

***DRAFT***  
**Ridge Avenue School Site  
Redevelopment Plan Amendment**

**Block 197, Lot 1;  
Block 198, Lots 10, 11, 13  
& P/O 767**

**November 26, 2007**



**Monmouth County, New Jersey**

**Prepared By**



The original of this document has been signed and sealed  
in accordance with New Jersey Law

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**Martin P. Truscott, AICP, P.P.  
New Jersey Professional Planner  
License No. LI-2443**

## Introduction

On February 27, 2006, the Neptune Township Committee adopted the Ridge Avenue School Site Redevelopment Plan. The Plan provides zoning requirements for Lot 1 of Block 197 and Lots 10, 11, 13, and part of Lot 767 in Block 198. Subsequently, the Township of Neptune entered into a redeveloper's agreement with City Works for the development of the tract in accordance with the Township's design guidelines and vision.

The current amendments are based upon additional examination of the area governed by the Redevelopment Plan and discussions with City Works, the designated redeveloper, regarding modifications needed to better implement the municipal vision for the area. The proposed changes reduce the overall density of the development, eliminate multi-family units, with the exception of the 12-unit affordable housing building, and expand the types of housing permitted to include residential duplexes. All of the current amendments are consistent with the Redevelopment Plan objectives, and the overall goal to effectively transform the former school site into a vibrant residential community.

## Amendments

Amendments to the Ridge Avenue School Site Redevelopment Plan are presented below. Amendments are identified by the section and paragraphs of the original Redevelopment Plan adopted on February 27, 2006.

### 1. Proposed Land Uses

*The section entitled "Proposed Land Uses" is amended and supplemented to delete "Proposed Land Uses" in its entirety and insert the following:*

#### Proposed Land Uses

In order to implement the vision for the area, this plan shall create a Ridge Avenue Redevelopment District to regulate the uses and building requirements in the area. (See revised Figure 3.)

The Plan's purpose is to provide a residential development to reclaim the Ridge Avenue school site and to encourage revitalization of the Midtown neighborhood. This District is intended for new residential development to serve the local community.

### Permitted Principal Uses

1. Semi-detached single-family residential dwellings (duplexes) in accordance with the bulk standards provided herein;
2. Attached single-family residential dwellings (townhouses) in accordance with the bulk standards provided herein;
3. Multi-family residential dwellings in accordance with the standards provided herein.
4. Recreation.
5. Civic and community organizations.
6. Municipal administrative offices.

### Permitted Accessory Uses

1. Off-street parking;
2. Landscaped open spaces, and common property;
3. Street furniture;
4. Home occupations in accordance with provisions of the Neptune Township Land Development Ordinance.
5. Fences and walls;
6. Signage in compliance with Section 416 of the Neptune Land Development Ordinance;
7. Other customary uses which are clearly incidental to the principal use and buildings.

## **2. Conceptual Land Use Plan and Key Design Concepts**

*The section entitled “Conceptual Land Use Plan and Key Design Concepts” is amended and supplemented to delete “Conceptual Land Use Plan and Key Design Concepts” in its entirety and insert the following:*

A Land Use Plan for the redevelopment area showing the proposed land uses within the redevelopment plan is illustrated in Figure 3. Key design elements include:

- Land Use Plan. The redevelopment project will create a new residential community in the redevelopment area. The Land Use Plan envisions semi-detached single-family units, generally along Heck and Myrtle Avenue, with attached single-family residential (townhouses) along Ridge and in the central portion of the site. Associated parking areas will be located to the rear of the residential structures in the center of the site. One three story multi-family residential building will be required to be family rental units to create additional new affordable housing opportunities in Midtown. A total of twelve (12) units are proposed at this location. The COAH units are required to address the Neptune Township Fair Share obligation. The apartment units will be family units and not age-restricted.

- Development Orientation. Buildings may be located close to the street edge. Parking for the semi-detached residences shall be provided to the rear of the dwellings.
- Extension of Embury Avenue. A key element of the design is the extension of Embury Avenue through the redevelopment area. The construction of this street will allow for vehicular access to multifamily structures, pedestrian circulation through the tract and a reduction of circuitous travel around the block. The road extension will have a “boulevard” look, incorporating a tree-lined island which will be provided along the center of the road to separate the different traffic flows. The boulevard improvements also have traffic calming effects.
- Extension of Bradfiske Avenue. Bradfiske Avenue will be extended to provide additional access to the Redevelopment Plan Area.
- Streetscape Improvements. The redevelopment project shall be designed to create an attractive and pedestrian-friendly streetscape environment. Wide sidewalks, street trees, and decorative lighting shall be provided along the frontage of the property. Decorative sidewalk treatment and lighting are encouraged.
- Parking and Circulation. Parking and circulation elements shall be located to the rear of the residential structures.

