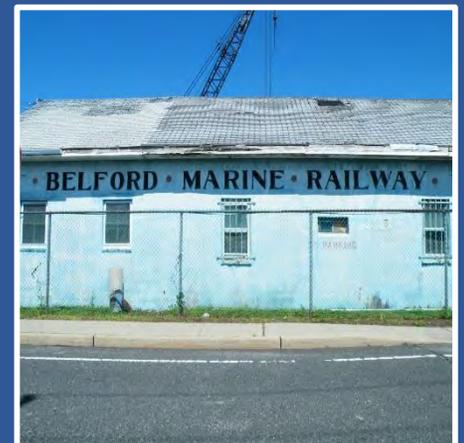


Redevelopment Study & Preliminary Investigation Report



Port of Belford, Middletown Township
Monmouth County, New Jersey



Redevelopment Study & Preliminary Investigation Report

November 2015

Revised January 2016 as per 12/2/15 Planning Board Hearing

Prepared for:



Middletown Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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



Stan C. Slachetka, PP, AICP
NJ Professional Planner No.: 03508

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Introduction

The purpose of this report is to determine whether or not certain properties in the Township of Middletown qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79 (the "LRHL"). The Study Area is shown on the accompanying Study Area mapping (see Figures 1-3) and includes the following tax parcels:

- Block 137, Lots 2.07, 3¹, 5, 6, & 7
- Block 281, Lots 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, & 20
- Block 306, Lots 47, 48, 49, 50, 51, 52, 66, 108, 110, 122, 123, 124, 125, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, & 172
- Block 306.01, Lots 14, 15, & 16
- Block 319, Lot 1
- Block 320, Lot 1
- Block 321, Lot 1
- Block 322, Lot 1
- Block 323, Lot 1
- Block 324, Lot 1
- Block 325, Lot 1

This Preliminary Investigation Report and Redevelopment Study is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

The Township Committee adopted Resolution #15-205 on July 20, 2015, requesting that the Planning Board undertake a preliminary investigation of the study area to determine whether or not the area qualifies as an area in need of redevelopment pursuant to the

¹ Block 137, Lot 3 also includes additional lot 4. These properties were combined 2006. The Resolution requesting the Planning Board to undertake the preliminary investigation references both Lots 3 and 4, but this report hereinafter refers to the property as Block 137, Lot 3 in order to minimize confusion.

Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

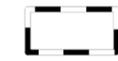
LRHL. This Resolution was subsequently amended on October 19, 2015 via Resolution #15-272 in order to expand the Study Area to include the full list of properties, as listed above. These resolutions are attached as Appendix A of this document.

This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40:12A-6b(1)]. In accordance with N.J.S.A. 40:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

**Figure 1: Regional Location
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



 Municipal Boundary
 Study Area



0 1,150 2,300 4,600 6,900 9,200 Feet



Middletown Township,
New Jersey
1 Kings Highway
Middletown, NJ 07748



Monmouth County
New Jersey
1 East Main Street
Freehold, NJ 07728



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Prepared by: JAC, 11/2/2015
Source: NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
H:\MIDD\10770\GIS\Projects\Figure 1- Regional Location.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.

**Figure 2: Aerial Location
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



-  Study Area Boundary
-  Study Area Property Boundary
-  Henry Hudson Trail



0 250 500 1,000 1,500 2,000 Feet



Middletown Township,
New Jersey
1 Kings Highway
Middletown, NJ 07748



Monmouth County
New Jersey
1 East Main Street
Freehold, NJ 07728

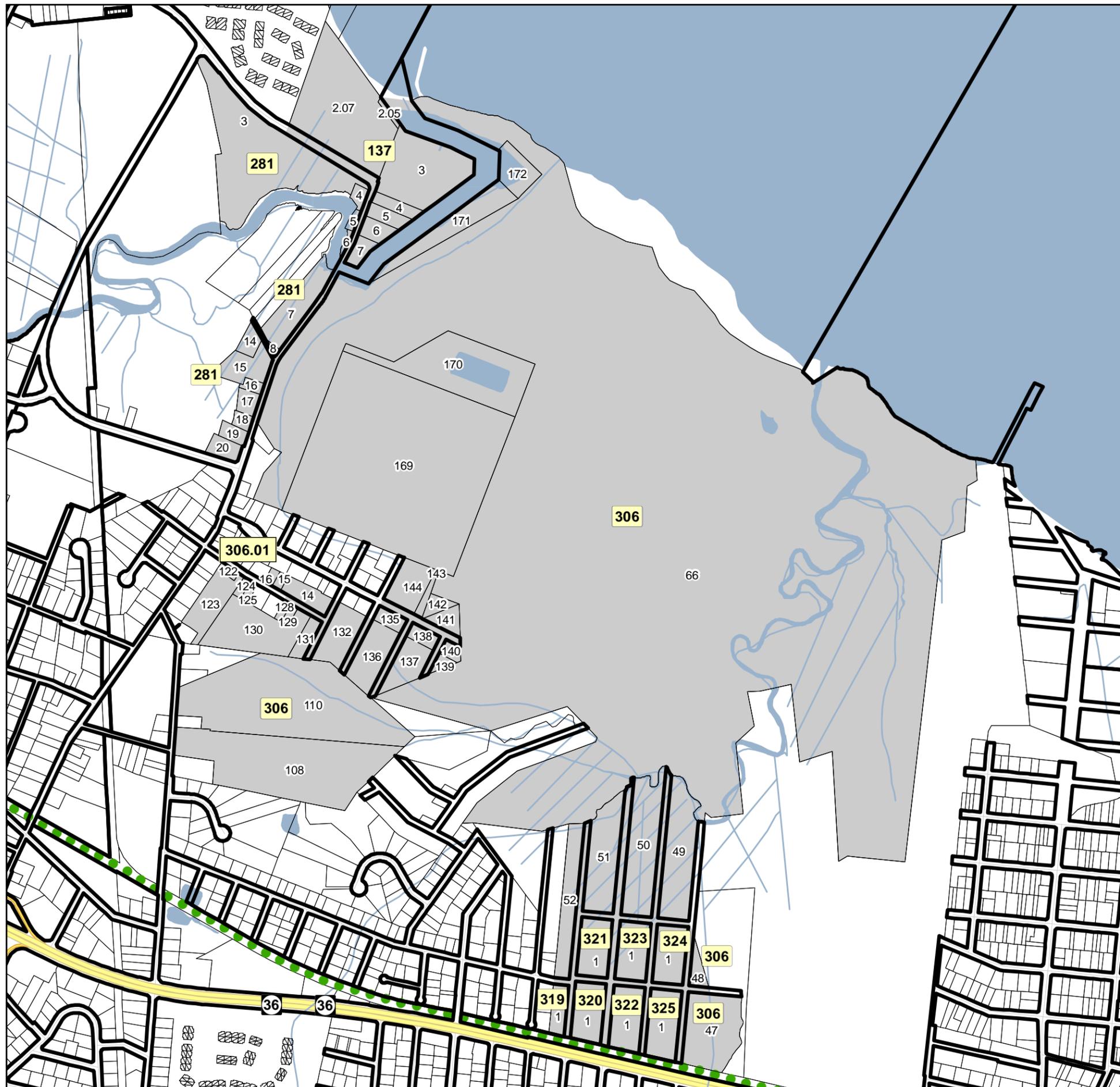


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H:\MIDD\10770\GIS\Projects\Figure 2- Aerial Location.mxd

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Figure 3: Tax Map
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey



- | | |
|-----------------------|--------------------|
| Study Area Properties | Stream |
| Block Boundary | Open Water |
| 306 Block Number | US or State Route |
| Lot Boundary | Local Road |
| 66 Lot Number | Ramp |
| | Henry Hudson Trail |



0 250 500 1,000 1,500 2,000 Feet



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 Middletown, NJ 07748



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 New Jersey
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 H:\MIDD\10770\GIS\Projects\Figure 3- Tax Map.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.

Study Area Description

Properties Located in the Study Area

The Study Area encompasses lands that have a total area of approximately 399 acres and consisting of 60 tax parcels located in the vicinity of Port Belford, the Middletown Township Sewerage Authority, and the Ware Creek. The Study Area is roughly bound by the Raritan Bay to the north, Seabreeze Avenue to the east, the Henry Hudson Trail and Route 36 to the south, and Main Street and the Compton Creek to the west. The tax lots in the Study Area are listed on the official tax map of the Township as:

- Block 137, Lots 2.07, 3, 5, 6, & 7
- Block 281, Lots 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, & 20
- Block 306, Lots 47, 48, 49, 50, 51, 52, 66, 108, 110, 122, 123, 124, 125, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, & 172
- Block 306.01, Lots 14, 15, & 16
- Block 319, Lot 1
- Block 320, Lot 1
- Block 321, Lot 1
- Block 322, Lot 1
- Block 323, Lot 1
- Block 324, Lot 1
- Block 325, Lot 1

A description of the Study Area properties and how they meet the statutory criteria of the LRHL is provided in Appendix C.

Existing Land Uses

Existing land uses at the Study Area were evaluated during a site visit and field analysis conducted on July 16, September 21, and November 4, 2015, as well as through investigation of MOD-IV land use classifications, land use / land cover data as mapped by the New Jersey Department of Environmental Protection (NJDEP) in 2012, and historic aerials.

MOD-IV land use classifications are shown in Figure 4. MOD-IV classifications within the Study Area are varied, and include residential, commercial, public, and vacant uses, and are described as follows:

Residential: Residential properties in the Study Area are located on Main Street, north of Broadway and adjacent to the Compton Creek. These properties are single-family detached residential dwellings. Properties assessed as residential include Block 281, Lots 14, 16, 17, 18, and 20. Additionally, Block 306.01, Lot 16 on Palmer Street is assessed as residential.

Commercial: Commercial property is dispersed throughout the western half of the Study Area. Block 137, Lots 3 and 5 are classified as commercial properties according to Township records and are owned by the Belford Seafood Co-op. Block 281, Lot 7 is a storage and construction yard along the Compton Creek. Block 281, Lot 15 is a vacant property on Main Street adjacent to various residential properties. Block 306, Lots 135, 138, and 144 on Center Avenue include auto repair and storage uses. Block 306 Lot 108 on East Road is also assessed as commercial. Block 306.01, Lots 14 and 15 are owned by the Atlantic Pier Company.

Public: Publicly-owned property is the predominant land use in the Study Area, owned by either Monmouth County or Middletown Township. This includes the Belford Ferry terminal, commuter parking area, land fill site, sewerage authority, leaf compost site, and also including the generally wooded and undeveloped wetland areas around the Ware Creek. In addition, Block 281, Lot 3 is classified as public property, though the eastern portion of the lot is used for commercial storage of fishing equipment and boats. Publicly-owned properties include Block 137, Lot 3; Block 306, Lots 47, 48, 49, 50, 51, 52, 66, 142, 169, and 170; Block 319, Lot 1; Block 320, Lot 1; Block 321, Lot 1; Block 322, Lot 1; Block 323, Lot 1; Block 324, Lot 1; and Block 325, Lot 1.

Vacant: A substantial portion of the publicly-owned properties in the Study Area are vacant and wooded or within wetland areas, as shown in the aerial photograph in Figure 2. Properties assessed as vacant include: Block 137, Lots 2.05, 2.07, 4, 6, and 7; Block 306, Lots 8, 19, 110, 122, 123, 124, 125, 128, 129, 130, 131, 132, 136, 137, 139, 140, 141, and 143.

According to NJDEP's land use and land cover (LULC) data, the Study Area is comprised of a wide variety of land uses, as shown in Figure 5. These land uses are as follows:

Wetlands: Wetland areas are dispersed throughout the entire Study Area and is the predominant land use according to the, as described previously.

Residential: Residential properties are mostly confined to the single-family detached dwellings located on Main Street, as described above. The LULC data also identifies additional areas of residential use located on Block 306, Lot 108,

which is a single family dwelling located on the same property as industrial uses, as well as on Block 306, Lot 128, which is adjacent to a residential use but is actually vacant property..

Commercial/Services: Commercial/services uses in the Study Area are located at the Belford Seafood Co-op on Block 137, Lot 3, 4, and 5. The LULC data also identifies commercial lands on Block 281, Lot 14. This contradicts with the MOD-IV classification for this property, which is assessed as residential. Lastly, Block 306.01, Lots 14, 15, and 16 have commercial/services uses, which is the home of the Atlantic Pier Company, as stated above.

Industrial: Industrial uses are located in four different locations in the Study Area. The first is a portion of Block 137, Lot 3 and includes a large building used for storage at the Belford Seafood Co-op site. The second is Block 281, Lot 7: a storage and construction yard along the Compton Creek (assessed as commercial per Township records). The third site includes Block 306, Lots 135, 138, 140, 141, 142, 143, and 144, home to a mechanics garage and various vehicle storage yards. The last site with industrial land cover is at Block 306, Lot 108, garage and storage uses abutting the residential dwelling noted above.

Undeveloped Urban Land: NJDEP defines “undeveloped land within urban areas” as: “areas generally considered vacant lots. These areas may never have been developed, or may represent formerly built-up that have been entirely or partially cleared, but not redeveloped. Included would be abandoned manufacturing or commercial sites that could be redeveloped. Areas within this category are generally brush or grass-covered and may or may not be maintained. Buildings may be present, interspersed with brush areas and concrete or black top.” Undeveloped urban land is disbursed throughout the Study Area, including lands on Block 137, Lots 2.05 and 2.07; Block 281, Lots 8 and 15; Block 306, Lots 66, 108, and 169; and on Block 306.01, Lot 14.

Beaches/Exposed Rock: Beaches and exposed rock are located along Sandy Hook Bay on Block 306, Lot 66.

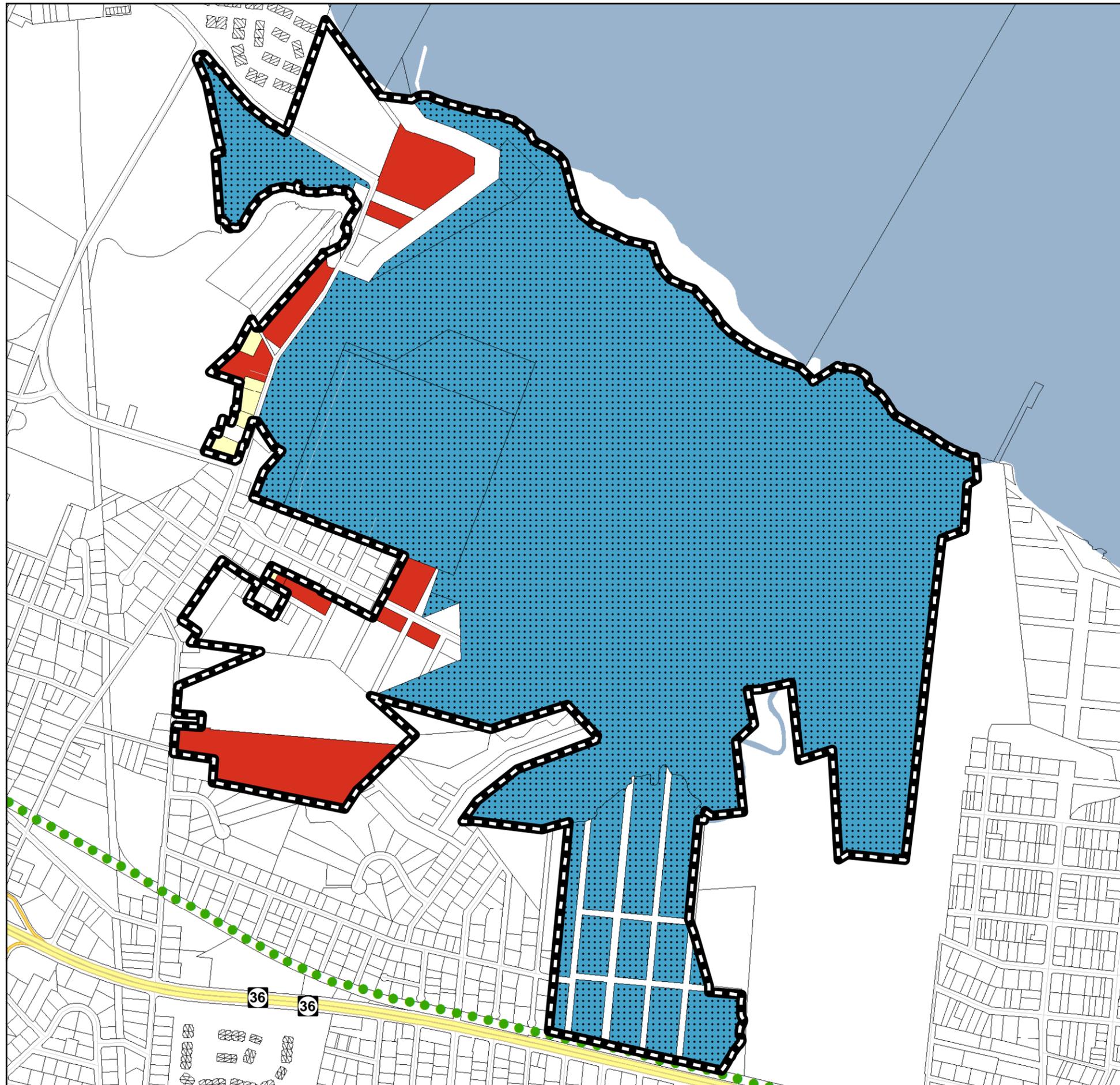
Forest/Shrubland: Forest and shrublands are also disbursed throughout the Study Area, including land on Block 137, Lot 2.07; and Block 306, Lots 66, 110, 122, 123, 124, 125, 129, 130, 131, 132, 136, 169, and 170.

Recreational Land: Recreational Land is confined to the area adjacent to the Compton Creek, including Block 137, Lots 6 and 7; Block 281, Lots 3, 4, 5, and 6; and Block 306, Lots 66 and 171.

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Port of Belford | Middletown Township, NJ

Land uses in the vicinity of the Study Area includes the following: to the west along Sandy Hook Bay is the Dunes townhome complex, Compton Creek and wetlands, and single family residential uses southward along Main Street; to the south are more single family residential uses, the Henry Hudson Trail, and State Route 36; bounding the Study Area to the east is the U.S. Naval Weapons System Earle.

