



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.

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

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

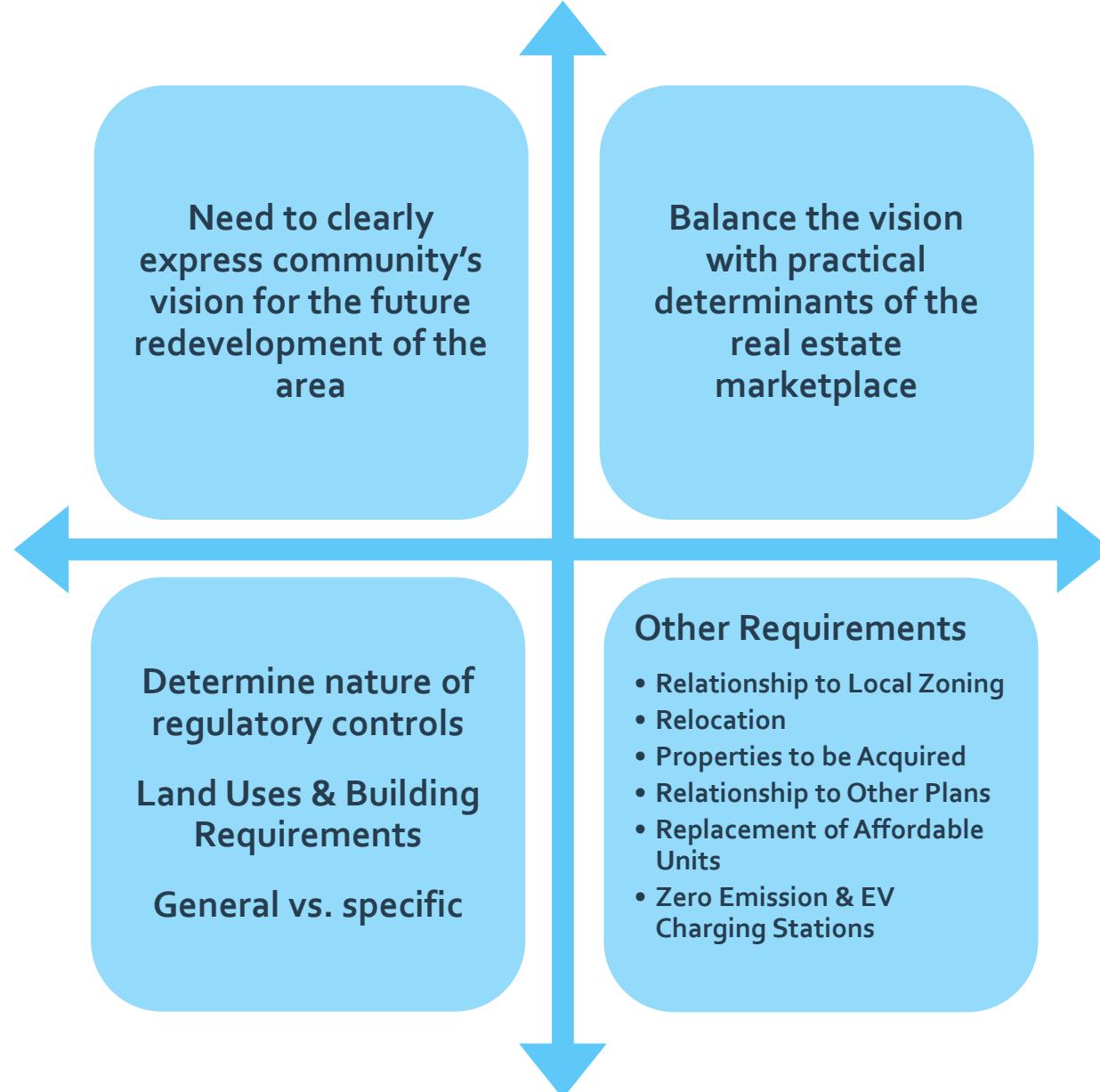
Specifies land uses and
building requirements
within the redevelopment
area

