



# Campbell's Junction Redevelopment Area Determination of Need Study



Report Date: August 6, 2025

Approved by the Planning Board: \_\_\_\_\_

Adopted by the Township Committee, via Resolution No. \_\_\_\_\_ on \_\_\_\_\_



# ***Campbell's Junction Redevelopment Area Determination of Need Study***

Scattered Sites in the Vicinity Campbell's Junction  
Extending along Leonardville Road from  
Church Street to East Road in Belford

*Middletown Township  
Monmouth County, New Jersey*



Engineering  
& Design

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

CED Project No. MID-0022

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*Technical Acknowledgment:*

*The mapping in this report was developed using NJDEP data, but this secondary product has not been verified by NJDEP and is not state-authorized.*



# Introduction



## Introduction

The purpose of this report is to investigate whether the study area, identified in **Figure 1** and **Figure 2** within the Township of Middletown, Monmouth County, New Jersey, qualifies as an Area in Need of Redevelopment as defined by the Local Redevelopment Housing Law (NJSA 40A:12A et seq., hereinafter "LRHL"). This analysis has been conducted pursuant to the LRHL, which specifies the conditions that must be met within the delineated area and the process to be undertaken by the Planning Board during the investigation.

This report is written pursuant to Section 6 of the LRHL (NJSA 40A:12A-6), which provides in relevant part as follows:

- a) *No area of a municipality shall be determined 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*
- b) *(1) Before proceeding to a public hearing on the matter, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various*

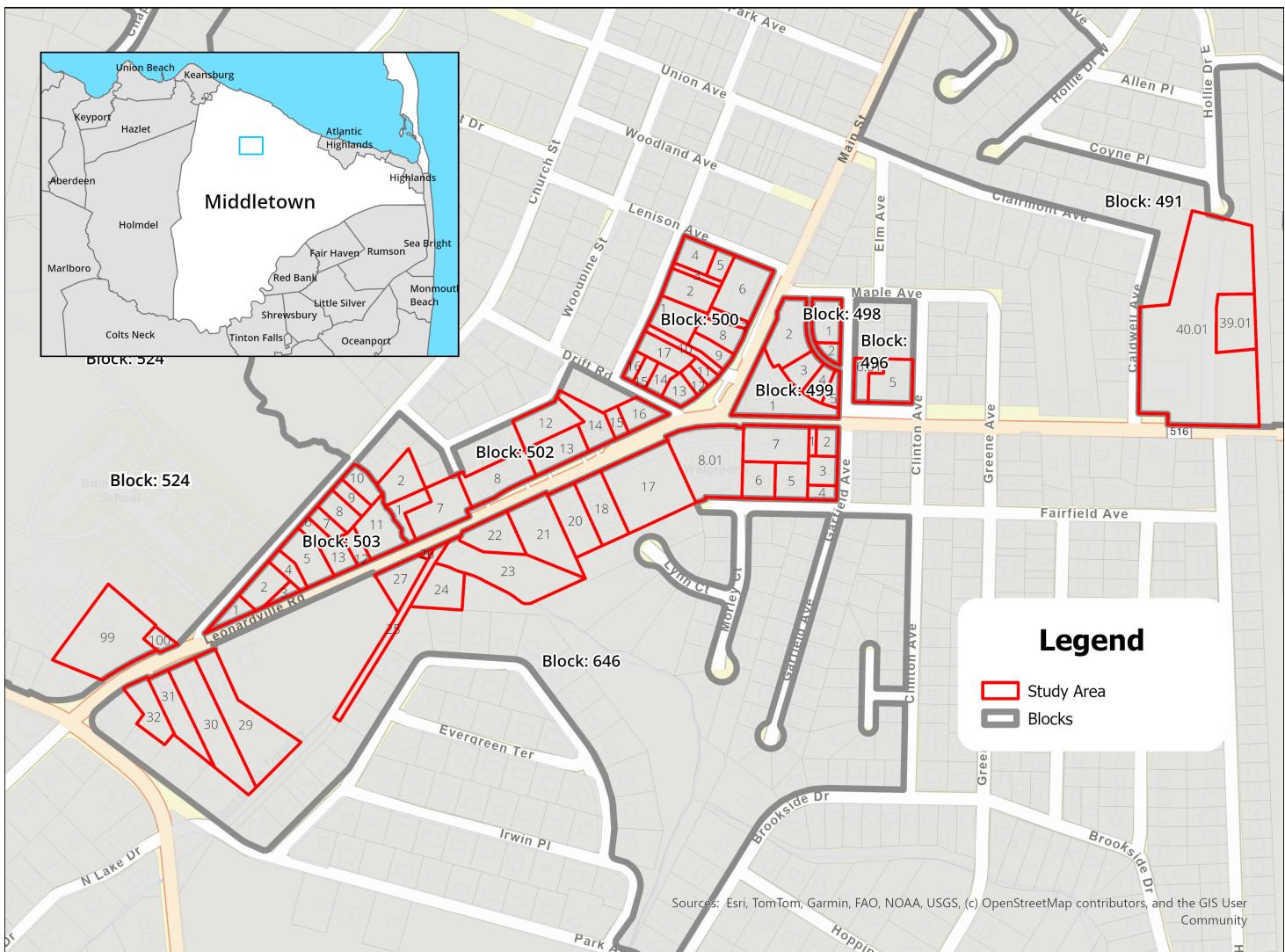


Figure 1: Study Area

the criteria set forth in Section 5 of P.L. 1992 (C.40A:12A-5). Such determination shall be made after public notice and public hearing as provided in subsection b. of this section. The governing body of a municipality shall assign the conduct of the investigation and hearing to the Planning Board of the municipality. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").

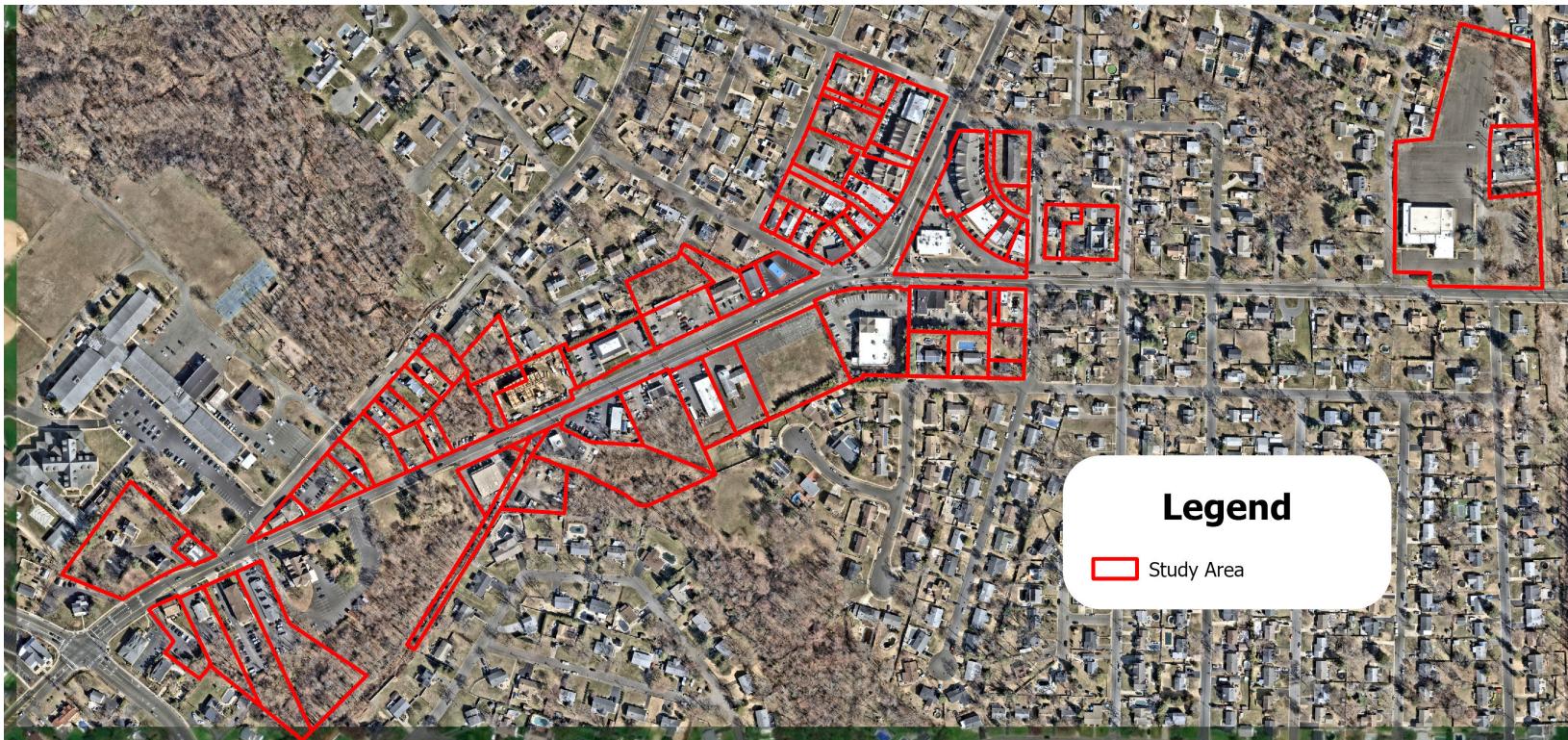


Figure 2: Study Area Aerial Imagery (Image Source: Nearmap, March 9, 2025).

parcels of property included therein. There shall be appended to the map a statement setting forth the basis for the investigation.

(2) The Planning Board shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area.

Section 6b(4) of the LRHL requires the Planning Board to hold a hearing on this matter prior to recommending that the delineated area, or any part thereof, be determined or not determined a redevelopment area. After the Planning Board issues its recommendation, the Township Committee may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area (Section 6b(5) of the LRHL).

The targeted study area encompasses 74 parcels<sup>1</sup> predominantly along Leonardville Road in the Campbell's Junction section of the Township, largely between the intersection with Tindall Road and the split between Leonardville Road and Main Street. These parcels collectively encompass approximately 32.9 acres of land, based on GIS calculations. As previously noted, these parcels are illustrated Figures 1 and 2 and

itemized in Figure 3.

On April 8th, 2024, the Middletown Township Committee adopted Resolution #24-125 authorizing the Planning Board to undertake a preliminary investigation as to whether the above-referenced sites can be designated as an area in need of redevelopment pursuant to the LRHL. This resolution does not allow for the use of condemnation. This resolution also authorized the Township to utilize one of its pre-qualified Redevelopment Planners to assist the Planning Board in a preliminary redevelopment study of the study area. A copy of Resolution #24-125 can be found in **Appendix A**.

Before presenting the study area investigation and parcel level analysis, it is important to note that the determination of need present in this analysis is only the first step of the redevelopment process and does not provide guidance with respect to planning, development or redevelopment of the study area, all of which are addressed following the designation of a site or sites as an area in need of redevelopment. This process is illustrated in **Figure 4** and described in the following section.

The preliminary investigation analysis presented within this document was conducted in accordance with the LRHL and is aimed only at determining whether the Study Area meets the statutory criteria to be identified as an Area in Need of Redevelopment and therefore does not contain any of the specific planning guidance contained in a redevelopment plan.

This report is the culmination of information collected from site visits, analyses of historic aerial images, tax maps, zoning maps and ordinances, Google Maps,

Google Earth, & Google Street View (accessed in 2024-2025), Nearmap aerial imagery, environmental reports, and other available historical and official documents and maps. Other information was obtained through state records, including New Jersey Department of Environmental Protection's Data Miner, and GIS datasets managed by the State of New Jersey. Unless otherwise mentioned, all photos were taken during a site visit on March 6, 2025.

## ***Why Do Communities Consider Redevelopment?***

Redevelopment planning is utilized as a means of increasing the marketability and development attractiveness of depressed and struggling areas within the municipality. If used correctly, it can transform an underutilized or distressed area into an economically viable and productive part of the community. This is achieved from their ability to take advantage of the flexibility and benefits that are included under the umbrella of the Local Redevelopment and Housing Law.

Key benefits afforded to the municipality include the ability to:

- Establish redevelopment as a public purpose, directing new public and private investment to the targeted area.
- Tailor redevelopment efforts to meet their specific and unique community needs.
- Maintain greater control over development through the adoption of a redevelopment plan.
- Implement specific development regulations to encourage and support redevelopment.
- Designate a redevelopment partner or partners to implement the redevelopment plan through contractual redevelopment agreements.
- Phase redevelopment over a period of years depending on the needs and available resources of the community.
- Offer tax abatements and exemptions to encourage redevelopment.
- Provide a variety of techniques to support and fund redevelopment efforts.
- Include parcels of any size extending redevelopment planning to current landowners to advance redevelopment.

Block	Lot	Location	Owner	Property Class	Zone	Year Built	Area (Sq. Ft.)
491	39.01	Rear Of 195 Leonardville	JCP&L %FE SERVICE TAX DEPT.	Commercial	R-O	1974	25,867.65
491	40.01	195 Leonardville Rd	BELFORD INV,LLC,%HOLLISTER CONST.SV	Commercial	R-O	1962	211,910.49
496	5	125 Leonardville Rd	HOME VET SERV INC/MBA/% RS IORIO	Commercial	B-1	1950	19,996.71
496	6.01	117 Leonardville Rd	WEBER, RENEE, TRUSTEE	Residential	B-1	1923	10,007.50
498	1	502 Garfield Ave	CHRIS BENEDETTO AT GARFIELD AVE LLC	Apartments	R-10	1961	14,677.71
498	2	514 Garfield Ave	MURRAY, MICHAEL	Residential	R-10	1943	4,209.73
499	1	99 Leonardville Rd	VINHER REALTY JUNCTION, LLC	Commercial	B-1	1950	39,606.01
499	2	877 Main St	GERILYN & DAVID 877-885 MAIN ST LLC	Commercial	B-1	1968	26,410.58
499	3	105 Leonardville Rd	DAVIDADAM, L.L.C.	Commercial	B-1	1950	10,212.56
499	4	113 Leonardville Rd	LOL GROUP,LLC	Commercial	B-1	1950	7,704.65
499	5	115 Leonardville Rd	BELFORD & HAZLET REAL ESTATE, LLC	Commercial	B-1	1981	4,847.98
500	1	429 Maple Dr	CAPATASTO, EDWARD	Residential	B-1	1971	17,761.44
500	10	902 Main St	DENNIS LENTZ REAL EST.HOLDINGS, LLC	Vacant	B-1		7,616.62
500	11	908 Main St	LABARCA, TED C.	Commercial	B-1	1971	4,208.34
500	12	908 Main St	LABARCA, TED C.	Commercial	B-1	1971	4,496.19
500	13	91 Leonardville Rd	SCOTTY'S AUTO REPAIR, INC	Commercial	B-1	0	8,126.66
500	14	81 Drift Rd	SCONZO, LORIANN & MINNIG, MATTHEW	Residential	B-1	1923	6,530.82
500	15	77 Drift Rd	MOORE, WILLIAM	Residential	B-1	1923	4,749.23
500	16	73 Drift Rd	LAPSLY, KENNETH	Residential	B-1	1933	4,106.07
500	17	Maple Dr	DENNIS LENTZ REAL EST HOLDINGS, LLC	Commercial	B-1	1956	13,933.95
500	2	425 Maple Dr	FARRANT, JAMES T. & SUSAN	Residential	B-1	1981	17,533.84
500	3	Maple Dr	CAMPBELLS JUNCTION, LLC	Vacant	B-1		3,584.76
500	4	419 Maple Dr	BRZUCKI, STANLEY J & GEORGEANNA	Residential	B-1	1977	11,996.89
500	5	90 Lenison Ave	KETCH,RICHARD J JR&MURATH,STEPHANIE	Residential	B-1	1958	6,350.28
500	6	868-884 Main St	CAMPBELLS JUNCTION, LLC	Commercial	B-1	0	28,010.64
500	7	886 Main St	YAM, SHEUNG WAH	Commercial	B-1	1957	4,754.78
500	8	888-890 & 892 Main St	CAMPBELLS JUNCTION, LLC	Commercial	B-1	1955	12,683.06
500	9	900-902-904 Main St	DENNIS LENTZ REAL EST.HOLDINGS, LLC	Commercial	B-1	1954	8,507.69
502	12	Greenfield Way	DRESSLER, WILLIAM JR & DOLORES M	Vacant	R-10	0	21,374.63
502	13	65 Leonardville Rd	DRESSLER, WILLIAM JR & DOLORES M	Commercial	B-1	1968	20,005.95
502	14	75 Leonardville Rd	MACARTHUR,EST J.% SOUTHLAND CORP.	Commercial	B-1	1966	16,167.80
502	15	79 Leonardville Rd	PORT ENTERPRISES PROPERTIES, LLC	Commercial	B-1	1942	5,000.40
502	16	83 Leonardville Rd	KEVERIO, LLC	Commercial	B-1	1966	11,249.53
502	2.01	45 Leonardville Rd	TWP OF MIDDLETOWN	Vacant	B-1/R-10	0	86,218.23*
502	8	55 Leonardville Rd	LENAPE ASSOCIATES, LLC	Commercial	B-1	1987	25,472.18
503	1	9 Leonardville Rd	M SQUARED INVESTMENTS LLC	Commercial	B-1	1890	7,142.16
503	2	9 Leonardville Rd	M SQUARED INVESTMENTS LLC	Commercial	B-1	1890	14,444.34
503	12	29 Leonardville Rd	MCMANUS, JAMES	Residential	B-1	1923	6,042.89
503	13	25 Leonardville Rd	BURKE, STEVEN	Residential	B-1	1908	10,134.70
503	3	13 Leonardville Rd	ST MARY'S CATHOLIC CHURCH	Church and Charitable	B-1	0	3,357.49
503	4	17 Leonardville Rd	17 LEONARDVILLE ROAD LLC	Residential	B-1	1918	7,391.22
503	5	21 Leonardville Rd	MICHAEL LANE REVOCABLE TRUST	Residential	B-1	1918	18,703.83
503	6	513 Church St	KEAN, JOHN & MEGAN	Residential	B-1	1923	5,260.65
503	7	511 Church St	SANTANILO, JILL M	Residential	B-1	1923	6,467.13
503	8	509 Church St	NEUMANN, DIANE	Residential	B-1	1995	10,421.83

Figure 3: Study Area Parcels. Downloaded from Monmouth County GIS. Property area based on GIS calculations.

