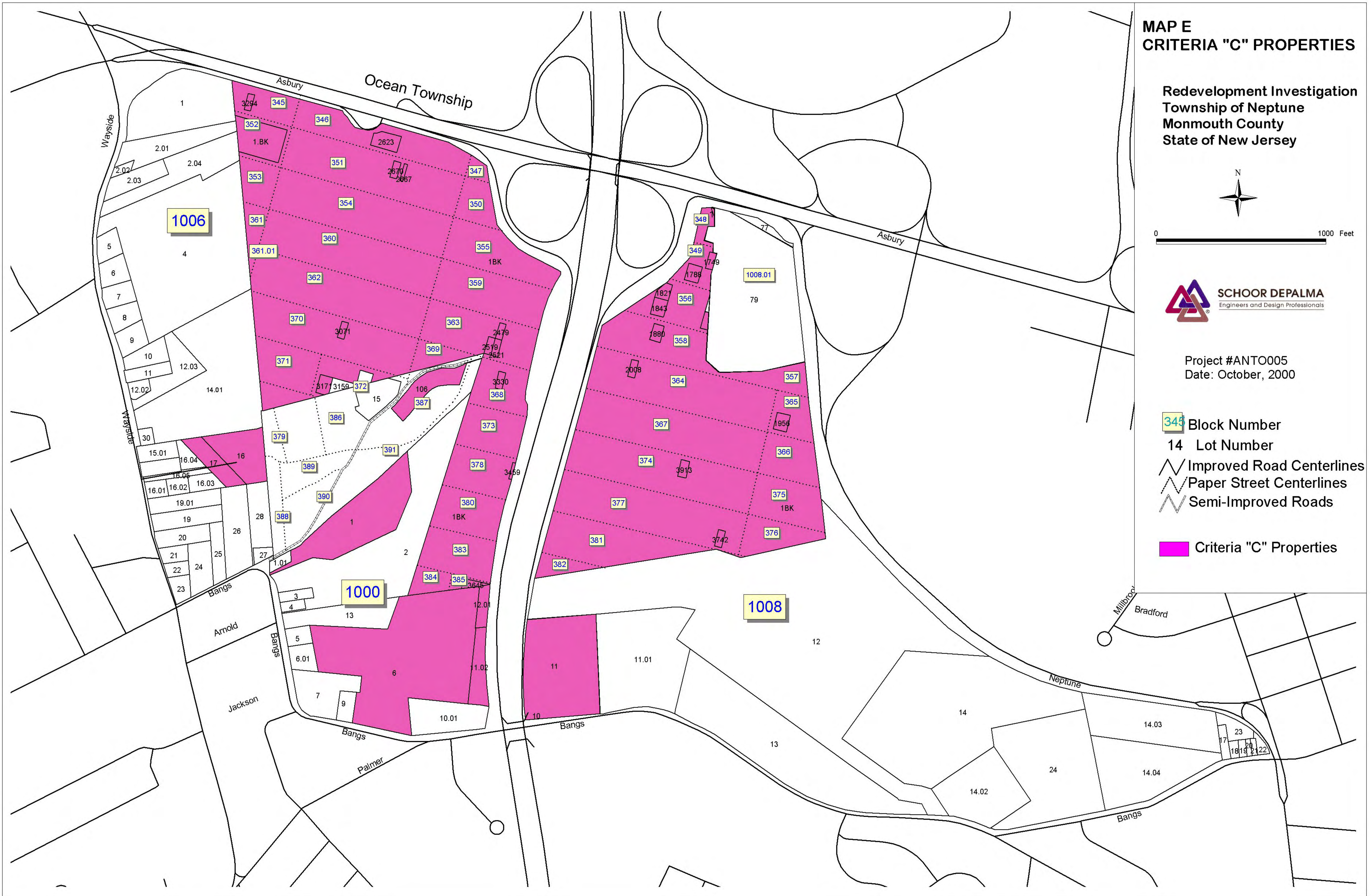


0 1000 Feet



Project #ANTO005  
Date: October, 2000

-  Block Number
-  Lot Number
-  Improved Road Centerlines
-  Paper Street Centerlines
-  Semi-Improved Roads
-  Criteria "C" Properties



**B. Properties Satisfying Statutory Criteria “E”**

*A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.*

**Diverse ownership** – The diversity of property ownership of certain portions of the Study Area presents a real barrier to development initiatives. Common ownership of properties among the landlocked “newspaper lots” and surrounding bulk lots is limited and has contributed to a lack of development and redevelopment activity in the Study Area. The diversity of ownership in this portion of the Study Area, combined with non-existent access at this location, has resulted in a lack of full productive use of such properties, in a manner that would contribute and serve the public health, safety and welfare. Specifically, the following tax parcels fall under criteria “e” due to diverse ownership:

