



Engineering
& Design

Campbell's Junction Redevelopment Study

Public Information Session

Middletown Township
Nicholas Dickerson, PP, AICP, CFM

Agenda

- 01 Introduction to Redevelopment Process
- 02 LRHL Eligibility Criteria
- 03 Study Area & What We'll Be Reviewing
- 04 Next Steps
- 05 Future Steps (Potentially)

01

Introduction to Redevelopment Process

Introduction

Redevelopment Process



Introduction to the Redevelopment Process

Condemnation v. Non-Condemnation Redevelopment Areas

1. At the beginning of the process, a municipality must state whether they intend to conduct the process with or without condemnation.
2. For this investigation, the Township **WILL NOT** allow the use of condemnation.

02

LRHL Eligibility Criteria

LRHL Eligibility Criteria

What makes an area “in need of redevelopment”?

- a) Deterioration of structures
 - b) Vacant or abandoned commercial or industrial buildings (2+ years)
 - c) Public and vacant land
 - d) Obsolete layout and design
 - e) Property ownership and title issues
 - f) Fires and natural disasters (5+ acres)
 - g) Urban Enterprise Zones (Tax abatements/exemptions only)
 - h) Smart Growth Consistency
- ... and “Section 3” of the LRHL allows for incorporating lots that do not meet any of the above criteria for the betterment of the overall redevelopment area.

What might make a site “in need of redevelopment”?

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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

What might make a site “in need of redevelopment”?

Statutory Criteria

- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or entity, or unimproved vacant land that has remained so for a period of ten years prior to the 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.

What might make a site “in need of redevelopment”?

Statutory Criteria

- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and 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.

What might make a site “in need of redevelopment”?

Statutory Criteria

- 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.

What might make a site “in need of redevelopment”?