**Figure 4: MOD-IV Land Use Classifications
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



-  Study Area Boundary
-  Lot Boundary
-  Henry Hudson Trail
-  US or State Route
-  Local Road
-  Ramp
-  Residential
-  Commercial
-  Public
-  Vacant



0 250 500 1,000 1,500 2,000 Feet



Middletown Township,
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Freehold, NJ 07728

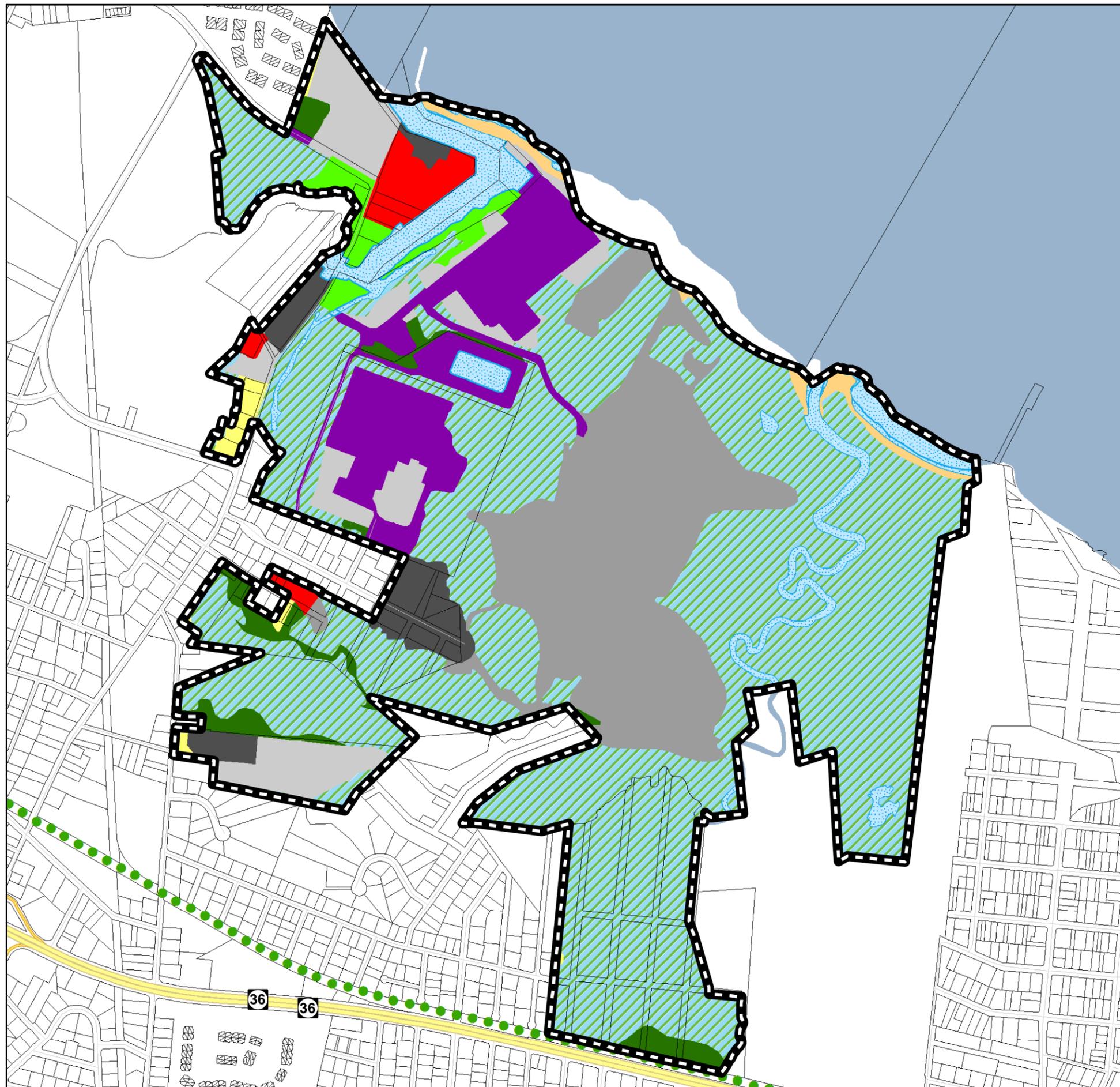


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H:\MIDD\10770\GIS\Projects\Figure 4- MOD IV.mxd

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.

**Figure 5: Land Use Land Cover (2012)
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



- | | |
|---|---|
|  Study Area Boundary |  Residential |
|  Lot Boundary |  Commercial/Services |
|  Henry Hudson Trail |  Industrial |
|  US or State Route |  Landfill/Disturbed Wetlands |
|  Local Road |  Undeveloped Urban Land |
|  Ramp |  Transportation/Utilities |
| |  Water |
| |  Wetlands |
| |  Beaches/Exposed Rock |
| |  Forest/Shrubland |
| |  Recreational Land |



0 250 500 1,000 1,500 2,000 Feet



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Monmouth County
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Source: NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
H:\MIDD\10770\GIS\Projects\Figure 5- Land Use Land Cover (2012).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.

Environmental Constraints

Based on NJDEP Digital Data, the Study Area contains mapped wetlands (as seen in Figure 6 below) and is located adjacent to the Raritan Bay, which is tidally influenced. There are tributaries and associated floodplains located in the Study Area. Any disturbance located in these areas or the associated buffers are regulated by the NJDEP Division of Land Use Regulation. As such, any new development proposed in the regulated areas would potentially require the following permits (contingent on proposed onsite improvements):

- Freshwater Wetlands Permit (General Permit or Individual Permit) for any work proposed in the wetlands or wetlands buffer. It is important to note that the wetland boundaries would have to be surveyed by a wetland scientist.
- Flood Hazard Area Individual Permit for work in the streams, Flood Hazard Areas and/or riparian buffers.
- Coastal Area Facilities Review Act (CAFRA) Permit for the activities located 100 to 500 feet landward of the Mean High Water Line (MHWL) of the Raritan Bay
- Waterfront Development Permit for any activities located below the MHWL of the Raritan or associated tributaries
- Tidelands Bureau approval (License, grant, lease) for any in-water work that does not presently have a tidelands conveyance
- Federal Permit includes - Army Corps of Engineers Permit for work below the MHWL of the navigable water

There are no mapped coastal wetlands in the Study Area. If the proposed project includes work below the MHWL, the disturbance to subtidal shallows and shellfish habitat would have to be reviewed and minimized to the greatest extent possible.

If any future development involves greater than one acre of site disturbance and the increase of more than ¼ acre of impervious surface, the project is classified a major project and Stormwater Management is required. This information would be submitted with the NJDEP Land Use Permit Applications.

Based on NJDEP Digital GIS Landscape Project Data (Version 3.1) the following Threatened and Endangered Species are identified onsite:

- Black Crowned Night Heron (State Threatened)
- Black Skimmer (State Endangered)
- Osprey nest and foraging habitat (State Threatened)
- Least tern (State Endangered)

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Port of Belford | Middletown Township, NJ

Due to the presence of State Threatened and Endangered species, it is recommended to conduct a Threatened and Endangered Species Habitat Survey. A survey would confirm the presence of any documented species and would provide any relevant information on developability of the site. Any presence of the species would also impact the size of the wetlands buffer onsite, increasing the buffer from 50-feet to 150-feet if the DEP determines the wetlands are exceptional resource value.

Based on NJDEP Digital GIS Data, the northwest portion of the site is situated in the Shoal Harbor Rural Historic District which received a State Historic Preservation Office (SHPO) opinion October 2, 1992. In addition, a Historic property is located adjacent to the site – 687 Main Street. Due to the presence of potential documented historic resources, an Archaeological Investigation and historic architectural survey is recommended.

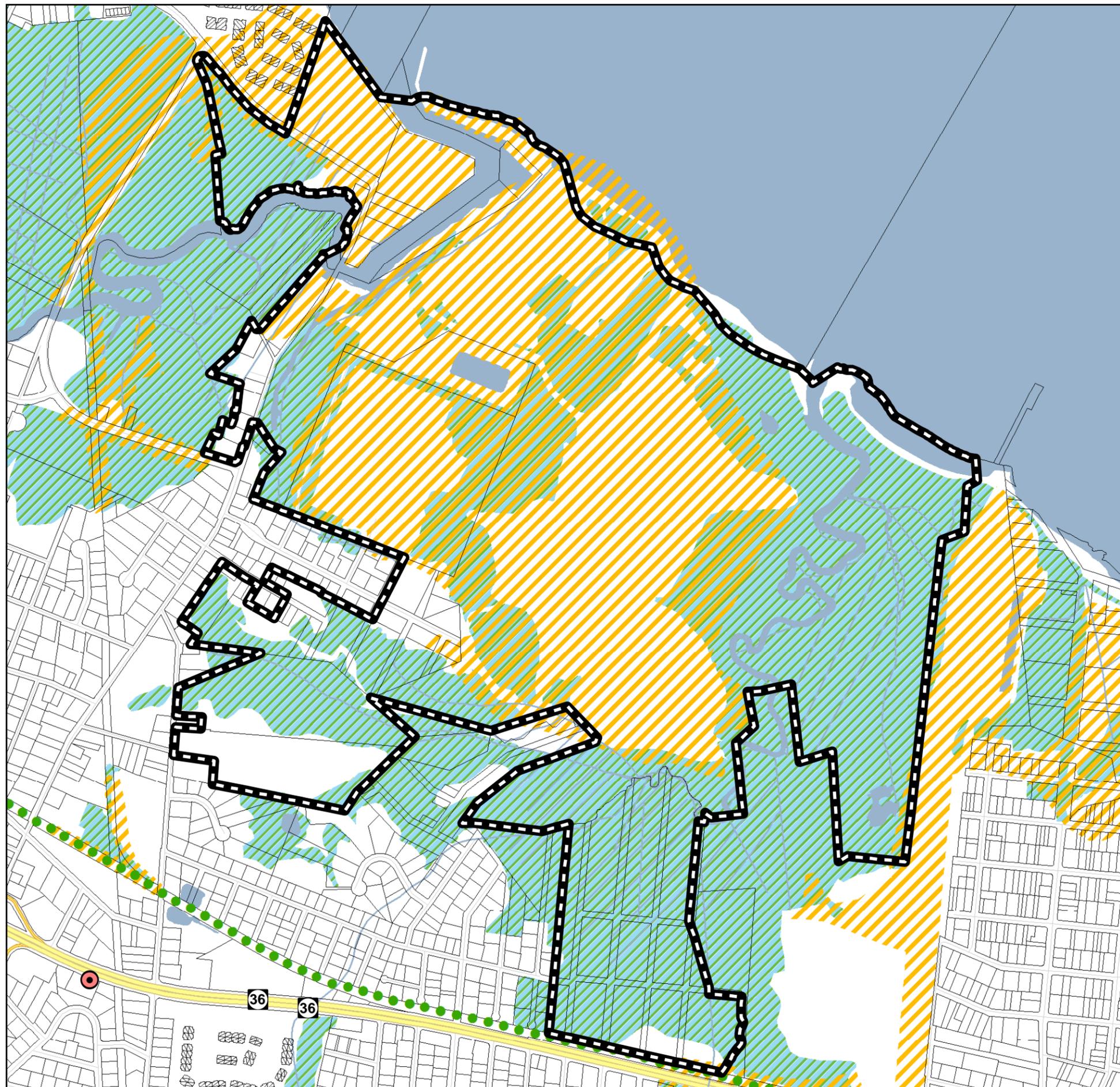
Based on NJDEP SSURGO Soil Data and the USDA Natural Resources Conservation Service, there are eight (8) different soil types that underlay the site, including:

- AptAv – Appoquinimink-Transquaking Mispillion complex – 0-1% slope; very frequently flooded.
- EkaAr – Elkon loam – 0-2% slope, rarely flooded
- EveC – Evesboro sand 5-10% slope rarely flooded
- HorBr - Hooksan sand – 0-5% slope, rarely flooded
- KemB - Keyport sandy loam 2-5% slope
- PsuB – Pssaments, waste substratum, 0-8% slope
- UdaB – Udorthents 0-8% slope
- UdauB – Udorthents Urban Land complex 0-8% slope

There are no known contaminated sites onsite. However, some of the existing development onsite are on the NJ Environmental Management System (NJEMS). The NJEMS sites include Monmouth County Belford Mitigation Site, The Belford Ferry Land Use Regulation Permits, Belford Seafood Co-op Site Remediation Program – Preliminary Investigation (SRP-PI) and the Gateway Marina (SRR-PI) Many of the NJEMS sites are active and could impact the redevelopment of the property. This information would require a more detailed review of the NJDEP resources.

The majority of the site is mapped as having historic fill. A Licensed Site Remediation Professional (LSRP) is required to assess the site information and conduct a preliminary site investigation. It may be determined that the LSRP needs to conduct soil and/or groundwater samples. If the soil and/or groundwater is determined to be contaminated in excess of the NJDEP criteria, a Site Remediation Report and workplan would have to be prepared for the site.

**Figure 6: Environmental Constraints
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



- | | | | |
|---|---------------------|---|------------------------------|
|  | Study Area Boundary |  | Sites of Historic Fill |
|  | Lot Boundary |  | Wetlands |
|  | Henry Hudson Trail |  | Open Water |
|  | US or State Route |  | Known Sites of Contamination |
|  | Local Road |  | Stream |
|  | Ramp | | |



0 245 490 980 1,470 1,960 Feet



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New Jersey
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Middletown, NJ 07748



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Prepared by: JAC, 11/2/2015
Source: NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
H:\MIDD\10770\GIS\Projects\Figure 6- Environmental Constraints.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.

**Figure 7: Flood Hazard Areas
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**



- | | | |
|---|---------------------|--|
|  | Study Area Boundary | Flood Hazard Areas* |
|  | Lot Boundary |  Flood Hazard Area Boundary |
|  | US or State Route |  VE Zone |
|  | Local Road |  AE Zone |
|  | Ramp |  500 Year Flood Hazard |

*Flood Hazard Areas for the Study Area are based on FEMA's Preliminary Flood Insurance Rate Maps (P-FIRMs) Panel # 34025C0062G, dated January 31, 2014.



0 250 500 1,000 1,500 2,000 Feet



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Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
H:\MIDD\10770\GIS\Projects\Figure 7- Flood Hazard Areas.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.

Zoning and Relationship to Zoning Ordinance

The Study Area spans multiple zone districts, as seen on the Middletown Township Zoning Map, including the Marine Commercial (MC), Light Industrial (M-1), Residential Multifamily (RMF-1), Single Family Residence High Density (R-7), and the Two Family Residence (RTF) zones. Figure 8 depicts the zoning districts as they apply to the Study Area. Land use regulations for these districts are outlined in the following subsections.

Permitted Uses

As the Study Area spans residential, commercial, and industrial zone districts, the list of permitted uses is very extensive. The complete list of permitted, conditional, accessory, and prohibited uses is outlined in detail in Appendix B of this report.

Bulk and Yard Standards

The bulk and yard standards for the RTF, R-7, RMF-1, M-1, and MC zones are shown below in Table 1.

Table 1: Bulk and Yard Standards

	RTF	R-7	RMF-1	M-1	MC
Minimum Lot Area					
Interior Lots	12,000 sq ft	7,500 sq ft	1 acre	3 acres	20,000 sq ft
Corner Lots	14,250 sq ft	9,000 sq ft			
Buildable Lot Area	10,000 sq ft	5,000 sq ft	-	2.5 acres	10,000 sq ft
Building Setbacks					
Front	40 ft	20 ft	15 ft**	100 ft	50 ft
Side, Principal	15 ft	10 ft	10 ft	75 ft	15 ft
Side, Accessory				50 ft	10 ft
Side, Driveway	-	-	20 ft	-	-
Street Side, Principal	20 ft	10 ft	-	75 ft	25 ft
Street Side, Accessory			-	50 ft	
Rear, Principal	30 ft	20 ft	-	100 ft	10 ft
Rear, Accessory	10 ft	10 ft	-	50 ft	
Street Rear	40 ft	20 ft	-	100 ft	50 ft
Lot Frontage					
Interior Lots	100 ft	75 ft	-	50 ft	100 ft
Corner Lots	120 ft	90 ft	-		

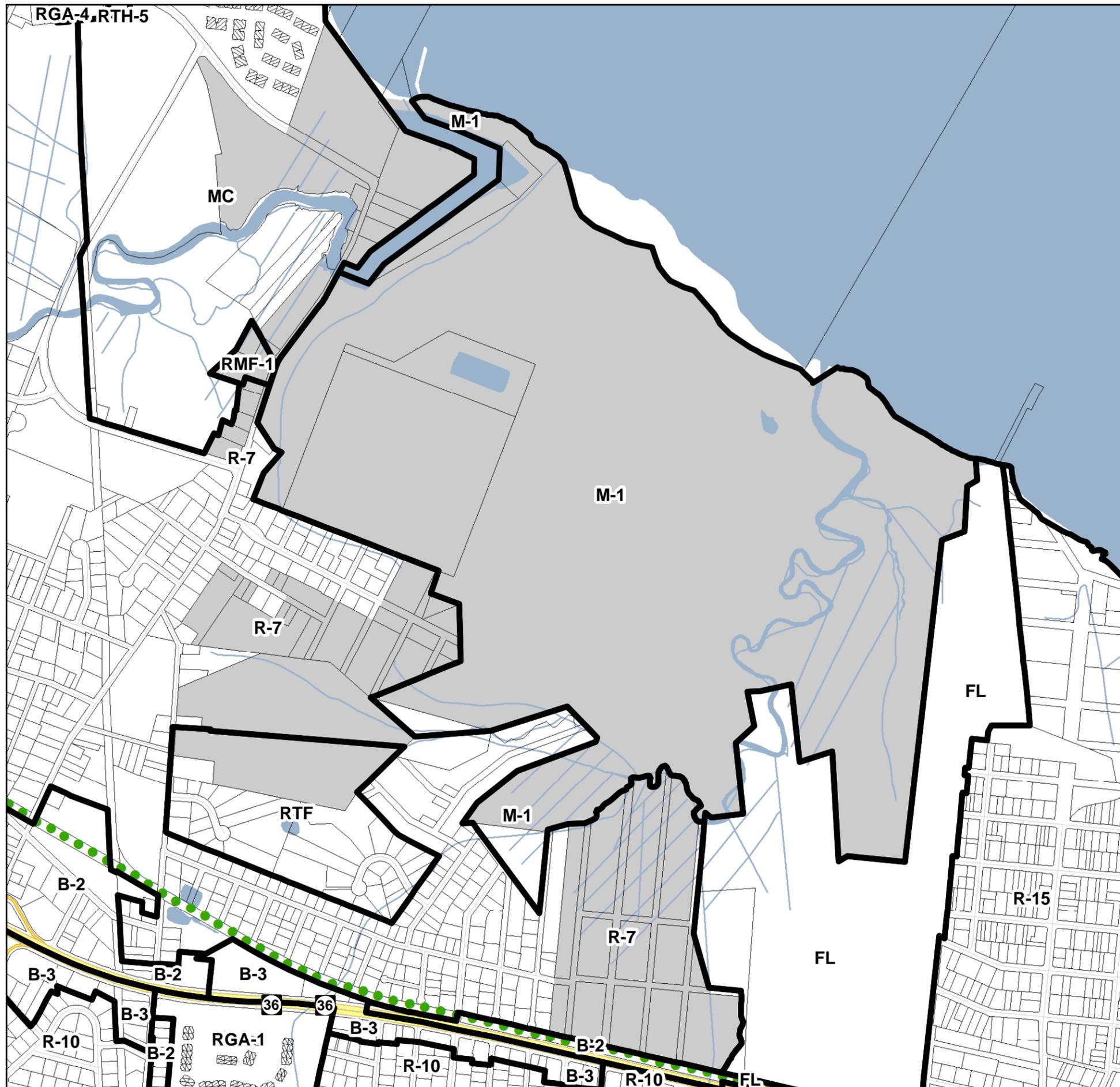
**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