**TABLE 2 – Properties Satisfying Criteria “E” - Diverse Ownership**

BLOCK	LOT	LOC	ADDL_LOTS	OWNER
345	3294	ASBURY AVE	L3295	OUTDOOR SYSTEMS, INC.
346	2623	ASBURY AVE	L2624-2630	OUTDOOR SYSTEMS, INC
348	1	ROUTE 66		OUTDOOR SYSTEMS, INC
349	1749	NORTH AVE	L1750,1751	TOWNSHIP OF NEPTUNE
349	1788	OCEAN AVE	L1789-1791	LANG, ARTHUR & DENA
351	2667	NORTH AVE		OUTDOOR SYSTEMS, INC
351	2670	NORTH AVE	L2671	OUTDOOR SYSTEMS, INC
352	1.BK	ASBURY AVE		SUGARMAN, SCOTT J.
355	1.BK	ASBURY AVE	BULK LOT	NEPTUNE LOTS, INC % D. KAPLAN, ESQ
356	1821	OCEAN AVE	L1822&1824	SCHMELKIN, ISAAC&BENJAMIN&CHARLES
356	1843	ELIZABETH AVE	L1844-1846	SCHMELKIN, ISAAC&BENJAMIN&CHARLES
358	1880	ELIZABETH AVE	L1881,1882	HANFLING, HERMAN M. & JOSEPH HANFLING
363	2479	CENTRAL AVE	L2480	ROSEN, JACOB S.
363	2519	JERSEY AVE	L2520	NANCY GIVENS TAX SERVICE, INC
363	2521	JERSEY AVE	L2522	WALD, S.C % GIVEN TAX SVCE INC
364	2008	CENTRAL AVE	L2009	SILVER, MARSHA % MARC MASSAR
365	1956	CENTRAL AVE	L1957-1959	SLATUS, ISRAEL % DR ROBERT SLATUS
368	3330	JERSEY AVE	L3331	TOWNSHIP OF NEPTUNE
370	3071	JERSEY AVE	L3072	MORRISON, ALICE % M.H. MORRISON
372	3171	RAHWAY AVE	L3172-3174	DU-CAR PARTNERSHIP
374	3913	GIRARD AVE	L3914	OTT, LEO R
375	1.BK	ASBURY AVE		NEPTUNE LOTS, INC % D. KAPLAN, ESQ
377	3742	PARK AVE	L3743	TOWNSHIP OF NEPTUNE
378	3459	RAHWAY AVE		STATE OF NEW JERSEY
385	3645	FRANKLIN AVE	L3646-3653	TOWNSHIP OF NEPTUNE
387	106	SUMMIT DR	L107-108,111-116,	DU-CAR

**Lack of proper utilization** – Absent the parcel developed with a multi-family residential building (Block 1008, Lot 24), the entirety of the Study Area indicates a lack of proper utilization as evidenced by the following comparison of the ratio expressed as the value of relative improvements on the land to the value of the land itself. When property conditions are viewed in context of current zoning allowances, it is clear that the commercially developed parcels within the Study Area are not being properly utilized.

As of right, the LI Zone District allows a Floor Area Ratio (FAR) of 1.6, a maximum building height of 4 stories, a building coverage of 40%, and lot coverage of 70%. Furthermore, the Planned Commercial Development Option in the LI Zone District allows a FAR of 2.7, a maximum building height of 12 stories, a maximum building coverage of 40% and maximum lot coverage of 70%.

Improvement ratios of the Study Area are compared to the Township-wide improvement ratio as well as to other commercially developed blocks in the Township. As indicated in the following table, the area under investigation, exclusive of the apartment building parcel (Block 1008, Lot 24), has a significantly lower ratio of improvement value to land value, a good indication of improper utilization or lack thereof. The comparative commercially developed Tax Blocks maintain improvement ratios ranging from 3.0 to 8.83 where the commercially developed parcels in the Study Area maintain improvement ratios ranging from 0.00 to 3.978. Seventy-nine (79) parcels, or 80.6% of the Study Area, have an improvement ratio that is less than the Township-wide ratio of 1.904. Furthermore, only 4 of the commercially/industrially-developed properties in the Study Area exceed the Township-wide ratio. The residential properties in the Study Area possess a comparatively higher ratio of improvements than the commercial properties, where Zoning regulations foresee just the opposite. Map F is included as a graphic representation of improvement ratios for individual parcels.

**TABLE 3 – Improvement Ratio Comparisons**

	TAX UNITS	L_VALUE	I_VALUE	T_VALUE	I_RATIO	AVERAGE	MEDIAN
STUDY AREA	98	\$8,403,700	\$17,006,000	\$25,405,200	2.024	1.079	0.842
STUDY AREA WITHOUT APARTMENT BUILDING	97	\$7,640,800	\$8,842,700	\$16,483,500	1.157	0.980	0.831
STUDY AREA RESIDENTIAL	43	\$1,799,600	\$2,884,500	\$4,684,100	1.603	1.715	1.708
STUDY AREA COMMERCIAL/INDUSTRIAL	15	\$3,935,300	\$5,869,800	\$9,805,100	1.492	1.354	0.890
TOWNSHIP WIDE	10,720	\$524,960,139	\$999,540,146	\$1,523,905,199	1.904	1.745	1.791
BI 1007 (Shop-Rite)	16	\$4,308,000	\$19,051,600	\$23,359,600	4.42	Not Calculated	Not Calculated
BI 1508 (Asbury Park Press)	2	\$1,976,800	\$11,776,200	\$13,753,000	5.96	Not Calculated	Not Calculated
BI 10017 (Rte 66W - Green Grove to Essex)	14	\$7,024,600	\$21,080,200	\$28,104,800	3.00	Not Calculated	Not Calculated
BI 1500 Lots 23.01 to 23.03 (Rte 66E @ border / American General Financial Group)	3	\$1,782,300	\$15,734,300	\$17,516,600	8.83	Not Calculated	Not Calculated
BI 3103 (Medical Offices on Rte 33E)	13	\$662,100	\$4,923,100	\$5,585,200	7.44	Not Calculated	Not Calculated
BI 267 (Post Office and Office Bldg.)	2	\$658,000	\$2,484,000	\$3,142,000	3.78	Not Calculated	Not Calculated

Using the comparative improvement ratios outlined in the table above, it has been determined that a commercially developed property having an improvement ratio less than 2:1 is demonstrating a growing lack of proper utilization—an “underutilized” commercial property. Additionally, two residentially classified properties were noted as having significantly lower improvement ratios than the other residential properties in the Study Area. These would be residentially classified properties with ratios less than

0.5:1. Due to measurable underutilization, the following properties are identified as fitting Criteria "E":

