



**MIDDLETOWN  
TOWNSHIP NJ**

Public Information Session

# **ROUTE 36 CORRIDOR REDEVELOPMENT**

## **The Redevelopment Process**

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# REDEVELOPMENT

A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated but is commonly recognized as the process governed by the Local Redevelopment and Housing Law and undertaken in accordance with a redevelopment plan adopted by the municipality. If used correctly, it can transform a distressed area into an economically viable and productive part of the community.

*The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities*

# THE LOCAL REDEVELOPMENT & HOUSING LAW

- ❑ P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.)
- ❑ Governs the redevelopment process in NJ
- ❑ Provides criteria and procedures for designating areas in need of redevelopment and rehabilitation
- ❑ Defines the roles of the various public agencies in the process
  - Governing Body
  - Planning Board
  - Redevelopment Entities
- ❑ Specifies the required components of a redevelopment plan and procedures for adopting the plan
- ❑ Establishes the powers granted to municipalities upon adoption of the redevelopment plan

# THE FIVE REDEVELOPMENT STEPS

Step One: Determine if the Area is in Need of Redevelopment




Step Two: Prepare and Adopt a Redevelopment Plan



Step Three: Enter into an Agreement with a Redeveloper to Undertake a Redevelopment Project in Accordance with the Plan



Step Four: Review of the Proposed Redevelopment Project by the Planning Board



Step Five: A Completed Redevelopment Project and Implementation of the Community's Vision

# DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

# THE REDEVELOPMENT AREA *DESIGNATION PROCESS...*



Governing Body Resolution Directing the Planning Board to Undertake a Study

Specifies Condemnation or Non-Condemnation



Preparation of a Preliminary Investigation and Report



Public Notice of Hearing



Planning Board Hearing and Recommendation



Governing Body Resolution Designating the Area in Need of Redevelopment

Notice to Property Owners in the Redevelopment Area



Review of Resolution by NJ DCA

## THE REDEVELOPMENT CRITERIA

- A. Substandard Building Conditions Resulting in Unwholesome Living or Working Conditions
- B. Discontinuance of the Use or Abandonment of Commercial, Office, and Industrial Buildings or with Significant Vacancies Over 2 Consecutive Years
- C. Public Land or Privately Owned Vacant Land that has been Vacant for 10 Years that Can't be Developed Privately
- D. Areas with Buildings and Improvements Exhibiting Dilapidation, Obsolescence, Overcrowding, Faulty Arrangement or Design, Lack of Ventilation, Light and Sanitary Facilities, Excessive Land coverage, or Deleterious Land Use – Causing Detrimental Impact

## THE REDEVELOPMENT CRITERIA

- E. A Growing Lack or Total Lack of Proper Utilization of Areas Caused by the Condition of Title, Diverse Ownership of the Properties, or Other Similar Conditions Resulting in a Stagnant and Unproductive Condition
- F. Areas Impacted by Natural Disasters (5+ Acres)
- G. Urban Enterprise Zone (tax exemptions only)
- H. Consistency with Smart Growth Policies per Law or Regulation





QUESTIONS?

# THE REDEVELOPMENT PLAN

# REDEVELOPMENT PLAN

The preparation and adoption of a redevelopment plan move the redevelopment process from problem identification to problem solving. With the adoption of the redevelopment plan, the focus shifts from an analysis of existing conditions in a designated area to its future use and redevelopment.

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# LOCAL REDEVELOPMENT AND HOUSING LAW

No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

*N.J.S.A. 40A:12A-7a*

# REDEVELOPMENT PLAN

Governs development  
within a Redevelopment  
Area

Adopted by the Governing  
Body by ordinance

States the goals and  
objectives of the  
redevelopment plan and  
relationship to the  
comprehensive planning  
goals of the community