Block	Lot	Location	Owner	Property Class	Zone	Year Built	Area (Sq. Ft.)
503	9	505 Church St	HARRISON, MICHAEL C	Residential	B-1	1997	6,951.14
524	100	5 Leonardville Rd	GAMACHE, ROBERT & JOY C.	Residential	R-O	1951	5,140.28
524	99	1 Leonardville Rd	BIRCHWOOD, INC	Residential	R-O	1909	62,829.22
646	1	104 Leonardville Rd	SWAGGER BARBER SHOP CORP.	Commercial	B-1	1920	2,500.69
646	17	74 Leonardville Rd	HAMPSHIRE BELFORD, LLC	Commercial	B-1	2000	59,550.41
646	18	62 Leonardville Rd	HAMPSHIRE BELFORD, LLC	Commercial	B-1	1964	23,643.15
646	2	106-110 Leonardville Rd	MERLINO, JACQUELINE	Commercial	B-1	1974	7,499.06
646	20	58 Leonardville Rd	PESKOE, ALFRED E	Commercial	B-1	1960	23,637.35
646	21	54 Leonardville Rd	MEGARUN GROUP CORP.	Commercial	B-1	1956	36,579.64
646	22	50 Leonardville Rd	D & E PROPERTIES, INC.	Commercial	B-1	1958	20,031.75
646	23	46 Leonardville Rd	MCTIGUE, JEFFREY	Commercial	B-1	1956	51,098.12
646	24	34 Leonardville Rd	OLOG, LLC % LARGE, JOS & BOOTH, A	Commercial	R-22	0	20,461.60
646	25	44 Leonardville Rd	JCP&L CO % FE SERVICE TAX DEPT	Commercial	B-1/R-22	0	17,858.18
646	26	42 Leonardville Rd	MCTIGUE, JEFFREY & GINA	Vacant	B-1	0	899.33
646	27	34 Leonardville Rd	OLOG, LLC % LARGE, JOS & BOOTH, A	Commercial	B-1	1956	16,327.06
646	29	18 Leonardville Rd	RBART, LLC	Commercial	R-O	1963	53,061.54
646	3	542 Garfield Ave	MARCELLE, VANESSA L&BULWITH, ERIC T	Residential	B-1	1935	9,996.77
646	30	14 Leonardville Rd	SRS PARTNERS, LLC	Commercial	R-O	2005	45,553.14
646	31	10 Leonardville Rd	VGJ REAL ESTATE, LLC	Commercial	R-O	1963	22,030.13
646	32	6 Leonardville Rd	BOYZES, LLC	Commercial	R-O	1950	17,682.69
646	4	550 Garfield Ave	CRONIN, LINDA S.	Residential	B-1	1979	4,998.28
646	5	121 Fairfield Ave	CAMPO, PHILIP A & MAUD	Residential	B-1	1990	14,059.99
646	6	113 Fairfield Ave	HALLERAN, JR. JOHN J. & ANNE S.	Residential	B-1	1989	14,059.70
646	7	98 Leonardville Rd	SHAH, KETAN	Commercial	B-1	2000	28,119.46
646	8.01	92 Leonardville Rd	WEC 98G-22 LLC % WALGREENS CO.	Commercial	B-1	1998	53,242.03

\*At the time the redevelopment investigation was authorized, this parcel included Block 502, Lots 1, 2, and 7, along with Block 503, Lots 10 and 11. It has since been consolidated.

## Redevelopment Procedure and Purpose of the Preliminary Investigation

The LRHL requires municipalities to undertake a multi-step process before they may lawfully exercise any redevelopment powers under the statute. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the County's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Committee. The required steps are illustrated in Figure 4 below.

The purpose of this preliminary investigation is to fulfill "Step 2" below and determine whether the existing conditions of the parcels identified as the study area exhibit substantial evidence of the statutory criteria necessary to affirm the area in need of redevelopment as established by the provisions of the LRHL.

Determining an area in need of redevelopment in accordance with this law enables the preparation and adoption of a plan for redevelopment which allows the Township greater control over the future purpose and arrangement of the land regulated by the plan.

Section 40A:12A-7 of the LRHL specifies the requisite components of a redevelopment plan, in addition to the process through which such a plan is prepared. A redevelopment plan, which may supersede the zoning of an area or serve as an overlay thereto, specifies the following:

- Relationship of the project area to local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market.
- An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
- Any significant relationship of the redevelopment plan to the Master Plan of contiguous municipalities, the Master Plan of the county, and the State Development and Redevelopment Plan.



Figure 4: Simplified timeline of redevelopment process under the LRHL.

- An inventory of all housing units affordable to low- and moderate-income households that are to be removed as a result of the implementation of the redevelopment plan.
- A plan for the provision of one comparable, affordable replacement housing unit for each affordable housing unit that is to be removed.
- Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This report and investigation are aimed only at determining whether the study area meets the statutory criteria to be identified as an Area in Need of Redevelopment and therefore does not contain any of the specific planning guidance contained in a redevelopment plan.

## Criteria for Redevelopment Area Determination

Where there exist, have existed and persist conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development resulting from forces which are unlikely to be corrected or ameliorated without public effort, the legislature has adopted the LRHL to aid local governments to help reverse these conditions. This statute was adopted by the legislature to empower local governments to "promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities" and to aide local governments in "promoting the physical development that will be most conducive to the social and economic improvement of the State and its several municipalities." ([NJSR 40A:12A-2a, b, c](#)).

The LRHL empowers a local government to declare an area in need of redevelopment, if after investigation, notice and hearing, it is determined that certain delineated conditions exist within the study area ([NJSR 40A:12A-5.a-h](#)). These standards have been clarified by the courts and changed in part through legislative action over the years, and are listed on the following page.

# “In Need of Redevelopment?”

*An area may be determined to be in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality concludes by resolution that any one of the following relevant conditions is found:*

## **“Deterioration”**

**a** The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

## **“Vacant and Abandoned Commercial and Industrial Buildings”**

**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 untenantable.

## **“Public and Vacant Land”**

**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.

## **“Obsolete Layout and Design”**

**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.

## **“Property Ownership and Title Issues”**

**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.

### **“Fire and Natural Disasters”**

**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.

### **“Urban Enterprise Zones”**

**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.

### **“Smart Growth Consistency”**

**h**

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

In addition to the above criteria, Section 3 of the LRHL, which defines the redevelopment area, allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the 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 in which they are a part.”

# Study Area Evaluation



## Study Approach

A detailed visit of each property, which included exterior evaluations of each property, was conducted on March 6, 2025. Colliers Engineering & Design staff were accompanied by Amy Citrano, Township Planner, and Patricia Dunkak, Township Sustainability Coordinator. Windshield survey follow up inspections were conducted where necessary. Photos from this site visit and follow up inspections are used throughout the report.

Additionally, this office examined Township reports, publicly-available state data, historic aerial photographs, and the Township's Zoning Code. Furthermore, tax records and other municipal documents were reviewed.

Colliers Engineering & Design requested the following information from the Township. Most of the information was provided, via OPRA request. Text in italics reflects the information received.

- Code (property, building, fire etc.) violations for the past five years.

*No data received from OPRA request. Township subsequently provided code violations for 25, 29, and 34 Leonardville on May 14, 2025.*

- Building permits issued within the past five years.

*Building permit data and well permitting data was received on January 21, 2025 via OPRA request.*

- Police records for the past five years.

*Police data from 2012 to the present was received on January 16, 2025.*

- Information on environmental contamination and health department reports/notices for the past five years.

*NJDEP notice data was received on January 21, 2025 via OPRA request.*

- Tax appeals filed over the past five years.

*A January 13, 2025 response to our OPRA request indicated that the following properties were subject to tax appeals:*

*Block 524, Lot 99 in 2024*

*Block 646, Lot 21 in 2019*

*Block 499, Lot 3 in 2019*

*Block 500, Lot 16 in 2022 and 2024*

- Information on unpaid taxes and tax liens related to the Study Area for the past five years.

*A January 10, 2025 response to our OPRA request notified us that no liens were on record with the Township and that all delinquent taxes were included in their December 18, 2024 tax sale.*

- Development approvals for the past five years.  
*Limited information was received, including a Verizon upgrade at 6 Leonardville Road on January 21, 2025, via OPRA request.*
- If any of the properties were damaged by Superstorm Sandy, any relevant documentation reflecting such damage and/or repairs.  
*No information received.*
- Vacancy records for subject properties.  
*No data received.*
- Any easement Information  
*An easements shapefile was sent by Patricia Dunkak on November 7, 2024.*

The following sections describe each property within the study area and the redevelopment criteria, if any, that each site meets.

## Area Overview

This section provides a general summary of the study area.

A site-by-site analysis of individual properties and how they are affected by the topics addressed in this section is included in the following chapter.

## Existing Land Use

The study area includes detached single family dwellings, commercial offices, retail stores, mixed-use buildings, vacant lands, apartment buildings, and numerous auto bodies, many of which appear to have been previously used as gas stations. A detailed description of the land use of each parcel in the study area can be found in the following chapter.

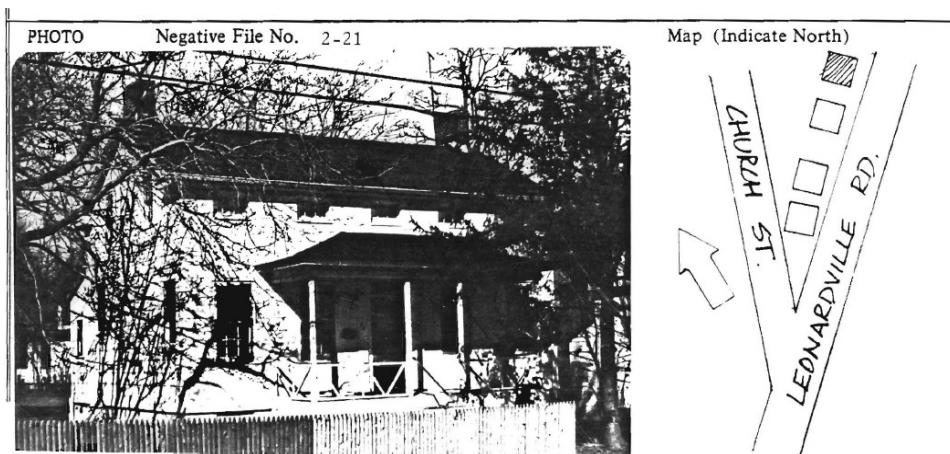


Figure 6: Identified historic house in the LUCY Map Viewer.

## Historic Data

### Historic Maps and Aerials

A comparison of aerial imagery from 1970 and 2025 shows that there have been very limited changes to the built environment of the Campbell's Junction study area.

### Historic Resources

A review of the New Jersey Historic Preservation Office's LUCY Map

Viewer identified one site, 34 Leonardville Road, as an identified individual site from a 1984 study; however, the picture of the circa 1860 dwelling shown in the report no longer appears to exist.<sup>2</sup> Worth noting, however, that the house appears to instead resemble the one that was located at 21 Leonardville before its demolition in 2011, and the key map in the report appears to suggest the same.

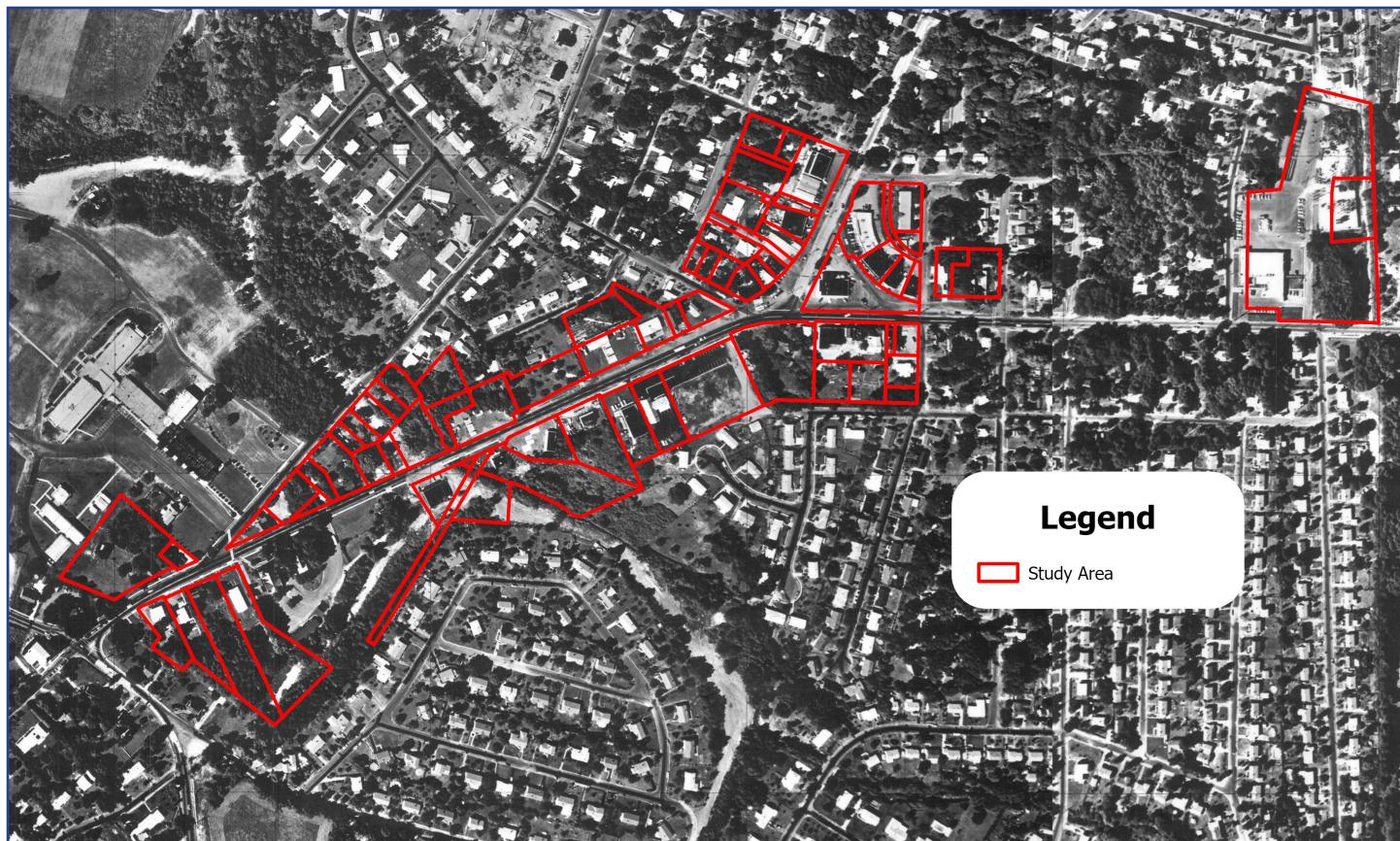


Figure 5: 1970 Aerial with study area boundaries approximated.

## Existing Zoning

There are four zoning classifications within the study area:

- R-O: Residence and Office Zone
- B-1: Business Zone
- R-22: Medium Density, Single-Family Residence Zone
- R-10: Medium Density, Single-Family Residence Zone

In general, the R-22 and R-10 zones permit detached single-family homes, agricultural operations, public facilities, and essential infrastructure, on 21,875 square foot and 10,000 square foot lots, respectively.

The R-O zone permits a variety of professional and business offices, agricultural operations, educational services, recreational services, public facilities and utility uses, detached single-family housing, and service organizations, on 10,000 square foot lots. The B-1 zone permits a greater variety of uses, including agricultural operations, business offices, retail and service operations, restaurants, entertainment, as well as detached single family residential uses, on 10,000 square foot lots. The bulk and use tables in the Township Zoning Code have been reproduced in **Appendix B**. The existing zoning designation for each property can be found in **Figure 3**.

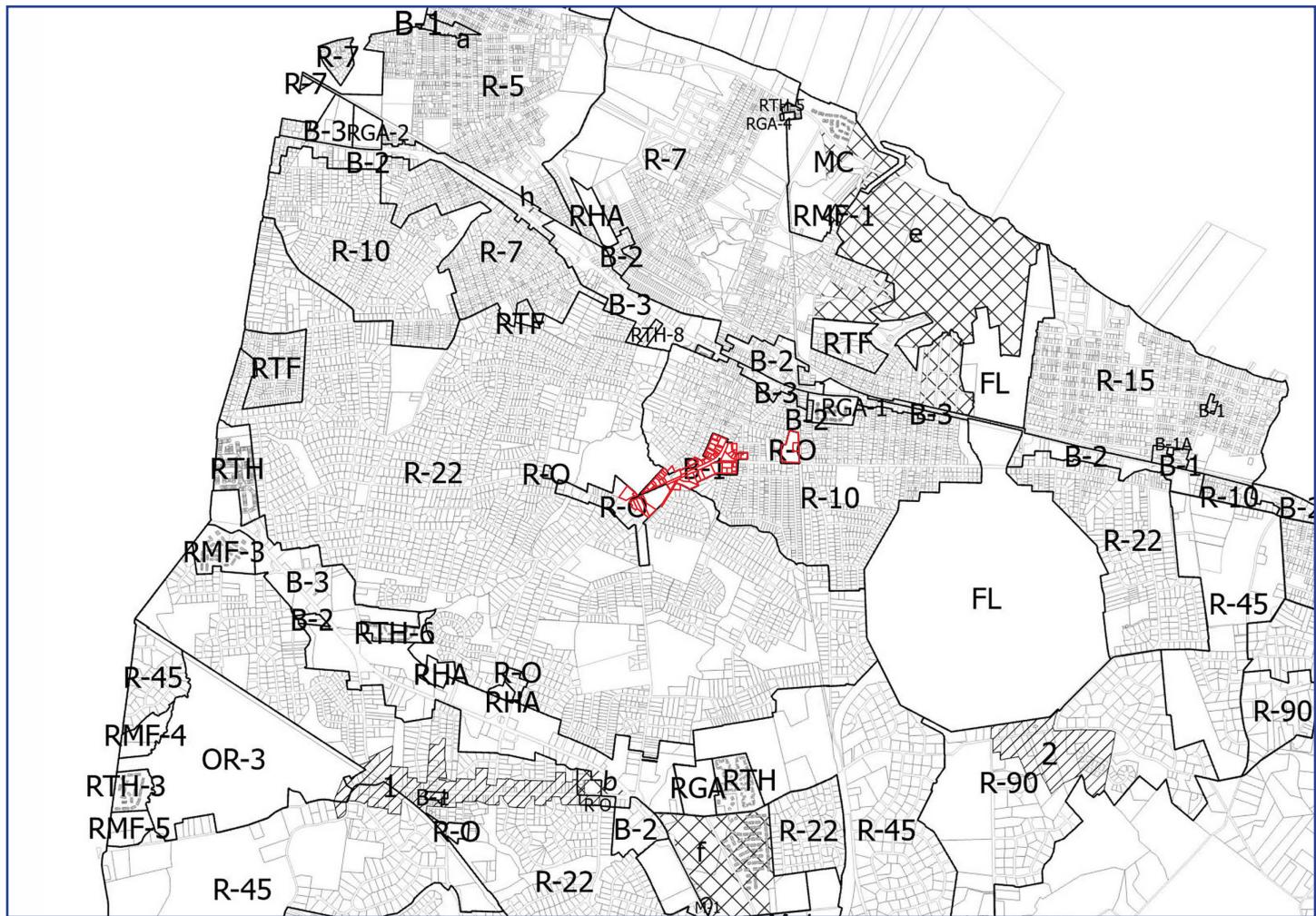


Figure 7: Excerpt of the Township's Zoning Map, with the study area boundaries approximated.