**TABLE 4 – Properties Satisfying Criteria "E" – Underutilization**

BLOCK	LOT	USE	LOC	ADDL_LOTS	LAND_VAL	IMPR_VAL	TOT_VALUE	I_RATIO
345	3294	Commercial	ASBURY AVE	L3295	5600	0	5600	0.000
346	2623	Commercial	ASBURY AVE	L2624-2630	38000	0	38000	0.000
372	15	Commercial	SUMMIT DR		90200	76900	167100	0.853
372	3159	Commercial	GIRARD AVE	3160-3166,3175-3179	59800	53200	113000	0.890
1000	2	Commercial	2809 W BANGS AVE		114400	33000	147400	0.288
1000	10.01	Commercial	2701 W.BANGS AVE	L10.02	68600	38300	106900	0.558
1000	13	Industrial	2745 W BANGS AVE		59400	64500	123900	1.086
1008	12	Commercial	W BANGS AVE	L15,16,14.01,15.01	450800	29500	480300	0.065
1008	14	Commercial	685 NEPTUNE BL		409500	590500	1000000	1.442
1008	14.04	Commercial	2275 W BANGS AVE		1821700	2643300	4465000	1.451
1006	4	Residential	778 WAYSIDE RD		160400	76400	236800	0.476
390	1.BK	Residential	11 EASTWOOD TERRACE		64100	30900	90500	0.482

Please refer to Map G, which identifies all parcels designated as satisfying statutory Criteria "E".

# MAP F IMPROVEMENT RATIOS

Redevelopment Investigation  
Township of Neptune  
Monmouth County  
State of New Jersey

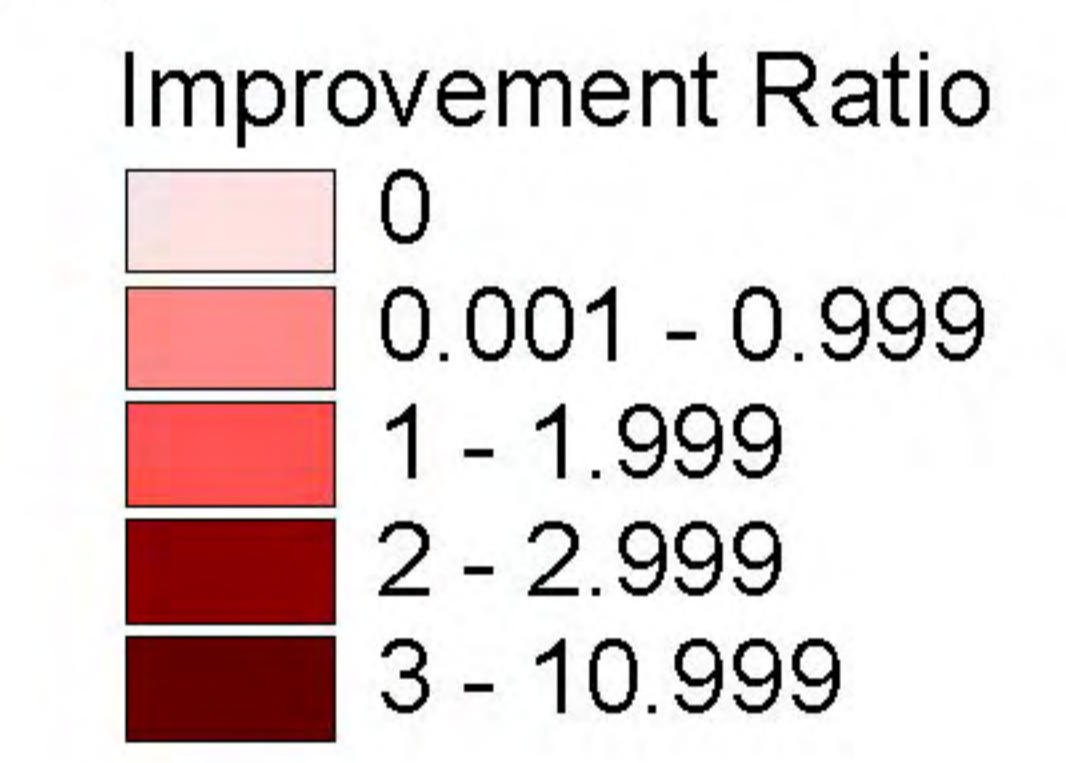


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Project #ANTO005  
Date: October, 2000

- Block Number
- Lot Number
- Improved Road Centerlines
- Paper Street Centerlines
- Semi-Improved Roads



# MAP G CRITERIA "E" PROPERTIES


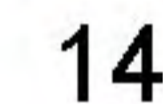



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Monmouth County  
State of New Jersey