The overall intent is to have a development that is connected to the fabric of the community and is not an enclave, while providing an attractive, livable setting for the residents of the project. In general, the development will create a transition from higher density residential development to the south and east of the site to somewhat lower residential densities along Heck and Myrtle.

### **3. Lots and Building Requirements**

*The section entitled “Lots and Building Requirements” is amended and supplemented to delete “Lots and Building Requirements ” in its entirety and insert the following:*

#### **DESIGN CONCEPT STATEMENT**

A written design concept statement shall be submitted as part of the design review application. The statement should identify the significant site features, support the reasoning behind the proposed architectural design and site plan, and explain how and why the project design is consistent with the intent of the Redevelopment Plan and addresses the Conceptual Development Plan and Key Design Concepts enumerated above.

#### **BULK STANDARDS**

##### *Semi-Detached Single Family Dwellings*

The bulk standards for semi-detached single family dwellings in the Ridge Avenue School Site Redevelopment Area shall be as follows:

1. Minimum lot area: two thousand one hundred (2,100) square feet.
2. Minimum lot width/frontage: Twenty-eight (28) feet.
3. Minimum lot depth: seventy (70) feet.
4. Minimum front yard setback: ten (10) feet
5. Minimum rear yard setback: ten (10) feet.
6. Minimum side yard, one side: zero (0) feet, minimum side yard setback: five (5) on the opposite side
7. Maximum building height: 2 ½ stories or 35 feet
8. Minimum floor area (each unit): one thousand (1,000) square feet.

#### *Attached Single-Family Buildings*

The bulk standards for attached single-family dwellings in the Ridge Avenue School Site Redevelopment Area shall be as follows:

1. Minimum front yard setback: ten (10).
2. Minimum rear yard setback: ten (10) feet.
3. Maximum Stories and Height: 2 ½ stories and 35 feet.
4. The attached single-family building will be limited to a maximum of eight (8) units.
5. Maximum length of any attached residential structure shall be 180 feet.

#### *Multifamily dwellings*

The bulk standards for multifamily dwellings in the Ridge Avenue School Site Redevelopment Area shall be as follows:

1. Maximum number of units per building: twelve (12);
2. Maximum Building Length: one hundred sixty (160) feet;
3. Maximum number of stories and height: three stories and forty-eight (48) feet;
4. Minimum Front Yard Setback from the street right of way: ten (10) feet;
5. Minimum setback driveways and parking areas ten (10) feet.

In addition, all multifamily structures shall comply with the architectural guidelines provided herein.

#### **SITE IMPROVEMENTS**

Streets, parking, water supply, sanitary sewers, storm water management facilities and other site improvements shall be subject to the New Jersey Department of Community Affairs, Residential Site Improvement Standards ("RSIS") as set forth in N.J.A.C. 5:21. Landscaping, street trees, lighting, solid waste enclosures, and parking

lot design shall be subject to the requirements of the Neptune Township Land Development Ordinance except as provided herein.

## Parking

- Minimum of two (2) off-street spaces per residential dwelling unit including on-street parking along Embury Avenue within the tract..

## DWELLING UNITS

### *Affordable Housing*

The subject site was identified in the Neptune Township Housing Element and Fair Share Plan, adopted in December 2005, as a location for affordable units. In addition, Neptune recognizes that the redevelopment project will add to the Township's "growth-share" affordable housing obligation pursuant to the recently adopted regulations of the Council on Affordable Housing.

## MAINTENANCE OF COMMON ELEMENTS

The developer shall submit proposals for ownership and maintenance of common elements including open space, active and passive recreation facilities, parking areas, driveways, and similar facilities. The proposal shall be reviewed and approved by the Redevelopment Entity prior to or as a condition of preliminary site plan approval.