Can supersede zoning or
act as an overlay zone

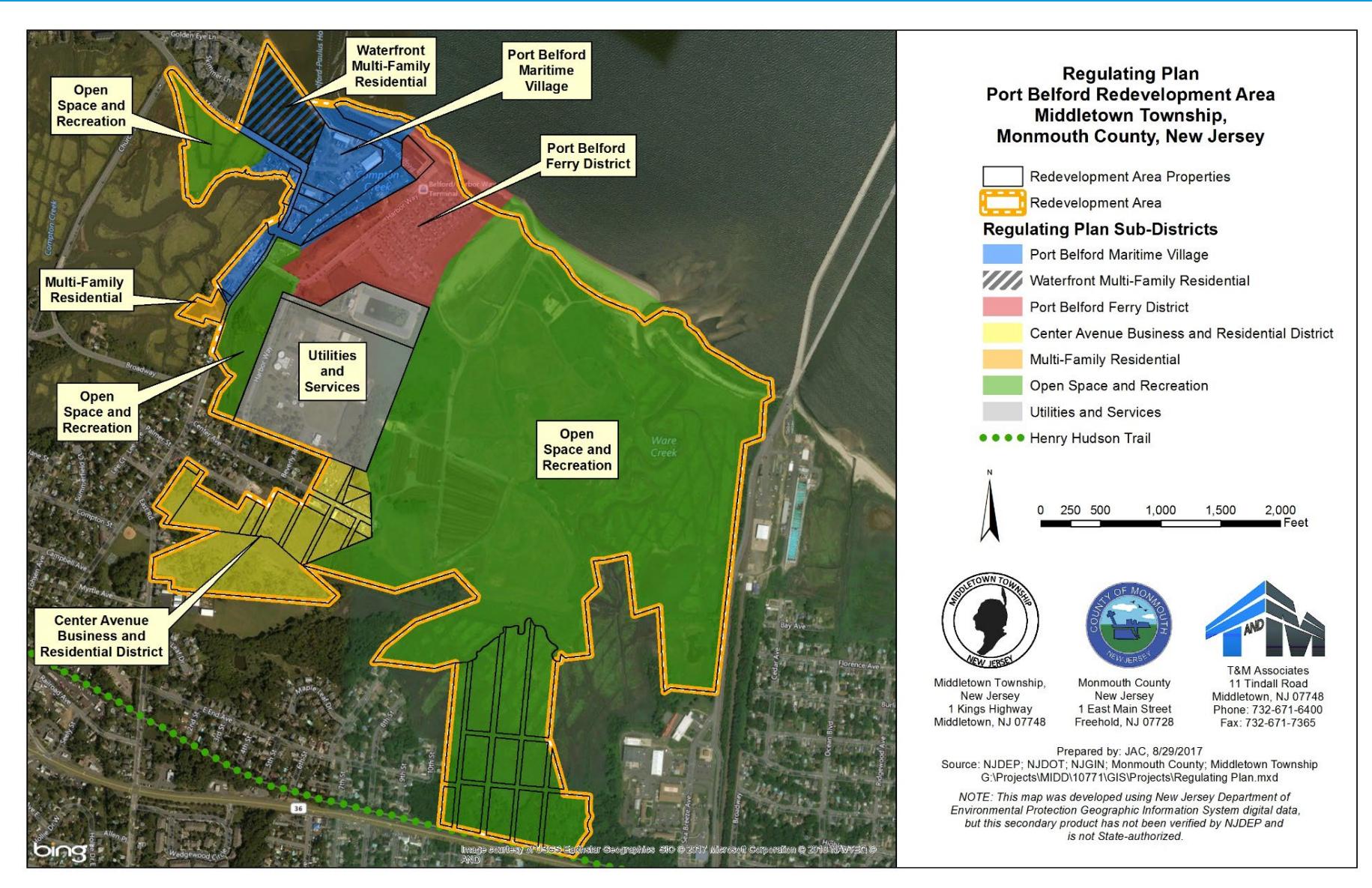
Identifies properties to be
acquired if applicable

Can significantly control
the design of development
within the redevelopment
area