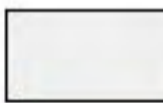



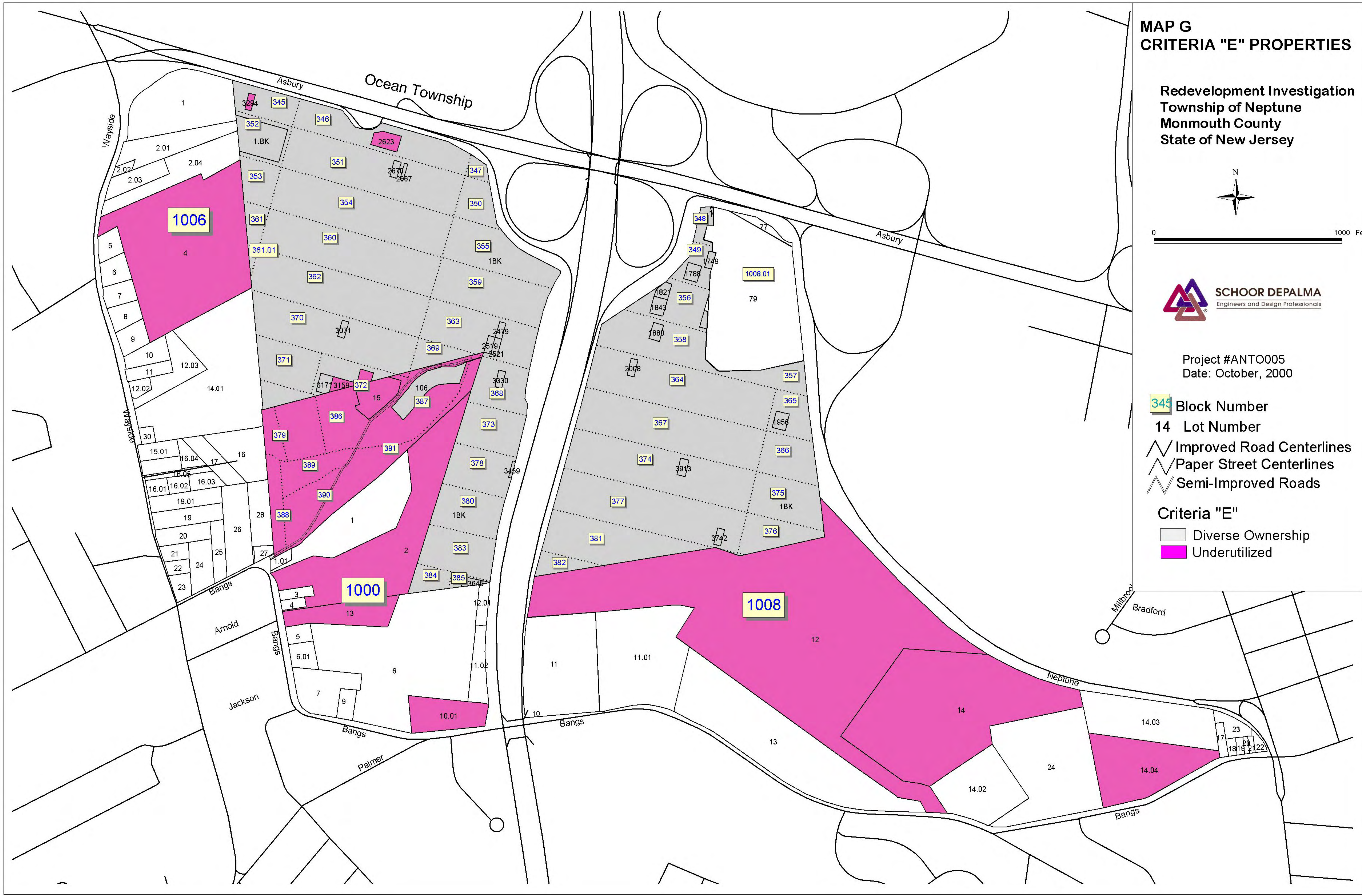
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Project #ANTO005  
Date: October, 2000

-  Block Number
-  Lot Number
-  Improved Road Centerlines
-  Paper Street Centerlines
-  Semi-Improved Roads

- Criteria "E"
-  Diverse Ownership
  -  Underutilized



### **C. Properties included under Section 3**

It is recommended that the following parcels be included under Section 3 (C.40:12A-3) of the statute whereby a redevelopment area may include lands and buildings which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes to their condition, is necessary for the effective redevelopment of the area of which they are a part.

**Block 1006, Lots 4 & 14.01**  
**Block 1008, Lots 13, 14.02 & 24**

The respective locations of these properties, draws attention to their importance to the redevelopment of the tract as a whole.

### **D. Recommendations**

Based upon the above findings, it is the recommendation to the Planning Board that they find the portions of the Study Area as an Area In Need of Redevelopment. Said portions of the Study Area, identified herein, are shown on Map G and additionally identified in a list that is included as Appendix B of this report.

The Planning Board should further adopt a resolution recommending that the Township Committee adopt a resolution making a formal designation of such a determination and directing the Planning Board to prepare a redevelopment plan, consistent with the Master Plan for the property.

# MAP H AREAS IN NEED OF REDEVELOPMENT


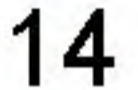





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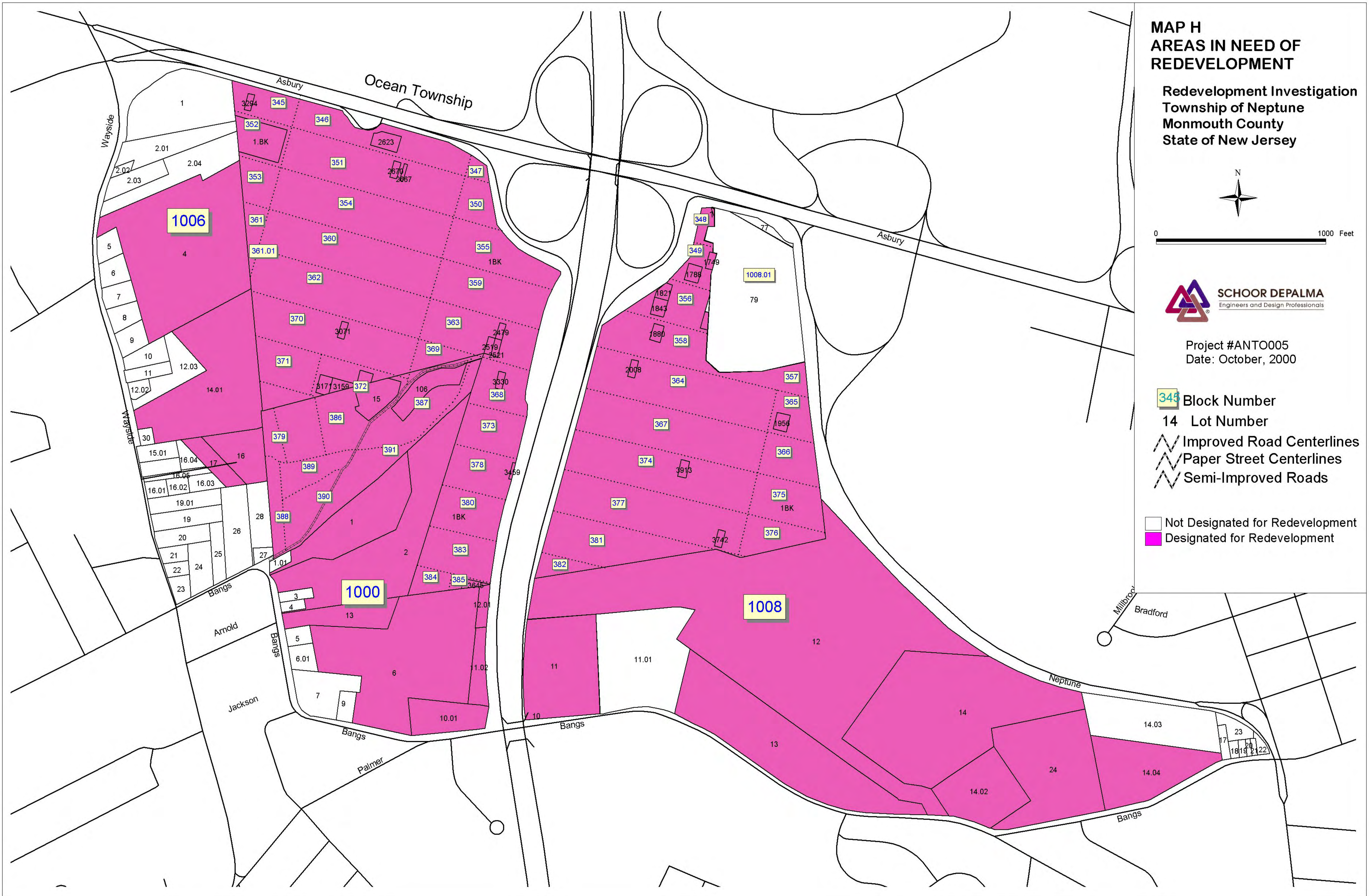