### *Parking/Circulation*

1. No off-street parking shall be located in the front of the buildings or in the minimum required front setback line for principal buildings. All parking areas shall be fully screened a combination of and landscape treatments and decorative walls.
2. No parking spaces shall be located closer than five feet from a residential building,
3. Sidewalks shall be required between parking areas and principal structures, along aisles and driveways and wherever pedestrian traffic occurs. They shall have a minimum of four feet of passable width and shall be raised six inches or more above the parking area except when crossing streets or driveways. Parked vehicles shall not overhang or extend over sidewalk areas unless an additional sidewalk width of 2-1/2 feet is provided to accommodate such overhang.
4. On-site parking areas and private roadways shall be paved with asphalt and curbed in accordance with the NJRSIS construction standards and requirements.
5. Decorative lighting shall be provided on Heck, Ridge and Myrtle Avenues and within all on-site parking areas and roadways. All parking areas and private roadways shall be lighted to provide a minimum of 1/2 foot-candles throughout the area. The lighting level at any property line shall not exceed the minimum.

Such lighting shall be shielded and shall not be a hazard or nuisance to the adjoining properties or the traveling public. Light fixtures shall comply with Neptune Township mounting height requirements.

6. Parking spaces, private roadways, driveways and aisles shall be clearly marked with directional signs and double space markings. Certain areas are to be maintained for fire fighting or other emergency purposes, and these areas shall be appropriately designated.

#### *Landscaping Standards*

1. Landscaping is to be provided as part of all developments to define entrances to buildings, parking lots, and the edges of various land uses, as well as to provide buffering between the project and the adjacent residential areas.
2. Landscaping may include trees, shrubs, ground cover, berms, flowers, sculpture, art and similar materials, and shall be designed to provide aesthetic, buffering, environmental, ornamental, and other related functions.
3. Landscaping shall permit adequate site distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns.
4. Landscaping shall be provided adjacent to and within parking areas to screen vehicles from view and to minimize the expansive appearance of parking fields. Landscaping should include fast growing trees in parking lots to create summer shade.
5. Trees shall be planted in the front yard parallel to all streets, except where such planting is impractical. The intent is to provide a continuous and attractive streetscape. Street tree spacing shall be determined by species type. Large maturing trees shall be planted a minimum of 40 feet and a maximum of 50 feet on center. Small and medium maturing trees shall be planted a minimum of 10 feet and a maximum of 30 feet on center. The intent is to provide relatively mature trees at planting to immediately provide an attractive visual appearance for the project.
6. Plantings in immediate proximity to buildings in front and side yards shall respect architectural lines (should be seen as extension of architectural walls).
7. All plantings shall be installed free from disease in a manner that ensures the availability of sufficient soil and water for healthy growth, and is not intrusive to underground utilities.
8. Not less than 10% of each parking area shall be suitably landscaped (trees, shrubs and grass lawn areas) to minimize noise, glare and other nuisance characteristics as well as to enhance the aesthetics, environment and ecology of the site and surrounding area.

#### 4. Architectural Standards

*The Ridge Avenue School Site Redevelopment Plan is hereby supplemented and amended to supplement the following paragraph (Additions indicated in boldface **thus**: deletions indicated in brackets with strike-through ~~thus~~):*

Building Exterior Materials

The following exterior finish materials are permitted:

Building Façade: Brick, precast cultured stone, fiber cement board, cedar or Portland cement stucco, **wood, aluminum or vinyl siding or clapboard**; and,