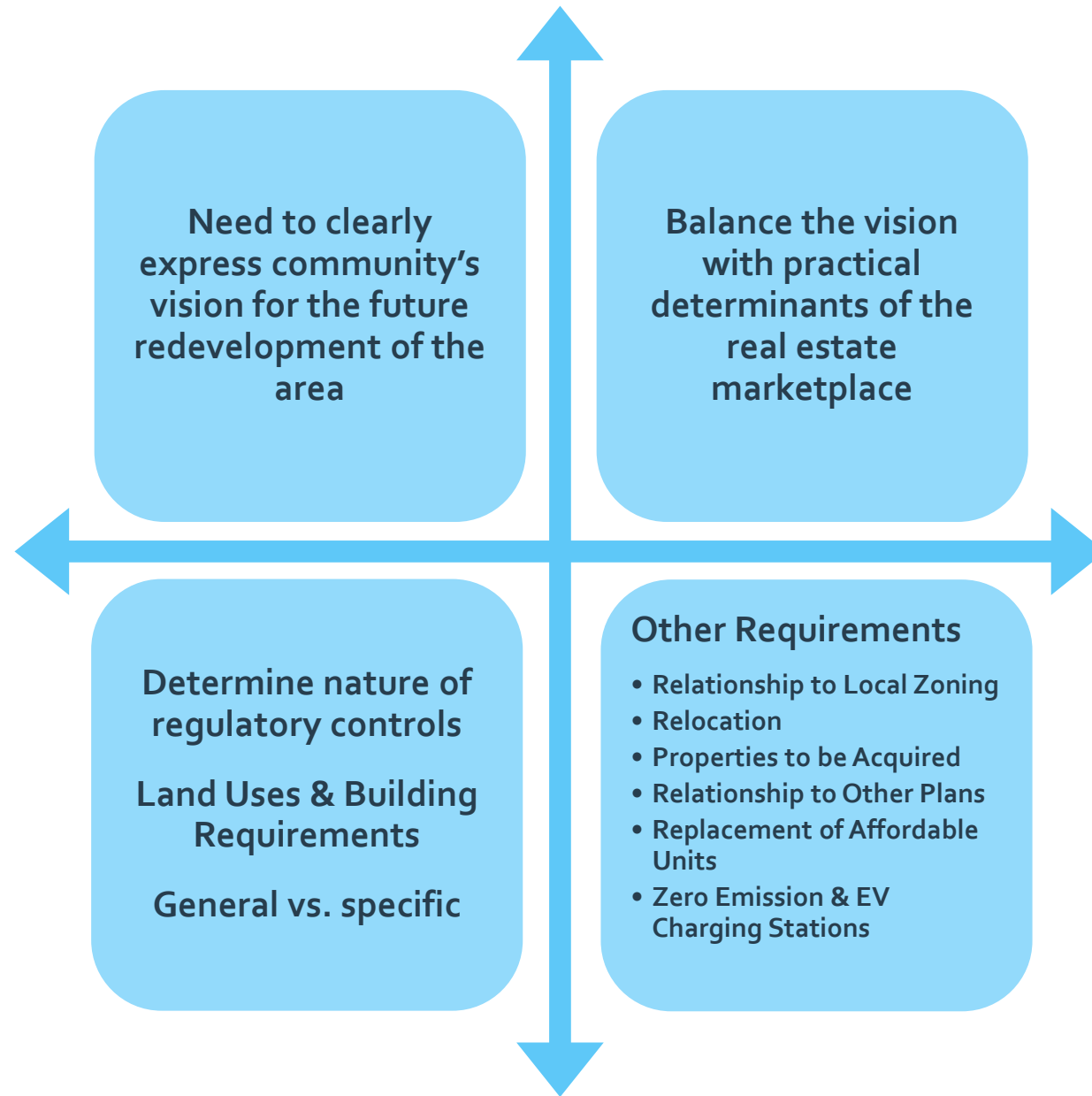
Specifies land uses and  
building requirements  
within the redevelopment  
area