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Project #ANTO005  
Date: October, 2000

-  Block Number
-  Lot Number
-  Improved Road Centerlines
-  Paper Street Centerlines
-  Semi-Improved Roads
-  Not Designated for Redevelopment
-  Designated for Redevelopment



## 2.5 Public Hearing Testimony

As required by the Local Redevelopment Housing Law, (N.J.S.A. 40A:12A-6) the Planning Board gave public notice in **NEWSPAPER NAME** on **DATE** and **DATE**. Public notices were sent to all property owners and parties whose names are listed on the assessment records as claimants of an interest in any parcel on **DATE** and **DATE**. A public hearing was held on this matter on **DATE** at **LOCATION**. A map showing all of the affected properties, as well as a statement setting forth the basis for the investigation was prepared on behalf of the Township Planning Board by the Township Planner (John Taikina, AICP, PP of Schoor DePalma, Inc). These documents were available in the Township Clerk and Planning Offices as of **DATE**. Public comments at the hearing are as follows:

## **Section 3.0 Public Purpose**

### **3.1 Redevelopment Goals and Objectives**

The general goal of the Township's redevelopment effort is to transform the vacant and underutilized parcel to productive use. In addition, strengthen the tax base, establish job opportunities and support the local retail economy in and around Neptune Township. The plan expects to capitalize on the area's strategic location served by federal, state and local roadways by providing commercial activities and unique property amenities at appropriate intensities.

The objectives of the redevelopment plan are to:

- Create land use and building requirements specific to the redevelopment area that reflect those found in the Neptune Master Plan and the Land Development Ordinance.
- Provide infrastructure improvements involving streets, curbs, sidewalks and streetscape.
- Transform vacant and underutilized land into a productive and economically supportive use.
- Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.

## **3.2 Relationship to Local Objectives**

### **Neptune Master Plan**

The 2000 Neptune Master Plan recognizes that the Township is a community with well-established patterns of development. The primary objectives of the Master Plan that pertain to the proposed redevelopment area are:

- To promote aesthetic and site improvements in the Townships major commercial and industrial areas;
- To guide the redevelopment and development 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; In addition, the township seeks,
- To reclaim underutilized and or constrained parcels for productive use.

The goal of the Master Plan's Land Use Element is to protect existing residential neighborhoods of the Township and to promote a reasonable and appropriate nonresidential development in specific targeted areas. The Plan encourages that all future development be of high quality with specific attention to historic development patterns that characterize Neptune.

The Township's Economic Development goal is to improve existing sites, businesses and neighborhoods as well as the development of new business communities along the Route 66 and Route 33 corridors. Future development of Neptune Township should be based on long-term impacts on the economy, community, and environment. The Township insists that the community, through the coordination with the Mid-Town Neighborhood Empowerment Council, work with businesses toward a goal of sustainability. The approach to development must be balanced, giving social and environmental issues similar consideration as to that given to conventional economics.

The goal of the Master Plan's Circulation Element is to provide a system of circulation that integrates and coordinates different modes of transportation to conveniently, efficiently, and safely move people and goods within and through the Township while providing appropriate access to different land uses. Moreover, improvements to the streets, sidewalks, curbs and street lighting within the redevelopment area will enhance the visual environment of the public streetscape, thus encouraging and supporting the use of pedestrian routes that link residential neighborhoods with community facilities, parks and commercial uses.

The goal of the Master Plan's Conservation Element is to provide for the preservation, conservation and utilization of the Township's remaining natural resources in accordance with the goals and objectives of the Master Plan. The Township should implement site sensitive design standards, which would preserve the Townships natural resources to the greatest extent practicable.

Based on the above, the objectives of the Hi-Tech Park Redevelopment Plan are substantially consistent with the Neptune Master Plan.