	RTF	R-7	RMF-1	M-1	MC
Gross Floor Area	1,2000 sq ft	900 sq ft	-	40,000 sq ft	-
First Floor Area	900 sq ft	800 sq ft	-	40,000 sq ft	-
Maximum Dwelling Unit Density	-	-	24 du/acre	-	-
Maximum Lot Coverage					
Buildings	25%	35%	30%	60%	70%
Total	35%	40%	60%		
Floor Area Ratio	33%*	-	-	22%	-
Building Height	2 1/2 stories; 35 ft	2 1/2 stories; 35 ft	48 ft	3 stories; 40 ft	2 1/2 stories; 35 ft
Surface Parking Area Setbacks					
From roadway	-	-	10 ft	-	-
From any lot line	-	-	10 ft	-	-
From buildings	-	-	5 ft	-	-
Distance between buildings	-	-	20 ft	-	-
Open space set aside, % of tract area					
Active	-	-	5%	-	-
Total	-	-	10%	-	-
Affordable housing set aside	-	-	25%	-	-

* FAR can be increased by 2% if front setback provided is at least twice the minimum required.

** From Public ROW

Figure 8: Existing Zoning
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey



- Zoning Boundary
- Study Area Properties
- Lot Boundary
- Stream
- US or State Route
- Local Road
- Ramp
- Henry Hudson Trail



0 250 500 1,000 1,500 2,000 Feet



Middletown Township,
 New Jersey
 1 Kings Highway
 Middletown, NJ 07748



Monmouth County
 New Jersey
 1 East Main Street
 Freehold, NJ 07728



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

Prepared by: JAC, 11/2/2015
 Source: NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
 H:\MIDD\10770\GIS\Projects\Figure 8- Existing Zoning.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.

Planning Context

Middletown Township Master Plan—2004

The 2004 Middletown Township Master Plan establishes objectives, principles, and policies for major land use categories, of which the following are relevant to the redevelopment of this area of the Township:

Objectives:

1. To encourage municipal actions which will guide the long range appropriate use, development and preservation of lands within Middletown Township in a manner designed and intended to promote the public health, safety, morals, and general welfare of present and future residents.
2. To secure safety of the community, to the extent possible from fire, flood, panic and other natural and manmade disasters.
3. To provide adequate light, air, and open space.
4. To ensure that development with the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the Region, and the State as a whole.
5. To promote the establishment of appropriate population densities in locations that will contribute to the wellbeing of persons and neighborhoods and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private investment and development within a framework of land use and development principles and policies.
7. To provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, industrial, mixed use, and public and quasi-public uses in a manner which will provide for balanced Township growth and development.
8. To promote and enhance access to and utilization of all forms of public and mass transportation, including promoting the use of shuttles to link transit centers with each other, as well as with residents and businesses.
9. To promote a desirable visual environment through creative development techniques with respect to environmental assets and constraints of the overall Township and of individual development sites.
10. To promote the conservation of open space through protection of wetlands, stream corridors, steep slopes and valuable natural resources and prevent degradation of the environment through improper use of land.

11. To acquire, develop and maintain park and recreation facilities as well as lands for purely open space/conservation purposes within the Township to meet reasonable needs and demands for recreation by present and future residents and to balance inevitable growth and land development with preservation needs.
12. To enhance the various neighborhoods throughout the Township by providing for appropriate redevelopment, reinvestment, revitalization and capital improvements, designed to strengthen and improve the fabric of each area.
13. To encourage and promote a cooperative approach to economic development and revitalization through new investment, maintenance and reinvestment in existing commercial and industrial activities within the Township in areas suitable for such development.
14. To encourage the efficient management of storm water through the development of appropriate guidelines which will prevent future drainage problems and provide environmentally sound land use planning. Emphasis should be consistent with the State of New Jersey's recently enacted stormwater management regulations.

Principles:

1. Encouraging residential development in locations and at densities which are compatible with existing development patterns and which can be properly serviced by public roadways, utilities and services.
2. Locating public, commercial, industrial, professional office and agricultural uses at sites and in locations which are suitable for their use environmentally, economically, and geographically, and are compatible with existing uses, public facilities, roadways, and natural features.
3. Protection of natural and environmental resources including floodplains, wetlands, marshlands, aquifer recharge areas, steep slopes, and areas suitable for public and quasi-public recreational activities.
4. Continued recognition of the Township's unique and historic pattern of neighborhoods and villages. Efforts have been ongoing to enhance, redevelop and improve these areas throughout the Township. Such endeavors should be continued.
5. Mixed use development should be encouraged in appropriate location, including neighborhood and village centers such as Belford (Campbell's Junction), Lincroft Village, Leonardo, North Middletown and in certain state highway locations.
6. The Township should continue to monitor commuter parking and access to all modes of mass transportation.

Policies:

Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

1. Land use planning will provide for a variety of residential and nonresidential uses and will encourage continuation of and enhancement of Middletown Township as a quality suburban/rural residential community. This includes a continued strong commitment to providing housing opportunities for families and individuals of all income levels.
2. Land development should be designed to protect and enhance the environmental quality of the Township and preserve and protect valuable open spaces and natural resources.
3. The Township will consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage development densities consistent with existing patterns of development.
4. The Township will encourage and provide for review of the development of social, health, welfare, cultural, recreational, service and religious activities within the Township to serve present and future residents of the Middletown area.
5. The Township will continue to comply with the requirements of the New Jersey Council on Affordable Housing, as they presently exist.
6. The Township should work to strengthen and preserve the commercial fishing industry, located in Port Monmouth and Belford, at Compton's Creek. Efforts should be explored to enhance the aesthetic as well as the functional aspects of the physical facilities. In addition The Township should support efforts to redevelop nearby property to in a manner that will provide for commercial opportunities designed to be largely water oriented and designed to enhance the economic viability of commercial fishing in Middletown.
7. The Township should continue to promote the construction of sidewalks in conjunction with new development and should develop a long term capital program for annual sidewalk installation and repairs.

The Land Use Element and Circulation Plan Element have additional goals which are relevant to this Redevelopment Study. The major focus of the Land Use Element of Middletown Township's Master Plan is the enhancement and re-invigoration of neighborhoods. The Circulation Plan Elements states that future consideration should be given to providing a passenger ferry dock on the westerly side of Compton Creek in association with the redevelopment of the Belford Seafood Coop site. This location is important to consider for passenger service for future employees at the Bayshore Technology Center, and for commuting residents of proximate multifamily development (e.g. Dunes at Shoal Harbor, Park Ferry). Water taxi service may provide the best option in this area.

Master Plan Reexamination Report—2009

The following recommended changes to the Master Plan and Development Regulations from the 2009 Master Plan Reexamination Report are relevant to this Redevelopment Study:

Block 281, Lots 14 & 15 - This 2+ acre tract located in Belford contains the remains of a fire damaged restaurant and bar, as well as some residential uses. Its proximity to the Belford Ferry Terminal renders it a logical place for higher density multifamily development that encourages use of public transportation and pedestrian activity. The site should be assigned a multifamily land use designation and should be zoned for residential development at a density of 24 dwelling units per acre. *This site is currently vacant and is located in the redevelopment study area.*

Block 137, Lot 2.06 – This tract contains the fully built “Dunes at Shoal Harbor” multifamily development. Accordingly, the site should be assigned a multifamily land use designation. *This site borders the redevelopment study area.*

The 2009 Master Plan Reexamination Report also recommends that the Port of Belford Economic Feasibility Study and Conceptual Development Plan be incorporated into the Master Plan as a background study and that efforts be made to seek additional resources for plan implementation. Additionally, the 2009 Master Plan Reexamination Report recommends that the entire Port of Belford area at the eastern terminus of Port Monmouth Road be investigated for redevelopment.

Master Plan Reexamination Report—2014

The following recommended changes to the Master Plan and Development Regulations from the 2014 Master Plan Reexamination Report are relevant to this Redevelopment Study:

Update the Circulation Plan. Transit Village designation should be considered from the NJDOT for the area adjacent to the Belford Ferry Terminal

R-7 Zone – The continued viability of the single-family R-7 Zone designation in certain sections of Port Monmouth and Belford should be investigated. The following areas should be reviewed in further detail, with due consideration given to the Master Plan Land Use Element and the potential need to update same:

- Existing multifamily and single family uses at the intersection of Park Ave., Main Street and Port Monmouth Road in Port Monmouth.
- Properties along Main Street in Belford north of Broadway near the ferry terminal, many of which were substantially damaged by Superstorm Sandy.

- Commercial and undeveloped land adjacent to East Road and at the terminus of Palmer Street, some of which is near the former County landfill

The 2014 Master Plan Reexamination Report also recommended that the following Redevelopment Plan investigations be undertaken:

- Residential home sites in the Port Monmouth, Belford, and Leonardo neighborhood should be monitored during the ongoing Superstorm Sandy reconstruction phase to determine if a scattered-site redevelopment program is needed.
- The entire Port of Belford area at the eastern terminus of Port Monmouth Road and the northerly section of Main Street should be investigated.
- The entirety of Middletown Township was designated as an “Area in Need of Rehabilitation” in the late 1970s. This designation permitted certain five-year tax abatements to encourage improvements to residential properties. This abatement program has been temporarily halted due to recent changes made to the Local Redevelopment and Housing Law, which call the designation’s legitimacy into question. Accordingly, while the Township assesses the viability of the prior designation, it is recommended that specific rehabilitation area investigations be initiated for certain areas of the Township, particularly in neighborhoods such as North Middletown, Port Monmouth, Belford, and Leonardo where neighborhood revitalization and stabilization is key in the wake of Superstorm Sandy.

Port of Belford Economic Feasibility Study and Conceptual Development Plan—2009

The purpose of the Port of Belford Economic Feasibility Study and Conceptual Development Plan is to examine the economic and physical viability of commercial development within the Belford study area that is complementary to and supportive of the existing commercial fishing industry. The Conceptual Development Plan included a ferry retail booth, landscaped courtyard, interactive/discovery center, net house, restaurant and outdoor seating area, storage building, landscaped plaza, natural outdoor amphitheater, marine research facility, a bayshore inn, open space, and a boardwalk.

Belford Neighborhood Revitalization Plan—2012

The Belford Neighborhood Revitalization Plan was prepared in 2012 to refine, build upon, and put into action the Port of Belford Economic Feasibility Study and Conceptual Development Plan completed in 2009. The following goals of the Revitalization Plan are relevant to this study:

1. Enhance critical infrastructure through dredging and bulkhead repairs. There were a number of areas
2. Preserve and strengthen the commercial fishing industry
3. Develop the local economy by creating a place more attractive to visitors and encouraging new businesses
4. Integrate the natural environment into the neighborhood as a tool for sustainable economic development, flood control, and wildlife conservation
5. Improve utilization of the ferry terminal parking lot
6. Stabilize and improve the neighborhood by assisting homeowners with disaster recovery and home improvement

Middletown Township Strategic Recovery Planning Report—2013

The Strategic Recovery and Planning Report (SRPR), adopted in 2013, discusses the conditions that were created and exacerbated by Hurricane Sandy. The SRPR also provides goals, strategies, and actions to improve public safety, increase resistance to future storm damage, and stimulate economic recovery. Relevant priorities from the SRPR are as follows:

- Stimulate economic recovery and stabilize these neighborhoods and the Township as a whole:
 - Explore redevelopment and rehabilitation options for the residential areas in the Bayshore
 - Economic revitalization opportunities for the Belford commercial fishing co-operative
 - Examination of the NFIP CRS could provide a financial benefit to all township residents that have to pay for flood insurance
- Develop a Hazard Mitigation Element for the Master Plan
- Enhance emergency preparation and response protocols
- Enhancing environmental infrastructure and design standards
- Voluntary design standards for future development in flood hazard area

This Preliminary Investigation Report and Redevelopment Study is a direct recommendation included in the SRPR for future planning projects in Middletown Township.

New Jersey State Development and Redevelopment Plan

On March 1, 2001, the State Planning Commission (“SPC”) adopted the State Development and Redevelopment Plan (SDRP). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities

and towns and organize new growth in “center” – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation, and social interaction.

This Study Area is located entirely within the Metropolitan Planning Area 1 (PA-1).

According to the SDRP, the intent of the Metropolitan Planning Area 1 is to:

- Provide for much of the state’s future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The Policy Objectives governing the Metropolitan Planning Area 1 (PA-1) include the following:

- Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts.
- Housing: Provide a full range of housing choices through redevelopment.
- Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, [and] public/private partnerships.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts.
- Public Facilities and Services: Complete, repair, or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region.

Redevelopment Area Criteria

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- A. The generality of buildings are 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, redevelopment 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, obsolescence, 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 similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant or unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 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.441 (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 prescribed 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 governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).

Redevelopment Analysis and Conclusions

A careful analysis of the study area’s existing land use, site layout, and physical characteristics was conducted using tax records, statewide Geographic Information System (GIS) data, information provided by the Township, and visual field inspections for the properties. The analysis indicates whether a property in the Study Area meets any of the aforementioned statutory criteria under Section 5 of the LRHL (N.J.S.A. 40A:12A-5). These findings for each property are listed below in Table 2 and depicted in the Study Findings map (Figure 9). Additionally, the Redevelopment Study’s findings are also described in more detail in the property analysis sheets located in Appendix C.

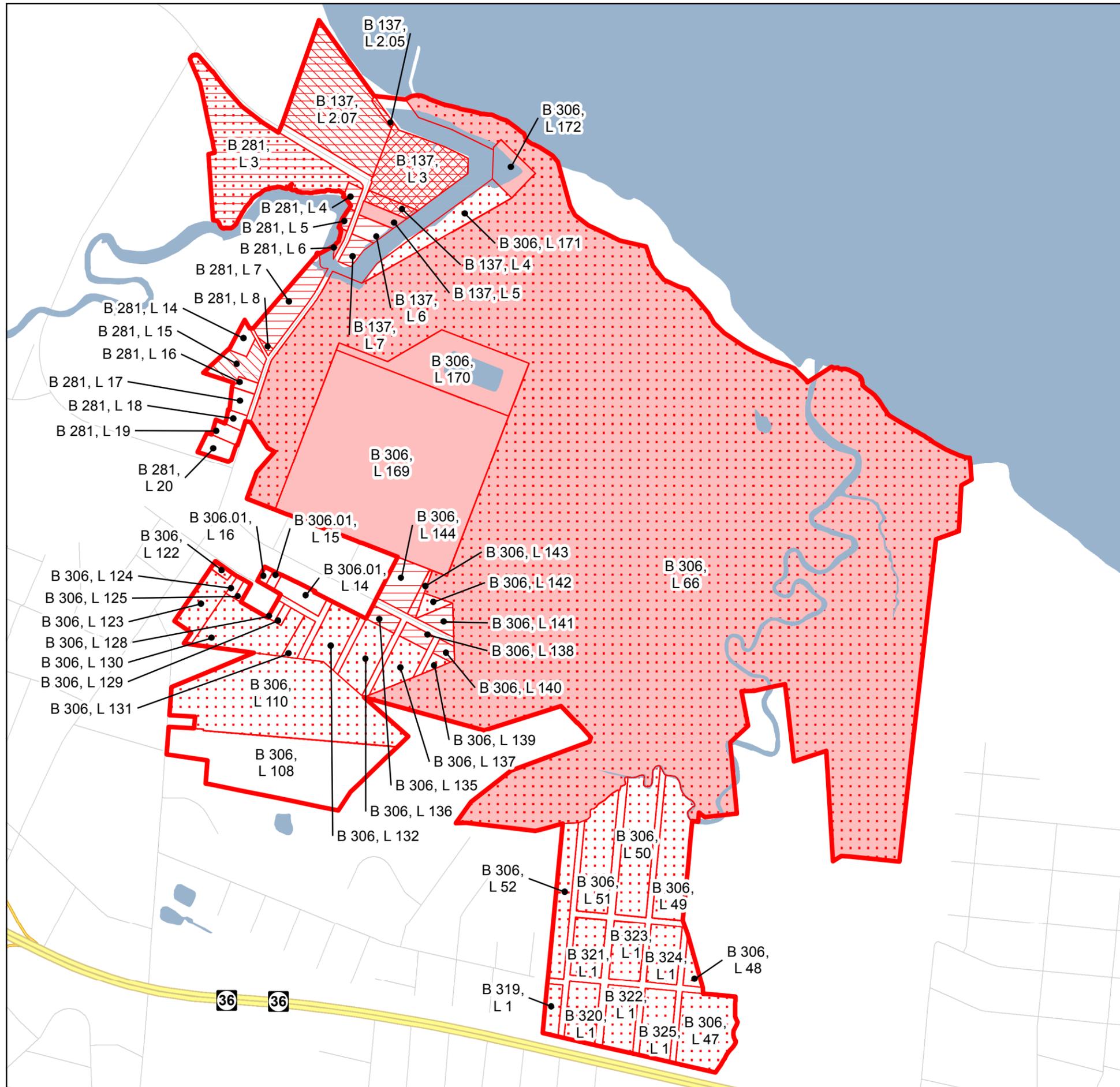
Table 2: Redevelopment Analysis and Conclusions

Block	Lot	Criteria	Block	Lot	Criteria	Block	Lot	Criteria
137	2.07	B, D	306	49	C	306	139	C
137	3	A, B, D	306	50	C	306	140	D
137	5	*	306	51	C	306	141	D
137	6	D	306	52	C	306	142	C,*
137	7	D	306	66	C,*	306	143	D
281	3	C, D	306	108	**	306	144	D
281	4	A, D	306	110	C	306	169	*
281	5	D	306	122	C	306	170	*
281	6	*	306	123	C	306	171	C,*
281	7	D	306	124	**	306	172	*
281	8	D	306	125	**	306.01	14	**
281	14	**	306	128	**	306.01	15	**
281	15	B	306	129	**	306.01	16	**
281	16	**	306	130	C	319	1	C
281	17	**	306	131	C	320	1	C
281	18	**	306	132	C	321	1	C
281	19	**	306	135	D	322	1	C
281	20	**	306	136	C	323	1	C
306	47	C	306	137	C	324	1	C
306	48	C	306	138	D	325	1	C

* Needed for Effective Redevelopment

** Not in Need of Redevelopment

Figure 9: Study Findings
Port Belford Redevelopment Study Area
Preliminary Investigation & Redevelopment Study
Middletown Township,
Monmouth County, New Jersey



Study Area Boundary

Statutory Criteria

A

B

C

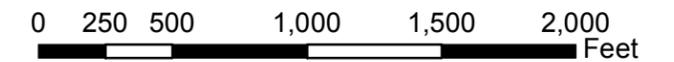
D

E

Needed for Effective Redevelopment

Not in Need of Redevelopment

Open Water



Middletown Township,
 New Jersey
 1 Kings Highway
 Middletown, NJ 07748



Monmouth County
 New Jersey
 1 East Main Street
 Freehold, NJ 07728

T&M Associates
 11 Tindall Road
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 Phone: 732-671-6400
 Fax: 732-671-7365

Prepared by: JAC, 1/5/2016

Source: NJDEP; NJDOT; NJGIN; Monmouth County; Middletown Township
 H:\MIDD\10770\GIS\Projects\Figure 9- Study Findings.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.