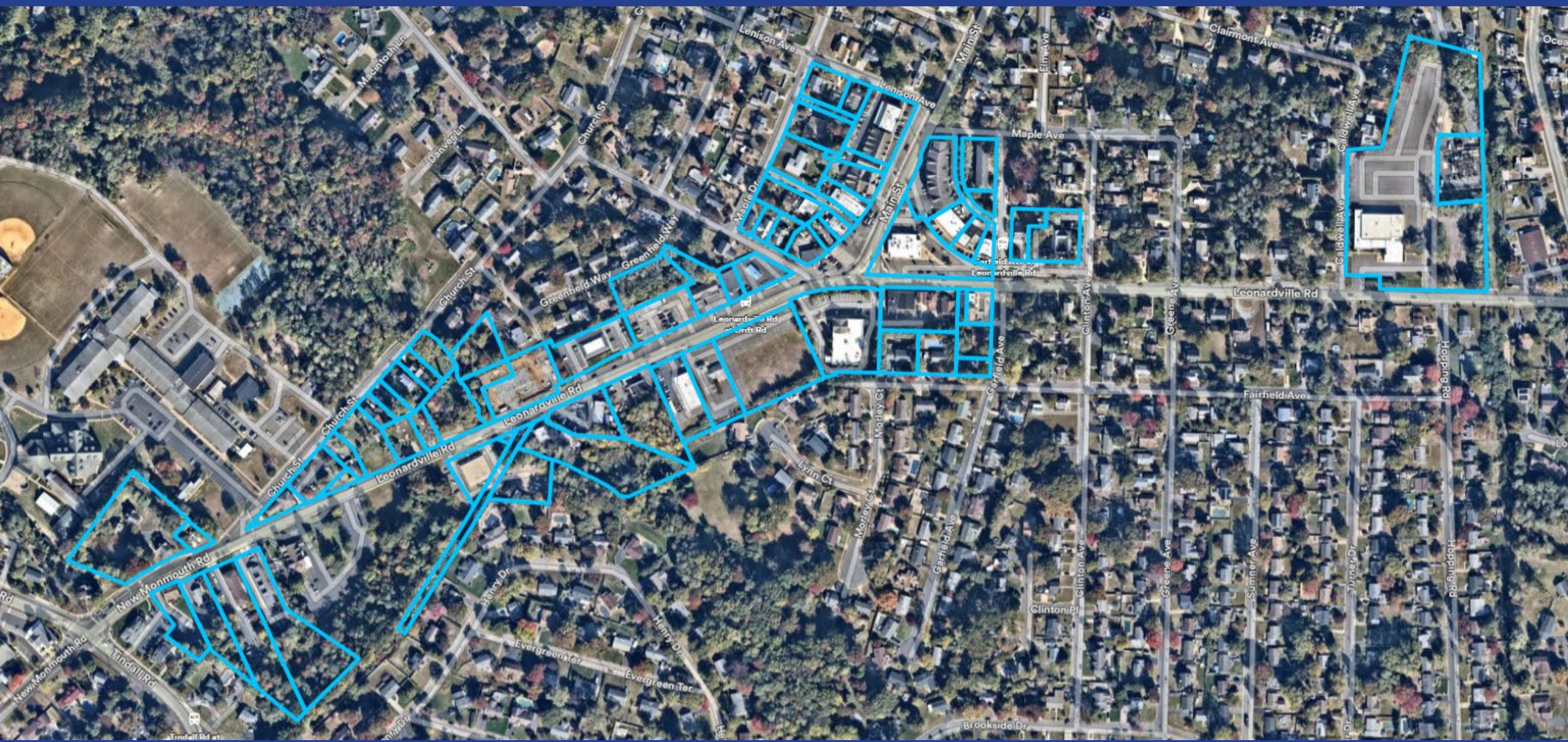
Statutory Criteria

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

03

Study Area & What We'll Be Reviewing

Study Area Overview



Study Area Contamination



Study Area Flood Hazards



Study Area

Other Items

- Police Records
- Building Permits
- Environmental Reports
- Property Tax Delinquencies
- Species Habitat
- Site Visits
- Business Vacancies
- Historic Properties
- Code Violations

04

Next Steps

Next Steps

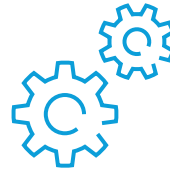
Redevelopment Investigation

Step 01



Site Visits

Step 02



**Prepare
Report**

Step 03



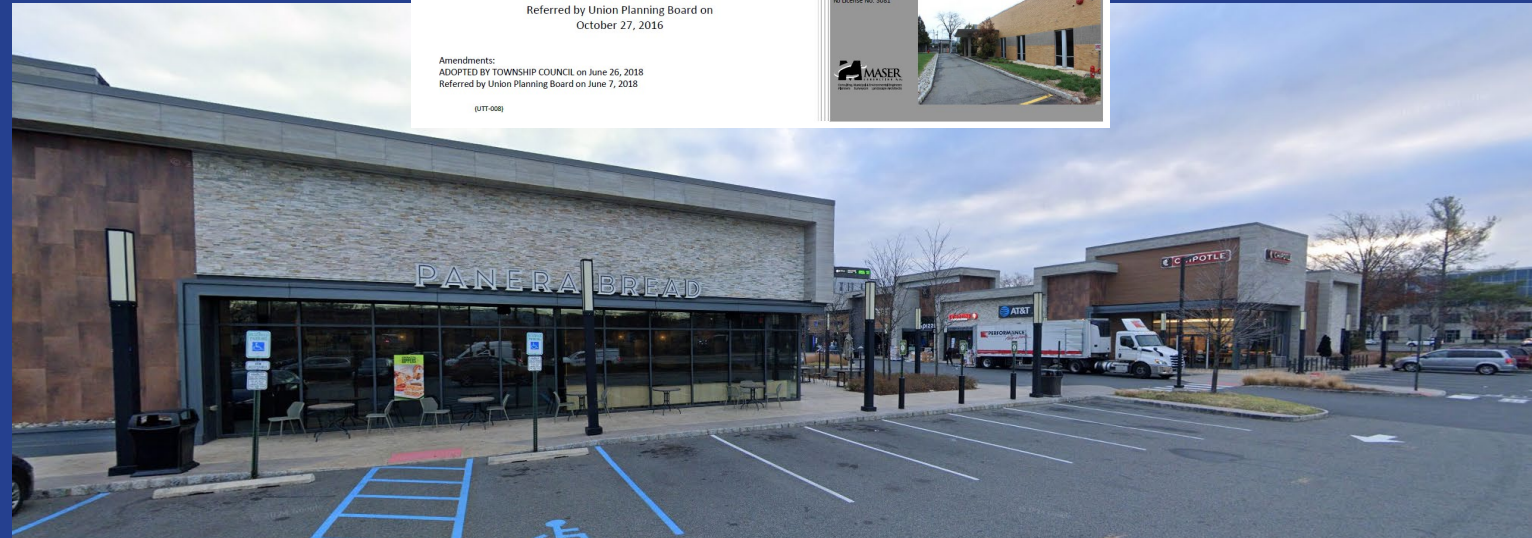
**Public
Hearing**

05

Future Steps (Potential)

Potential Future Steps Redevelopment

- Ability to prepare site-specific or area redevelopment plans.
 - Can serve as an overlay or supersede underlying zoning
- Township can negotiate with designated redevelopers (who may include existing property owners)
- Township can (but is not required to) provide tax abatements to encourage redevelopment or other site improvements
- No condemnation is permitted





Engineering
& Design

Thank You!

Contact

Nicholas Dickerson

nicholas.dickerson@colliersengineering.com