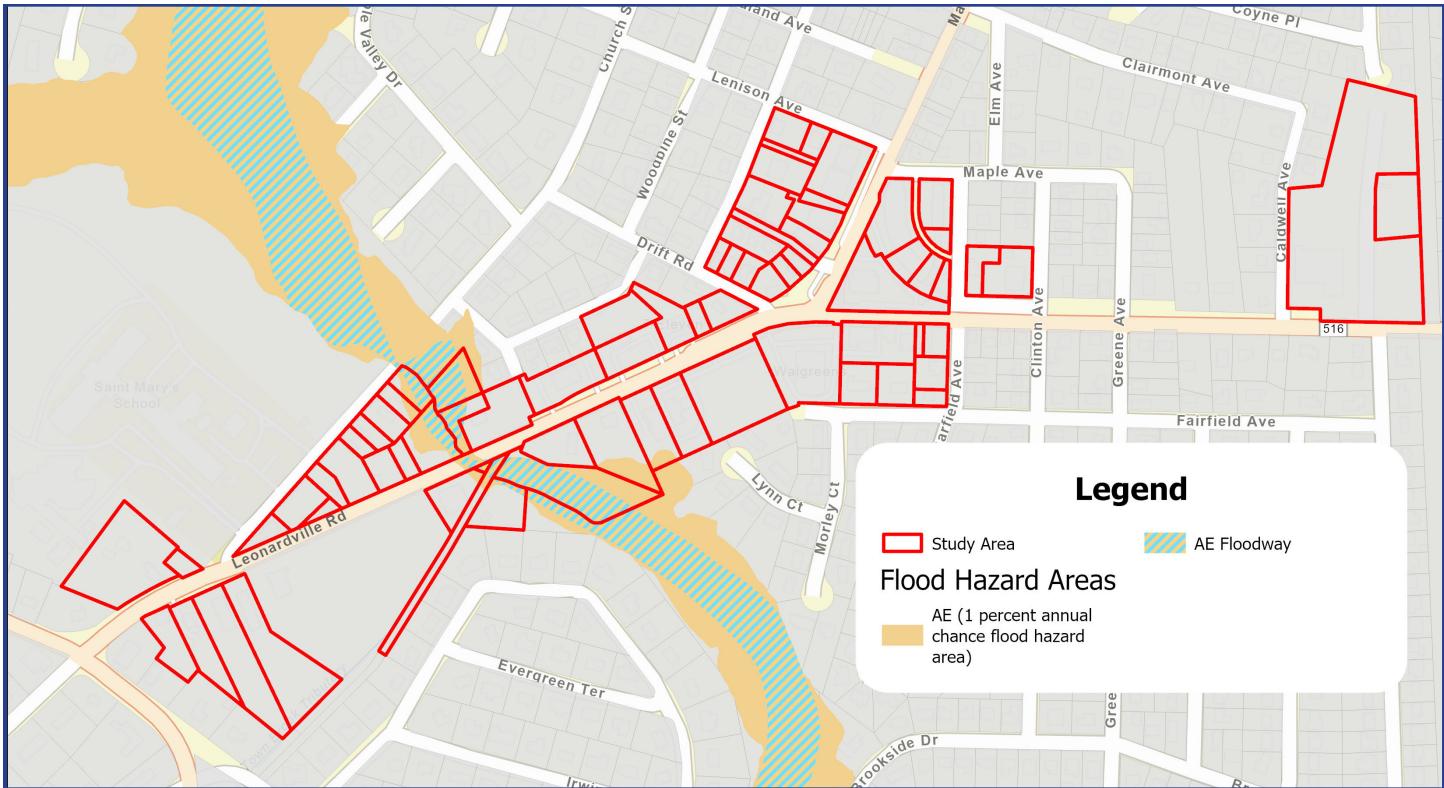


Figure 8: FEMA Flood Hazard Areas for the study area.

## Site Constraints

### Floodplains

As illustrated in **Figure 8**, the study area contains several properties located within the mapped AE (1 percent annual chance, or "100 year" floodplain) flood zone:

- Block 502, Lot 1\*
- Block 502, Lot 2\*
- Block 503, Lot 9\*
- Block 503, Lot 10\*
- Block 503, Lot 11\*
- Block 646, Lot 20
- Block 646, Lot 21
- Block 646, Lot 23\*
- Block 646, Lot 24\*
- Block 646, Lot 25\*
- Block 646, Lot 26\*
- Block 646, Lot 27\*

\*Also appears to contain portions of the floodway.

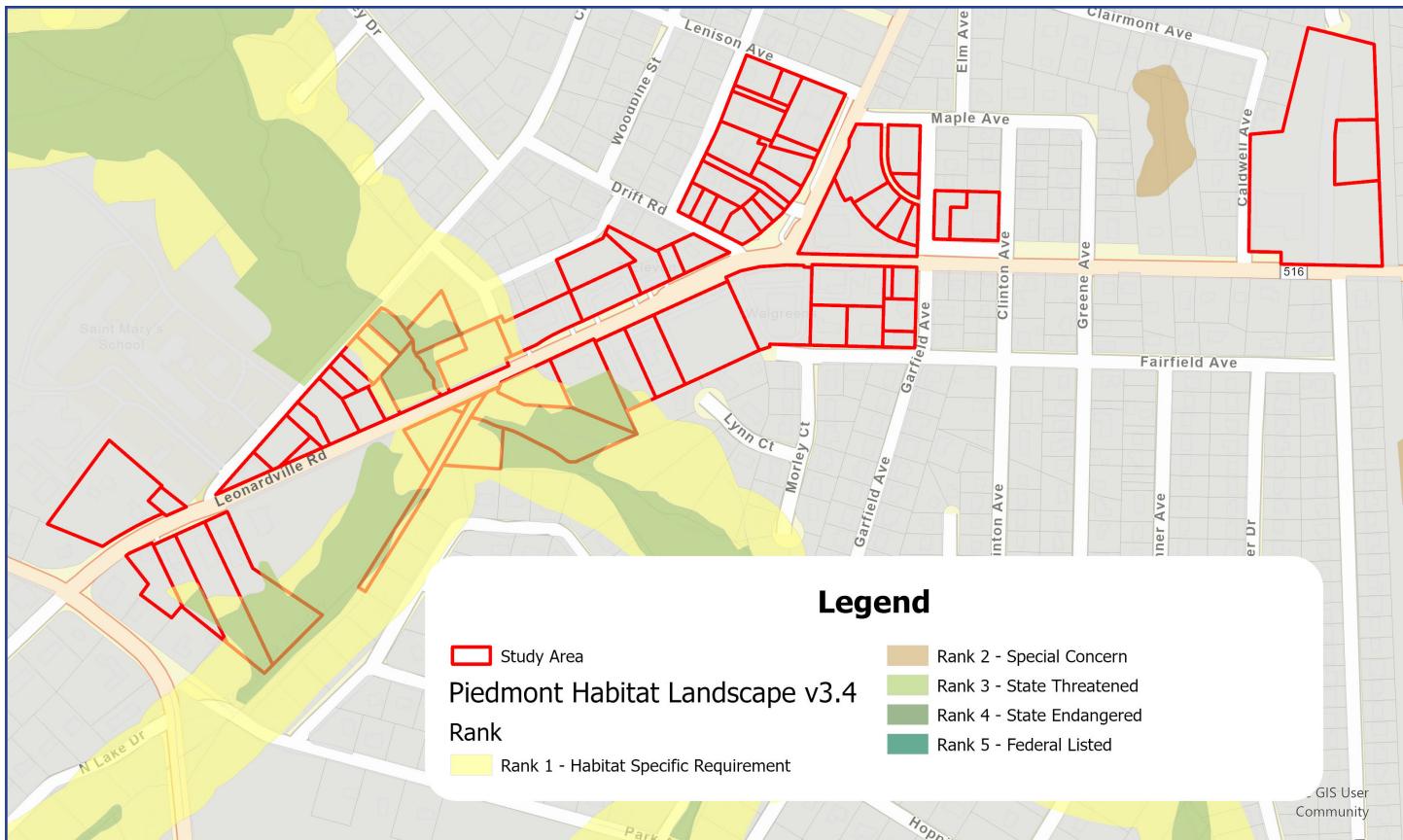


Figure 9: Species Habitat in the Study Area. Source: Landscape Project, Version 3.4.

## Species Habitat

Several parcels within the study area contain habitat for State threatened species, illustrated as "Rank 3" in **Figure 9**, and is based on data from New Jersey's Landscape Project, Version 3.4:

- Block 502, Lot 1
- Block 502, Lot 2
- Block 503, Lot 10
- Block 503, Lot 11
- Block 646, Lot 20
- Block 646, Lot 21
- Block 646, Lot 23
- Block 646, Lot 24
- Block 646, Lot 25
- Block 646, Lot 29
- Block 646, Lot 30
- Block 646, Lot 31

Figure 9 also designates additional areas within the study area as "Rank 1" is described as being "assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species...."<sup>3</sup> This includes:

- Block 502, Lot 1
- Block 502, Lot 2
- Block 502, Lot 7
- Block 502, Lot 8
- Block 503, Lot 8
- Block 503, Lot 9
- Block 503, Lot 10
- Block 503, Lot 11
- Block 503, Lot 12
- Block 646, Lot 20
- Block 646, Lot 21
- Block 646, Lot 22
- Block 646, Lot 23

- Block 646, Lot 24
- Block 646, Lot 25
- Block 646, Lot 26
- Block 646, Lot 27
- Block 646, Lot 29
- Block 646, Lot 30
- Block 646, Lot 31
- Block 646, Lot 32

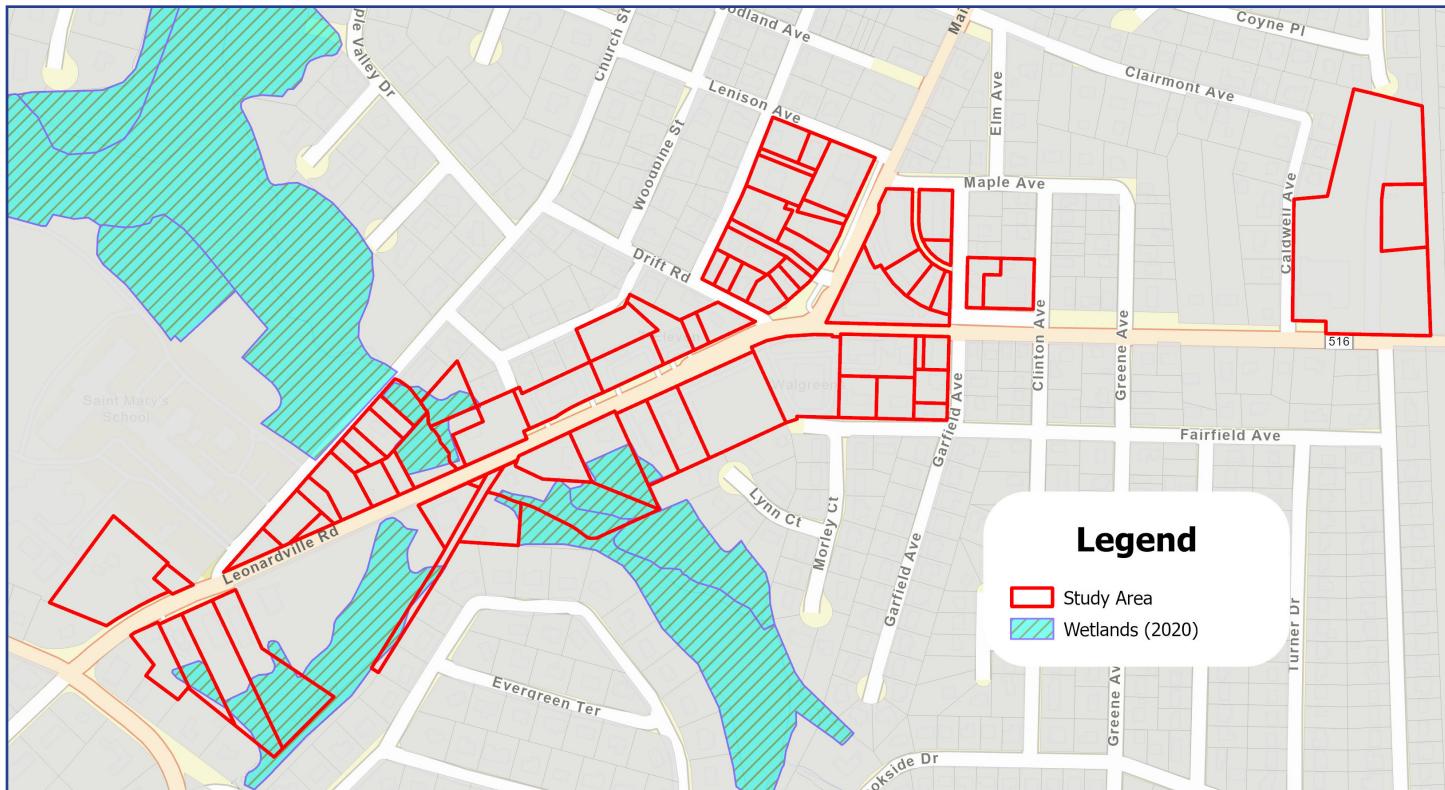


Figure 10: Wetlands

## Wetlands

A review of the New Jersey Department of Environmental Protection's GeoWeb mapping service suggests that the following properties contain wetlands:<sup>4</sup>

- Block 502, Lot 1
- Block 502, Lot 2
- Block 503, Lot 10
- Block 503, Lot 11
- Block 646, Lot 20
- Block 646, Lot 21
- Block 646, Lot 23
- Block 646, Lot 24
- Block 646, Lot 29
- Block 646, Lot 30
- Block 646, Lot 31
- Block 646, Lot 32

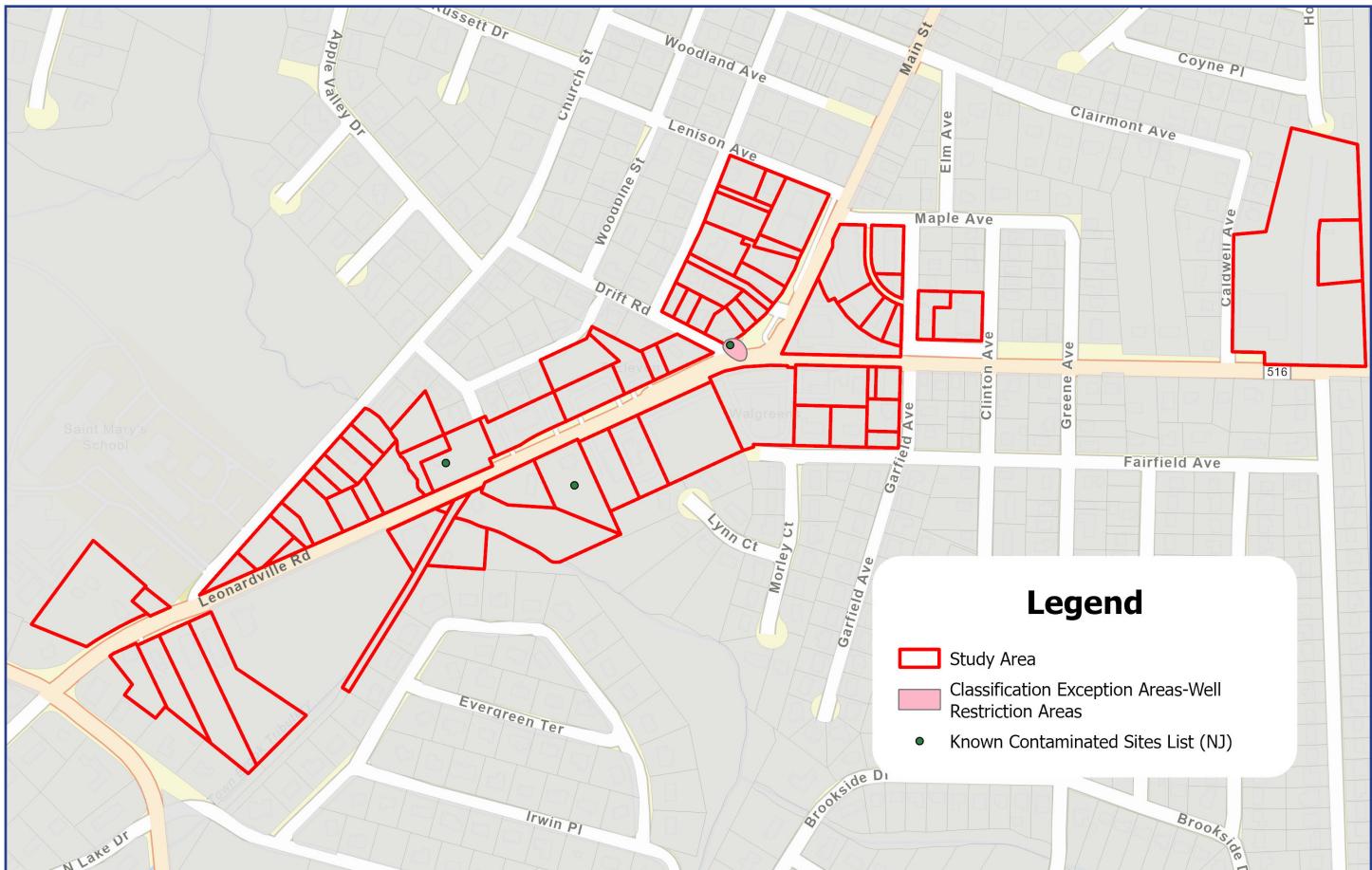


Figure 11: Known Contaminated Sites in the Study Area. Source: New Jersey Department of Environmental Protection.

## Known Contamination

A review of New Jersey's Known Contaminated Sites list<sup>53</sup> revealed that the study area contains three sites with known contamination. This includes Lot 7 of Block 502 (PI No. 011310; PI Name: Suburban Service P/V Inc.), Lot 21 of Block 646 (PI No. 032384; PI Name: Jersey Gas #032384), and Lot 13 of Block 500 (PI No. 001747; PI Name: Getty 56933). In the case of Lot 13, the site also contains a Classification Exception Area for VOCs, which it is noted as being contained on site, although it appears to extend into the right of way.

## Relationship to the Master Plan

This section evaluates the Master Plan designations for the study area. The Township is currently in the process of preparing a comprehensive update to its Master Plan, the last of which was adopted in 2004. An excerpt of the 2004 Future Land Use Plan map is illustrated in **Figure 12**. As illustrated in the map, the majority of parcels in the study area, particularly those along the Leonardville Road corridor, were designated for commercial use. At the eastern and western periphery of the study area, the parcels were designated for Residence Office. Worth noting that the parcels in Block 524 were also highlighted as part of the New Monmouth historic district. Finally, a few parcels were designated as "residential."

Interestingly enough, while study area parcels 5 and 6.01 of Block 496 are designated for residential use, the Master Plan specifically identified these two parcels for a proposed change, stating "Block 496, Lots 5 and 6.01--This tract is designated as "commercial" and should be zoned for commercial and/or mixed-use development. A residential land use designation is no longer appropriate at this location." (Page 13) The 2004 Land Use Plan, in its section on non-residential districts, also recommended study of "the former GPU/JCP&L facility on Leonardville Road in Belford" (page 15) for a potential redevelopment area.