### **Neptune Zoning Ordinance**

The Neptune Land Development Ordinance, adopted July 24, 2000, places 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 Ordinance identifies the uses for the R-2 District, §Section 403.05 identifies the uses for the R-5 District and §Section 404.06 identifies the uses for the LI District. The *Zoning District Bulk Regulations* outlines the existing bulk requirements for the R-2, R-5, and LI Districts within Schedule B of the Ordinance. Given that the redevelopment area is a planned commercial development, it shall conform to the bulk regulations outlined for a planned commercial development within an LI zone, listed in §Section 414 of the Ordinance. The land uses and bulk requirements are consistent with the uses in the redevelopment area.

## **Section 4.0 The Redevelopment Plan**

### **4.1 Land Use Plan**

The redevelopment area is proposed as a Planned Commercial Development (PCD) that will serve both local and regional patrons. This land use is intended to encourage high quality uses such as planned retail centers, including regional retail, restaurants, hotels, research, and development facilities 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 70 acres of the site to open space preserves. The majority of this open space will remain in its natural habitat for wildlife and public enjoyment. MAP I, Proposed Land Use identifies the planned location of the planned commercial development land use category.

### **4.2 Redevelopment Activities**

The major activities planned for the redevelopment area include:

- 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 helistop for the use of the park’s tenants,
- Utility upgrades necessary to support these planned activities.

# MAP I Proposed Land Use Map


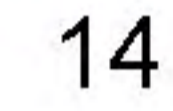






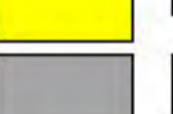
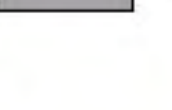
Redevelopment Plan  
Township of Neptune  
Monmouth County  
State of New Jersey

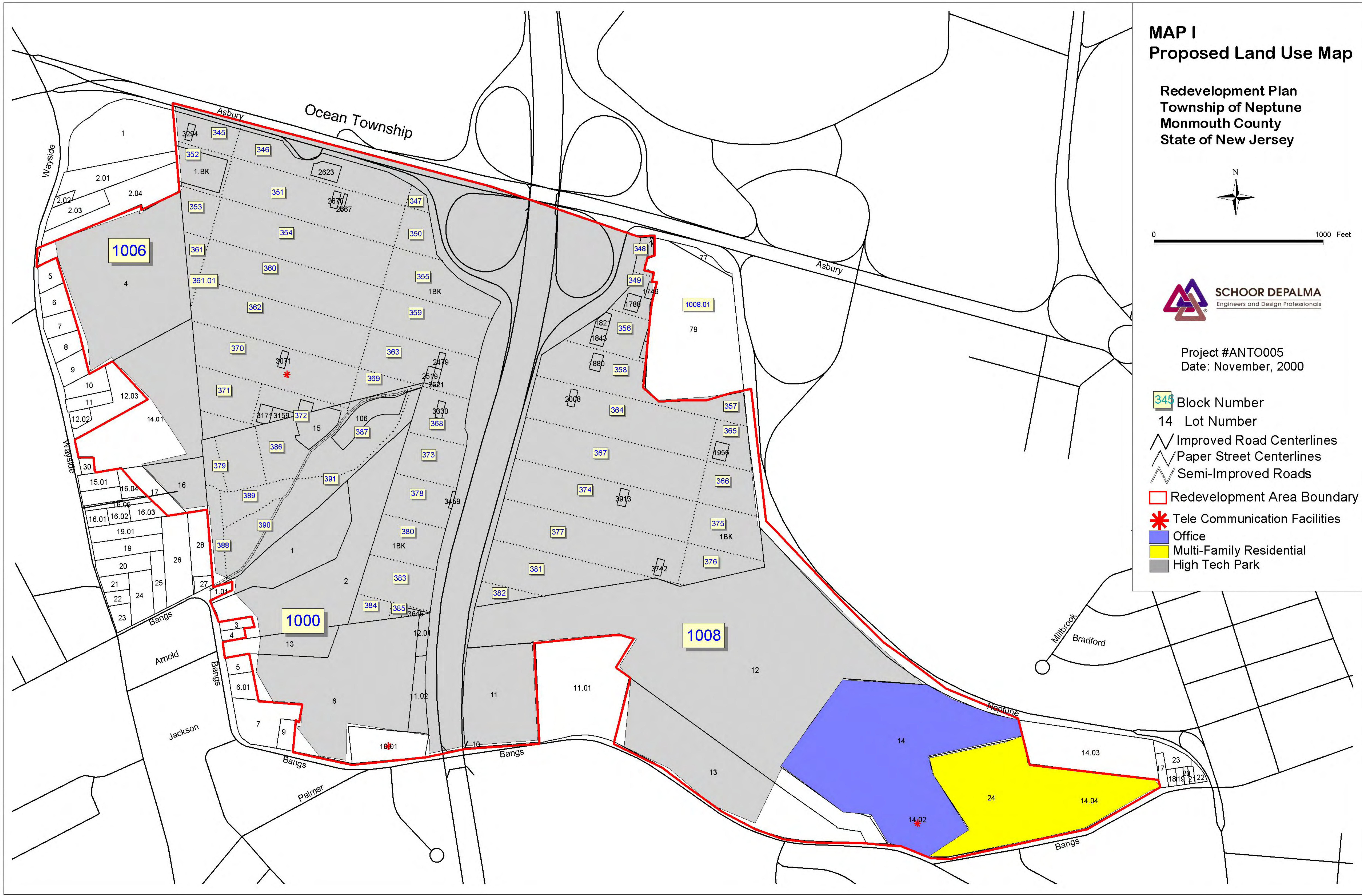


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Project #ANTO005  
Date: November, 2000

-  Block Number
-  Lot Number
-  Improved Road Centerlines
-  Paper Street Centerlines
-  Semi-Improved Roads
-  Redevelopment Area Boundary
-  Tele Communication Facilities
-  Office
-  Multi-Family Residential
-  High Tech Park



## **4.3 Schedule of Land Use and Development Requirements**

### **Definitions**

All terms used herein shall have the same meaning as defined in the proposed 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 404.06 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. The listed requirements conform to those proposed for the Planned Commercial Development (PCD) within the Light Industrial District.