**Appendix A: Governing Body Resolution Authorizing the
Preliminary Investigation of the Study Area**

RESOLUTION NO. 15-205

TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH

RESOLUTION AUTHORIZING AND REQUESTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 137, LOTS 2.05, 2.07, 3, 4, 5, 6 AND 7; BLOCK 281, LOTS 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19 AND 20; BLOCK 306, LOTS 47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171 AND 172; BLOCK 319, LOT 1; BLOCK 320, LOT 1; BLOCK 321, LOT 1; BLOCK 322, LOT 1; BLOCK 323, LOT 1; BLOCK 324, LOT 1; AND BLOCK 325, LOT 1 SATISFY THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A. 40A:12A-1 et seq. establishes the authority for a municipality to study area within its boundaries to determine whether or not such an area is in need of redevelopment; and

WHEREAS, the Township of Middletown ("the Township") is authorized pursuant to N.J.S.A. 40A:12A-5 to determine that a delineated area in the Township is an area in need of redevelopment; and

WHEREAS, the LRHL provides a unique tool for municipalities to pursue revitalization opportunities in urban, suburban and rural communities; and

WHEREAS, the redevelopment process allows for a comprehensive approach in considering specific properties or areas and how they might be developed or utilized in a manner that will best achieve the goals and interests of the community; and

WHEREAS, properly utilized, the LRHL fosters an opportunity for public-private partnerships in analyzing and studying land use and revitalization issues; and

WHEREAS, in order to initiate the redevelopment process, the Township Committee must authorize the Planning Board to undertake a study of an identified area and determine whether or not such an area meets the statutory requirements as an Area in Need of Redevelopment. Should that determination be made, then a redevelopment plan can be prepared for the designated area;

WHEREAS, the Township has been awarded a post-Sandy Planning Assistance Grant and will be utilizing the grant funds for this investigation;

WHEREAS, the area of the Township known as the Port of Belford generally including properties along Port Monmouth Road, Main Street and Center Avenue is an area that may benefit from the redevelopment process. A long-term development plan for this area could be achieved that will benefit landowners as well as the overall community.

WHEREAS, authorizing this study shall not allow for the use of eminent domain and that the said area shall be a Non-Condensation Redevelopment Area.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey, as follows:

1. The Planning Board is hereby authorized to conduct a preliminary investigation in order to determine if the area encompassed by the following Block and Lots identified below and in Exhibit A, attached to this Resolution, meets the criteria established by law as an Area in Need of Redevelopment:

Block 137	Lots	2.05, 2.07, 3, 4, 5, 6, 7
Block 281	Lots	3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20
Block 306	Lots	47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, 172
Block 319	Lot	1
Block 320	Lot	1
Block 321	Lot	1
Block 322	Lot	1
Block 323	Lot	1
Block 324	Lot	1
Block 325	Lot	1

2. That this redevelopment area determination shall authorize the municipality to use all of the powers provided pursuant to the LRHL for use in a redevelopment area other than the use of eminent domain ("Non-Condensation Redevelopment Area").

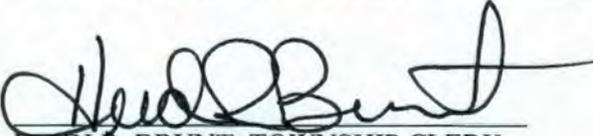
MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Abstain	Absent
Mayor Murray	X			
A. Fiore	X			
S. Massell				X
G. Scharfenberger	X			
K. Settembrino	X			

CERTIFICATION

I, Heidi R. Brunt, Township Clerk of the Township of Middletown, hereby certify the foregoing to be a true copy of a resolution adopted by the Middletown Township Committee at their meeting held July 20, 2015.

WITNESS, my hand and the seal of the Township of Middletown this 20th day of July, 2015.


 HEIDI R. BRUNT, TOWNSHIP CLERK

RESOLUTION NO. 15-272

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

RESOLUTION AMENDING RESOLUTION 15-205 AUTHORIZING AND REQUESTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 137, LOTS 2.05, 2.07, 3, 4, 5, 6 AND 7; BLOCK 281, LOTS 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19 AND 20; BLOCK 306, LOTS 47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171 AND 172; BLOCK 319, LOT 1; BLOCK 320, LOT 1; BLOCK 321, LOT 1; BLOCK 322, LOT 1; BLOCK 323, LOT 1; BLOCK 324, LOT 1; AND BLOCK 325, LOT 1 SATISFY THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT TO INCLUDE ADDITIONAL PROPERTIES BLOCK 306, LOTS 122, 123, 124, 125, 128 AND 129; BLOCK 306.01, LOTS 14, 15 AND 16 IN THE PRELIMINARY INVESTIGATION

WHEREAS, the Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A. 40A:12A-1 et seq. establishes the authority for a municipality to study area within its boundaries to determine whether or not such an area is in need of redevelopment; and

WHEREAS, the Township of Middletown (“the Township”) is authorized pursuant to N.J.S.A. 40A:12A-5 to determine that a delineated area in the Township is an area in need of redevelopment; and

WHEREAS, the LRHL provides a unique tool for municipalities to pursue revitalization opportunities in urban, suburban and rural communities; and

WHEREAS, the redevelopment process allows for a comprehensive approach in considering specific properties or areas and how they might be developed or utilized in a manner that will best achieve the goals and interests of the community; and

WHEREAS, properly utilized, the LRHL fosters an opportunity for public-private partnerships in analyzing and studying land use and revitalization issues; and

WHEREAS, in order to initiate the redevelopment process, the Township Committee must authorize the Planning Board to undertake a study of an identified area and determine whether or not such an area meets the statutory requirements as an Area in Need of Redevelopment. Should that determination be made, then a redevelopment plan can be prepared for the designated area; and

WHEREAS, the Township has been awarded a post-Sandy Planning Assistance Grant and will be utilizing the grant funds for this investigation; and

WHEREAS, the area of the Township known as the Port of Belford generally including properties along Port Monmouth Road, Main Street and Center Avenue is an area that may benefit from the redevelopment process. A long-term development plan for this area could be achieved that will benefit landowners as well as the overall community.

WHEREAS, the Township adopted Resolution 15-205 on the 20th day of July, 2015, authorizing to conduct a preliminary investigation in order to determine if the area encompassed by the following Block and Lots identified below and in Exhibit A, attached to this Resolution, meets the criteria established by law as an Area in Need of Redevelopment:

Block	137	Lots	2.05, 2.07, 3, 4, 5, 6, 7
Block	281	Lots	3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20
Block	306	Lots	47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, 172
Block	319	Lot	1
Block	320	Lot	1
Block	321	Lot	1
Block	322	Lot	1
Block	323	Lot	1
Block	324	Lot	1
Block	325	Lot	1

WHEREAS, the Township amends Resolution No. 15-205 to include additional properties encompassed by the following Block and Lots identified below and in Exhibit B to be added to the area identified above and in Exhibit A, attached to this Resolution, meets the criteria established by law as an Area in Need of Redevelopment:

Block	306	Lots	122, 123, 124, 125, 128 AND 129
Block	306.01	Lots	14, 15 AND 16; and

WHEREAS, authorizing this study shall not allow for the use of eminent domain and that the said area shall be a Non-Condensation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey, as follows:

1. The Planning Board is hereby authorized to conduct a preliminary investigation in order to determine if the area encompassed by the following Block and Lots identified below meets the criteria established by law as an Area in Need of Redevelopment:

Block	137	Lots	2.05, 2.07, 3, 4, 5, 6, 7
Block	281	Lots	3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20
Block	306	Lots	47, 48, 49, 50, 51, 52, 66, 108, 110, 122, 123, 124, 125, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142,

			143, 144, 169, 170, 171, 172
Block	306.01	Lots	14, 15, 16
Block	319	Lot	1
Block	320	Lot	1
Block	321	Lot	1
Block	322	Lot	1
Block	323	Lot	1
Block	324	Lot	1
Block	325	Lot	1

2. That this redevelopment area determination shall authorize the municipality to use all of the powers provided pursuant to the LRHL for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”).

MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Abstain	Absent
Mayor Murray	X			
A. Fiore	X			
S. Massell	X			
G. Scharfenberger	X			
K. Settembrino	X			

CERTIFICATION

I, Heidi R. Brunt, Township Clerk of the Township of Middletown, hereby certify the foregoing to be a true copy of a resolution adopted by the Middletown Township Committee at their meeting held October 19, 2015.

WITNESS, my hand and the seal of the Township of Middletown this 19th day of October, 2015.


 Heidi R. Brunt, CMC, RMC, CMR
 Township Clerk

EXHIBITS ON NEXT 2 PAGES

EXHIBIT A

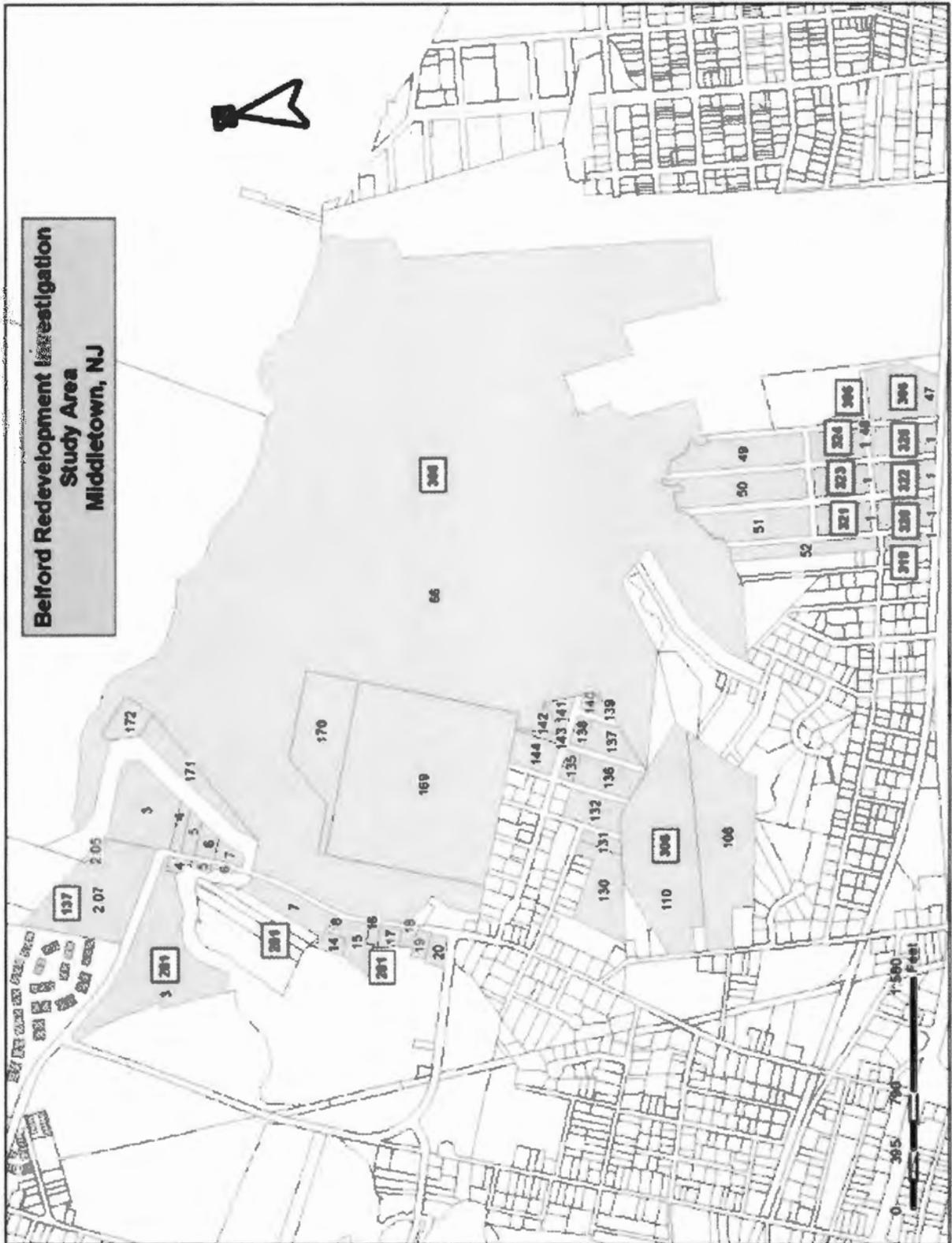
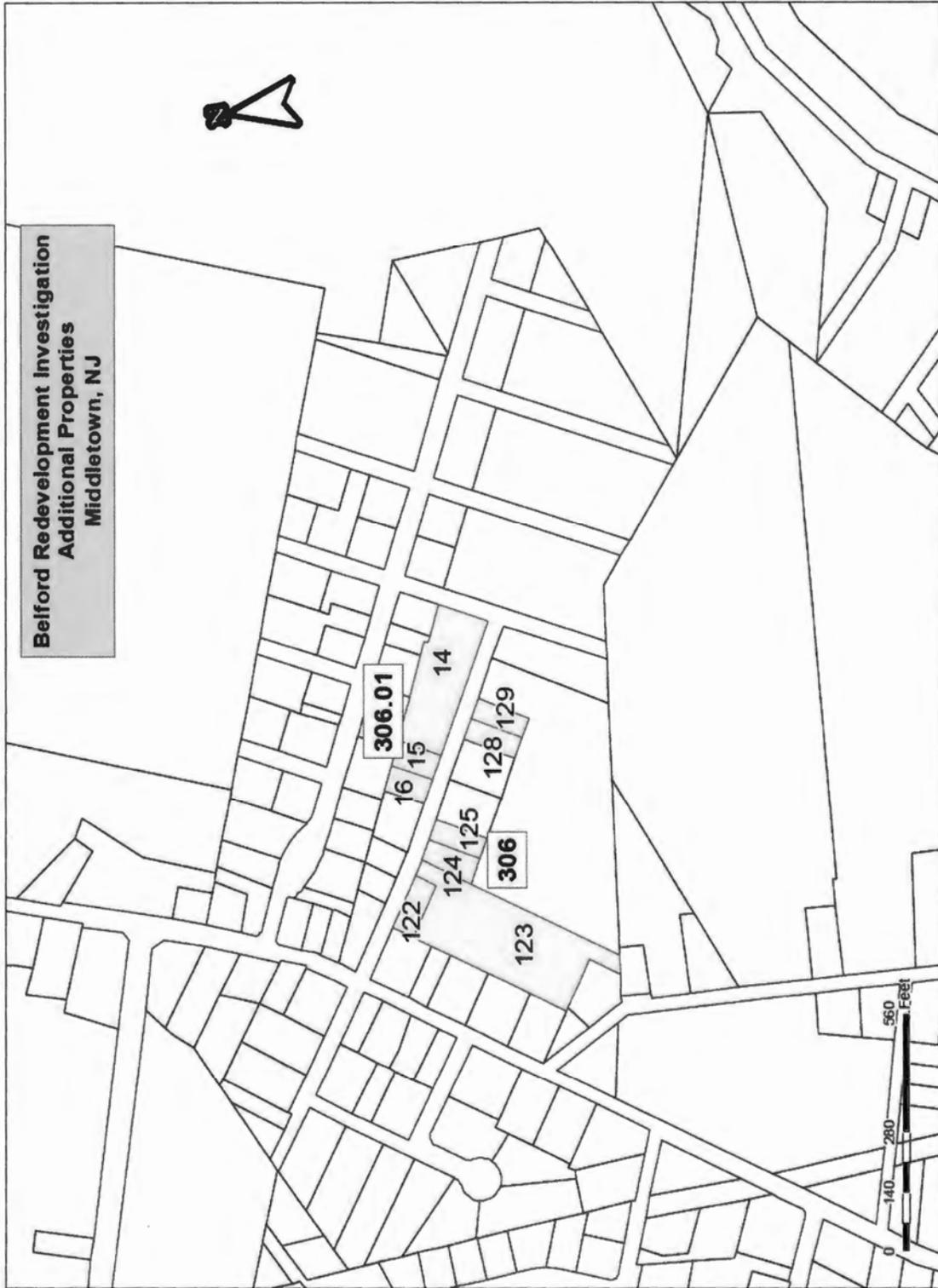