Also worth noting that of the seven stated principles listed in the Master Plan, number six states: "Mixed use development should be encouraged in appropriate location, including neighborhood and village centers such as Belford (Campbell's

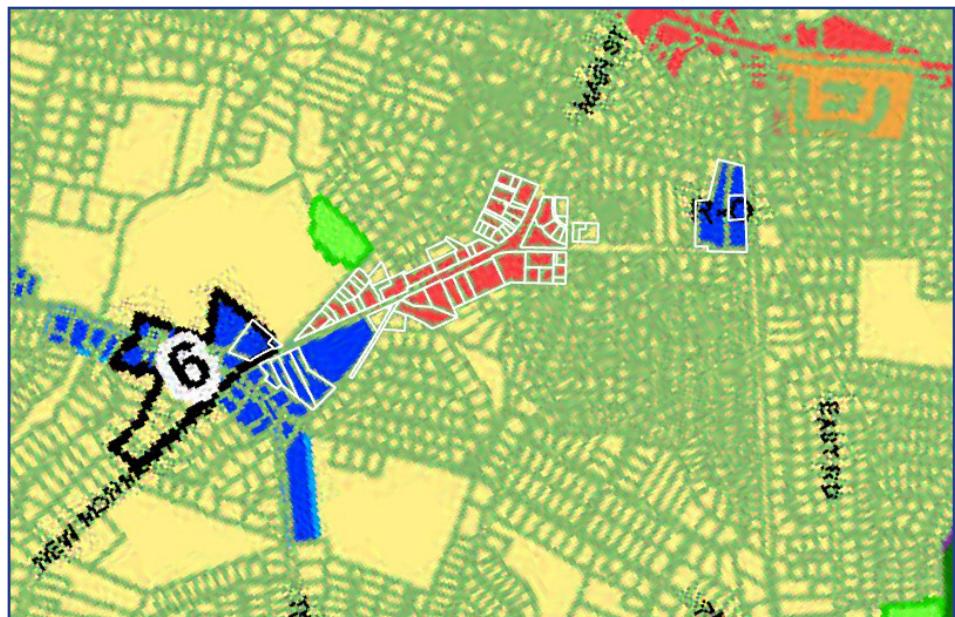


Figure 12: Excerpt from the 2004 Future Land Use Plan map with the study area boundaries approximated in white outline. The relevant designations shown in the map include: Blue--Residence Office; Pink--Commercial; Yellow--Residential; Black Outline--Historic Districts.

Junction), Lincroft Village, Leonardo, North Middletown and in certain state highway locations" (Page 3). This is further emphasized as one of the recommendations in the Land Use Plan, states, "Emphasis should continue on enhancing the Village concept and neighborhood commercial revitalization efforts[.] The Township should pursue grants, particularly "Smart Growth Grants" and possible "Village/Center" designation."(Page 14)

## Relationship to State Plans

This section evaluates the relationship between the proposed redevelopment designation and the State Plan and other relevant planning documents prepared by the State.

### 2001 State Development and Redevelopment Plan

The most recent State Plan was adopted in 2001. While other statewide plans and reports have been prepared since then, an adopted revision to the 2001 State Development and Redevelopment has yet to occur. The 2001 plan contains eight statewide goals, of which, four would be advanced by the potential designation and redevelopment plan for the study area.

- *Goal #1: Revitalize the State's Cities and Towns*
- *Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*
- *Goal #4: Protect the Environment, Prevent and Clean Up Pollution*
- *Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

The 2001 plan also includes a State Plan Policy Map to guide future growth into compact areas and to protect the environs of the State. This Map identifies a significant portion of the Township (including the entire study area) as Planning Area 1-Metropolitan Planning Area. The intent of this Planning Area 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 state later prepared a Smart Growth Areas Map to help implement the goals of the New

Jersey State Plan. Areas identified as "Smart Growth" areas, include Metropolitan and Suburban Planning Areas, Designated Centers, Meadowlands Smart Growth Areas, Pinelands Growth Areas, Villages and Towns. As a Metropolitan Planning Area, most of the Township is identified as a Smart Growth Area in this map. This map has been reproduced below.

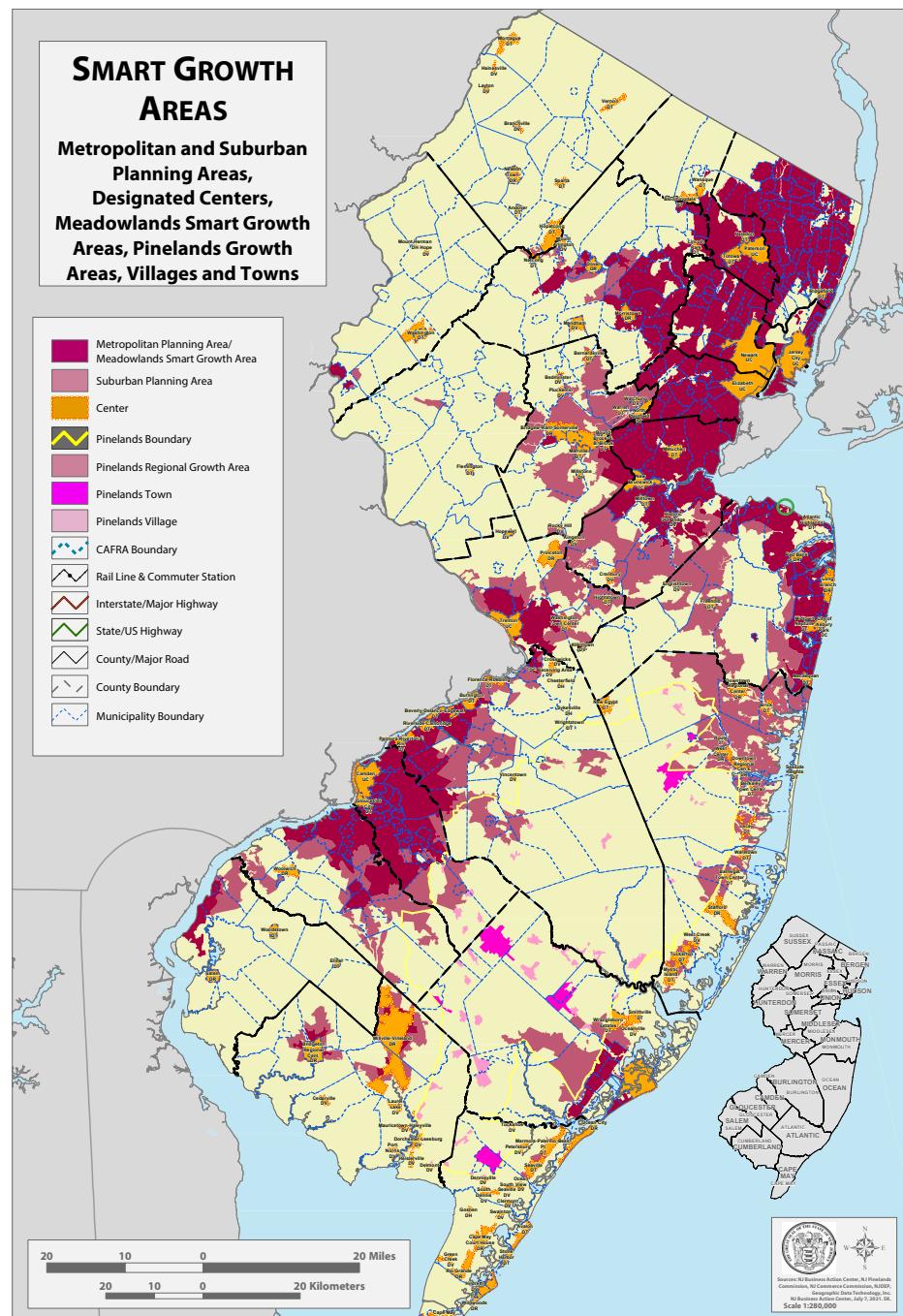


Figure 13: Smart Growth Areas Map, with the approximate study area circled in green.  
Source: New Jersey Department of State, Office of Planning Advocacy.



# Redevelopment Evaluation



## Block 491, Lots 40.01

### Street Address

195 Leonardville Rd

### Observations

Commercial facility that appears to be vacant. Upon reviewing aerial imagery, the building appears to have been vacated sometime between September 2020 and March 2021. The eastern parking lot located in the front appears to be in greater disrepair than the rest of the parking areas.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "b"*

As evident from the aerial imagery, the property appears to have been vacated sometime between September 2020 and March 2021, and has not been reoccupied since. This includes not just vehicles, but materials that appear to be stored in a fenced enclosure. Given that the period of time that this building has been vacant, it would qualify under the "b" criterion.



Figure 14: Aerial Imagery showing Lots 39.01 and 40.01. Image Source: Nearmap, October 20, 2024.



Figure 15: Aerial Imagery from September 2020 (left) and March 2021 (right).

## Block 491, Lots 39.01

### Street Address

Rear of 195 Leonardville Rd

### Observations

Utility substation which still appears to be in operation. The property is landlocked, surrounded on three sides by Lot 40.01 and a utility right-of-way to the east. Access onto the property appears to be via a private right-of-way, shown on street maps as "Van Nostrand Place."

### Conformance with Applicable Redevelopment Criteria

### Section 3

The property itself does not appear to exhibit conditions that would meet the redevelopment criteria; however, it should be included in order to ensure that any redevelopment of Lot 40.01 provides coordinated access to Lot 39.01.



Figure 16: Substation at Lot 39.01



Figure 17: Aerial Imagery showing Lots 5 and 6.01. Image Source: Nearmap, October 20, 2024.

## Block 496, Lot 5

### Street Address

125 Leonardville Rd

### Observations

The property is currently used as a veterinarian's office. The property is corner lot, with secondary frontage along Clinton Avenue. Its primary frontage is somewhat unique; while technically being Leonardville Road, the building immediately abuts a separated section, which effectively serves as a service route to Leonardville Road, as it is separated from the main road by a grass strip and road barrier. Immediately adjacent, along the southwest corner of the property, is a NJ Transit bus shelter. While the veterinarian office appears to be older construction, its exterior does not exhibit any visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.

## Block 496, Lot 6.01

### Street Address

117 Leonardville Rd

### Observations

The property is an "L" shaped property with frontage along Garfield Avenue and the previously-referenced secondary Leonardville Road. The property contains a residential structure, which tax records indicate was built in 1923. At the time of the site visit, the property appeared to contain trucks and trailers stored on the driveway, however, no visible deterioration to the structure was observed.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 18: Imagery of the building from Broadway.



Figure 19: Aerial Imagery showing Lots 1 and 2 (from left to right). Image Source: Nearmap, October 20, 2024.

## Block 498, Lot 1

### Street Address

502 Garfield Ave

### Observations

The property contains a 12-unit garden apartment building, which was constructed in 1961. The property fronts along Garfield Avenue, while its side yard abuts Maple Avenue, and its rear yard abuts the alley separating Block 498 from Block 499, shown as Midway Drive in the tax maps. External observations suggest that the building is in good condition, with no visible deterioration noted.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 20: The garden apartment structure on Lot 1

## Block 498, Lot 2

### Street Address

514 Garfield Ave

### Observations

The property contains a single family residence on a triangular-shaped lot, with its rear yard abutting the Midway Drive alley separating Block 498 from Block 499. No noticeable exterior deterioration was observed. Tax records indicate that the dwelling was constructed in 1943.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 21: The residential structure on Lot 2



Figure 22: Aerial Imagery showing Lots 1-5. Image Source: Nearmap, October 20, 2024

## Block 499, Lot 1

### Street Address

99 Leonardville Rd

### Observations

The single-story building contains several commercial tenants, including a Dunkin', a pizza place, and a laundromat. The lot is semi-triangular, with frontage along both Main Street and Leonardville Road. Additionally, a small portion of the lot abuts the secondary Leonardville Road, which then extends into Lot 1 as a driveway. This driveway effectively provides frontage to adjacent lots 3, 4, and 5. The property also interconnects to Lot 2, effectively sharing driveways and parking areas. Overcrowding conditions were observed in that dumpsters for the property were located in numerous locations, all unenclosed, including the parking area, adjacent to the sidewalk. Reviewing Google Street View images of these dumpsters over the years shows that sometimes these dumpsters are stored within the driveway apron, and other times on the sidewalk itself.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

As noted above and evident from the site observation and the aerial imagery, the property shows signs of overcrowding conditions. The property is providing parking and access to neighboring properties, while it cannot effectively centralize and enclose its own refuse containers. Hazardous conditions include the storage of dumpsters on the sidewalk and the driveway apron. In addition, police records also show that two calls to the site included motor vehicle accidents.

### Section 3

The property also could be considered under Section 3, given its interconnected nature to the adjacent properties would be necessary for the redevelopment of the whole block.



Figure 23: Photo illustrating the rear of the structure on Lot 1, including its unorganized storage of dumpsters.

## Block 499, Lot 2

### Street Address

877 Main Street

### Observations

The property contains a 2.5 story mixed-use building, containing multiple commercial tenant spaces on the ground floor, one of which was vacant at the time of the site visit, and residential units on the upper floors. The vacant commercial unit appears to have been so for some time, as evident from Google Street View imagery from 2021 to 2024. The lot is oddly shaped, with its rear yard abutting the Midway Drive alley that separates Block 499 from Block 498, its side yard abutting Maple Avenue, a portion of the front yard abutting Main Street, and another portion of the front yard abutting the interior driveway system shared with Lot 1. The rear alleyway appears to be used for additional parking to the building, along with a partially enclosed trash enclosure. The side yard, adjacent to Maple Avenue, showed signs of neglect, as erosion of mulch was significant enough to show the underlying plant barriers.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

Similar to Lot 1 (and all the other lots within this block), overcrowding conditions exist on the site, as parking and circulation to each lot is interconnected in an odd arrangement. Dumpsters along Midway Drive were

observed outside of their enclosure and located on both sides of the alley, encroaching onto neighboring Lot 1 of Block 498. Police records show motor vehicle accidents at the site in 2012, 2013, 2015, 2017, and 2022. The property also appears to have a grading issue along the northern property line, as the mulching has washed off of the landscaping and into Midway Drive.



Figure 24: Photo illustrating the side of the building and mulch erosion.



Figure 25: Photo illustrating the unenclosed, unorganized dumpsters on both sides of Midway Drive. Photo taken during March 27, 2025 follow up visit.

### Section 3

The property also could be considered under Section 3, given its interconnected nature to the adjacent properties would be necessary for the redevelopment of the whole block.

## Block 499, Lot 3

### Street Address

105 Leonardville Rd

### Observations

The property contains a single-story, multi-tenant commercial building. Based on the tax maps, the property has street frontage only along the rear 1-way alley, known as Midway Drive. The building is oriented in the opposite direction, however, facing the parking and circulation network located on adjacent Lot 1. While Lot 3 appears to contain several parking spaces in this area, access to them is only possible through Lot 1. The frontage along Midway Drive shows signs of overcrowding, with sheds, vehicles, and dumpsters being stored in an unorganized fashion.



Figure 26: Photo illustrating the front of the structure, including the unseparated sidewalk and parking lot.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

Similar to Lot 1 (and all the other lots within this block), overcrowding conditions exist on the site, as parking and circulation to each lot is interconnected in an odd arrangement. Police records show motor vehicle accidents at the site in 2019 and 2020. The disorganized conditions in the rear create a haphazard arrangement that interferes with the effective circulation and use of the property. An additional hazard observed is that the curbing that separates the parking spaces from the sidewalk is depressed, with no parking blocks or bollards to protect pedestrians or the businesses from the vehicles.

### Section 3

The property also could be considered under Section 3, given its interconnected nature to the adjacent properties would be necessary for the redevelopment of the whole block.

## Block 499, Lot 4

### Street Address

113 Leonardville Rd

### Observations

The property contains a single-story commercial structure with one tenant. The front of the structure does not show signs of visible deterioration, however, the rear of the structure shows a window covered with plywood. What appears to be another window or a vent is also partially covered with plywood. Similar to adjacent Lot 3, the property has street access only to the rear, along the one-way alley known as Midway Drive, while the front of the building faces adjacent Lot 1. While Lot 4 appears to contain several parking spaces in this area, access to them is only possible through Lot 1. The rear of the property is disorganized, containing unenclosed dumpsters, and a truck trailer that appears to be used as accessory storage, as it does not appear to have been moved in a long period of time. This is evident by the tires appearing to be sinking into the ground, along with overgrown vegetation around the trailer.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

Similar to Lot 1 (and all the other lots within this block), overcrowding conditions exist on the site, as parking and circulation to each lot is interconnected in an odd arrangement. Police records show motor vehicle accidents at the site in 2015, 2016, 2018, 2019, two in 2021, and two in 2024. The disorganized conditions in the rear create a haphazard arrangement that interferes with the effective circulation and use of the property.

### Section 3

The property also could be considered under Section 3, given its interconnected nature to the adjacent properties would be necessary for the redevelopment of the whole block.



Figure 27: Photo illustrating the rear of the structure on Lot 5 (left) and Lot 4 (right), including the unenclosed dumpsters and trailer storage

## Block 499, Lot 5

### Street Address

115 Leonardville Rd

### Observations

The property contains a single-story commercial structure with one tenant. The front of the structure does not show signs of visible deterioration. While this property has street frontage along Garfield Avenue and the one-way alley known as Midway Drive, the front of the building faces adjacent Lot 1. The Garfield Avenue side of the building is used as an informal-- unsigned-- bus stop by NJ Transit. While Lot 5 appears to contain several off-street parking spaces in front of the building, access to them is possible through Lot 1 and the secondary Leonardville Road. The rear of the property is disorganized, containing unenclosed dumpsters and construction debris.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

Similar to Lot 1 (and all the other lots within this block), overcrowding conditions exist on the site, as parking and circulation to each lot is interconnected in an odd arrangement. The disorganized conditions in the rear create a haphazard arrangement that interferes with the effective circulation and use of the property.

### Section 3

The property also could be considered under Section 3, given its interconnected nature to the adjacent properties would be necessary for the redevelopment of the whole block.



Figure 28: Photo illustrating the front of the structure as it faces Lot 1. The unofficial bus stop is located along the sidewalk on the right side of the building.



Figure 29: Aerial Imagery showing Block 500. Image Source: Nearmap, October 20, 2024.