Can supersede zoning or  
act as an overlay zone

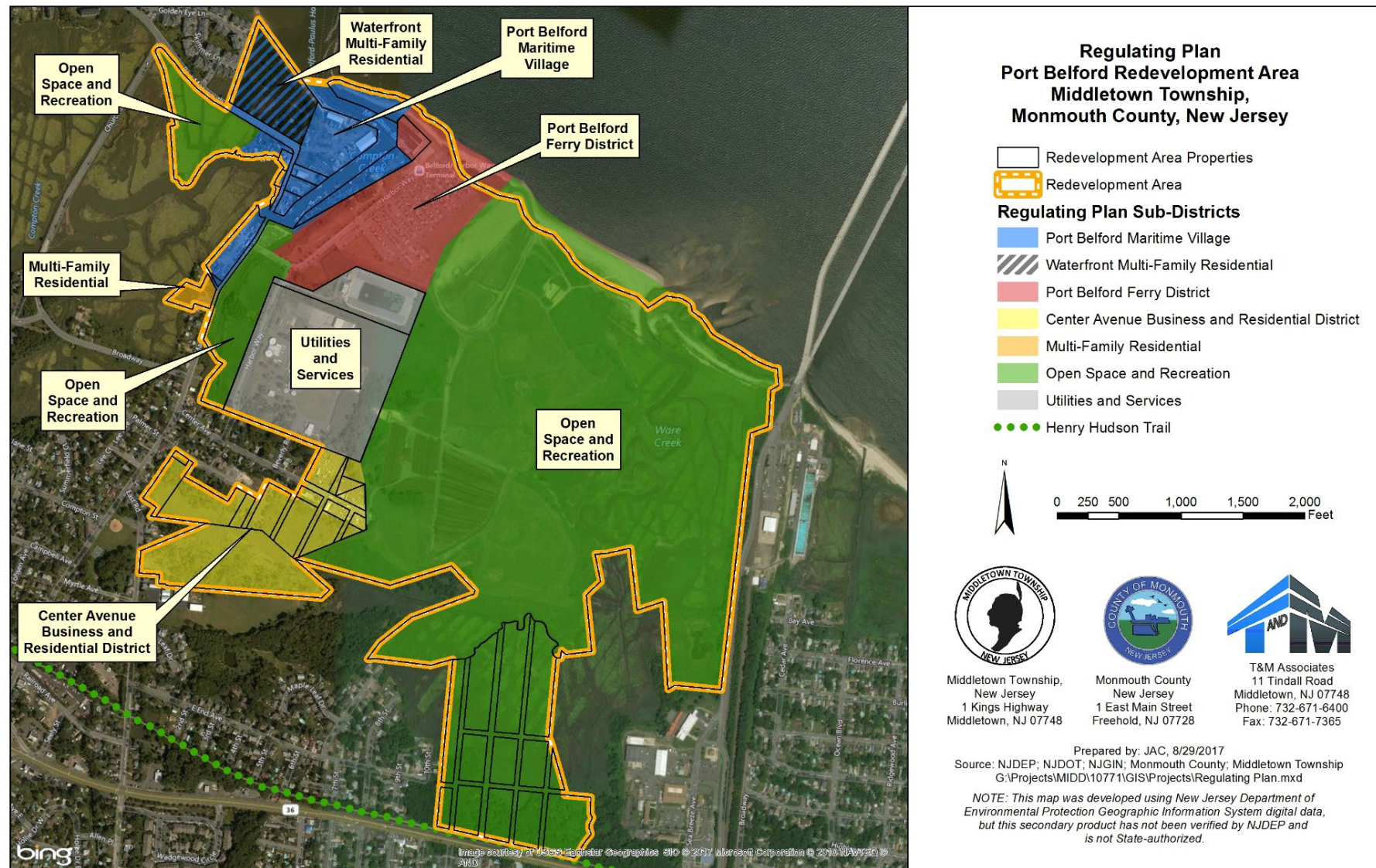
Identifies properties to be  
acquired if applicable

Can significantly control  
the design of development  
within the redevelopment  
area