EXHIBIT B



Appendix B: Schedule of Permitted Uses (§16-902B)

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
ACCESSORY					
Accessory apartment (Mount Laurel)		A			
Basketball courts (private)	A	A	A		A
Billboards			C		
Commercial accessory storage building				A	A
Family day care	A	A	A		
Fences and hedges	A	A	A	A	A
Garage, commercial				A	A
Garage, detached (residential)	A	A	A		
Gazebos	A	A			
Home occupation	A	A	A	A	A
Off-street parking	A	A	A	A	A
Outdoor storage/display of goods sold on-site				A	A
Residential satellite dish antenna	A	A	A		
Sheds and other customary accessory structures	A	A	A		
Signs	A	A	A	A	A
Swimming pools (private)	A	A			
Swimming pools (public)	A	A	A		A
Tennis courts (private)	A	A	A		A
AGRICULTURAL					
Animal kennels and boarding	A	A		P	
Barn and other farm buildings	A	A	A	A	A
Commercial woodland	P	P	P	P	P
Cropland	P	P	P	P	P
Fisheries	P	P	P	P	P
Livestock, pasture and rangeland	P	P	P	P	P
Nursery	P	P	P	P	P
Orchard and vineyard	P	P	P	P	P
Road side farm stand	A	A	A	A	A
Wildlife refuge				P	
BUSINESS OFFICE					

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Accounting				P	P
Advertising service				P	P
Animal hospital				P	P
Architectural service				P	P
Artist/art studio				P	P
Banking				P	P
Blood bank				P	P
Business management				P	P
Clinic				P	P
Collection Agency				P	P
Computer programming and consulting				P	P
Contractor office				P	P
Credit reporting and service				P	P
Data processing service				P	P
Dentist				P	P
Driving school				P	
Employment service				P	P
Engineering service				P	P
Family counseling				P	P
Financial service				P	P
Government office and facility				P	P
Health care facility					
Hospitals				P	
Insurance agency				P	
Legal service				P	
Medical clinic				P	
Medical lab				P	
Medical office				P	P
News syndication service				P	P
Optometrist and optometry				P	P
Planning service				P	P

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Professional consultant				P	P
Real estate agency				P	P
Security/commodity broker				P	P
Surveying service				P	P
Travel agency				P	P
Tutoring service				P	P
Veterinarian office				P	P
BUSINESS SERVICES					
Appliance repair and service				P	
Automobile detailing				P	
Automobile painting				C	
Automobile body repair				C	
Automobile repair				P	
Automobile towing yard				P	
Bicycle repair				P	
Car phone installation and repair				P	
Clock and watch repair				P	
Equipment and tool rental				P	
Lawn service, tree service or landscape facility				P	
Locksmith				P	P
Mini storage				P	
Printing and photocopy service				P	
Reupholstery and furniture repair				P	P
Security service				P	
Tool sharpening and repair				P	P
Television, video and stereo repair and service				P	
EDUCATIONAL					
Daycare				P	P
Private or parochial school	C	C			
INDUSTRIAL					
Apparel and garment fabrication				P	

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Furniture and fixture fabrication and assembly				P	
Jewelry fabrication				P	
Medical instrument fabrication				P	
Paper product fabrication				P	
Printing and publishing industry				P	
Scientific research laboratory				P	
Sporting good fabrication				P	
Toy fabrication				P	
Warehouse				P	
Welding shop				P	
Well drilling				P	
MIXED USE DEVELOPMENT					
Mixed waterfront development					C
PERSONAL SERVICE					
Beauty and barber shop				P	P
Clothing rental				P	
Costume rental				P	
Diaper service				P	
Funeral parlor				P	
Laundry and dry cleaning				P	P
Linen service				P	P
Nail salon				P	P
Photographic and video service				P	P
Steam and sauna salon				P	P
Sun tanning salon				P	P
Tailor shop				P	P
RECREATIONAL					
Athletic academy				P	
Athletic fields	P	P	P	P	P
Basketball court (public)	P	P	P	P	P
Batting cage				P	

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Billiard hall				P	
Bowling alley				P	
Children activity center				P	
Dinner theater					P
Fair ground (temporary)	A	A	A	A	A
Golf course	C	C	C	C	C
Golf driving range				P	P
Gym, health spa and athletic club				P	P
Ice skating rink				P	
Miniature golf course				P	
Movie theater				P	
Nature area/reservation	P	P	P	P	P
Park	P	P	P	P	P
Personal skateboard apparatus	*	*	*		
Playhouse				P	P
Playground	P	P	P	P	P
Roller skating rink				P	
Swimming pool (commercial)	P	P	P	P	P
Tennis court (commmercial)	P	P	P	P	P
RESIDENTIAL					
Hotels and motels					P
Mother and daughter dwelling	P	P			
Multi-family development			P		P
Performance residential developments		C			
Single family, detached	P	P			
Two family, attached	P				
SERVICE ORGANIZATIONS					
Cemeteries	C	C		C	C
Community residence for the developmentally disabled	C	C	C		
Garden club				P	P
Library				P	P

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Museum					P
Non-profit organization				P	P
Places of worship	C	C			
Private club				P	P
Shelters for victims of domestic violence	C	C	C		
TRANSPORTATION					
Ambulance service					P
Bus terminal, storage and repair					P
Commercial parking lot				P	P
Commuter parking lot	P	P	P	P	P
Ferry terminal				C	C
Heliport				A	A
Highway and street right-of-way	P	P	P	P	P
Package delivery service				P	
Railroad right-of-way	P	P	P	P	P
School bus, limousine and taxi service				C	
Storage automobile, boat and trailer				P	P
UTILITY					
Commercial communication antenna or tower				C	C
Electric, gas, water and sewer line	P	P	P	P	P
Radio communication center				C	C
Stormwater management facilities and structures				P	
Telephone communication center				C	C
Utility equipment building (under 100 sf)	P	P	P	P	P
WATER ORIENTED					
Boat charter service					P
Boat house or boat yard				P	P
Boat repair				P	P
Canvas product fabrication and distribution					P
Cold storage establishment					P
Commercial fishing operation					P

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Docking and landing facility					P
Fishing equipment repair and fabrication					P
Ice making					A
Marina					P
Marine research uses, museum or aquarium					P
Marine repair service					P
Marine product wholesale and retailing				P	P
Marine welding					P
Seafood packaging					P
Seafood processing					P
Seafood distribution					P
Ship building					P
Tug, pleasure or pilot boat service					P
Yacht club					P
WHOLESALE AND RETAIL TRADE					
Antique and second hand shop				P	P
Appliance store					P
Art and craft store				P	P
Automobile and boat sale					P
Automobile and marine accessories				P	P
Award and trophy store				P	
Bait and tackle shop				P	P
Bakery, pizzeria or other food retail				P	
Bar				P	P
Bicycle store				P	
Book and stationery store				P	
Cafeteria					A
Carpet store				P	
Christmas tree sale				A	
Comic book and card store				P	P
Delicatessen				P	

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Key: P = Permitted C = Conditional A = Accessory * = Prohibited	RTF	R-7	RMF-1	M-1	MC
Dry goods and apparel				P	
Electric and lighting store				P	
Farm and garden supply				P	
Flea market				A	A
Frozen yogurt parlor					P
Furniture sale					P
Grocery store				P	
Hardware, plumbing and heating store				P	
Hobby shop				P	
Ice cream parlor					P
Jewelry store				P	
Junkyard or salvage				P	
Lumberyard or store				P	
Music shop				P	
News stand					A
Night club				P	P
Package good store				P	
Paint, glass and wallpaper store				P	
Pharmaceutical store				P	
Recording studio				P	P
Record store				P	
Restaurant				P	P
Sporting goods store				P	
Television, stereo and cellular telephone sales				P	
Variety store				P	

Appendix C: Property Analysis Sheets

**Preliminary Investigation Report & Redevelopment Study
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Block: 137	Lot: 2.07	Use: Vacant
Owner's Name: Seaport Associates LP		Zoning District: MC Marine Commercial
Property Location: Port Monmouth Rd		Area: 9.05 acres
Owner's Address: 948 Hwy 36, Leonardo, NJ 07737		

Photo #137_2.07_1: A Bing Map aerial view of the property, as seen from the north. Site improvements remain on the property, including concrete building pads, lighting, paved areas, and the deteriorating bulkhead.

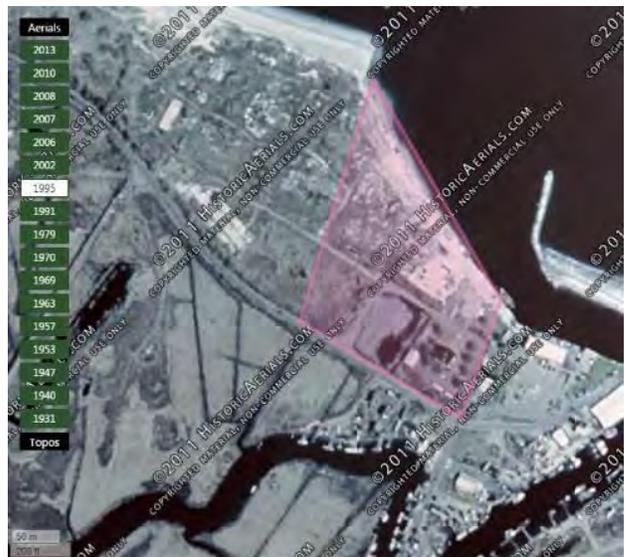


1.

Photos #137_2.07_2-3: Historic aerials indicate intensive industrial or manufacturing usage until at least 1979. Aerials dated both 1991 and 1995 show buildings on the site had been removed.



2.



3.

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Photos #137_2.07_4-5: Views of the deteriorating bulkhead that runs along the northern boundary of the property.



4.

5.



Photo #137_2.07_6: A view of the property as seen from Port Monmouth Road looking north. This portion of the property is strewn with debris and pallets. There is also some fencing along the right of way surrounded by overgrown vegetation.

6.



Analysis: This property meets the B and D criteria.

This property exhibits the discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes. As described above, the site previously exhibited intensive industrial or manufacturing uses until at least 1979.

In addition to the above, the property is an area with improvements which, by reason of dilapidation, is detrimental to the safety of the community. The bulkhead is dilapidated and falling into the water, making it a hazard to the safety of the community.

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Block: 137	Lot: 3	Use: Commercial
Owner's Name: Belford Seafood Coop		Zoning District: MC Marine Commercial
Property Location: 901 Main St		Area: 5.50 acres
Owner's Address: PO Box 66 Main St, Belford, NJ 07718		

Photo #137_3_1: A Bing Map aerial of the property (approximate boundaries shown below in red), which is located at the eastern terminus of Port Monmouth Road and the northern terminus of Main Street. Port Monmouth Road feeds into the parking area for the co-op, which currently occupies the eastern portion of the property along the Compton Creek. The area to the north and west of the paved/parking area is currently largely used for storage of debris piles and boating/shipping equipment, as described below. The area to the south of the paved/parking area is former Block 137, Lot 4 and is largely underutilized, but also is used for storage of some equipment.

1.



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Photos #137_3_2-7: Various images of debris strewn throughout the northwestern portion of the property, encompassing an area of roughly 2.5 acres and encircled in yellow in Photo 137_3_2 below. Debris includes a wide variety of fishing equipment, concrete and cinder blocks, tires, steel drums, pallets, as well as boating and trucking equipment. Debris piles and equipment are limited to the portion of the property to the north and west of the parking area, but are consistent/ distributed throughout this section of the property. There is also overgrown vegetation among the debris in this portion of the property.

2.



3.



4.



5.



6.



7.



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Photos #137_3_8-13: Images of the bulkheading along the northern perimeter of the property. The bulkhead is in severe disrepair, with multiple gaps/holes and collapsing concrete. There is also debris and equipment strewn along the bulkheading and in the water.



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Photos #137_3_14-21: Exterior and interior images of the old cinder block building on site (encircled in yellow in Photo 137_3_14 below), now used for equipment storage. The outer façade of the building is in deteriorating condition, with cracks to the outer surface and broken windows. The interior is overcrowded with old equipment and debris, and the site visit on July 16, 2015 revealed that the building is home to large quantities of nesting birds. The building has a footprint of approximately 6,000 square feet.

14.



15.



16.



17.



18.



19.



20.



21.



Preliminary Investigation Report & Redevelopment Study
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Photos #137_3_22-26: Images of the Co-op activity on the eastern portion of the property (encircled in yellow as shown in Photo 137_3_22 below). This area is an active commercial use and is generally well-maintained with proper access and circulation.



26.



Analysis: A portion of this property, not including the occupied Seafood Co-op building, meets criteria A, B, and D.

The building on the northwest portion of the site is substandard, unsafe, and dilapidated and is so lacking in light as to be conducive to unwholesome working conditions. The large storage building has broken windows and the façade is cracking. Additionally, there are loose wires and debris in and around the building. There are also a number of birds nesting inside the building. The storage building is lacking in light because there are no windows on the first floor of the building, as former entrances have been cemented and closed. For all of these reasons the building is conducive to unwholesome working conditions.

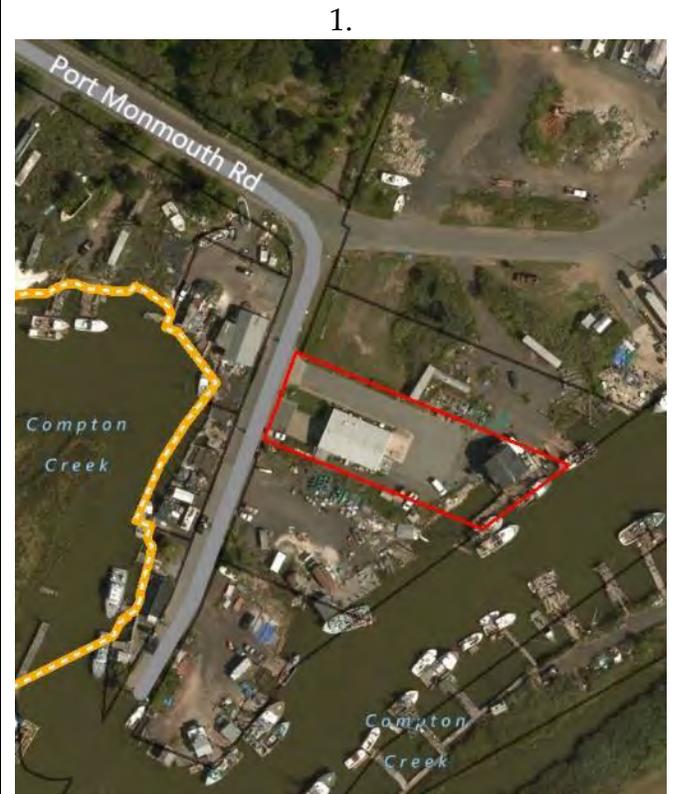
The discontinuance and abandonment of the same building, previously used for commercial purposes, has been allowed to fall into so great a state of disrepair as to be untenable. The storage building on site was previously used by the Seafood Cooperative. However, the first floor bays have been cemented closed and the overall state of disrepair of the building does not lend itself to be tenantable.

The northwest portion of the property has buildings and improvements which, by reason of dilapidation and deleterious land use are detrimental to the safety and health of the community. The bulkhead located along the northern perimeter of the property is dilapidated and falling into the Bay which serves as a hazard for members of the public visiting the Seafood Co-op. The County is currently in the process of getting Federal authorization and an easement to repair the bulkhead.

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Block: 137	Lot: 5	Use: Commercial
Owner's Name: Best, Robert E. & Jack Baker		Zoning District: MC Marine Commercial
Property Location: 909 Main St		Area: 0.58 acres
Owner's Address: PO Box 204, Belford, NJ 07718		

Photo #137_5_1-2: Bing aerial views of the property, with property boundaries in red (Photo #137_5_1) and looking from the north (Photo #137_5_2). The property is used as a seafood market (commercial use). There are some storage/delivery trucks in the back of the building. The site is generally well-maintained.



Photos #137_5_3-4: Views of the property as seen from Main Street.



Analysis: This property is needed for the effective redevelopment of the Study Area. This property is currently used by the Seafood Co-op and is well maintained. However, it is surrounded by areas in need of redevelopment and its inclusion in the Redevelopment Area would allow for a cohesive plan for redevelopment on a contiguous tract of land. In addition, Block 137, Lot 5 is adjacent to the north and south to properties that this Redevelopment Study finds in need of redevelopment, and is bound to the east and west by the Compton Creek and Main Street, limiting access to the property from Main Street to the north.

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Block: 137	Lot: 6	Use: Vacant
Owner's Name: Belford Seafood Coop		Zoning District: MC Marine Commercial
Property Location: 911 Port Monmouth Rd		Area: 0.60 acres
Owner's Address: PO Box 66 Main St, Belford, NJ 07718		

Photo # 137_6_1-2: Bing aerial views of the property, with property boundaries in red (Photo #137_6_1) and looking from the south (Photo #137_7_2). The property has access from Main Street. The property is primarily used for boat docks and equipment and is generally overcrowded.



1.



2.

Photos #137_6_3: A Google Street View image of the fishing/equipment sheds and storage located throughout the property, as seen from Main Street.

3.



Photos #137_6_4: A view of the property from across Compton Creek, looking north. The portion of the property along the creek is experiencing some erosion, in an area where site improvements and equipment storage also abuts the water.

4.