## Block 500, Lot 1

### Street Address

429 Maple Drive

### Observations

The property contains a single family residence with frontage on Maple Drive. It also contains frontage along the linear Lot 10, which is used as a driveway and parking area for Lots 9 and 17. Tax records indicate that the dwelling was constructed in 1971.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 30: Photo illustrating the dwelling on Lot 1

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## Block 500, Lot 2

### Street Address

425 Maple Drive

### Observations

The property contains a single family residence with frontage on Maple Drive. The property fence appears to extend into, and include, the adjacent linear Lot 3, which tax records show is under different ownership.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 31: Photo illustrating the dwelling on Lot 2

## Block 500, Lot 3, 6, 8

### Street Address

Maple Drive (Lot 3)  
868-884 Main Street (Lot 6)  
888-890 & 892 Street (Lot 8)

### Observations

All three properties are in common ownership. Lot 3 is a linear lot located along Maple Drive. It is currently vacant, although, as noted in the previous entry, it appears to be used by the owner of Lot 2, as it is enclosed by their property fence. Lot 6 contains two mixed-use buildings, and Lot 8 contains another mixed-use building. The buildings on Lot 6 and Lot 8 are separated by a separately owned Lot 7 (discussed in a subsequent entry). Lot 6 is a corner lot, with frontage along Lenison Avenue and Main Street. Lot 8 contains frontage along Main Street. The lot is oddly shaped. At the time of the site visit, 2 of the three first floor commercial tenants were vacant, however, no data is available to show the length of these vacancies.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "c"

Lot 3 is a roughly 20 by 180 foot linear lot. With the exception of the fence from Lot 2, it is vacant and does not appear to have been developed. Aerial imagery from 2014 suggests the use of the property is similar to what exists today. The odd dimensions and small size of the lot suggest that it would not be developed.

#### Criterion "d"

Lots 6 and 8 would qualify under the "d" criterion given the overcrowding conditions observed on site. While the buildings are well-kept, accommodation of the parking and front yard circulation extend into the Main Street right-of-way. Similar to what was observed at Block 496 with the "secondary" Leonardville Road, this section of Main Street includes the street itself, a curbed sidewalk, and then the majority of the entrance driveway to Lots 6 and 8. This "secondary" section of Main Street appears to be used for internal circulation of Lots 6 and 8 (as well as Lot 7), along with off-street parking. Police records show numerous motor vehicle accidents associated with Lot 6, including accidents in 2024 (2 accidents), 2023, 2020 (3 accidents), 2019, 2017, 2014, and 2013. One accident was associated with Lot 8.



Figures 32-34, from top to bottom: Photo of Vacant Lot 3 and the fence enclosure (top). Photo of the two buildings on Lot 6 with the two "sections" of main street shown (middle). Photo of the building on Lot 8 (bottom).

## Block 500, Lot 4

### Street Address

419 Maple Drive

### Observations

The property contains a single family residence located at the corner of Maple Drive and Lenison Avenue.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 35: Photo illustrating the dwelling on Lot 4.

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## Block 500, Lot 5

### Street Address

90 Lenison Avenue

### Observations

The property contains a single family residence located on Lenison Avenue. Tax records indicate that it was constructed in 1958.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 36: Photo illustrating the dwelling on Lot 5.

## Block 500, Lot 7

### *Street Address*

886 Main Street

### *Observations*

The property contains a two story mixed-use building on a 4,754 square foot lot. Lot 7 is sandwiched between Lots 6 and 8, as noted earlier in this report, with two very narrow pedestrian alleyways separating the buildings on each side.

### **Conformance with Applicable Redevelopment Criteria**

#### *Criterion "d"*

Similar to Lots 6 and 8, Lot 7 would qualify under the "d" criterion given the overcrowding conditions observed on site. While the building is well-kept, accommodation of the parking and front yard circulation extend into the Main Street right-of-way, with the "secondary" section of Main Street appears to be used for internal circulation of Lot 7 along with off-street parking.

### **Section 3**

In addition, Lot 7 would qualify under Section 3, as its inclusion would be necessary to effectuate any redevelopment of adjacent Lots 6 and 8.



Figure 37: Photo illustrating the building on Lot 7. The image also shows one of the two narrow alleyways along each side of the building and the adjacent buildings on the neighboring lots.

## Block 500, Lot 9, 10, 17

### Street Address

900-902-904 Main Street (Lot 9)  
902 Main Street (Lot 10)  
Maple Drive (Lot 17)

### Observations

All three properties are held in common ownership. Lot 9 contains a one-story commercial building occupied by an auto body and a barbershop. Lot 10 is a linear lot, measuring 25 feet wide by approximately 295 feet in length. Tax maps show that the property is subject to a 25 foot sewer easement, along with a 15 foot easement adjacent to Lot 11. Lot 9 appears to be entirely paved and serves as a private right-of-way connecting Main Street to Maple Drive, property frontage for Lot 17, and a storage yard for the auto body. Lot 17 contains two single-story single family dwellings, and an additional garage used by the auto body on Lot 9. The two dwellings are oriented toward Lot 10, rather than Maple Drive, essentially making Lot 17 a corner lot. Tax records suggest both residential dwellings were constructed in 1956.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

Overcrowding conditions exist on site. Vehicles stored for the auto body use are not enclosed or otherwise buffered from adjacent uses. As evident from the photos and the aerial imagery, the parking and storage of vehicles does not appear to be organized, with parts and vehicles stored between dumpsters. The haphazard storage creates potential safety and access issues. The absence of enclosures creates potential for criminal behavior.

Lot 10 serves as a driveway for the auto body and residential dwellings, but it also serves as a storage area. Police records show that the property has been subject to several parking violations (2 in 2016 and 2 in 2015), along with a motor vehicle accident in 2015. At the time of the site visit, the property owner mentioned that the garage building on Lot 17 could not be fully utilized as its height was too low to utilize the

lifts correctly. The parking and storage of vehicles in front of Lot 9 appears to extend off the property and well into the Main Street right-of-way. Aerial imagery shows that the paved area behind the building on Lot 9 extends into the area of Lot 1 as well. Police data suggest that 900 Main Street was the site of motor vehicle accidents in 2013 and 2023. Aerial imagery of Lot 17 shows that the side yard of one of the residential dwellings appears to be used for additional storage area for the garage.



Figure 38: Photo illustrating the vehicle, materials, and refuse storage behind the structure on Lot 9.



Figure 39: Photo illustrating a portion of Lot 10 (foreground), with the auto body garage and storage of Lot 17 also shown. The lawn area adjacent to the vehicle storage area is associated with one of the two dwellings located on Lot 17.



Figure 40: Photo illustrating a portion of Lot 10 (foreground), with the two single family dwellings on Lot 17.

### Section 3

In addition, each of the properties would qualify under Section 3, as their inclusion would be necessary to effectuate any redevelopment of the other lots. Lot 10 serves as the property frontage and roadway access for the two dwellings and garage structure on Lot 17, and any redevelopment of the other two lots would directly impact Lot 17. Similarly, the garage bays on Lot 9 open to Lot 10, meaning any redevelopment of Lot 10 would require adjustment to the layout and design of Lot 9.



Figure 42: Photo illustrating vehicles stored on Lot 10 and a portion of Lot 1, with the building on Lot 9 visible to the rear.



Figure 41: Photo illustrating the front of the auto body and barbershop on Lot 9.

## Block 500, Lot 11, 12

### Street Address

908 Main Street  
898 Main Street

### Observations

Both properties are held in common ownership. Lot 11 contains a single-story structure, used as a bar and restaurant. The adjacent Lot 12 is vacant, and is used as an outdoor seating and gathering area associated with the restaurant and bar. As illustrated in the aerial imagery and site visit photos, the parking lot, located in the front of the two lots, extends 50-70 feet into the Main Street right-of-way. Lot 11 is essentially a corner lot, given the use of adjacent linear lot 10.



Figure 43: Photo illustrating the parking area of Lots 11 and 12 in the foreground, which extends far into the Main Road right-of-way.



Figure 44: Photo illustrating the front of the building on Lot 11.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

As noted, the existing use cannot be contained on the property itself, and extends far into the public right-of-way. The overcrowding conditions here create a further danger to the public given the existing use, as police records from the past 10 years illustrate numerous cases of violence, motor vehicle accidents, disorderly behavior, motor vehicle stops, and driving under the influence.

## Block 500, Lot 13

### Street Address

91 Leonardville Road

### Observations

The property contains a single story commercial building used as an auto body. Google Street View imagery shows that the property was previously used as a gas station until around 2008. As noted in a previous section, this historic use on the property appears to be tied to the presence of known contamination. The property is a corner lot, with its side yard abutting Drift Road, and its front yard at the junction of Main Road and Leonardville Road.



Figure 45: Photo illustrating the side of the building along the Drift Road frontage, and outdoor maintenance activities.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

Similar to other properties in the area, overcrowding conditions exist on account of the oversized right-of-way. In this instance, the aerial imagery suggests that the building itself encroaches into the right-of-way, with the parking area extending almost 70 feet into the right-of-way. The contamination associated with the former gas station includes a Classification Exception Area (CEA)<sup>6</sup> that appears to be located within the right-of-way. Similar to other auto bodies in the study area, the storage of vehicles appears to be haphazard, with vehicles stored in front of the building and into the right-of-way. The building itself is unable to accommodate all maintenance activities, as vehicles undergoing maintenance were observed outside of the building. Other hazards on the property were evident through a review of police records, which included a parking violation in 2019, and numerous motor vehicle accidents (2023, 2021, 2020-2; and 2012). Moreover, the storage of vehicles and equipment presents an invitation for criminal behavior.



Figure 46: Photo illustrating the overcrowding conditions of vehicle storage in the right-of-way.

## Block 500, Lot 14

### Street Address

81 Drift Road

### Observations

The property contains a single family residence with frontage on Drift Road. Tax records indicate that the dwelling was constructed in 1923. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 47: Photo illustrating the front of the dwelling on Lot 14.

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## Block 500, Lot 15

### Street Address

77 Drift Road

### Observations

The property contains a single family residence with frontage on Drift Road. Tax records indicate that the dwelling was constructed in 1923. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 48: Photo illustrating the front of the dwelling on Lot 15.

## Block 500, Lot 16

### *Street Address*

73 Drift Road

### *Observations*

The property contains a single family residence with frontage on Drift Road and secondary frontage on Maple Drive. Tax records indicate that the dwelling was constructed in 1933. The front exterior of the structure does not exhibit signs of visible deterioration.

### **Conformance with Applicable Redevelopment Criteria**

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 49: Photo illustrating the front of the dwelling on Lot 16.



Figure 50: Aerial Imagery showing Block 502, with Lots 10 and 11 of Block 503 also identified. Image Source: Nearmap, October 20, 2024.

## **Block 502, Lot 1-2, 7; Block 503, Lots 10-11 (Also known as Block 502, Lot 2.01)**

### *Street Address*

45 Leonardville Road

### *Observations*

At the time of the site visit, the site was under construction as part of a municipally-sponsored veterans housing project. At the time that the redevelopment investigation was authorized, the property was identified as 5 separate lots, which have since been consolidated into a single Lot 2.01, currently owned by the Township.

As noted in the previous section to this report, the property contains several environmental constraints, including a floodplain, species habitat, wetlands, and a known contaminated site. Presumably, these constraints were addressed when the recent development was approved.



Figure 51: Photo illustrating the construction underway on Lot 2.01.

### **Conformance with Applicable Redevelopment Criteria**

As this site was recently approved for development with development underway, the property does not exhibit conditions which would meet the conditions for redevelopment.

## Block 502, Lot 8

### Street Address

45 Leonardville Road

### Observations

The property contains a 2 story, multi-tenant commercial office building on Leonardville Road. The front exterior of the structure and property do not exhibit signs of visible deterioration. Records from the Township suggest that one of the units has been vacant since 2022.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 52: Photo illustrating the building on Lot 8.

## Block 502, Lot 12, 13

### Street Address

Greenfield Way (Lot 12)  
65 Leonardville Road (Lot 13)

### Observations

Both properties are held in common ownership. Lot 12 is mostly vacant and has frontage on the residential Greenfield Way, while Lot 13 is developed with a 1 story automobile service center. The facility appears to have previously been a gas station/automobile service center. Google Street View imagery shows that the gas station was at the site in 2009, but removed by 2013. Aerial imagery suggests that the building on Lot 13 encroaches into Lot 12. Virtually the entire portion of Lot 13 is paved and used for the parking and storage of automobiles, including the storage of UHaul vehicles. The property also contained an unenclosed dumpster and other equipment. The site visit was conducted a day after a rain event, and drainage issues in the parking area were observed (Figure 54). Lines on the site designating spaces for parking have mostly faded, resulting in an unorganized parking pattern. While the site was previously used as a gas station, records suggest that there was previously a CEA associated with contamination, which was later lifted in 2021.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

The unsecured storage of construction equipment and materials presents an invitation for criminal behavior. Police records included 3 incidents of theft (2013 and 2019-2), along with 2 abandoned vehicles in 2018. The property has undefined parking and circulation, and the entire property frontage serves as a continuous curb cut onto Leonardville Road, which creates a hazard for vehicles entering and exiting onto the road. The rear of the property, particularly along the fence contained litter, and there were drainage issues observed with the parking lot.



Figure 53: Photo illustrating the building on Lot 13, along with the unenclosed storage of vehicles, equipment, and dumpster.



Figure 54: Photo illustrating the parking lot and drainage issues.



Figure 55: Photo illustrating the rear property fence and storage of rental vehicles.

## Block 502, Lot 14

### Street Address

75 Leonardville Road

### Observations

The property itself is oddly shaped, with its primary frontage along Leonardville Road, but a secondary frontage along Greenfield Way. The semi-triangular rear portion of the property that abuts Greenfield Way appears to be vacant and undeveloped, while the rectangular front portion of the property contains a single-story structure used as a 7-Eleven convenience store, which tax records indicate was constructed in 1966. Police records relating to the site include issues relating to theft, disorderly conduct, fights, etc. Motor vehicle accident data for the site shows accidents in

2024 (2 accidents), 2023 (2), 2021, 2020-(2), 2019, 2018, 2017, and 2016. Accident data from 2024 suggest the property has circulation issues, with accidents involving parked cars, backing, and fixed objects.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

As evident from the accident data, the layout and circulation of the parking area creates hazardous conditions. Additionally, puddles in the parking area suggest that the property contains drainage issues.



Figure 56: Photo illustrating building on Lot 14 and the front yard parking lot.

## Block 502, Lot 15

### Street Address

79 Leonardville Road

### Observations

The property contains a single-story commercial building along Leonardville Road. Communications with Township officials suggest that the property has had trouble maintaining tenants; however, vacancy data was not available to evaluate the extent and duration of such vacancies. That said, Google Street View imagery suggests that the property has cycled through tenants fairly regularly, with some years including large "For Rent" signs on the windows. The front building exterior did not exhibit visible deterioration. The front of the property is dedicated exclusively to parking, where 8 angled spaces are provided.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

The parking layout creates a hazardous condition. While vehicles can easily enter the site and park "head in," they must then back out onto Leonardville Road. The alternative would be for vehicles to back into a parking space from Leonardville Road. It should be noted that police records show at least two motor vehicle accidents at the site, occurring in 2022 and 2021.



Figure 57: Photo illustrating building on Lot 15 and the front yard angled parking.



Figure 58: Photo illustrating building on Lot 16.

## Block 502, Lot 16

### Street Address

83 Leonardville Road

### Observations

The property contains a single-story Italian ice stand, located at the corner of Leonardville Road and Drift Road. The building and property appear to be well-maintained, with the driveway, parking, and seating areas being paved in recent years. Worth noting that the dumpster was unenclosed, but appears to have been stored in the rear corner of the property.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

While the property and building appear to be well-maintained, the layout and design exhibit signs of obsolete layout and design. No signs or painted arrows illustrate intended circulation patterns, but the orientation of the parking spaces provides some indication: the two curb cuts along Leonardville Road appear to be intended for entrance only traffic, as

evident by the angled parking. This would suggest that the curb cut along Drift Road would be intended for exit only traffic, as it would be difficult to enter a parking spot, with the exception of the two parallel spaces at the rear of the property. Drivers looking to exit directly onto Leonardville would either need to back out onto Leonardville, or drive around and exit through the other Leonardville curb cut; however, it is worth noting that the drive aisles behind the building do not appear to support two-way circulation, as the distance between the building and the rear parking spaces is approximately 13 feet, and the distance between the building and the painted area denoting the garbage storage area is approximately 10 feet. Circulation issues on the site are evident by police records, which found 3 motor vehicle accidents in 2024, 3 in 2022, and another in 2013.



Figure 59: Aerial Imagery showing Block 503. Image Source: Nearmap, October 20, 2024.

## Block 503, Lot 1 & 2

### Street Address

9 Leonardville Road

### Observations

Both properties are held in common ownership. Lot 1 contains a 2 story commercial office building, and Lot 2 contains the parking area used by the commercial use. While tax records suggest that the building was constructed in 1890, it did not exhibit noticeable signs of exterior deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 60: Photo showing the building on Lot 1 and a portion of the parking area on Lot 2.

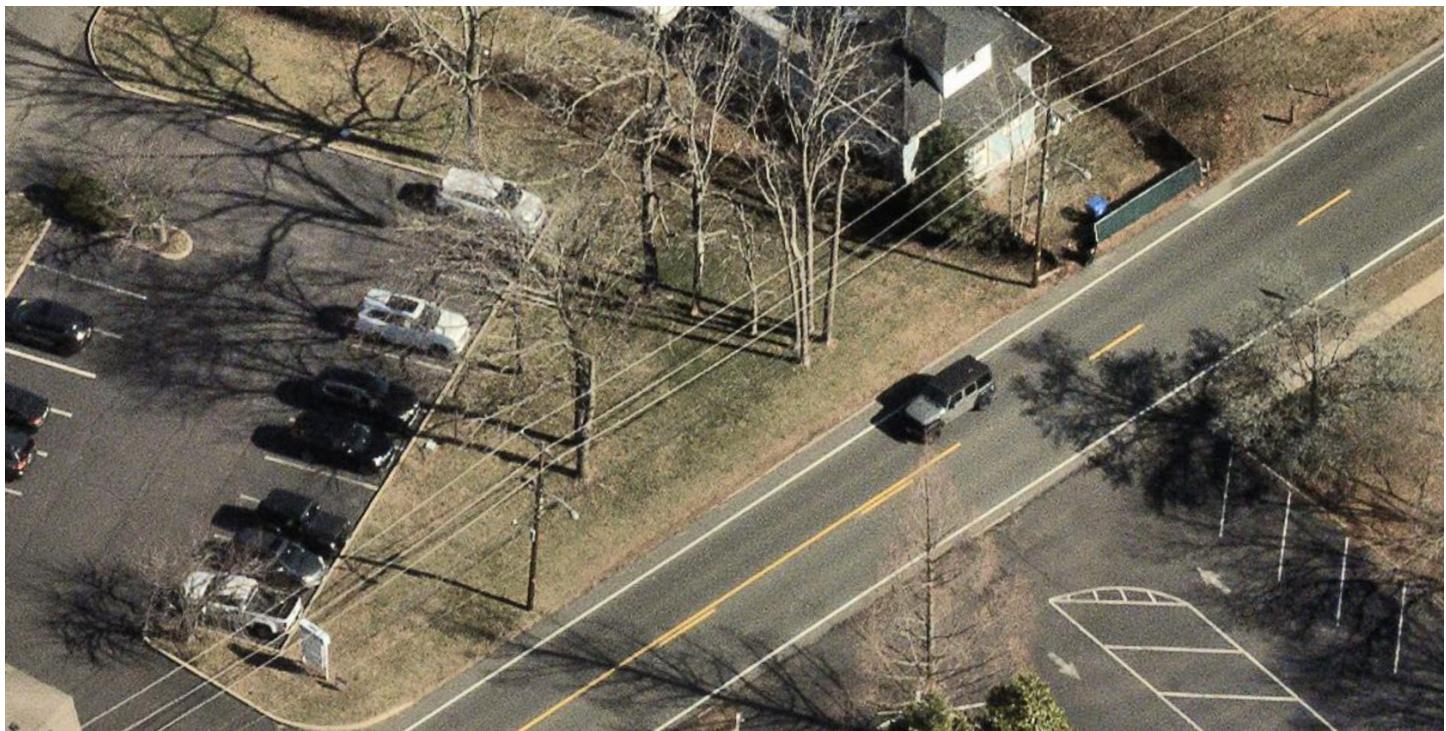


Figure 61: May 9, 2025 nearmap imagery of the Lot 3 area.