DESIGNING A REDEVELOPMENT PLAN



EXAMPLES... Port Belford Redevelopment: Middletown, NJ



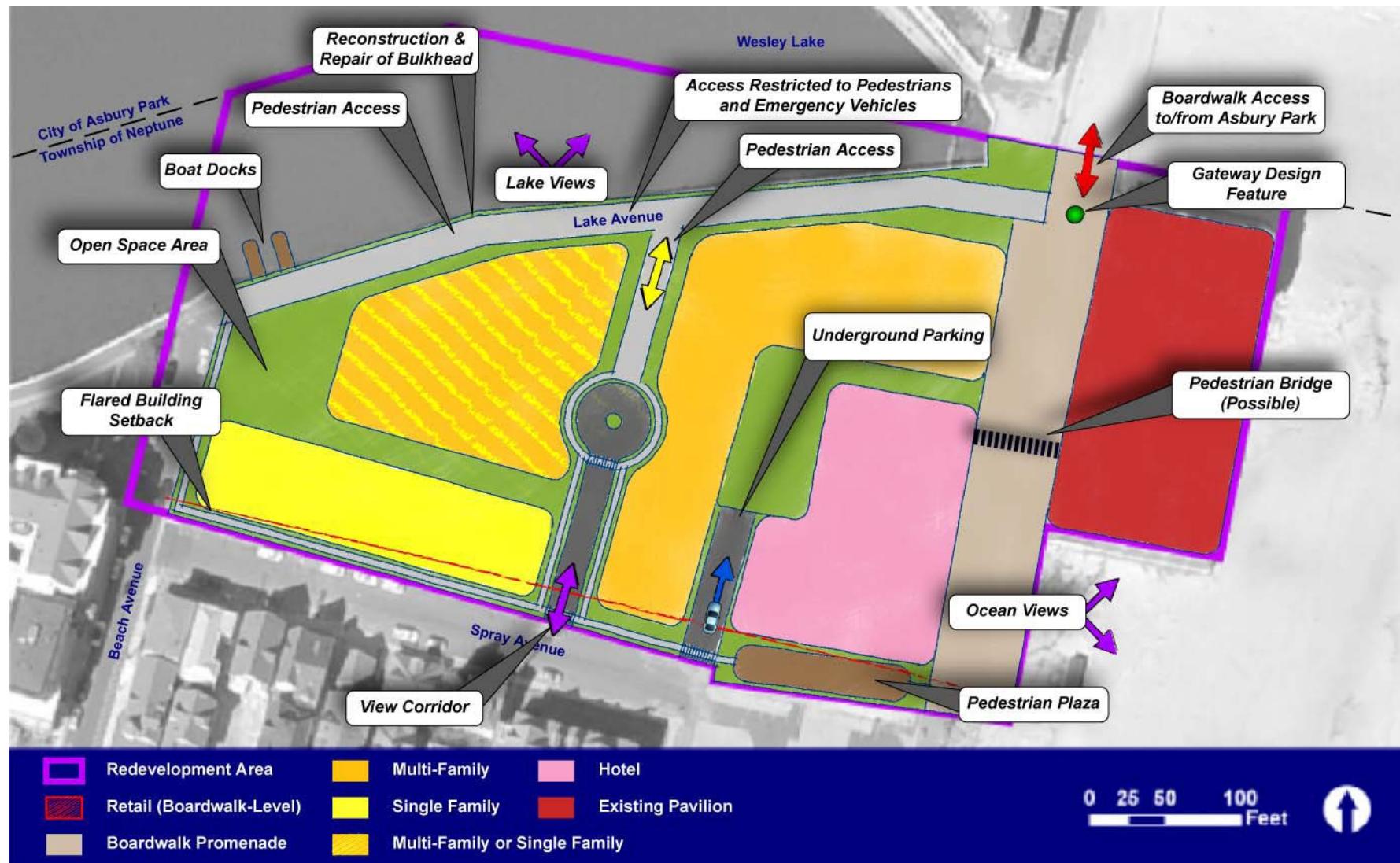
EXAMPLES... Cranford, NJ



Before



After



DESCRIPTIVE CONCEPT PLAN



QUESTIONS?