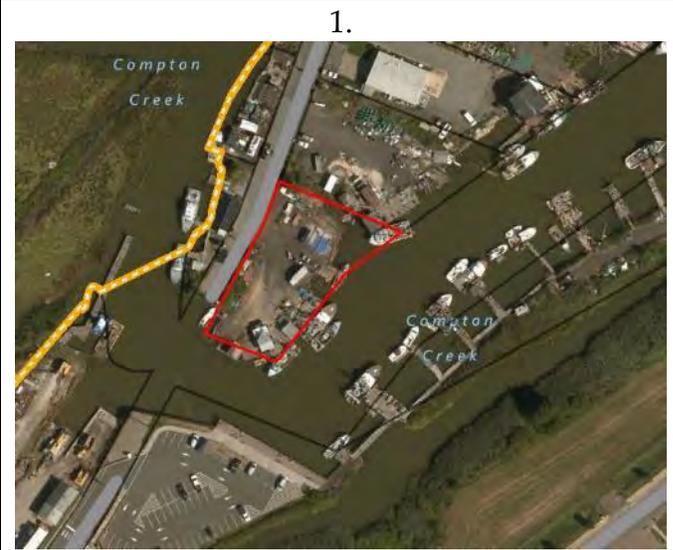
Analysis: The property meets the “D” criterion for redevelopment.

The property is an area with improvements which, by reason of dilapidation, overcrowding, faulty arrangement or design, and excessive land coverage, is detrimental to the safety and health of the community. In general the property is undersized and primarily covered in impervious surfaces, abutting both the Main Street right of way and the creek. Areas between the small and substandard shed type buildings on the property are tight and overcrowded. The stored materials and equipment on site are not screened from the public, serving as an attractive nuisance, and are also located within close proximity to the portion of the property along the water, which is visibly eroding. In addition, circulation and parking on the property is undefined and would in general benefit from redevelopment.

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Block: 137	Lot: 7	Use: Vacant
Owner's Name: Schnoor, R Timothy, Et Als		Zoning District: MC Marine Commercial
Property Location: Main St		Area: 0.51 acres
Owner's Address: 7945 Lobelia Lane, Springfield, VA 22152		

Photo #137_7_1-2: Bing aerial views of the property, with property boundaries in red (Photo #137_7_1) and looking from the south (Photo #137_7_2). The property is surrounded by the east and south by the Compton Creek. There are multiple boat docks and small sheds on site.



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Photos #137_7_3-7: Images of the property as seen from Main Street. There are improvements along the right of way and no sidewalk separating the property from the road. The site has debris and equipment strewn throughout the site and exhibits some overgrown vegetation.

3.



4.



5.



6.



7.



Photos #137_7_8-9: Views of the property from across Compton Creek, looking north.

8.



9.



Analysis: The property meets the “D” criterion for redevelopment.

The property is an area with improvements which, by reason of dilapidation, overcrowding, faulty arrangement or design, and excessive land coverage, is detrimental to the safety and health of the community. In general the property is undersized and primarily covered in impervious surfaces, abutting both the Main Street right of way and the creek. Areas between the small and substandard shed type buildings on the property are tight and overcrowded. The stored materials and equipment on site are not screened from the public, serving as an attractive nuisance, and are also located within close proximity to the portion of the property along the water, which is visibly eroding. In addition, circulation and parking on the property is undefined and would in general benefit from redevelopment.

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Block: 281	Lot: 3	Use: Public
Owner's Name: County of Monmouth		Zoning District: MC Marine Commercial
Property Location: Broadway		Area: 9.71 acres
Owner's Address: 805 Newman Springs Rd, Lincroft, NJ 07738		

Photo #281_3_1: A Bing Map aerial of the property, looking north, with the general property boundaries in red. The property is mostly comprised of wetlands, though the eastern 1/3 of the site has docks, boats, and other boating equipment.



Photo #281_3_2: Another Bing Map aerial of the property, looking south, with a focus on the portion of the property with improvements.



Preliminary Investigation Report & Redevelopment Study
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Photos #281_3_3-6: Views of debris strewn along the portion of the site along the Port Monmouth Road right of way, looking from the north.

3.



4.



5.



6.



Photos #281_3_7-8: Views of the wetland/western portion of the property.

7.



8.



Analysis: This property meets both criteria C and D.

This property is owned by Monmouth County and by reason of its location and the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The majority of the property is designated wetlands.

The eastern portion of the property is an area with improvements which by reasons of overcrowding and deleterious land use is detrimental to the safety and health of the community. This portion of the property has debris and fishing equipment strewn throughout the site, up to the right-of-way, and also located in wetlands areas. The stored materials and equipment on site are not secure from the public access, with at least one open storage trailer, all of which serve as an attractive nuisance.

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Block: 281	Lot: 4	Use: Vacant
Owner's Name: Seaport Assoc.LP C/O Seafood Co-op		Zoning District: MC Marine Commercial
Property Location: 900 Main St		Area: 0.29 acres

Owner's Address: PO Box 66, Belford, NJ 07718

Photo #281_4_1-2: Bing Map aerials of the property, with property boundaries outlined in red (Photo 281_4_1) and also looking from the north (Photo 281_4_2). The property is small in area and abuts the Compton Creek. The garage/storage building on site is along the right of way.

1.



2.



Preliminary Investigation Report & Redevelopment Study
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Photos #281_4_3-6: Views of the property as seen from Main Street. Long wooden poles and fishing equipment are located right up against the Main Street right of way. There is also overgrown vegetation among these materials. In addition, the large storage building is in a dilapidated condition. The roof has several missing pieces, and the building's facades appear to be deteriorating as well.



Analysis: This property meets the A and D criteria.

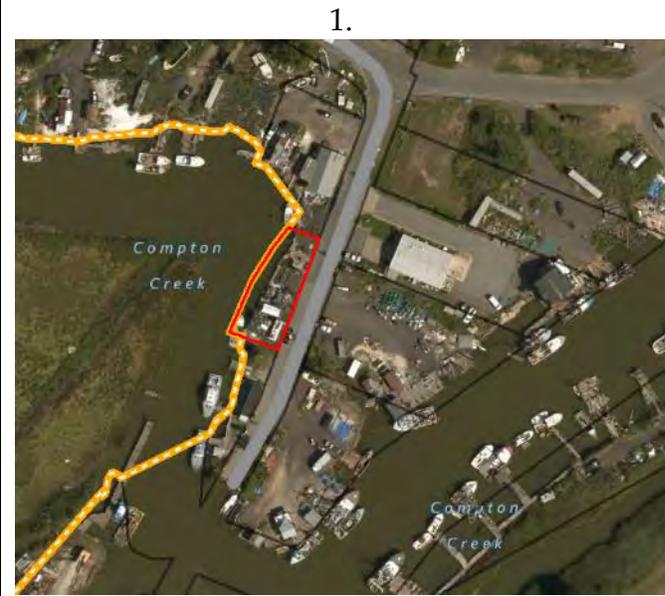
The building on this site is substandard, unsafe, and dilapidated as to be conducive to unwholesome working conditions. The building is in a state of visual disrepair to both the façade and roof. The dilapidated condition of the building serves as a safety hazard to the public as it abuts the right of way and waterfront and is not secure from the public.

This site has buildings and improvements with overcrowding and excessive land coverage which make it detrimental to the safety and health of the community. The site is overcrowded with fishing equipment stored up along the right of way and the Compton Creek. The stored materials and equipment on site are not screened or secured from the public, serving as an attractive nuisance. In addition, the majority of the site is impervious land coverage, but circulation and parking is undefined.

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Block: 281	Lot: 5	Use: Vacant
Owner's Name: Albo Doc, LLC		Zoning District: MC Marine Commercial
Property Location: 902 Main St		Area: 0.16 acres
Owner's Address: 238 Thompson Ave, Middletown, NJ 07748		

Photo #281_5_1-2: Bing Map aerials of the property, with property boundaries outlined in red (Photo 281_5_1) and also looking from the north (Photo 281_5_2). The property is small in land area and abuts the Compton Creek. The equipment storage is along the right of way.



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Photos #281_5_3-6: Views of the property as seen from Main Street. Storage of fishing equipment is located right up against the Main Street right of way. The property is overcrowded and covered in impervious surfaces.

3.



4.



5.



6.



Analysis: This property meets the D criterion for redevelopment.

This site has improvements with overcrowding and excessive land coverage which make it detrimental to the safety and health of the community. The site is overcrowded with fishing equipment stored up along the right of way and the Compton Creek. The stored materials and equipment on site are not screened or secured from the public, serving as an attractive nuisance.

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Block: 281	Lot: 6	Use: Vacant
Owner's Name: Compton Creek Corp % James T Daub		Zoning District: MC Marine Commercial
Property Location: 906 Main Street		Area: 0.12 acres
Owner's Address: 10 Hampton Circle Dr, Medford, NJ 08055		
<p>Photo #281_6_1-2: Bing Map aerials of the property, with property boundaries outlined in red (Photo 281_6_1) and also looking from the north (Photo 281_6_2). The property is small in land area and abuts the Compton Creek.</p>		<p align="center">1.</p> 
<p align="center">2.</p> 		

Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

Photos #281_6_3-5: Views of Block 281, Lot 6 as seen from Main Street. The property is undersized, and improvements about the right of way.

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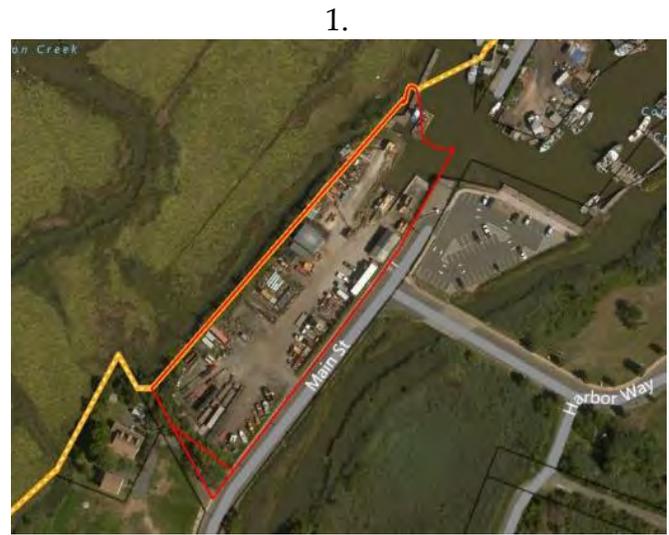


Analysis: This property is needed for the effective redevelopment of the Study Area. It is surrounded by areas in need of redevelopment and its inclusion in the Redevelopment Area would allow for a cohesive plan for redevelopment on a contiguous tract of land. In addition, Block 281, Lot 6 is bound to the north by a property that this Redevelopment Study finds in need of redevelopment, to the south and west by the Compton Creek, and to the east by Main Street. Since the closing of the bridge that once linked the northern and southern portion of Main Street, the only vehicular access to the property is from the north via Main Street.

**Preliminary Investigation Report & Redevelopment Study
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Block: 281	Lot: 7, 8	Use: Commercial, Vacant
Owner's Name: Wick, Inc.		Zoning District: MC Marine Commercial
Property Location: 610 Main St		Area: 1.98 acres
Owner's Address: 11 Canterbury Way, Farmingdale, NJ 07727		

Photos #281_7_1-2: Bing Map aerials of the properties, with property boundaries outlined in red (Photo 281_7_1) and also looking from the south (Photo 281_7_2). The properties are comprised primarily of impervious surfaces and are used for storage of various mechanical and boating equipment. There are multiple small shed-type permanent structures on the site.



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Photos #281_7_3-4: Views of the bulkhead on the northern end of Lot 7. The bulkhead is visibly eroding into the creek.

3.

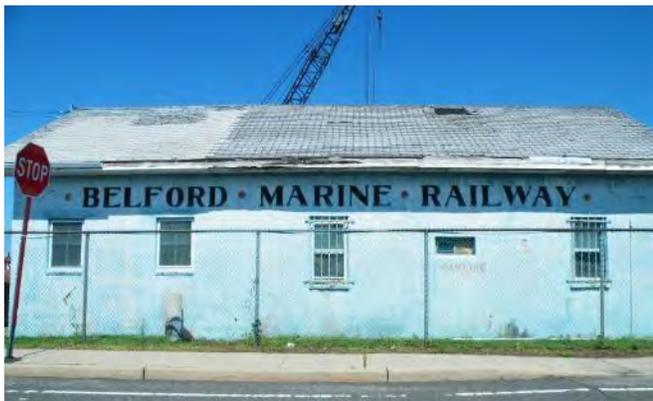


4.



Photos #281_7_5-6: Views of the Belford marine Railway building, which abuts the eastern edge of the property. While the building appears to be in sound structural condition as seen from Main Street to the east, there is visible deterioration to the building's roofing.

5.



6.



Preliminary Investigation Report & Redevelopment Study
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Photos #281_7_7-16: Various views of equipment and heavy machinery stored on the property, as seen from Main Street, which includes multiple cranes, dumpsters, boats, trucks, electronic street/traffic signs, various construction equipment, among others.



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Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ



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15.



16.

Photo #281_7_17: The site visit on September 21, 2015 revealed an elevated trailer on site.



17.

Analysis: This property meets criterion D.

This site has buildings and improvements with overcrowding, excessive land coverage, and dilapidation which constitute it as a detriment to the safety and health of the community. The site is overcrowded with heavy equipment stored throughout, abutting the waterfront and in a flood zone, and along the deteriorating bulkhead. The intensive use of this site is not appropriate in the floodplain and cannot ensure resiliency to future extreme weather or flooding events.

**Preliminary Investigation Report & Redevelopment Study
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Block: 281	Lot: 14	Use: Residential
Owner's Name: De Fonzo, Louis J		Zoning District: RMF-1 Residential Multifamily
Property Location: 1 & 3 Old Drift Rd		Area: 0.47 acres
Owner's Address: 1 & 3 Old Drift Rd, Belford, NJ 07718		
<p>Photo #281_14_1: A Bing Map aerial view of the property, looking from the north. The property is developed with two single family detached homes. To the west (right in this photo) are wetlands.</p>		1.
		
<p>Photo #281_14_2: A view of Block 281, Lot 14 as seen from Main Street, looking northwest and through Lot 15.</p>		2.
		
<p>Analysis: This property is an occupied residential site and is not in need of redevelopment.</p>		

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 281	Lot: 15	Use: Commercial
Owner's Name: Meadowview, LLC		Zoning District: RMF-1 Residential Multifamily
Property Location: 626-630 Main St		Area: 1.19 acres
Owner's Address: 97 Main St, Woodbridge, NJ 07095		
Photos 281_15_1-2: Views of the property as seen from Main Street to the east. Photo 281_15_1 depicts Lot 16 in the distance, while photo 281_15_2 depicts lot 14 in the distance.		



Analysis: This property meets criterion B.

This property is the site of a former inn, a commercial use that was discontinued when the building was destroyed in a fire prior to 2009. The property currently sits vacant and all improvements have been removed.

Additionally (though, separately from the statutory criteria), the 2009 Middletown Township Master Plan Reexamination Report found the following to be true regarding Block 281, Lots 14 and 15:

“This 2+ acre tract located in Belford contains the remains of a fire damaged restaurant and bar, as well as some residential uses. Its proximity to the Belford Ferry Terminal renders it a logical place for higher density multifamily development that encourages use of public transportation and pedestrian activity. The site should be assigned a multifamily land use designation and should be zoned for residential development at a density of 24 dwelling units per acre.”

This reference from the 2009 Master Plan Reexamination Report does not have any impact on the findings of this Preliminary Investigation Report; it is included for reference only.

**Preliminary Investigation Report & Redevelopment Study
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Block: 281	Lot: 16	Use: Residential
Owner's Name: Wall, John T & Arlene		Zoning District: R-7 Single Family Residence High Density
Property Location: 636 Main St		Area: 0.24 acres
Owner's Address: 636 Main St, Belford, NJ 07718		
<p>Photos #281_16_1: The former structure on the subject property was demolished post-Hurricane Sandy, but this photo depicts the newer and elevated single family residential building.</p>		<p>1.</p> 
<p>Analysis: This property is an occupied residential property. It has been recently rebuilt and is not in need of redevelopment.</p>		

**Preliminary Investigation Report & Redevelopment Study
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Block: 281	Lot: 17	Use: Residential
Owner's Name: Isaksen, Richard D & Marilyn M		Zoning District: R-7 Single Family Residence High Density
Property Location: 640 Main St		Area: 0.41 acres

Owner's Address: 640 Main St, Belford, NJ 07718

Photo #281_17_1: A Bing Map aerial view of the property, looking from the north. The property has a single family residential building on site.



Photos #281_17_2-3: Views of the property as seen from Main Street to the east.



Analysis: This property is an occupied residential property and is not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 281	Lot: 18	Use: Residential
Owner's Name: Thompson, David Gordon & Bertha		Zoning District: R-7 Single Family Residence High Density
Property Location: 646 Main St		Area: 0.28 acres

Owner's Address: 646 Main St, Belford, NJ 07718

Photo #281_18_1: A Bing Map aerial view of the property, looking from the north. The property is has a single family residential building on site.



Photos #281_18_2-3: Views of the property as seen from Main Street to the east.



Analysis: This property is an occupied residential property and is not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 281	Lot: 19	Use: Vacant
Owner's Name: Supple, Michael D. & Winifred S.		Zoning District: R-7 Single Family Residence High Density
Property Location: 650 Main St		Area: 0.41 acres
Owner's Address: 650 Main St, Belford, NJ 07718		
<p>Photo #281_19_1: A view of the property as seen from Main Street to the east. There currently are no buildings on the property. The property is bound to the north and south by other single family residential properties and by wetlands to the west.</p>		
<p>Analysis: This property is not in need of redevelopment. While the residential structure was demolished post-Sandy, the property does not meet any of the statutory criteria for redevelopment.</p>		

**Preliminary Investigation Report & Redevelopment Study
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Block: 281	Lot: 20	Use: Residential
Owner's Name: Szostek, Stanley		Zoning District: R-7 Single Family Residence High Density
Property Location: 656 Main St		Area: 0.61 acres
Owner's Address: 9 Beacon Hill Rd, Florham Park, NJ 07932		

Photo #281_20_1: A Bing Map aerial view of the property, looking from the north. The property has a single family residential building on site.



Photos #281_20_2: A Google Street View image of the property, as seen from Main Street.