### **Parking**

Parking regulations for a PCD are outlined in Table 4.2 within §Section 412.17 of the Neptune Ordinance. 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 redeveloper.

### **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) are provided in the PCD Section §414 of the Neptune Ordinance.

In compliance with Section §414 (a) of the Ordinance, an effective landscape screen shall be designed between the Planned Commercial Development and abutting 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 from adjacent residential uses.

### **Waivers**

Variation from the requirements set forth by this redevelopment plan may be necessary in certain unusual circumstances. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

## **4.4 Provisions Related to Environmental Constraints**

The designated redeveloper shall be responsible for determining the extent of any on-site contamination caused by previous land uses and the subsequent mitigation of that contamination to appropriate NJDEP standards.

## Section 5.0 Acquisition and Relocation

### 5.1 Identification of Real Property to be Acquired

Map H, Areas in Need of Redevelopment, identifies the real property to be acquired for redevelopment. Lots that will not be acquired within the redevelopment area are: 14, 14.02, 14.03, and 14.04 within block 1008. The proposed acquisition will provide a redevelopment parcel of sufficient size and dimension to accommodate new construction.

It is recommended that the following lots also be acquired for the purposes of street vacation upon execution of the Hi-Tech Park Redevelopment Plan.

BLOCK	LOT	ADDITIONAL LOTS
345	3294	L3295
346	2623	L2624-2630
348	1	
349	1749	L1750, 1751
349	1788	L1789-1791
351	2667	
351	2670	L2671
356	1821	L1822&1824
356	1843	L1844-1846
358	1880	L1881, 1882
363	2479	L2480
363	2519	L2520
363	2521	L2522
364	2008	L2009
365	1956	L1957-1959
368	3330	L3331
370	3071	L3072
372	15	
372	3159	3160-3166,3175-3179
372	3171	L3172-3174
374	3913	L3914
377	3742	L3743
378	3459	
385	3645	L3646-3653
387	106	L107-108, 111-116,

## **5.2 Conditions Under Which Properties “Not to be Acquired” may be Acquired**

If the owner of a property within the redevelopment area that is not identified for acquisition under section 5.1 of this Plan is unable or unwilling to rehabilitate that property in conformance with the standards prescribed in this redevelopment plan or other applicable Township codes and ordinances, the Township of Neptune redevelopment entity may, after 30 days written notice to the owner, proceed to acquire the property. The redevelopment entity reserves the right to acquire such non-complying parcels for a period of five years from the date of this redevelopment plan. Upon acquiring such parcels the redevelopment entity may, at its option, clear such parcels for redevelopment or dispose of such parcels without demolition but expressly subject to the appropriate provisions of this redevelopment plan.

## **5.3 Exemption of Properties from Acquisition**

There are no conditions under which properties identified to be acquired may be exempt from acquisition.

## **Section 6.0 Plan Interpretation**

### **6.1 Relationship to Neptune Zoning Ordinance**

The standards contained within this redevelopment plan shall supersede any conflicting regulations in the Neptune Land Development Ordinance. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Neptune Land Development Ordinance or other applicable Neptune code or ordinance will be required.

### **6.2 Zoning Map Revisions**

For the land uses outlined in this report, block 1006, lot 4 will be rezoned from R-2 Low Density Residential district to Light Industrial (LI) with the purposes of conforming to the surrounding land use and effectuating the intent of the redevelopment plan. Within the same block, lot 14.01 shall be rezoned from R-2 Low Density – Residential district to the LI/ R-2 option to provide for the circumstance that may require the redevelopment entity acquire the lot.

The Zoning District Map of the Township of Neptune is hereby amended in accordance with Map J, Amended Zoning Map, to indicate the boundary of the Hi-Tech Park Redevelopment Area and to identify the recommended zone changes.