#### 5. Planning Board Review Process

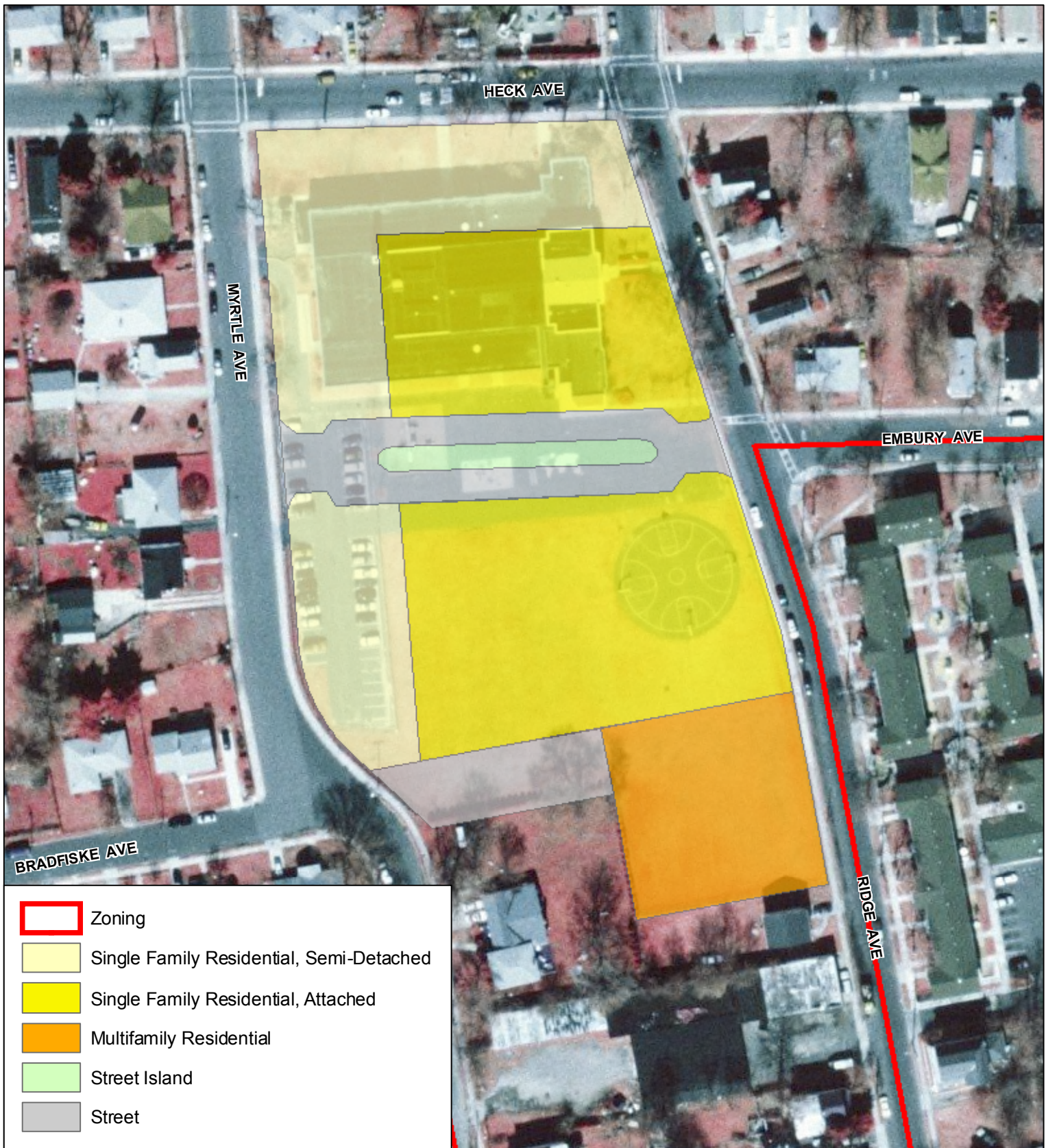
*The Ridge Avenue School Site Redevelopment Plan is hereby supplemented and amended to replace the following paragraph (Additions indicated in boldface **thus**: deletions indicated in brackets with strike-through ~~thus~~):*

~~[The Planning Board shall not grant any deviations from the terms and requirements of this redevelopment plan, including the granting of any ‘d’ or ‘e’ variances. Any proposed changes to the redevelopment plan shall be in the form of an amendment to the plan adopted by the Governing Body in accordance with the procedures set forth in the LRHL.]~~

**No variances, deviations or waivers may be granted by the Planning Board which will result in permitting a use prohibited or not expressly permitted within the Ridge Avenue School Site Redevelopment Plan or which will result in changes which are inconsistent with the land use plan or core design concepts of the plan. Any such change or deviation shall require an amendment to this plan.**

##### **Waivers**

The Neptune Township Planning Board, as part of site plan review and without formal amendment to this Plan, may approve minor modifications from the standards set forth in Section 3 of this plan if it is deemed to be in the interest of project implementation and in furtherance of the Ridge Avenue School Site Redevelopment Plan, so long as such waivers or deviations are not inconsistent with the requirements and limitations set forth above.”



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



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**Figure 3: Land Use Plan  
 Ridge Avenue School Site  
 Neptune Township  
 Monmouth County, New Jersey**

Prepared by: STK, November 26, 2007  
 Source: NJDEP - 2002 Aerials; Monmouth County GIS - 1997 Roads  
 File Path: H:\NEPT\00060\GIS\Projects\nept60\_landuse20071126.mxd

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.