## Block 503, Lot 3

### Street Address

13 Leonardville Road

### Observations

The property is a triangular shaped lot, measuring approximately 3,300 square feet. It is vacant and owned by the church across the street.

## Block 503, Lot 4

### Street Address

17 Leonardville Road

### Observations

The property contains a single family residence on a through lot with frontages along Leonardville Road and Church Street. Tax records indicate that the dwelling was constructed in 1918. The front exterior of the structure does not exhibit signs of visible deterioration.

## Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.

## Conformance with Applicable Redevelopment Criteria

### *Criterion "c"*

Given the shape and size of this lot, which has remained vacant for at least 10 years, it is unlikely that this lot would be developed on its own.



Figure 62: Photo showing the building on Lot 4.

## Block 503, Lot 5

### Street Address

21 Leonardville Road

### Observations

Property tax records suggest that this property is assessed for residential use, despite the structure on the property being demolished sometime between 2011 and 2012. As noted in the previous section, this site appears to have contained the historic structure incorrectly attributed to a property on Block 646. The property is dual frontage, with frontages along Leonardville Road and Church Street. Despite the demolition of the principal structure, the property appears to still have a detached accessory garage structure on the site.



Figure 63: Photo showing the accessory structure remaining on Lot 5.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment at this time. Additional information, particularly from the property owner, may help to identify reasons why the property has remained vacant for an extended period of time. This information could help to support an argument under the "C" criterion.

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## Block 503, Lot 6

### Street Address

513 Church Street

### Observations

The property contains a single family residence on a lot with frontage along Church Street. Tax records indicate that the dwelling was constructed in 1923. Information received by the Township indicates the property is still on well water. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 64: Photo showing the dwelling on Lot 6.

## Block 503, Lot 7

### Street Address

511 Church Street

### Observations

The property contains a single family residence on a lot with frontage along Church Street. Tax records indicate that the dwelling was constructed in 1923. Information received by the Township indicates the property is still on well water. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 65: Photo showing the dwelling on Lot 7.

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## Block 503, Lot 8

### Street Address

509 Church Street

### Observations

The property contains a single family residence on a lot with frontage along Church Street. Information received by the Township indicates the property is still on well water. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 66: Photo showing the dwellings on Lot 8 (right) and Lot 9 (left).

## Block 503, Lot 9

### Street Address

505 Church Street

### Observations

The property contains a single family residence on a lot with frontage along Church Street. Information received by the Township indicates the property is still on well water. The front exterior of the structure does not exhibit signs of visible deterioration. As noted in the previous section, the rear portion of the property is located within the 1 percent annual chance flood hazard area.

## Block 503, Lot 12

### Street Address

29 Leonardville Rd

### Observations

The property contains a single family residence on a lot with frontage along Leonardville Road. Tax records indicate that the dwelling was constructed in 1923. The exterior of the structure shows signs of deterioration, including missing shingles (which appear to be cementitious or asbestos). In areas where shingles are missing, tar paper is visible, and several areas show the underlying wood. The property is also missing a permanent front set of stairs, instead using cinder blocks. Google Street View shows that a front set of stairs, with railings, existed through at least July 2016, before being removed sometime before September 2017. The property does not appear to have any building permits associated with the removal of the front stairs. The site has been subject to numerous complaints, however, records suggest that most, if not all, have been addressed by the property owner.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "a"*

As noted, the building shows notable evidence of severe dilapidation. Cracked or damaged asbestos shingles can pose an air quality hazard. The missing shingles and tar paper provide a space for entry for water, which can lead to structural damage, as well as mold, which can pose an interior air quality hazard. Moreover, the exposed wood underneath the front door shows signs of deterioration and rot, which can create a safety hazard for those trying to enter or exit the building. Similarly, the cinder block front stairs, if not properly installed, can pose a slip, trip, and fall safety hazard. As such, the building is conducive to unwholesome living conditions.



Figure 67: Photo showing the dwelling on Lot 12.

## Block 503, Lot 13

### Street Address

25 Leonardville Rd

### Observations

The property contains a single family residence on a lot with frontage along Leonardville Road. Tax records indicate that the dwelling was constructed in 1908. The exterior of the structure shows signs of deterioration, including a missing front door to enclosed front porch and peeling paint. A large puddle in the rear portion of the property where a detached garage had been located until its removal in around 2022 (An open permit for a garage demo is still listed in Township Records) . Similar puddles are visible in Google Street View imagery (September 2024), along with Nearmap aerial imagery (March 9, 2025, October 20, 2024, and March 18, 2023), which also correspond to complaints registered with the Township concerning a “possible sink hole” on April 22, 2024, “water is sitting where ground has caved in and mosquitoes are breeding” on July 24, 2024, and a “sink hole” on March 14, 2024.



Figure 68: Photo showing the dwelling on Lot 13. To the right, a large puddle is visible on the site containing the former detached garage.



Figure 69: Photo showing the dwelling on Lot 13, showing the missing front door and peeling paint.

### Conformance with Applicable Redevelopment Criteria

#### Criterion “d”

As evident by the site visit, aerial imagery, and complaints, the site does not appear to have been properly restored following the removal of the detached garage structure, creating a public nuisance condition of standing water following rain events. As noted in the public complaints, there was concern that such standing water is creating habitat for mosquito breeding.

In addition to the above, additional information, including an interior site visit with a municipal building inspector may reveal conditions that would suggest that the building constitutes a threat to the people who live in it. This information could help to support an argument under the “A” criterion.



Figure 70: Aerial Imagery showing Block 524, Lots 99 and 100. Image Source: Nearmap, October 20, 2024.

## Block 524, Lot 99

### Street Address

1 Leonardville Road

### Observations

The property contains multiple structures, including a two residential structures and a commercial office building along Leonardville Road. The property is assessed for residential use, however, signage suggests that the site also contains office space. Tax records suggest that one of the buildings, identified as a 1.5 story Cape Cod, contains 1 bedroom and 1 bathroom, and was constructed in 1930. The other residential structure, identified as a 2-story colonial built in 1942, contains 3 bedrooms and 3 bathrooms. The third building, a 2 story colonial, was constructed in 2006 and contains 1 bathroom. The exterior of the structures do not exhibit signs of visible deterioration.



Figure 71: Photo showing one of the residential buildings on Lot 99. Two other buildings are located to the rear of the property as evident by the aerial imagery.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.

## Block 524, Lot 100

### Street Address

5 Leonardville Road

### Observations

The property contains a single family residence on a lot with frontage along Leonardville Road. The front exterior of the structure does not exhibit signs of visible deterioration. Tax records indicate the dwelling was constructed in 1951.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 72: Photo showing the dwelling on Lot 100.



Figure 73: Aerial Imagery showing the eastern section of the study area parcels located in Block 646. Image Source: Nearmap, October 20, 2024.

## Block 646, Lot 1

### Street Address

104 LEONARDVILLE RD

### Observations

The property contains a single-story commercial building, currently used as a barbershop. Tax maps show that the property measures 25 feet wide by 100 feet long. No visible deterioration was observed from the outside exterior of the structure.

### Conformance with Applicable Redevelopment Criteria

### Section 3

The property does not exhibit conditions, based on the site visit and records provided by the Township that would appear to meet the statutory criteria as an area in need of redevelopment. Its small size, however, and location between adjacent Lots 2 and 7 would qualify it under Section 3, as its inclusion would be necessary to effectuate any redevelopment of these adjacent properties.



Figure 74: Google Street View photo of the building, taken September 2024.

## Block 646, Lot 2

### Street Address

106-110 LEONARDVILLE RD

### Observations

The property contains a 2 story structure, the front of which is a deli. The property is located at the corner of Leonardville Road and Garfield Avenue. Site observations suggest that the upper floor may contain residential units.

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

While the property and building appear to be well-maintained, the layout and design exhibit signs of obsolete layout and design. As illustrated from the site visit photos, the ADA reserved parking space contained a large puddle of standing water that did not appear to have a place to drain. The property has also recorded numerous vehicle-related issues according to police reports, including motor vehicle accidents in 2024-2, 2023, 2022-2, 2021, 2020, 2018, 2015-2 and 2014-2. In reviewing the data with the Township Business Administrator, he had noted that there have been numerous incidents where cars have backed into the telephone pole along Garfield Avenue, which may explain the need for the traffic cones illustrated in the September 2024 Google Street View imagery. Additionally, police records also show numerous parking violations in the past 10 years on the site, including 2024, 2019, 2018, 2016-3, 2015, and 2014. This information suggests that the parking area exhibits unsafe and hazardous conditions which could be ameliorated through redevelopment.



Figure 75: Photo illustrating the flooded ADA parking space in front of the deli.



Figure 76: Photo of the building.



Figure 77: Google Street View photo of the parking area (and traffic cones near the utility pole), taken September 2024.

## Block 646, Lot 3

### Street Address

542 GARFIELD AVE

### Observations

The property contains a single family residence on a lot with frontage along Garfield Avenue. The front exterior of the structure does not exhibit signs of visible deterioration. Tax records indicate the dwelling was constructed in 1934.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 78: Photo showing the dwelling on Lot 3.

## Block 646, Lot 4

### Street Address

550 GARFIELD AVE

### Observations

The property contains a single family residence on a corner lot with frontage along Garfield Avenue and Fairfield Avenue. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 79: Photo showing the dwelling on Lot 4.

## Block 646, Lot 5

### Street Address

121 Fairfield Ave

### Observations

The property contains a single family residence on a lot with frontage along Fairfield Avenue. With the exception of the attic roof vent, the front exterior of the structure does not exhibit signs of visible deterioration. The property contains a large driveway with numerous cars and a trailer.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 80: Photo showing the dwelling on Lot 5.

## Block 646, Lot 6

### Street Address

113 Fairfield Ave

### Observations

The property contains a single family residence on a lot with frontage along Fairfield Avenue. The front exterior of the structure does not exhibit signs of visible deterioration.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 81: Photo showing the dwelling on Lot 6.

## Block 646, Lot 7

### Street Address

98 Leonardville Road

### Observations

The property contains three distinct structures: a 1.5 story detached single family structure (tax records indicate it was constructed in 1944); a 2 story commercial building containing 3 ground floor tenants (nail salon, psychic readings, and barbershop) and potentially residential units upstairs; a 1 story commercial building containing three tenant spaces (Belford Brewing Company appears to occupy two of the spaces, and a restaurant). A chimney at the rear of the 1 story commercial building showed signs of severe deterioration, including broken or missing concrete. Subsequent inspection by the Township's Fire Inspector indicated that the chimney is most likely connected to the furnace, and that the liner would ultimately need to be replaced at the time that the furnace is replaced. The rear parking area contained unenclosed dumpsters and bulk debris along the fence line.

### Conformance with Applicable Redevelopment Criteria

#### *Criterion "d"*

Front entrances to the two story commercial building are not accessible, as evident by their entry steps. Additionally, the rear parking area, which appears to be accessible through adjacent Lot 8.01 only, showed signs of deterioration, including potholes. An unenclosed dumpster was located in the parking area along the rear property line, along with bulk debris, including shipping palettes, and cinder blocks. While the parking area appeared to be striped in places, vehicles were also observed parked in unmarked spaces, which could interfere with internal circulation, trash collection, and emergency response. The property appears to also contain off-street parking along the side of the lot, however, it looks like they are split between Lots 7 and 8.01.



Figure 82: Photo showing the dwelling on Lot 7 (left), and the two commercial buildings (center and right) on Lot 7.



Figure 83: Refuse storage observed in the rear of the parking lot on Lot 7. Photo taken during a May 1, 2025 follow up visit.



Figure 84: Photo illustrating a portion of the rear parking area and the back of the commercial buildings. Of note is the chimney that contains significant masonry damage, including what appears to be holes.

## Block 646, Lot 8.01

### Street Address

92 Leonardville Road

### Observations

The property presently contains a Walgreens pharmacy with drive thru. The property fronts along Leonardville Road at the intersections with Main Street and Drift Road. The property is a thru lot, with its rear frontage along Fairfield Avenue, however, this area is enclosed by a fence. No observable deterioration was noted.

### Conformance with Applicable Redevelopment Criteria

### Section 3

The property does not exhibit conditions, based on the site visit and records provided by the Township that would appear to meet the statutory criteria as an area in need of redevelopment. That said, the property provides access to the side and rear parking areas of adjacent Lot 7. As such, this property would qualify under Section 3, as its inclusion would be necessary to effectuate any redevelopment of the adjacent property.



Figure 85: Photo showing the pharmacy on Lot 8.01.

## Block 646, Lot 17 and 18

### Street Address

74 Leonardville Road (Lot 17)

68 Leonardville Road (Lot 18)

### Observations

Lots 17 and 18 are in common ownership and were used as a Wells Fargo Bank. Lot 17 was used for circulation and parking while Lot 18 contained the bank and drive thru.

### Conformance with Applicable Redevelopment Criteria

### Criterion "b"

Google Street View imagery shows that by 2021, the building and freestanding signage had been removed, and the building has sat vacant since then, a period far in excess of 2 years.



Figure 86: Photo showing the bank, parking area, and drive thru enclosed by a fence.



Figure 87: Google Street View imagery from November 2021 showing the freestanding sign and the building signage removed.

## Block 646, Lot 20

### Street Address

58 Leonardville Road

### Observations

The property contains a single story building occupied by a automobile equipment business. Virtually the entire front portion of the property is paved and used for parking for vehicles. Unlike other sites observed in the study area, however, the parking area is striped, leading to a clear organization of parking and circulation.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 88: Photo showing the front parking area and structure on Lot 20.

## Block 646, Lot 21

### Street Address

54 Leonardville Road

### Observations

The property contains a single-story building currently utilized as an auto body. The site was previously used as a gas station, as evident by the freestanding fuel price sign and promotional discount sign located on each side of the property. The front section of the property is used for the storage of vehicles in varying states of disrepair. Several trailered boats were also observed on the site, with more visible at the rear of the property through a review of aerial imagery. At the time of the site visit, it appeared that vehicles were being stored right up to the Leonardville Road right-of-way, but historic aerial imagery from recent years also shows vehicles being parked in the right-of-way.

### Conformance with Applicable Redevelopment Criteria

### Criterion "d"

As noted in the previous section, the property is located on the state's known contaminated sites list as a result of the historic use of the property. The existing

use of the property shows signs of overcrowding, with vehicles and boats stored across the front (and rear) of the property without any apparent organization, which can create a dangerous situation if emergency access to the property was required. Police records indicate the site was the subject of two motor vehicle accidents in 2014 and 2016.



Figure 89: Photo showing the front storage/parking area for cars and boats, the existing structure, and the remaining signage from the previous gas station use.

## Block 646, Lot 22

### Street Address

50 Leonardville Road

### Observations

The property contains a single-story building currently utilized as an auto body. Virtually the entire front portion of the property is paved and used for parking for vehicles. Unlike other sites observed in the study area, however, the parking area is striped, leading to a clear organization of parking and circulation.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 90: Photo showing the front storage/parking area on Lot 22.

## Block 646, Lots 23 & 26

### Street Address

46 Leonardville Road (Lot 23)

42 Leonardville Road (Lot 26)

### Observations

Both lots are held in common ownership. The property contains a single-story building currently utilized as a Carvel ice cream shop, which is located on Lot 23, along with paved parking, circulation, and seating areas. Lot 23 is oddly shaped, with only 43 feet of frontage along Leonardville Road, however, the parking area and driveway spill into adjacent linear Lot 25, which is owned and used by JCP&L. This Lot 25 separates Lot 23 from Lot 26, a small (approximately 900 square foot) triangular lot, which contains no buildings, but appears to be used as another portion of the parking area. As noted in the previous section, a significant portion of the property is located within the floodway of Compton's Creek.

both properties (as well as Lot 25) is paved, with striped parking spaces extending into the Leonardville Road right of way. The lack of curbing along Leonardville Road creates an uncontrolled ingress/egress situation. Police data indicates that the site has been host to numerous motor vehicle accidents, including 2 in 2022, 2021-3, 2020, 2019, 2018-2, 2017-5, 2016-3, 2014-2, 2013, and 2012. Moreover, the location of the building and improvements in the mapped floodway can impede flood flows, causing water to slow down and back up, resulting in higher flood elevations for the surrounding properties. Considering that tax records show that the building was constructed in 1956, it predates modern floodplain requirements.



Figure 91: Photo showing the ice cream shop and front yard parking area on Lots 23, 26 (and 25), along with Compton's Creek in the foreground.

## Block 646, Lots 24 & 27

### Street Address

34 Leonardville Road (Lot 24)  
34 Leonardville Road (Lot 27)

### Observations

Both lots are held in common ownership. Lot 24 is a land-locked parcel containing a single-story garage structure. Most of the property appears to be utilized for the storage of shipping containers, landscaping vehicles and equipment, construction equipment and construction/landscaping materials. Tax maps show that the property is further separated from the road by the Compton's Creek and an unnamed stream. Lot 24 also appears to be criss crossed by a 30 foot sewer easement, a 20 foot sewer easement, and a 10 foot drainage easement.

Lot 27 is located along Leonardville Road and contains a single story commercial building occupied by 4 tenants. Similar to Lots 23 and 26, this property is bisected by linear Lot 25, owned by JCP&L. Also similar to those lots is that the property and its operations appears to encroach into Lot 25 so much so that the site improvements and operations appear to be contiguous. In addition, off-street parking along the side of Lot 27 appears to actually be located on neighboring Lot 28 (Saint Mary's chapel).

### Conformance with Applicable Redevelopment Criteria

#### Criterion "d"

The property exhibits conditions of overcrowding, as evident by the parking and circulation that encroach onto neighboring properties. At the time of the site visit, numerous gasoline cans were found stored along the creek. In addition, as the site visit photos illustrate, plenty of materials and equipment were observed being stored right along the creek, which could create hazards during flood events. The site exhibited drainage issues as well, given the presence of large puddles at the time of the site visit and deteriorating pavement found in the parking and driveway areas. The entire frontage is paved with no curb cuts, which creates uncontrolled ingress/egress onto the property. This may explain the large number of motor vehicle accidents associated with the property, including: 2024-2, 2022, 2020-2, 2019-4, 2018-3, 2017, 2016, 2015-3, 2014-3, and 2013.



Figure 92: Photo showing the storage of equipment, gas cans, and trailers along Compton's Creek.



Figure 93: Photo showing the storage of equipment, and trailers along Compton's Creek as photographed from across the creek.