# MAP J AMENDED ZONING MAP

Redevelopment Plan  
Township of Neptune  
Monmouth County  
State of New Jersey

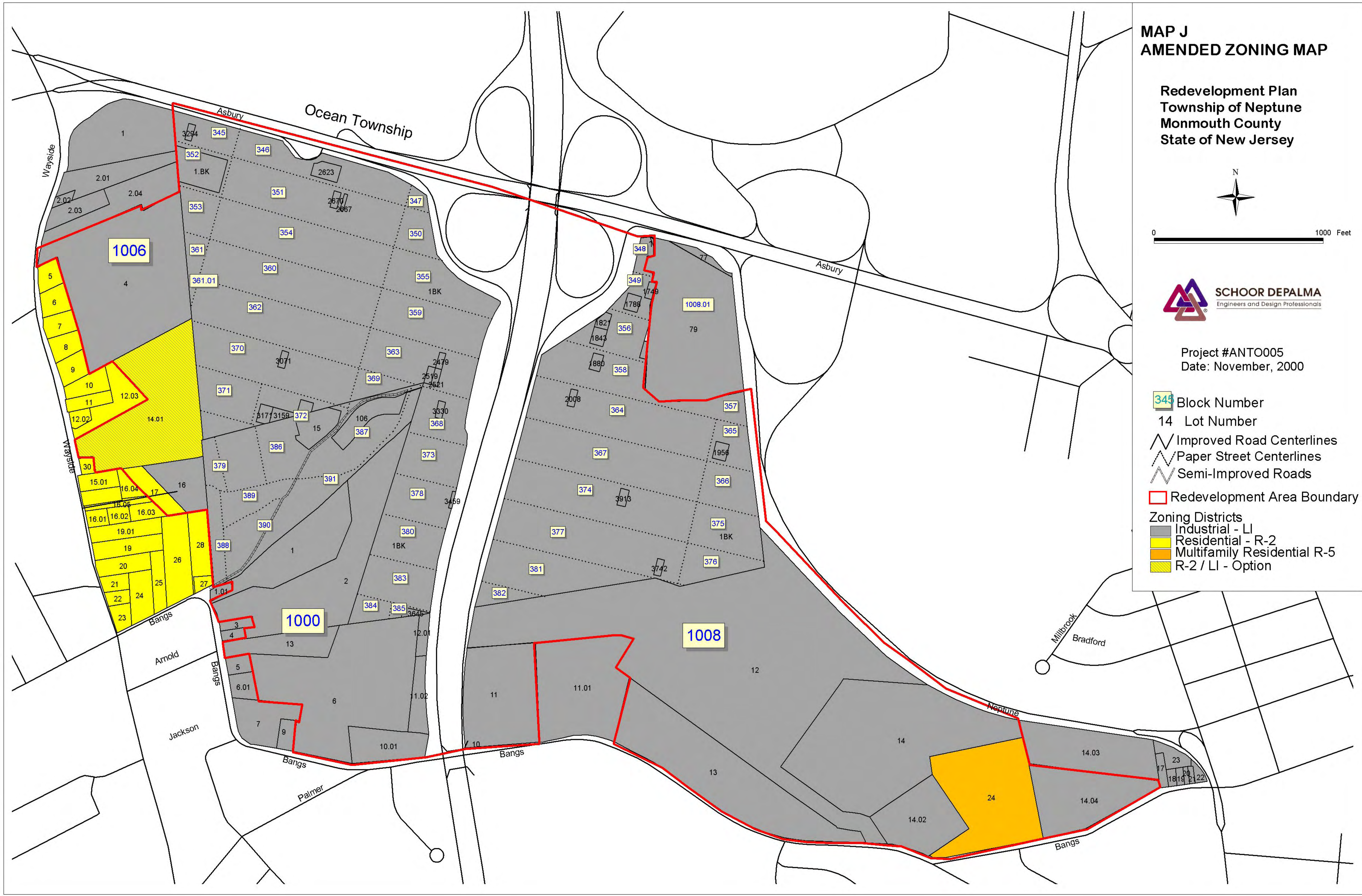


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Project #ANTO005  
Date: November, 2000

- Block Number
- Lot Number
- Improved Road Centerlines
- Paper Street Centerlines
- Semi-Improved Roads
- Redevelopment Area Boundary
- Zoning Districts**
  - Industrial - LI
  - Residential - R-2
  - Multifamily Residential R-5
  - R-2 / LI - Option



### **6.3 Plans of Adjacent Municipalities**

The Township of Neptune is the thirteenth largest municipality in Monmouth County and is located in the central eastern part of the County. The township has several regional roads that pass through the area, such as Routes 18, 33, 35, 66, 71 and the Garden State Parkway. The Hi-Tech Redevelopment area is located between state highways 18 and 66, and is located within minutes of the Garden State Parkway.

The Hi-Tech Redevelopment area is located in the north central portion of Monmouth County bounded north by Asbury Avenue, west by Wayside Road, south by West Bangs and east by Neptune Boulevard. Municipalities adjoining the Township are Ocean Township, which borders Neptune Township to the North along Asbury Avenue and Tinton Falls Borough, which is found at the Western border of Neptune Township.

### **6.4 Township of Ocean**

Bordering the westerly portion of Neptune, the Ocean Township Master Plan accommodates a variety of commercial uses in the area. These land uses are compatible with the Light Industrial and Planned Commercial Development Districts of the Hi-Tech Redevelopment Plan.

### **6.5 Borough of Tinton Falls**

The existing commercial and office development along the eastern border of Tinton Falls in the vicinity of Route 66 (Asbury Avenue) is compatible with Neptune Township's Land Use designations for Planned Commercial Development (PCD). The subject redevelopment area is designated as such, in which it complies with the adjacent Borough.

### **6.6 Monmouth County Growth Management Plan**

The Monmouth County Growth Management Plan provides expansive goals and objectives, without specificity toward any geographic area in the county. This plan, adopted by the County Planning Board, is considered as the master plan for the county and provides a framework indicating the desired future growth patterns for Monmouth County. The policies of the county plan are in conformity with the Hi-Tech Park Redevelopment Plan.

### **6.7 New Jersey State Development and Redevelopment Plan (SDRP)**

Except for the Shark River County Park and Golf Course, the SDRP places the entirety of the Township within the Metropolitan Planning Area (PA-1). The PA-1 intends to revitalize cities, stabilize older suburbs, redesign areas of sprawl, and protect the existing character of stable communities. The planning area designation of the SDRP is compatible with the goals and objectives of the Hi-Tech Redevelopment Plan.

Specifically, the Hi-Tech Redevelopment Plan furthers the following SDRP policy objectives:

(3) Economic Development

Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.

(7) Recreation

Provide maximum recreational opportunities by concentrating on the maintenance and revitalization of existing parks and open space while integrating recreation through redevelopment projects.

## **Section 7.0 Amendments to and Duration of Redevelopment Plan**

### **7.1 Amendments to Redevelopment Plan**

This plan may be amended from time to time in accordance with the procedures of the Redevelopment and Housing Law, except that amendments affecting a redevelopment parcel addressed in an agreement, duly executed by a redeveloper and the Township of Neptune's redevelopment entity, shall be contingent on the written approval of such redeveloper.

Procedures for amending the plan shall be as regulated in the "Local Redevelopment and Housing Law". (N.J.S.A. 40A:12A-7).

### **7.2 Certificates of Completion**

Upon the inspection and verification by the Township of Neptune's redevelopment entity that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion shall be issued to the redeveloper and such parcel shall be deemed no longer in need of redevelopment.

This Redevelopment Plan shall remain effective until all the redevelopment area has been redeveloped and deemed no longer in need of redevelopment by the Township Committee of the Township of Neptune.