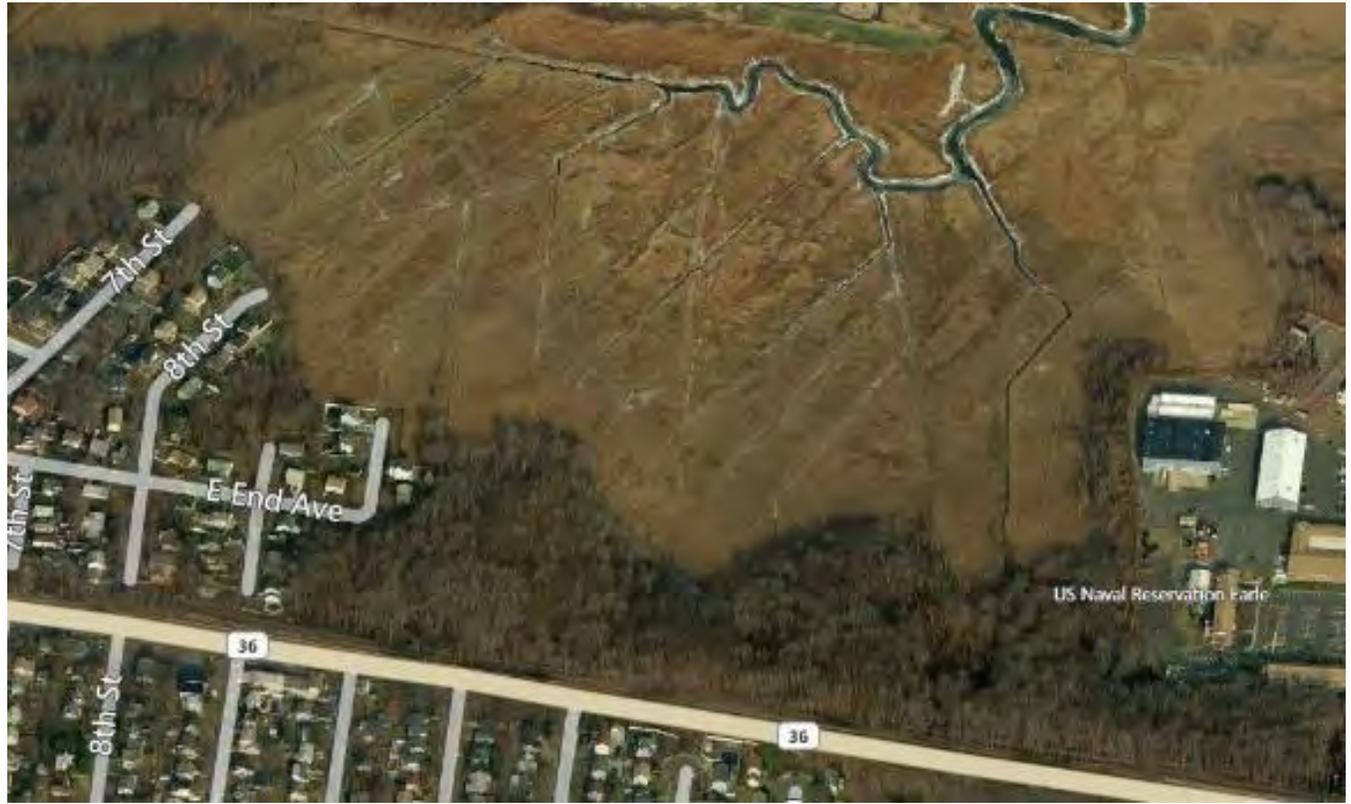


Analysis: This property is an occupied residential property and is not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lots: 47, 48, 49, 50, 51, 52	Use: Public Property (Vacant Land)
Block: 319	Lot: 1	
Block: 320	Lot: 1	
Block: 321	Lot: 1	
Block: 322	Lot: 1	
Block: 323	Lot: 1	
Block: 324	Lot: 1	
Block: 325	Lot: 1	
Owner's Name: County of Monmouth		Zoning District: R-7 Single Family Residence High Density
Property Location: Monmouth Park / 11 th St / 12 th St / 13 th St		Area: 27.93 acres
Owner's Address: Hall of Records, Freehold, NJ 07728		
<p>Photo #306_47_1-2: Bing aerial views of all of the above referenced properties, with property boundaries outlined in red (Photo #306_47_1) and looking from the south (Photo #306_47_2). These contiguous properties are all owned by Monmouth County and are primarily comprised of wetlands, with the area to the south outside of the wetland area but completely wooded. These properties are bound by the Henry Hudson Trail and NJ State Highway 36 to the south, residential properties to the west, more wetlands and Ware Creek to the north, and the US Naval Reservation Earle property to the east.</p>		<p>1.</p> 

2.



Analysis: These properties meet criterion C.

These properties are owned by Monmouth County and by reason of their location and the nature of the soil, they are not likely to be developed through the instrumentality of private capital. The majority of the properties are designated wetlands.

Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 66	Use: Public
Owner's Name: County of Monmouth		Zoning District: M-1 Light Industrial
Property Location: Port Monmouth Rd		Area: 260 acres
Owner's Address: Hall of Records, Freehold, NJ 07728		

Photo #306_66_1: A Bing Map aerial view of the entire property (boundaries shown in red). This property encompasses the majority of the land area in the Study Area and is comprised of a variety of uses, including the ferry terminal building and accompanying parking, the former land fill site, the Middletown Township compost facility, as well as the Ware Creek and a large undeveloped wetland area in the eastern portion of the property.



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Port of Belford | Middletown Township, NJ

Photos #306_66_2-5: Bing Aerial views and site visit photos of the portion of the property devoted to the Middletown leaf compost facility (encircled in yellow in photo 306_66_2 below).

2.



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Preliminary Investigation Report & Redevelopment Study
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Photos #306_66_6-9: A Bing Aerial view and site visit photos of the portion of the property (encircled in yellow in photo 306_66_6 below) formerly devoted to the landfill, which has since ceased its function for that purpose and is now home to wetland areas and dirt access paths.

6.



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Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

Photos #306_66_10-12: A Bing Aerial view and site visit photos of the portion of the property (encircled in yellow in photo 306_66_10) reserved for ferry commuter parking. This portion of the property is heavily utilized during peak commuter hours and is well maintained.

10.



11.



12.



Analysis: The ferry terminal building and accompanying parking areas are needed for the effective redevelopment of the area. The rest of this property in its entirety meets criterion C.

This property is owned by Monmouth County and by reason of its location and the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The majority of the property (the easternmost portion) is designated wetlands, has been vacant for over 10 years, and is not accessible to the public because it is bound by U.S. Naval Weapons Station Earle to the east and is surrounded by wetlands and wooded areas to the south. The property is remote and has a lack of means of access to developed sections of the municipality.

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Block: 306	Lot: 108	Use: Commercial
Owner's Name: CEP Corp		Zoning District: RTF Two Family Residence
Property Location: 161 East Rd		Area: 9.32 acres
Owner's Address: 161 East Rd, Belford, NJ 07728		

Photo #306_108_1: A Bing Map aerial view of the property (encircled in red below), looking from the north. The property is developed with a single-family residential building on the western edge of the lot along East Road (on the right side of the photo). Further to east is commercial activity. The entire eastern half of the property has no improvements and is cleared of all vegetation.

1.



Analysis: This property is not in need of redevelopment. It is an existing commercial use that is well maintained and clean, with proper access.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 110	Use: Vacant
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: 147 East Rd		Area: 12.88 acres
Owner's Address: Drawer 4, Belford, NJ 07728		
Photo #306_110_1: A Bing Map aerial view of the property (encircled in red below), looking from the north. The property is undeveloped and located mainly in a wetland area.		

1.

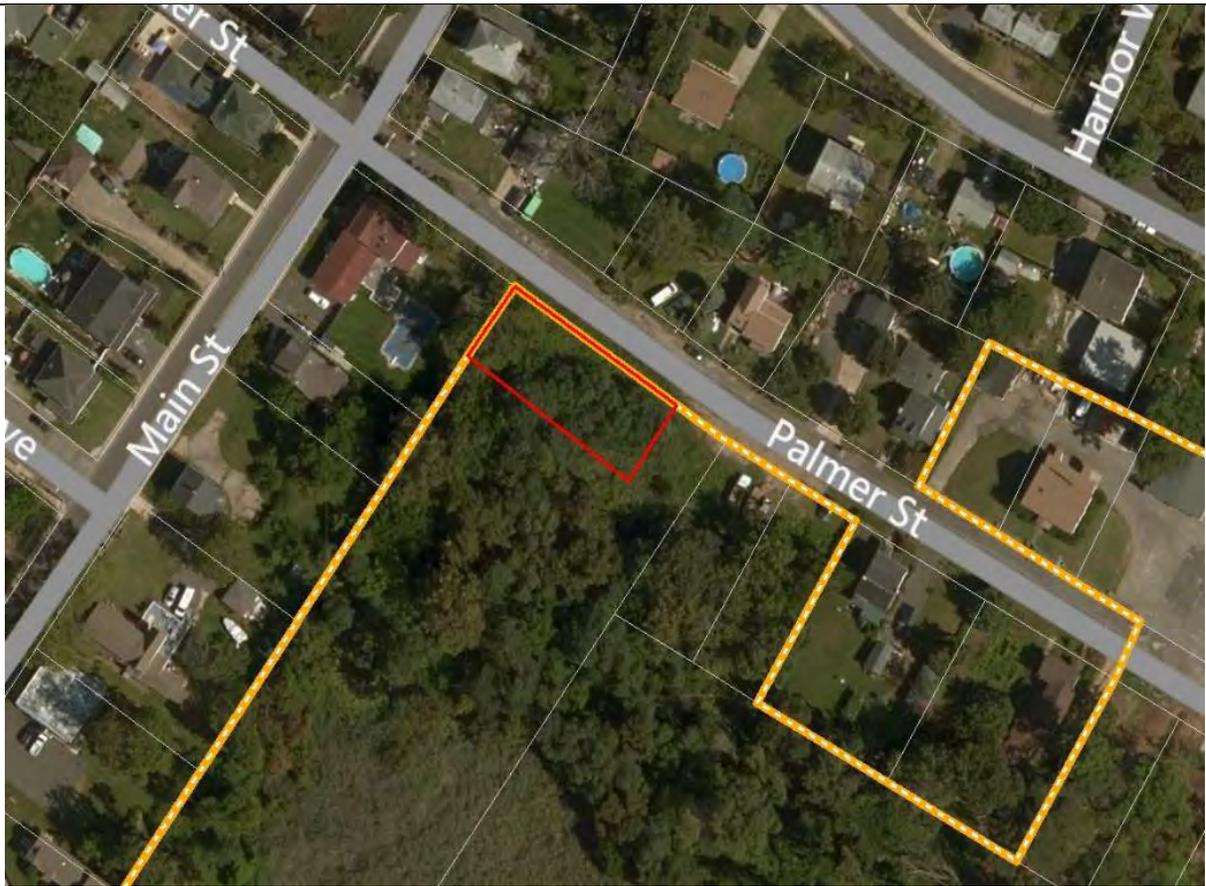


Analysis: This property meets criterion C.

This property is unimproved vacant land (wetlands) and by reason of its location and the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The majority of the property is designated wetlands.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306	Lot: 122	Use: Vacant
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: Palmer St		Area: 6,600 sq. ft.
Owner's Address: 25 First Avenue, Atlantic Highlands, NJ 07716		
Photo #306_122_1: A Bing Map aerial view of the properties (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is undeveloped and undersized for the zone district, with frontage on Palmer Street.		



1.

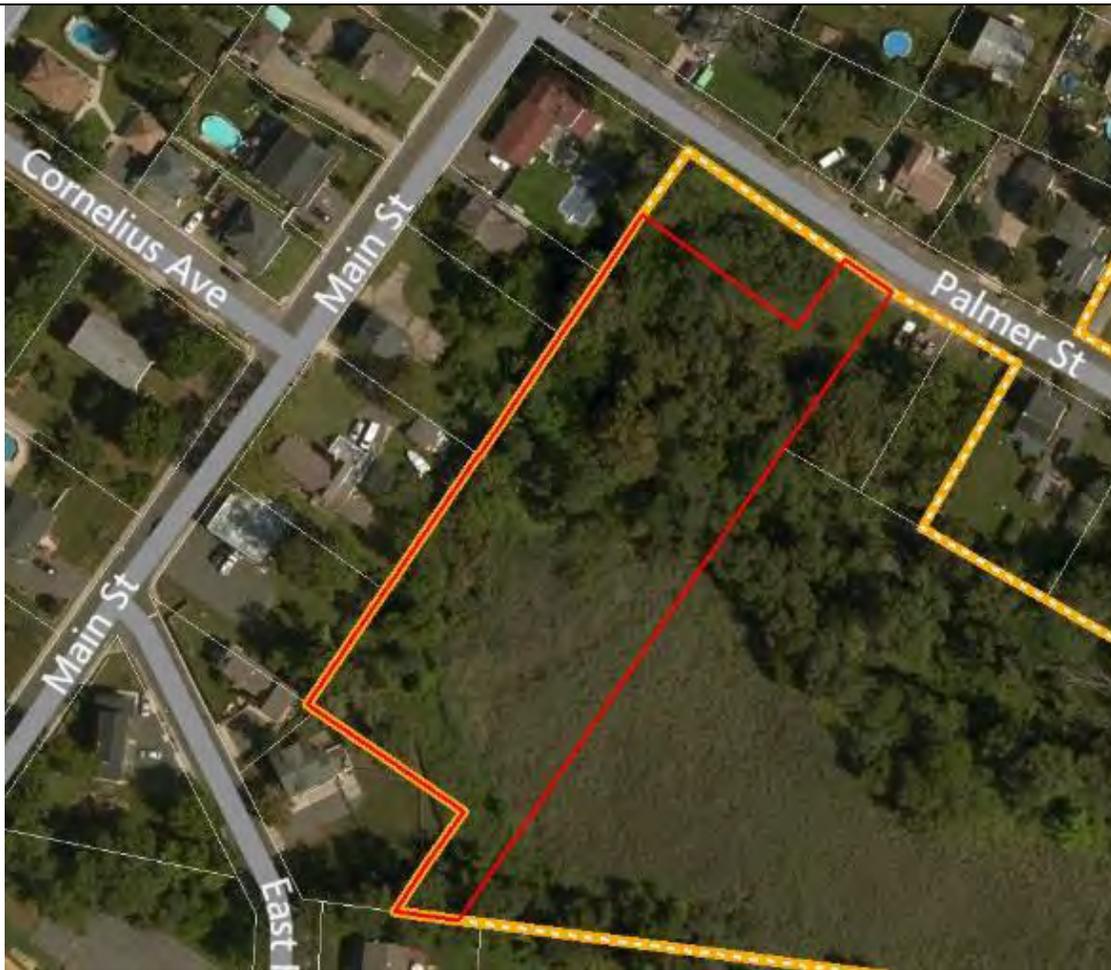
Analysis: This property meet criterion C.

This property is unimproved vacant land, and by reason of its location and/or the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The lot is small, undersized for the zone district, and of a peculiar shape. Additionally, there is a storm sewer easement across the property. While it is surrounded by lots under common ownership; the majority of the adjacent properties are designated wetlands and would not allow for sufficient buildable area, even if combined with Lot 123.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 123	Use: Vacant
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: Off Main St		Area: 1.74 acres
Owner's Address: Drawer 4, Belford NJ 07718		

Photo #306_123_1: A Bing Map aerial view of the property (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is undeveloped and located mainly in a wetland area, with frontage on Palmer Street.



1.

Analysis: This property meet criterion C.

This property is unimproved vacant land (mostly comprised of wetlands), and by reason of its location and/or the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The majority of the property is designated wetlands. Additionally, there is a storm sewer easement across the property.

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Block: 306	Lot: 124 & 125	Use: Vacant
Owner's Name: Atlantic Pier Co Inc		Zoning District: R-7 Single Family Residence High Density
Property Location: Palmer St.; 160 Palmer St.		Area: 13,200 sq. ft.
Owner's Address: 25 First Avenue, Atlantic Highlands, NJ 07716; Drawer 4, Belford NJ 07718		
Photo #306_124_1: A Bing Map aerial view of the property (with property boundaries in red and study area boundaries in yellow below), looking from the south. The properties are undeveloped with frontage on Palmer Street.		



1.

Analysis: These properties are adjacent and in common ownership. They are not encumbered by any environmental constraints and could be combined to create a conforming residential lot. Therefore, these lots are not in need of redevelopment.

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Block: 306	Lot: 128 & 129	Use: Vacant
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: 180 & 184 Palmer St.		Area: 13,200 sq. ft.
Owner's Address: Drawer 4, Belford NJ 07718		
Photo #306_128_1: A Bing Map aerial view of the properties (with property boundaries in red and study area boundaries in yellow below), looking from the south. The properties are undeveloped with frontage on Palmer Street.		



1.

Analysis: These properties are adjacent and in common ownership. They are not encumbered by any environmental constraints and could be combined to create a conforming residential lot. Therefore, these lots are not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306	Lot: 130	Use: Vacant
Owner's Name: Atlantic Pier Co Inc		Zoning District: R-7 Single Family Residence High Density
Property Location: Palmer St.		Area: 3.99 acres
Owner's Address: : 25 First Avenue Suite 200, Atlantic Highlands, NJ 07716		
Photo #306_130_1: A Bing Map aerial view of the property (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is undeveloped and located mainly in a wetland area, with frontage on the Palmer Street ROW.		

1.



Analysis: This property meet criterion C.

This property is unimproved vacant land (mostly comprised of wetlands), and by reason of its location and/or the nature of the soil, it is not likely to be developed through the instrumentality of private capital. The majority of the property is designated wetlands.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lots: 131, 132, 136, 137, & 139	Use: Vacant
Owner's Name: Hesse, Charles J Inc		Zoning District: R-7 Single Family Residence High Density
Property Location: Beverly Way, Boulevard Way, Ocean Way, 200 Crescent Way		Area: 5.94 acres
Owner's Address: PO Box 207, Belford, NJ 07728		

Photo #306_131_1: A Bing Map aerial view of the properties, looking from the south. The properties are undeveloped and located mainly in a wetland area, with frontage on undeveloped rights of way that feed to Center Avenue.