# DESIGNING A REDEVELOPMENT PLAN



# EXAMPLES... Port Belford Redevelopment: Middletown, NJ





# EXAMPLES... Cranford, NJ

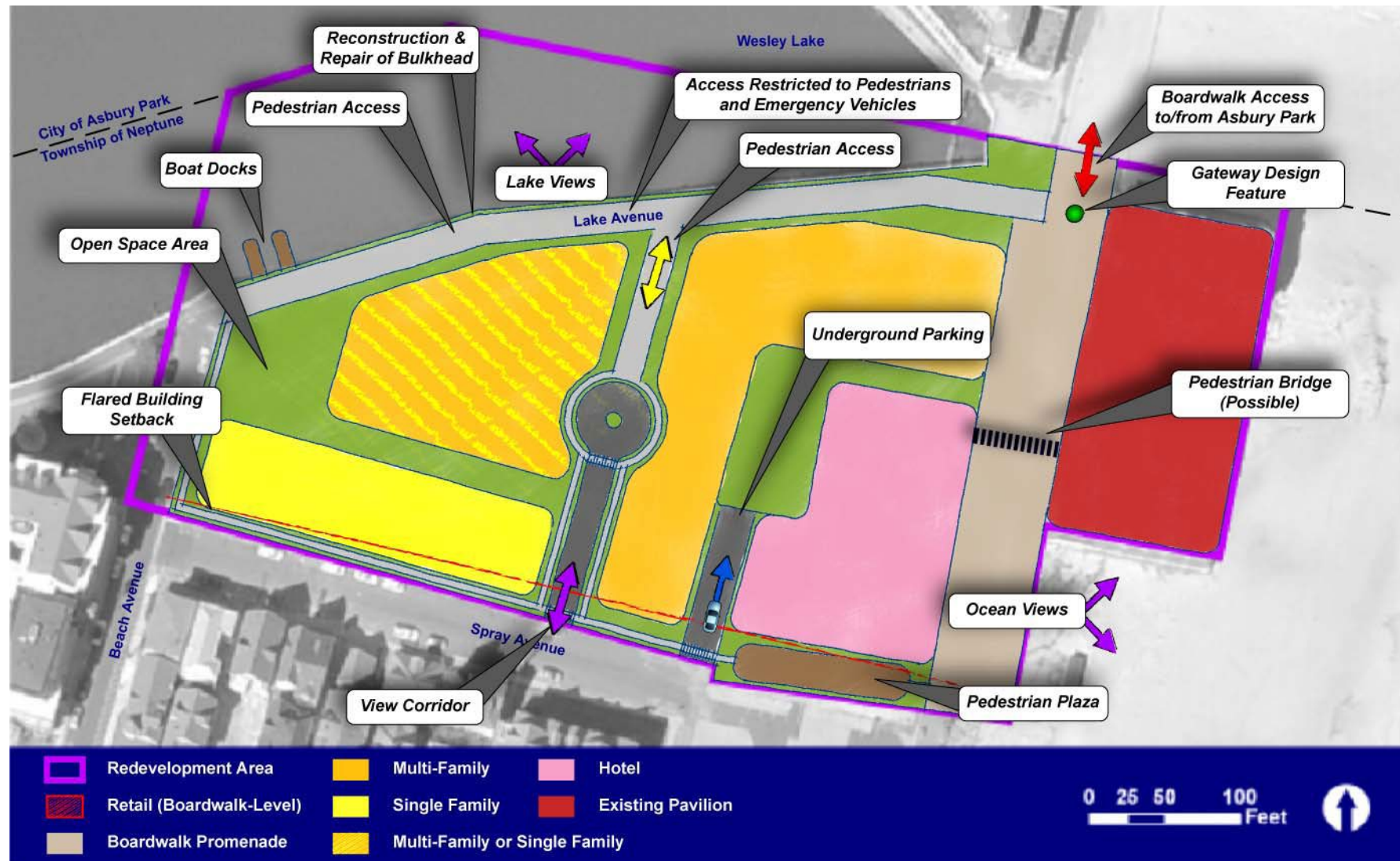


Before



After





## DESCRIPTIVE CONCEPT PLAN



# QUESTIONS?