Figure 94: Photo showing the rear of the building on Lot 27, along with the drainage issues observed.

## Block 646, Lot 25

### Street Address

44 Leonardville Road

### Observations

The property is presently owned by JCP&L. It is a long, linear tract, that appears to be used by the utility for overhead lines.

### Conformance with Applicable Redevelopment Criteria

#### Section 3

The property does not exhibit conditions, based on the site visit and records provided by the Township that would appear to meet the statutory criteria as an area in need of redevelopment. That said, as noted with Lots 24 and 27, and Lots 23 and 26, significant encroachments onto Lot 25 exist, as Lot 25 bisects these lots. As such, this property would qualify under Section 3, as its inclusion would be necessary to effectuate any redevelopment of these adjacent properties.



Figure 95: Aerial Imagery showing the western section of the study area parcels located in Block 646. Image Source: Nearmap, October 20, 2024.

## Block 646, Lot 29

### Street Address

18 Leonardville Road

### Observations

The property contains a medical office building where no exterior deterioration was observed.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 96: Photo showing the building at Lot 29.

## Block 646, Lot 30

### Street Address

14 Leonardville Road

### Observations

The property contains a 2 story commercial office building where no exterior deterioration was observed.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 97: Photo showing the building at Lot 30.

## Block 646, Lot 31

### Street Address

10 Leonardville Road

### Observations

The building, while dated, appears to be maintained in good condition, and contains a dental office.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 98: September 2024 Google Street View image showing the building at Lot 31.

## Block 646, Lot 32

### Street Address

6 Leonardville Road

### Observations

The property contains a commercial office building, which, while dated, appears to be maintained in good condition. Records provided by the Township indicate that the property contains a rooftop cellular system.

### Conformance with Applicable Redevelopment Criteria

Based on the data reviewed and the site visit, this property does not appear to exhibit conditions that would meet any of the statutory criteria for redevelopment.



Figure 99: Photo showing the building at Lot 32.



# Conclusions & Recommendations



## Conclusions

The study area consists of 74 parcels encompassing approximately 32.9 acres of land in the area of Middletown known as Campbell's Junction. Following a review of each property which included multiple site visits, evaluation of state and local records, and other available data documented in this report, we conclude that the following properties from the study area qualify under the LRHL to be designated as a non-condemnation Area in Need of Redevelopment. Specifically, the lots meet the following criteria:

- Block 491, Lots 40.01: Criterion "b"
- Block 491, Lots 39.01: Section 3
- Block 499, Lot 1: Criterion "d" or Section 3
- Block 499, Lot 2: Criterion "d" or Section 3
- Block 499, Lot 3: Criterion "d" or Section 3
- Block 499, Lot 4: Criterion "d" or Section 3
- Block 499, Lot 5: Criterion "d" or Section 3
- Block 500, Lot 3, 6, 8: Criterion "c" for Lot 3, Criterion "d" for Lots 6 and 8.
- Block 500, Lot 7: Criterion "d" or Section 3
- Block 500, Lot 9, 10, 17: Criterion "d" or Section 3
- Block 500, Lot 11, 12: Criterion "d"
- Block 500, Lot 13: Criterion "d"
- Block 502, Lot 12, 13: Criterion "d"
- Block 502, Lot 14: Criterion "d"
- Block 502, Lot 15: Criterion "d"
- Block 502, Lot 16: Criterion "d"
- Block 503, Lot 3: Criterion "c"
- Block 503, Lot 12: Criterion "a"
- Block 503, Lot 13: Criterion "d"
- Block 646, Lot 1: Section 3
- Block 646, Lot 2: Criterion "d"
- Block 646, Lot 7: Criterion "d"
- Block 646, Lot 8.01: Section 3
- Block 646, Lot 17 and 18: Criterion "b"
- Block 646, Lot 21: Criterion "d"
- Block 646, Lots 23 & 26: Criterion "d"
- Block 646, Lots 24 & 27: Criterion "d"
- Block 646, Lot 25: Section 3

Based on the above, we recommend that the above lots qualify for designation as a Non-Condemnation Area in Need of Redevelopment.

If these recommendations are accepted by the Township, the next step should be the preparation of a redevelopment plan that would guide redevelopment of the designated areas. By declaring this area in need of redevelopment, development can be incentivized through the preparation of a redevelopment plan that will advance Middletown's ability to foster development consistent with its Master Plan and improve the health, safety, and welfare of the Township.

## Rehabilitation Consideration

As illustrated in **Figure 3**, the structures located within the study area are generally over 50 years in age, based on tax data. This data suggests the average year a building was constructed in the study area to be between 1956 and 1958. This also includes the housing identified in the study area, including:

- Block 496
  - Lot 6.01 (1923)
- Block 498
  - Lot 1 (1961) (6 units)
  - Lot 2 (1943)
- Block 500
  - Lot 1 (1971)
  - Lot 5 (1958)
  - Lot 14 (1923)
  - Lot 15 (1923)
  - Lot 16 (1933)
  - Lot 17 (1956) (2 houses)
- Block 503
  - Lot 4 (1918)
  - Lot 6 (1923)
  - Lot 7 (1923)
  - Lot 12 (1923)
  - Lot 13 (1908)
- Block 524
  - Lot 99 (1930 and 1942)
  - Lot 100 (1951)
- Block 646
  - Lot 3 (1934)
  - Lot 7 (1944)



Figure 100: Block groups covering the study area.

All this is worth noting because while most of the housing units in the study area met the criteria under the LRHL for redevelopment, the Township could consider designating them, or the study area as a whole, in need of rehabilitation, under N.J.S.A. 40A:12A-14. In that section of the LRHL, it states that "A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that...(2) more than half the housing stock in the delineated area is at least 50 years old." While tax records are incomplete in some areas, such as the date of construction of housing units in some of the mixed use buildings, at least 18 properties contain dwelling units that were constructed over 50 years ago, with several of these properties containing more than one unit. Reaffirming these findings is the

most recent American Community Survey block group data (2023 5-year) for the study area, on the median age in which a housing structure was built. As illustrated in **Figure 100**, Tract 8005, Block Group 2, and Tract 8008, Block Group 2 contain all but two study area parcels, and the median year of housing construction in these block groups was estimated at 1956 and 1958, respectively. Census Tract 8007.02, Block Group 1 had a median year of 1978, which is less than 50 years; however, the two parcels there showed tax records for three houses constructed in 1930, 1942, and 1951. This would suggest that the Township could consider the study area as a whole for designation as an area in need of rehabilitation, based on the age of housing.

# Endnotes

- 1 At the time the redevelopment investigation was authorized, the present day Block 502, Lot 2.01 had yet to be consolidated, and therefore identified Block 502, Lots 1, 2, and 7, along with Block 503, Lots 10 and 11. As a result of that consolidation, the study area technically includes 70 lots. With the exception of the table provided in Figure 3 this report will refer to the pre-consolidated lots and the mapping will reflect the same.
- 2 LUCY Online Map Viewer: NJ Historic Preservation Office's Cultural Resources Geographic Information System. Accessed May 19, 2025. The report referenced, Monmouth County Historic Sites Inventory [Volume 34: Middletown Township], was prepared in 1984, and was accessed from NJDEP Data Miner on May 19, 2025, project ID number: 26395656.
- 3 New Jersey Department of Environmental Protection, Division of Fish and Wildlife, Endangered and Nongame Species Program. New Jersey Landscape Project Version 3.4. Wildlife Habitat Mapping for Community Land-Use Planning and Species Conservation. Page 22. Url: <https://dep.nj.gov/wp-content/uploads/njfw/landscape-project-report-version-3.4.pdf> Accessed: May 29, 2025.
- 4 NJDEP Geoweb. Accessed May 2025.
- 5 NJDEP Geoweb and NJDEP Data Miner. Last accessed May 2025.
- 6 According to NJDEP's November 1998 Final Guidance on Designation of Classification Exception Areas, "... CEAs are established in order to provide notice that the constituent standards for a given aquifer classification are not or will not be met in a localized area due to natural water quality or anthropogenic influences, and that designated aquifer uses are suspended in the affected area for the term of the CEA." Accessed June 2025.

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# Appendix A: Resolution No. 24-125

RESOLUTION NO. 24- 125

TOWNSHIP OF MIDDLETOWN  
COUNTY OF MONMOUTH

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY REDEVELOPMENT INVESTIGATION FOR NON-CONDEMNATION PURPOSES TO DETERMINE WHETHER THE AREA COMMONLY KNOWN AS CAMPBELL'S JUNCTION EXTENDING ALONG LEONARDVILLE ROAD FROM CHURCH STREET TO EAST ROAD IN BELFORD

WHEREAS, N.J.S.A. 40A:12A-1, et seq., the Local Redevelopment and Housing Law ("LRHL"), sets forth the criteria for a determination of whether a delineated area may be designated as an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Township of Middletown (the "Township") to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether a delineated area is an area in need of redevelopment ("Redevelopment Area") according to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3; and

WHEREAS, the Township desires to authorize one of its pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the proposed study area, namely that portion of Leonardville Road roughly extending from Church Street to East Road and identified with more particularity as the highlighted area on **Schedule A** and described by lot and block, zone district, and area on **Schedule B** attached hereto and made part hereof (the "Area of Investigation") to determine if the delineated areas qualify as an area in need of redevelopment for non-condemnation purposes pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3.

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

1. The Planning Board is hereby authorized and directed to undertake a preliminary redevelopment investigation of the proposed Area of Investigation, namely that portion of Leonardville Road roughly extending from Church Street to East Road and identified with more particularity as the highlighted area on **Schedule A** and described by lot and block, zone district, and area on **Schedule B** attached hereto to determine whether the delineated Area of Investigation constitutes being designated as an "area in need of redevelopment" according to the

criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-3 for non-condemnation purposes.

2. The Township Administrator and Township Planner are hereby authorized and directed to solicit one of the Township's pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the delineated Area of Investigation, and to begin preparation of a Redevelopment Plan in the event the Planning Board recommends that all or some of the delineated area of investigation constitutes an "area in need of redevelopment."
3. The Township Administrator, Township Planner and Township Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the delineated area of investigation, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
4. This Resolution shall become effective immediately upon adoption.

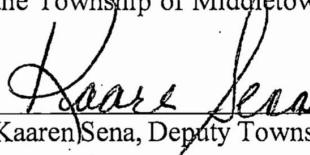
**MIDDLETOWN TOWNSHIP COMMITTEE**

Committee Member	Approved	Opposed	Recuse	Absent
R. Clarke	X			
R. Hibell	X			
K. Kratz	X			
K. Settembrino	X			
Mayor Perry	X			

**CERTIFICATION**

I, Kaaren Sena, Deputy 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 April 8, 2024.

WITNESS, my hand and the seal of the Township of Middletown this 8<sup>th</sup> day of April 2024.

  
Kaaren Sena, Deputy Township Clerk

## **Schedule A**



## Schedule B

NO.	BLOCK	LOT	ADDRESS	ZONING	AREA (sq. ft.)	AREA (acres)
1	524	99	1 Leonardville Rd	R-O	223x245 irr	
2	524	100	5 Leonardville Rd	R-O	59x88 irr	
3	646	32	6 Leonardville Rd	R-O	77x250	
4	646	31	10 Leonardville Rd	R-O	75x293 irr	
5	646	30	14 Leonardville Rd	R-O	99x460	
6	646	29	18 Leonardville Rd	R-O	77x482 irr	
7	646	27	34 Leonardville Rd	B-1	160x222 irr	
8	646	24	34 Leonardville Rd	R-22		0.51
9	646	23	46 Leonardville Rd	B-1	42x415 irr	
10	646	22	50 Leonardville Rd	B-1	161x163 irr	
11	646	21	54 Leonardville Rd	B-1		0.84
12	646	20	58 Leonardville Rd	B-1	100x226	
13	646	18	62 Leonardville Rd	B-1	102x226 irr	
14	646	17	74 Leonardville Rd	B-1	250x228	
15	646	8.01	92 Leonardville Rd	B-1	50x125 irr	
16	646	7	98 Leonardville Rd	B-1	225x125	
17	646	5	121 Fairfield Ave	B-1	112x125	
18	646	6	113 Fairfield Ave	B-1	112x125	
19	646	4	550 Garfield Ave	B-1	50x100	
20	646	3	542 Garfield Ave	B-1	100x100	
21	646	2	106-110 Leonardville Rd	B-1	75x100	
22	646	1	104 Leonardville Rd	B-1	25x100	
23	646	26	42 Leonardville Rd	B-1	80x50 tri	
24	646	25	44 Leonardville Rd	B-1 and R-O		0.42
25	503	1	9 Leonardville Rd	B-1	173x82 tri	
26	503	2	11 Leonardville Rd	B-1	166x89	
27	503	3	13 Leonardville Rd	B-1	145x45 tri	
28	503	4	17 Leonardville Rd	B-1	76x75 irr	
29	503	5	21 Leonardville Rd	B-1	100x184	
30	503	6	513 Church St	B-1	50x106 irr	
31	503	7	511 Church St	B-1	50x128	
32	503	8	509 Church St	B-1	75x127 irr	
33	503	9	505 Church St	B-1	50x130 irr	
34	503	10 (add. Lot 11)	503 Church St	B-1	140x291 irr	
35	503	12	29 Leonardville Rd	B-1	50x126 irr	
36	503	13	25 Leonardville Rd	B-1	87x110	
37	502	1	37 Leonardville Rd	B-1	135x50 irr	

38	502	2	Church St	R-10	73x151 irr	
39	502	7	481 Greenfield Way	B-1	200x150 irr	
40	502	8	55 Leonardville Rd	B-1	225x100	
41	502	12	Greenfield Way	R-10	172x100	
42	502	13	65 Leonardville Rd	B-1	200x100	
43	502	14	75 Leonardville Rd	B-1	100x143 irr	
44	502	15	79 Leonardville Rd	B-1	50x100	
45	502	16	83 Leonardville Rd	B-1	149x100 irr	
46	499	1	99 Leonardville Rd	B-1	367x259	
47	499	2	877 Main St	B-1	162x125 irr	
48	499	3	105 Leonardville Rd	B-1	108x125 irr	
49	499	4	113 Leonardville Rd	B-1	45x125 irr	
50	499	5	115 Leonardville Rd	B-1	31x125 irr	
51	498	1	502 Garfield Ave	R-10	151x100	
52	498	2	514 Garfield Ave	R-10	75x80 irr	
53	496	5	125 Leonardville Rd	R-10	150x150 irr	
54	496	6.01	117 Leonardville Rd	R-10	75x100	
55	500	6	868-884 Mai St	B-1	195x125	
56	500	5	90 Lenison Ave	B-1	64x100 irr	
57	500	4	419 Maple Dr	B-1	120x100	
58	500	3	Maple Dr	B-1	20x180	
59	500	2	425 Maple Dr	B-1	100x180	
60	500	7	886 Main St	B-1	27x125 irr	
61	500	8	888-892 Main St	B-1	86x100 irr	
62	500	1	429 Maple Dr	B-1	200x172 irr	
63	500	9	900-904 Main St	B-1	65x149 irr	
64	500	10	902 Main St	B-1	25x295	
65	500	17	Maple Dr	B-1	75x180 irr	
66	500	11	908 Main St	B-1	100x98 irr	
67	500	12	898 Main St	B-1	50x100 irr	
68	500	13	91 Leonardville Rd	B-1	70x100 irr	
69	500	14	81 Drift Rd	B-1	62x100 irr	
70	500	15	77 Drift Rd	B-1	47x100	
71	500	16	73 Drift Rd	B-1	40x100	
72	491	40.01	195 Leonardville Rd	B-1		4.855
73	491	39.01	195 Leonardville Rd	B-1	189x131	

# Appendix B: Existing Zoning Requirements

## 540 Attachment 1

## Township of Middletown

Appendix A  
Schedule of Permitted Uses  
(§ 540-902B)

[Amended 10-19-1998 by Ord. No. 98-2529; 8-16-1999 by Ord. No. 99-2552; 3-18-2002 by Ord. No. 2002-2673; 12-16-2002 by Ord. No. 2002-2705; 6-16-2003 by Ord. No. 2003-2723; 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801; 4-18-2005 by Ord. No. 2005-2815; 7-20-2009 by Ord. No. 2009-2979; 11-16-2009 by Ord. No. 2009-2992; 2-16-2010 by Ord. No. 2010-2999; 4-18-2011 by Ord. No. 2011-3029; 11-21-2011 by Ord. No. 2011-3046; 10-15-2012 by Ord. No. 2012-3071; 9-16-2013 by Ord. No. 2013-3095; 7-7-2014 by Ord. No. 2014-3109; 2-6-2017 by Ord. No. 2017-3185; 10-16-2017 by Ord. No. 2017-3209; 12-21-2020 by Ord. No. 2020-3300; 7-19-2021 by Ord. No. 2021-3312; 8-21-2023 by Ord. No. 2023-3380]

KEY:	P	Permitted	C	Conditional	A	Accessory	□	Prohibited
<b>ACCESSORY</b>								
Accessory apartment (Mount Laurel)	A	A	A	A	A	A	A	
Accessory dwelling for domestic employees	A	A	A					
Basketball courts (private)	A	A	A	A	A	A	A	
Billboards, subject to § 540-825 in RTH-9 and PD zones							C	
Cabana	P	P	P	P	P	P	P	P
Commercial accessory storage building								
Electronic message center signs								
Family day care	A	A	A	A	A	A	A	A
Fences and hedges, subject to § 540-616	A	A	A	A	A	A	A	A
Garage, commercial								
Garage, detached (residential)	A	A	A	A	A	A	A	A
Gazebos	A	A	A	A	A	A	A	A
Home occupation	A	A	A	A	A	A	A	A
Indoor storage/display of goods sold on-site								
Off-street parking, subject to § 540-627R	A	A	A	A	A	A	A	A
Outdoor storage/display of goods sold on-site								

540 Attachment 1:1

Supp 12, Aug 2023

## MIDDLETOWN CODE

KEY:	P	Permitted	C	Conditional	A	Accessory	□	Prohibited
<b>RESIDENTIAL</b>								
Residential satellite dish antenna	A	A	A	A	A	A	A	
Sheds and other customary accessory structures	A	A	A	A	A	A	A	
Signs, subject to § 540-635	A	A	A	A	A	A	A	A
Swimming pools (private)	A	A	A	A	A	A	A	A
Swimming pools (public)	A	A	A	A	A	A	A	A
Tennis courts (private)	A	A	A	A	A	A	A	A
<b>FARM</b>								
Animal kennels and boarding	A	A	A	A	A	A	A	A
Barn and other farm buildings	A	A	A	A	A	A	A	A
Commercial woodland	P	P	P	P	P	P	P	P
Cropland	P	P	P	P	P	P	P	P
Fisheries	P	P	P	P	P	P	P	P
Livestock, pasture and rangeland	P	P	P	P	P	P	P	P
Nursery	P	P	P	P	P	P	P	P
Orchard and vineyard	P	P	P	P	P	P	P	P
Roadside farm stand	A	A	A	A	A	A	A	A
Wildlife refuge	P	P	P					P
<b>BUSINESS OFFICE</b>								
Accounting						P		P
Advertising service						P		P
Animal hospital							P	P
Architectural service					P		P	P
Artist/art studio					P		P	P
Banking						P	P	P
Blood bank						P	P	P
Business management					P		P	P
Clinic						P	P	P
Collection agency					P		P	P
Computer programming and consulting					P		P	P