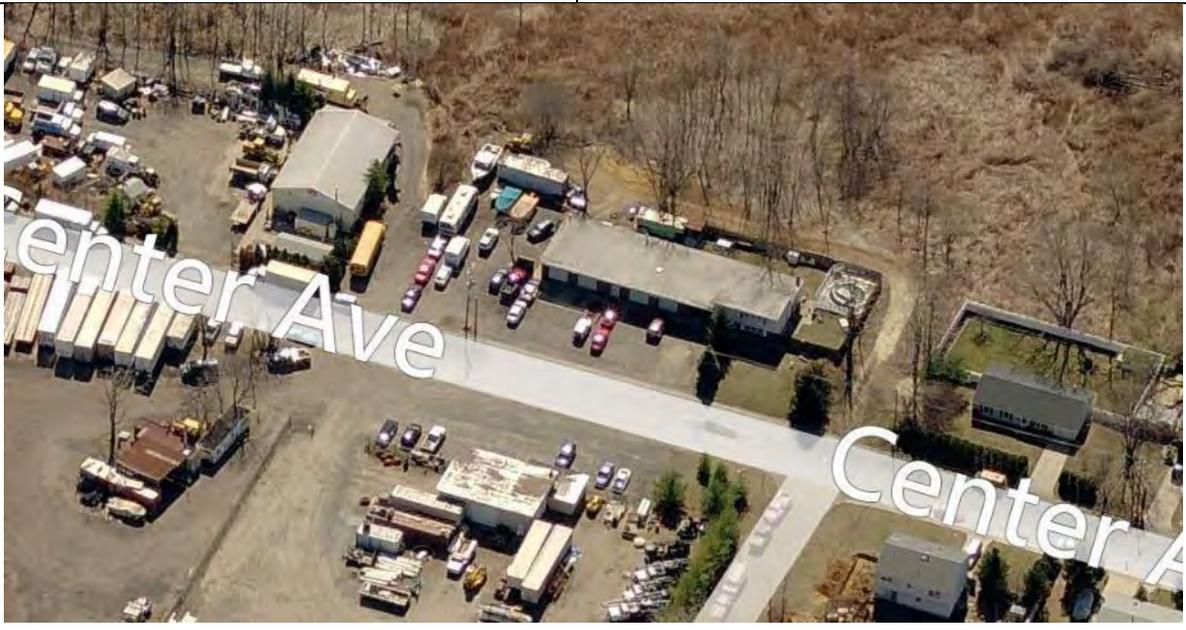
Analysis: These properties meet criterion C.

These properties are unimproved vacant land (wetlands) and by reason of their location and the nature of the soil, they are not likely to be developed through the instrumentality of private capital. The majority of the properties is designated wetlands.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 135	Use: Commercial
Owner's Name: NNN Belford Auto LLC		Zoning District: R-7 Single Family Residence High Density
Property Location: 676 Center Ave		Area: 0.46 acres
Owner's Address: 2702 Carol Rd, Union, NJ 07083		

Photo #306_135_1-2: Bing aerial views of the property, with approximate property boundaries outlined in red (Photo #306_135_1) and seen from the north (Photo #306_135_2). The property is bound by Center Ave to the north, residential properties to the west, vacant land to the south, and additional commercial/parking/service uses to the east.



Photos #306_135_3-6: Views of the property as seen from the Center Ave right of way, looking south. The property is overcrowded with vehicles parked in and around the Belford Auto center. Vehicles are parked very close to the right of way, which is not separated by a sidewalk.



Analysis: This property meets Criterion D.

This property is an area with buildings which by reason of obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use and obsolete layout; is detrimental to the safety and health of the community. This property is located in a residential zone district, but is being used as an auto repair shop. There is an excess of automobile storage on site and along the right of way, including the addition of commercial garage space to a former residential structure. The property has an excess of impervious coverage comprised of the expanded garage area and pavement along the entire northern portion of the property. For these reasons, the activity and conditions on site serve as a detriment to the safety and health of the community.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lots: 138, 140	Use: Commercial (138) , Vacant (140)
Owner's Name: Adams, Albert W & Linda		Zoning District: R-7 Single Family Residence High Density
Property Location: 688 & 694 Center Ave		Area: 0.76 acres
Owner's Address: 688 Center Ave, Belford, NJ 07728		

Photo #306_138_1: Bing aerial views of the properties, with approximate property boundaries shown in red (Photo #306_138_1) and as seen from the north (Photo #306_138_2). The properties are bound by Center Ave to the north, Belford Auto Repair to the west, vacant land to the south, and the Middletown composting facility to the east.

1.



2.



Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

Photos #306_138_3-6: Views of the property as seen from the Center Ave right of way, looking south. The property is overcrowded with vehicles. Vehicles are parked very close to the right of way, which is not separated by a sidewalk.

3.



4.



5.



6.



Analysis: These properties meet Criterion D.

These properties constitute an area with buildings and improvements which, by reason of obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use and obsolete layout, are detrimental to the safety and health of the community. The properties are located in a residential zone district, but are being used for vehicle and equipment storage. There is an excess of automobile storage on site and abutting the right of way, with poor circulation, and no defined ingress/egress or parking. The properties constitute an overuse of the land and have an excess of impervious coverage. The properties are also not screened or secured from the public, serving as an attractive nuisance. For these reasons, the activity and conditions on site serve as a detriment to the safety and health of the community.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lots: 141, 143	Use: Vacant
Owner's Name: Cerciello, Cuono		Zoning District: R-7 Single Family Residence High Density
Property Location: 671 Center Ave		Area: 0.89 acres
Owner's Address: 671 Center Ave, Belford, NJ 07728		

Photo #306_141_1: A Bing Map aerial view of the properties (approximate boundaries shown in red). The properties front on Center Ave and their boundaries bisect the vehicle storage use currently taking place on site.



1.

Photos #306_141_2-7: Views of the properties as seen from the Center Ave right of way, looking north. The properties are overcrowded with vehicles, many of which block accessibility and visibility from the road. Vehicles are parked very close to and in the right of way, which is not separated by a sidewalk. The properties are almost completely covered in impervious surfaces.

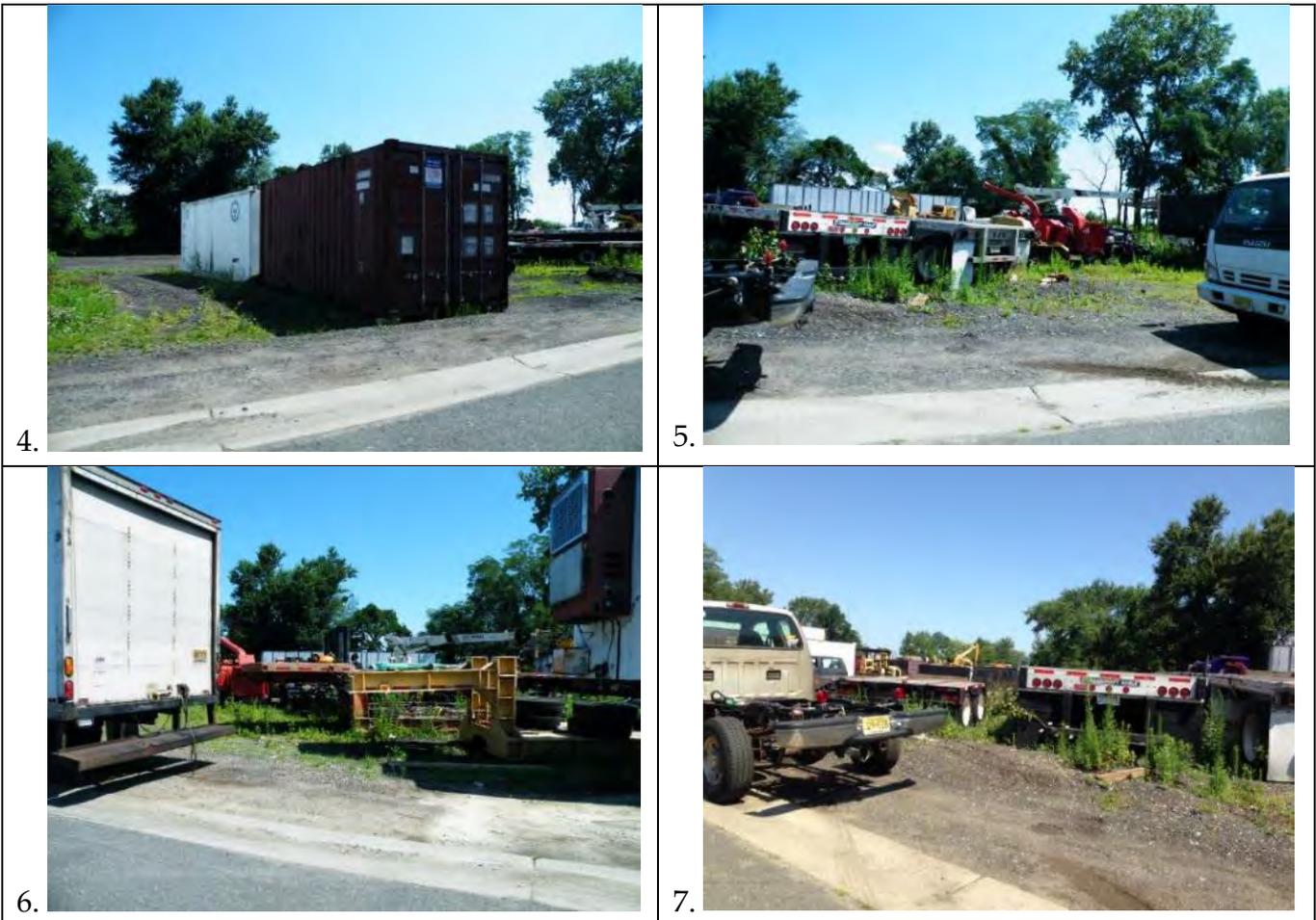


2.



3.

Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ



Analysis: These properties meet Criterion D.

These properties are an area with buildings which by reason of obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use and obsolete layout; are detrimental to the safety and health of the community. These properties are located in a residential zone district, but are being used as vehicle, trailer, and equipment storage. There is an excess of storage on site and along the right of way, with poor circulation, and no defined ingress/egress or parking. The properties constitute an overuse of the land and have an excess of impervious coverage. The properties are also not screened or secured from the public, serving as an attractive nuisance. For these reasons, the activity and conditions on site serve as a detriment to the safety and health of the community.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 142	Use: Public
Owner's Name: Board of Freeholders		Zoning District: R-7 Single Family Residence High Density
Property Location: Off Center Ave		Area: 0.38 acres
Owner's Address: Hall of Records, East Main Street, Freehold, NJ 07728		
Photo #306_142_1: A Bing Map aerial view of the property (approximate boundaries shown in red). The property is off Center Ave and its boundaries bisect the vehicle storage use currently taking place on site.		



1.

Analysis: This property meets Criterion C.

This property is unimproved vacant land and by reason of its location and lack of access, it is not likely to be developed through the instrumentality of private capital. While the property is currently being utilized for storage by the adjoining landowner, the property is owned by Monmouth County and is unlikely to be developed due to its odd shape and lack of street frontage. Additionally, this property is needed for the effective redevelopment of the area. This property has been designated as meeting criterion C as requested in a letter by the Monmouth County Department of Planning dated December 2, 2015 and testimony providing during the Middletown Township Planning Board Meeting on December 2, 2015.

**Preliminary Investigation Report & Redevelopment Study
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Block: 306	Lot: 144	Use: Commercial
Owner's Name: K&J Well Drilling, Inc		Zoning District: R-7 Single Family Residence High Density
Property Location: 665 Center Ave		Area: 1.55 acres
Owner's Address: 665 Center Ave, Belford, NJ 07728		

Photo #306_144_1-2: Bing aerial views of the property, with approximate boundaries shown in red (Photo #306_144_1) and as seen from the north (Photo #306_144_2). The rear of the property is overcrowded with vehicle and drilling equipment storage. Across Boulevard Way to the west are single family residential properties.



Preliminary Investigation Report & Redevelopment Study
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Photos #306_144_3-5: Views of the properties as seen from the Center Avenue right of way, looking north. The vehicle and equipment storage in the rear of the property is not easily visible from Center Avenue.



3.



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5.

Photos #306_144_6-13: Views of the property as seen from the Boulevard Way right of way, located to the west of the property. The equipment stored on site is fenced in and secure from the public, but serves as an intense use of the property.

6.



7.



Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

8.



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11.



12.



13.



Analysis: This property meets Criterion D.

This property is an area with buildings and improvements which, by reason of obsolescence, overcrowding, excessive land coverage, and deleterious land use, is detrimental to the safety and health of the community. This property is located in a residential zone district, and is across the Boulevard Way right of way from a single family residential property. The well drilling business and equipment storage that is taking place on the property is not appropriate for neither this zone district nor the AE12 flood zone in which the property is located. This intense use of land and storage of heavy machinery in the flood zone does not encourage or promote resiliency to future extreme storm or flooding events and in fact makes the property more vulnerable. Furthermore, there is an excess of impervious pavement on site in comparison to the residential zone requirements. For these reasons, the activity and conditions on site serve as a detriment to the safety and health of the community.

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Block: 306	Lot: 169	Use: Public
Owner's Name: Twp of Middletown—Sewerage Auth		Zoning District: M-1 Light Industrial
Property Location: 100 Beverly Way		Area: 27.28 acres
Owner's Address: Twp of Middletown—Sewerage Authority, Center Ave, Belford, NJ 07728		

Photo #306_169_1: A Bing Map aerial view of the property, looking from the north. The property is currently functioning as the Middletown Sewerage Authority and is well maintained. Harbor Way, which cuts through the property, provides vehicular access from Center Street to the south (top right in photo), to the ferry terminal to the north.



1.

Analysis: This property is needed for the effective redevelopment of the area. Harbor Way, located on the property, provides direct access to the ferry terminal parking area from Center Avenue.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306	Lot: 170	Use: Public
Owner's Name: County of Monmouth		Zoning District: M-1 Light Industrial
Property Location: Off Main St		Area: 6.07 acres
Owner's Address: County of Monmouth, PO Box 122, Belford, NJ 07718		

Photo #306_170_1: A Bing Map aerial view of the property (approximate boundaries shown in red below) as seen from the south. The property is bound by Harbor Way to the west, the ferry terminal parking lot to the north, the old landfill site to the east, and the Middletown Township Sewerage Authority to the south.



Photos #306_170_2-3: Views of the property as seen from Block 306, Lot 66 to the north.



Analysis: This property is needed for the effective redevelopment of the area. Harbor Way, located on the property, provides direct access to the ferry terminal parking area from Center Avenue.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306	Lot: 171	Use: Public
Owner's Name: County of Monmouth		Zoning District: M-1 Light Industrial
Property Location: Main St		Area: 2.71 acres
Owner's Address: County of Monmouth, Hall of Records—Main St, Freehold, NJ 07728		

Photo #306_171_1: A Bing Map aerial view of the property (approximate boundaries outlined below in red), as seen from the north. The property is located along the Compton Creek and is divided into two areas accessible via two driveways leading from Harbor Way.



1.

Photos #306_171_2-5: Views of the portion of the property along the Compton Creek accessible via the southernmost driveway from Harbor Way. There is debris strewn throughout and boating/fishing equipment stored on this portion of the property.



2.

Preliminary Investigation Report & Redevelopment Study
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Photo 306_171_6: A view of the boats and docks on the property, as seen from the south/ on the southern end of the Compton Creek.



Analysis: This property meets Criterion C.

This property is unimproved vacant land owned by Monmouth County and by reason of its location and lack of means of access is not likely to be developed through the instrumentality of private capital due to the fact that this property is a long, extremely narrow strip consisting of mostly wetlands and docks. It is also necessary for the effective redevelopment of the site. This property has been designated as meeting criterion C as requested in a letter by the Monmouth County Department of Planning dated December 2, 2015 and testimony provided at the Middletown Township Planning Boarding Meeting on December 2, 2015.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306	Lot: 172	Use: Public
Owner's Name: County of Monmouth		Zoning District: M-1 Light Industrial
Property Location: Main St		Area: 1.32 acres
Owner's Address: County of Monmouth—Hall of Records, Freehold, NJ 07728		

Photo #306_172_1: A Bing Map aerial view of the property (approximate boundaries shown below in red), as seen from the north. The property includes the ferry docs, located just to the northwest of the ferry terminal building.



1.

Photos #206_172_2-4: Views of the property as seen from the commuter parking lot (Photo 2) and from the ferry terminal docks (Photos 3-4).



2.



3.



4.

Analysis: This property is needed for the effective redevelopment of the area. The ferry terminal located on this site is the anchor of any potential redevelopment projects for this area. Inclusion of this site allows for a more comprehensive redevelopment plan.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306.01	Lot: 14	Use: Commercial (4A)
Owner's Name: HESSE, CJ INC % ATLANTIC PIER		Zoning District: R-7 Single Family Residence High Density
Property Location: Beverly Way		Area: 42,000 sq. ft.
Owner's Address: PO Box 207, Belford NJ 07718		

Photo #306.01_14_1: A Bing Map aerial view of the properties (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is currently occupied with a commercial use and has frontage on Palmer Street.



Photos #306.01_14_2-4: Views of Lot 14 from the Palmer St. Right of Way indicate that the property is well maintained and in active use.



Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ

3.



4.



Analysis: This property is an active commercial site and is not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306.01	Lot: 15	Use: Commercial (4A)
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: 171 Palmer St.		Area: 6,600 sq. ft.

Owner's Address: Draw 4, Belford NJ 07718

Photo #306.01_15_1: A Bing Map aerial view of the properties (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is currently occupied with a commercial use and has frontage on Palmer Street.



1.

Photo #306.01_15_2 & 3: Show the storage associated with the business to the rear of the site and the house being utilized for business purposes.

2.



3.



Analysis: This property is an active commercial site and is not in need of redevelopment.

**Preliminary Investigation Report & Redevelopment Study
Port of Belford | Middletown Township, NJ**

Block: 306.01	Lot: 16	Use: Residential (2)
Owner's Name: Atlantic Pier Co		Zoning District: R-7 Single Family Residence High Density
Property Location: 167 Palmer St.		Area: 6,300 sq. ft.
Owner's Address: Draw 4, Belford NJ 07718		
<p>Photo #306.01_16_1: A Bing Map aerial view of the properties (with property boundaries in red and study area boundaries in yellow below), looking from the south. The property is currently occupied with a commercial use and has frontage on Palmer Street.</p>		 <p>1.</p>
<p>Photo #306.01_16_2: View of Lot 16 from Palmer St.</p>	 <p>2.</p>	
<p>Analysis: This property is an active commercial site and is not in need of redevelopment.</p>		