540 Attachment 1:2

Supp 12, Aug 2023

KEY:	P	Permitted	C	Conditional	A	Accessory	□	Prohibited
Contractor office	R-220							
Credit reporting and service	R-130							
Data processing service	R-10							
Dentist	R-90							
Driving school	R-45							
Employment service	R-45A							
Engineering service	R-30							
Family counseling	R-22							
Financial service	R-22A							
Government office and facility	R-15							
Health-care facility	R-10							
Hospitals	RITF							
Insurance agency	R-7							
Legal service	R-5							
Medical clinic	R-0							
Medical lab	R-1							
Medical office	R-2							
News syndication service	RR							
Optometrist and optometry	RTH, RNF-1 – 5, RTH-9							
Performance commercial development	RTH-1							
Planning service	RTH-2							
Professional consultant	RTH-3							
Real state agency	RTH-5, RTH-6							
Security/commodity broker	RGA							
Surveying service	RGA-1							
Travel agent	RGA-2							
Tutoring service	RGA-3							
Veterinarian office	RGA-4							
<b>BUSINESS SERVICES</b>	RHA							
Appliance repair and service	RHA-1							
Automobile detailing	B-1							
	B-1A							
	B-2							
	B-3							
	BP							
	M-1							
	MC							
	PRH							
	GR							
	GR-1							
	GR-2							
	GR-3							
	PD							

540 Attachment 1:3

Supp 12, Aug 2023

## MIDDLETON CODE

540 Attachment 1:4

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## PLANNING AND DEVELOPMENT REGULATIONS

540 Attachment 1:5

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## MIDDLETON CODE

540 Attachment 1:6

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540 Attachment 1:7

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## MIDDLETON CODE

		R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RITF	R-7	R-5	R-0	R-1	R-2	RR	RTH_RMF-1-5, RTH-9	RTH-1	RTH-2	RTH-3	RTH-5,RTH-6	RGA	RGA-J	RGA-2	RGA-3	RGA-4	RHA	RHA-1	R-1	R-2	R-3	RPP	MC	PRH	OR	OR-1	OR-2	OR-3	FD
<b>TRANSPORTATION</b>																																										
Airport																																										
Ambulance service																																										
Bus terminal, storage and repair																																										
Commercial parking lot																																										
Commuter parking lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Ferry terminal																																										
Heliport																																		A								
Highway and street right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Package delivery service																																		P								
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
School bus, limousine and taxi service																																	C									
Storage automobile, boat and trailer																																	P	P								
<b>UTILITY</b>																																										
Commercial communication antenna or tower																																	C	C	C	C	C					
Electric, gas, water and sewer line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Public utility office or substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										
Radio communication center																																C	C	C	C	C						
Stormwater management facilities and structures																			P															P								
Telephone communication center																																C	C	C	C	C						
Television communication center																																C	C	C	C	C						
Utility equipment building (under 100 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
<b>WATER-ORIENTED</b>																																										
Boat charter service																																P										
Boat house or boat yard																																P	P									

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Supp 12, Aug 2023

## MIDDLETOWN CODE

KEY:	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RIF	R-7	R-5	R-O	R-I	R-2	RR	RTH-1 – 5, RTH-9	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD
Package good store																																											
Paint, glass and wallpaper store																																											
Pet shop																																											
Pharmaceutical store																																											
Recording studio																																											
Record store																																											
Restaurant																																											
Sale of smoking devices and paraphernalia <sup>1</sup>																																											
Smoke shop <sup>2</sup>																																											
Sporting goods store																																											
Television, stereo and cellular telephone sales																																											
Trailer and camper sales																																											
Vape shop <sup>2</sup>																																											
Variety store																																											
Video rental																																											
<b>CANNABIS</b>																																											
All classes of cannabis licenses as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service not subject to local jurisdiction.																																											

## NOTES:

<sup>1</sup> Preexisting sale of smoking devices and paraphernalia in business establishments is permitted, provided that they obtain a license as a "retail vaping and smoking establishment" as defined herein within 60 days of the date of adoption of Ord. No. 2023-3380 by the Township.

<sup>2</sup> Preexisting "smoke shops" and "vape shops" are permitted, provided that they obtain a license within 60 days of the date of adoption of Ord. No. 2023-3380 by the Township.

## 540 Attachment 2

## Township of Middletown

Appendix B  
Schedules of Area, Yard and Building Requirements  
(§ 540-902C)

## Single-Family Residential Zones

[Amended by Ord. Nos. 2000-2589, 2003-2723, 2003-2744, 2005-2815; 2005-2825, 2006-2879, 2006-2885, 2007-2900, 2007-2916, 2010-3002; 2011-3046; 2012-3071; 2012-3073; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Minimum Lot Size				Minimum Required Yard Areas (feet)												Max. Building Coverage (%)	Max. Lot Coverage (%)	Max. Height Prin. Building (Q)	Minimum Gross Floor Area (square feet)	Max. Gross Floor Area (all structures) (square feet)	Max. FAR (M)(N)	Maximum Density					
	Interior Lots		Corner Lots		Min. Circle Diameter (O)(P)	Buildable Lot Area	Principal Building				Accessory Building				Stories	Feet	Total	First Floor Multistory										
	Area in Square Feet	Frontage (feet)	Area (square feet)	Frontage (feet)			Front Yard	Side Yard	Street Rear Yard	Street Rear Yard	Front Yard	Side Yard	Street Rear Yard	Street Rear Yard														
R-220	220,000	325	220,000	325	158	2.5 acres	115	75	115	125	115	75	115	75	115	75	5% (A)	10% (B)	2.5	(Q)	3,000	2,000	20,000	0.06 (G)	1 du/ 5 acres			
R-130	130,000	275	130,000	275	158	1.5 acres	85	50	85	100	85	85	50	85	50	85	5% (A)	10% (B)	2.5	(Q)	2,000	1,500	12,000	0.07 (G)	1 du/ 3 acres			
R-110	110,000	250	110,000	250	153	1.25 acres	75	40	75	75	75	75	40	75	40	75	5% (A)	10% (B)	2.5	(Q)	2,000	1,500	10,000	0.07 (G)	1 du/ 2.5 acres			
R-90	90,000	225	90,000	225	140	1 acre	70	35	30	60	60	60	30	30	30	30	7% (A)	12% (B)	2.5	(Q)	1,900	1,400	—	0.08 (H)	—			
R-45	45,000	200	48,375	200	125	30,000 SF	50	25	25	50	50	50	25	25	20	50	8% (A)	15% (B)	2.5	(Q)	1,800	1,300	—	—	—			
R-45A	15,000	100	16,000	115	—	15,000 SF	35	15	17.5	60	60	35	10	17.5	30	35	25% (A)	30% (B)	2.5	(Q)	1,200	900	—	—	—			
R-30	30,000	150	34,000	170	99	23,000 SF	50	20	25	50	50	50	20	25	20	50	10% (A)	15% (B)	2.5	(Q)	1,650	1,150	—	—	—			
R-22	21,875	125	23,825	135	77	15,000 SF	40	20	20	40	40	40	20	20	10	40	15% (A)	20% (B)	2.5	(Q)	1,500	1,000	—	—	—			
R-22A	8,500	75	10,000	75	—	8,000 SF	25	7.5	12.5	20	25	25	7.5	12.5	7.5	25	30% (A)	35% (B)	2.5	(Q)	900	800	—	—	—			
R-15 (I)	15,000	100	17,250	115	63	10,000 SF	40	15	20	30	40	40	15	20	10	40	20% (A)	25% (B)	2.5	(Q)	1,200	900	—	—	—			
R-15 Nonconforming 10,000+ SF lots	14,000	—	14,999	—	—	—	35	15	20	30	35	40	10	20	10	40	—	25% (B)	2.5	(Q)	1,200	900	—	—	—			
R-15 Nonconforming 5,001 - 10,000 SF lots	—	—	—	—	—	—	30	10	15	30	30	10	15	10	30	—	30% (B)	2.5	(Q)	1,000	800	—	—	—				
R-15 Nonconforming < 5,000 SF lots	< 5,000	—	< 5,000	—	—	—	25	5	10	25	25	25	5	12.5	5	25	—	35% (B)	2.5	(Q)	800	800	—	—	—			
R-10	10,000	100	12,500	110	50	7,000 SF	25	12	12.5	25	25	25	12	12.5	10	25	20% (A)	25% (B)	2.5	(Q)	1,200	900	—	—	—			
RTF	12,000	100	14,250	120	—	10,000 SF	40	15	20	30	40	40	15	20	10	40	25% (A)	35% (B)	2.5	(Q)	1,200	900	—	0.33	—			
R-7	7,500	75	9,000	90	50	5,000 SF	20	10	10	20	20	20	10	10	10	20	35% (A)	40% (B)	2.5	(Q)	900	800	—	—	—			
R-5	5,000	50	6,000	60	32	4,000 SF	20	7	10	20	20	20	5	10	5	20	35% (A)	40% (B)	2.5	(Q)	800	700	—	—	—			
R-O	10,000	100	12,500	120	30	7,500 SF	25 (L)	15	17.5	35	35	25 (L)	15	17.5	10	35	30% (A)(J)	50% (B)	2.5	(Q)	1,200	900	—	0.4 (G)	—			
RR	See § 540-907, RR Rural Residential Single-Family Zone																											

NOTES:  
Schedule of Area, Yard and Building Requirements, Single-Family Residential Zones

(A) Lot coverage for principal and accessory structures.

(B) Lot coverage for all improvements (impervious or pervious) including all parking areas and automobile access driveways and internal roadways, whether covered by an impervious pervious material, patio associated with an in-ground or aboveground swimming pool, surface area of an in-ground or aboveground swimming pool above 800 square feet [Ord. No. 2005-2815], and all other impervious surfaces.

(G) FAR can be increased by 2% if the front setback provided is at least 150% of the minimum required.

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

(I) See special R-15 zoning requirements for preexisting nonconforming lots.

(J) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements; each lot shall be permitted the increased building coverage.

(K) The maximum percent of lot coverage for a detached single-family dwelling which is either a nonconforming use or structure may be increased, provided the resultant lot coverage complies with the coverage limits in the most restrictive single-family residence zone to which the area of the undersized lot conforms. In no case shall coverage exceed 35%.

(L) Or the average of the existing front setbacks for the two adjoining lots. [Ord. No. 2003-2744]

(M) FAR shall not apply to lots existing at the time of the adoption of this ordinance that are less than 40,000 square feet. [Ord. No. 2005-2825]

(N) Where the maximum gross floor area permitted exceeds the permitted floor area ratio, the floor area ratio shall govern. [Ord. No. 2006-2879]

(O) Minimum circle diameter may be reduced 40% for lots predominantly fronting a cul-de-sac bulb. [Ord. No. 2007-2916]

(P) Minimum circle diameter does not apply to existing detached single-family dwellings or to lots established as part of a performance residential or cluster development. [Ord. No. 2007-2916]

(Q) (1) Maximum building height on lots 100 feet wide or less measured at the street line shall be 28 feet. Building height may increase one foot for every five feet of lot width above 100 feet, but in no case shall exceed 35 feet.

(2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from one foot above base flood elevation if: (a) the area below the base flood elevation contains no physical enclosures; (b) the vertical distance from predevelopment grade to the roof peak does not exceed 40 feet; and (c) a nonconversion agreement is recorded with the Monmouth County Recording Officer. [Ord. No. 2012-3073]

## PLANNING AND DEVELOPMENT REGULATIONS

## Schedule of Area, Yard and Building Requirements

## Multifamily Residence Zones

[Amended by Ord. Nos. 2000-2605, 04-2753, 04-2754, 04-2755, 2004-2772, 2004-2791, 2004-2792, 2004-2794, 2004-2796, 2005-2810, 2009-2979, 2009-2992, 2010-2999; 10-6-2014 by Ord. No. 2014-3118; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Tract Area (acres)	Tract Frontage (feet)	Minimum Regulations							Recreation Area	Density (Units Per Gross Acre)	Impervious Surface/Building Coverage (in %)			
			Building Setbacks (feet)			Building to Building Distance (feet)									
			Front	Side	Rear	Arterial or Collector Road	Internal Street	Tract Boundary	Window Wall to Window Wall	Window Wall to Blank Wall	Blank Wall to Blank Wall				
R-1	150	400	—	—	—	—	20	—	25	25	25	40%	Required	6	● 25%
R-2	75	200	—	—	—	—	□ 18	50	50	25	20	40%	Required	5	● ● 35%/20%
RTH	10	Δ 300	18	15	20	120	□ 18	50	75	30	20	40%	One acre + 10% of*	5	35%/20%
RTH-1	5	Δ 300	18	15	20	120	□ 18	50	75	30	20	50%	One acre + 10% of*	3	● ● 30%/15%
RTH-2	10	150	50	50	50	75	18	50	50 <sup>1</sup>	25	20	50%	10% of*	5	40%
RTH-3	10	150	50	50	50	75	18	50	50	25	20	50%	10% of*	8	40%
RGA	12	♦300	—	—	—	♦140	20	60	75	30	20	35%	One acre + 10% of*	9.25	● ● 38%/20%
RGA-1	10	150	50	50	50	75	12	50	50	25	20	40%	10% of*	10	40%
RGA-2	10	150	50	50	50	75	12	50	50	25	20	40%	10% of*	9	40%
RGA-3	1	75	5	15	20	5	5	—	—	—	—	20%	—	20	70%
RHA	5	—	10	25	60	—	—	—	—	—	—	25%	100 square feet per dwelling unit	20	35%
RHA-1	5	100	150	50	100	150	—	—	—	—	—	—	—	35	60%
PD	See § 540-941, Standards and regulations affecting PD Planned Development Zone														
RTH-4	See § 540-947, Standards and regulations affecting RTH-4 Zone														
RTH-5	See § 540-949, Standards and regulations affecting RTH-5 Zone														
RTH-6	See § 540-950, Standards and regulations affecting RTH-6 Zone														
RTH-7	See § 540-951, Standards and regulations affecting RTH-7 Zone														
RTH-8	See § 540-952, Standards and regulations affecting RTH-8 Zone														
RTH-9	See § 540-953, Standards and regulations affecting RTH-9 Zone														
RGA-4	See § 540-948, Standards and regulations affecting RGA-4 Zone														
R-3	See § 540-954, Standards and regulations affecting R-3 Zone														
RMF-1	See § 540-956, Standards and regulations affecting RMF-1 Zone														
RMF-2	See § 540-957, Standards and regulations affecting RMF-2 Zone														
RMF-3	See § 540-958, Standards and regulations affecting RMF-3 Zone														
RMF-4	See § 540-959, Standards and regulations affecting RMF-4 Zone														
RMF-5	See § 540-960, Standards and regulations affecting RMF-5 Zone														

## NOTES:

## Schedule of Area, Yard and Building Requirements, Multifamily Residence Zones

●	Percent of gross tract area
□	Building setback from internal street is 26 feet where front yard parking is provided.
◆	Building setback from a secondary arterial street is 100 feet.
Δ	Developments with 125 or more dwelling units require 500 feet of frontage.
❖	Developments with 225 or more dwelling units require 500 feet of frontage.
I	Measured perpendicular to the window plane at the window opening

## PLANNING AND DEVELOPMENT REGULATIONS

## Schedule of Area, Yard and Building Requirements

## Nonresidential Zones

[Amended by Ord. Nos. 2002-2673, 2003-2723, 2010-2999; Ord. No. 2012-3073; at time of adoption of Code (see Ch. I, Art. II)]

Zone	Minimum Lot Size			Minimum Required Yard Areas (feet)										Max. Building Coverage (%)	Max. Lot Coverage (%)	Maximum Height Principal Building (C)	Minimum Gross Floor Area (square feet)			Maximum FAR
				Principal Building					Accessory Building									Stories	Feet	Total
	Area (square feet)	Frontage (feet)	Buildable Lot Area	Front Yard	Side Yard	Street Side Yard	Rear Yard	Street Rear Yard	Front Yard	Side Yard	Street Side Yard	Rear Yard	Street Rear Yard	—	—	—	—	—	—	—
B-1	10,000	100	10,000	15	5	7.5	15	15	25	5	7.5	10	15	—	70% (B)**	2.5	35	1,000	1,000	—
B-1A	10,000	70	10,000	0	10	0	45	0	0	10	0	0	45	60% (A)	90% (B)	2.5	35	n/a	n/a	—
B-2	20,000	100	15,000	50	15	25	50	50	50	15	25	40	50	—	60% (B)*	2.5	35	1,000	1,000	0.25
B-3	3 acres	200	2.5 acres	75	25	37.5	75	75	75	15	37.5	40	75	—	60% (B)*	3	40	5,000	5,000	0.25
B/P	3 acres	200	2.5 acres	75	50	37.5	50	75	75	15	37.5	40	75	—	60% (B)*	3	40	5,000	5,000	0.22
OR	167,000	500	2.5 acres	100	100	50	150	100	100	100	50	150	100	—	35%	3	50	20,000	20,000	0.22
OR-1	250,000	750	3.5 acres	250	250	125	250	250	250	250	125	250	250	—	25%	3	50	20,000	20,000	0.16
OR-2	3 acres	200	—	75	20(a)	—	75	—	75	20	—	75	—	—	50%	3	40	10,000	10,000	0.25
OR-3	75 acres	300	—	350(b)	150(b)	175	350	350	350(b)	150(b)	175	350	350	—	45%	5	75	20,000	20,000	0.25
M-1	3 acres	500	2.5 acres	100	75	75	100	100	100	50	50	50	100	—	60% (B)	3	40	40,000	40,000	0.22
MC	20,000	100	10,000	50	15	25	10	50	50	10	25	10	50	—	70% (B)	2.5	35	n/a	n/a	n/a

## NOTES:

(A) Lot coverage for principal and accessory structures.

(B) Lot coverage for all improvements (impervious or pervious) including all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, patios associated with an in-ground or above-ground swimming pool, surface area of an in-ground or above-ground swimming pool above 800 square feet [Ord. No. 2005-2815], and all other impervious surfaces

\* When the building is one story only, permitted lot coverage is up to 70%

\*\* For the tracts with less than one acre area, permitted lot coverage is up to 80%

(a) Combined sides should be 50 feet.

(b) 100 feet when abutting a regional expressway or freeway.

(c) (1) Maximum building height on lots 100 feet wide or less measured at the street line shall be 28 feet. Building height may increase 1 foot for every 5 feet of lot width above 100 feet, but in no case shall exceed 35 feet.

(2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from 1 foot above base flood elevation if (a) the area below the base flood elevation contains no physical enclosures, (b) the vertical distance from pre-development grade to the roof peak does not exceed 40 feet, and (c) a nonconversion agreement is recorded with the Monmouth County Recording Officer [Ord. No. 2012-3073 § 3]