

Half Mile Road Redevelopment Plan



Block 1088 Lot 1 and Lot 3

TOWNSHIP OF MIDDLETOWN

MONMOUTH COUNTY, NEW JERSEY

November 2018

Prepared by:

DMR Architects

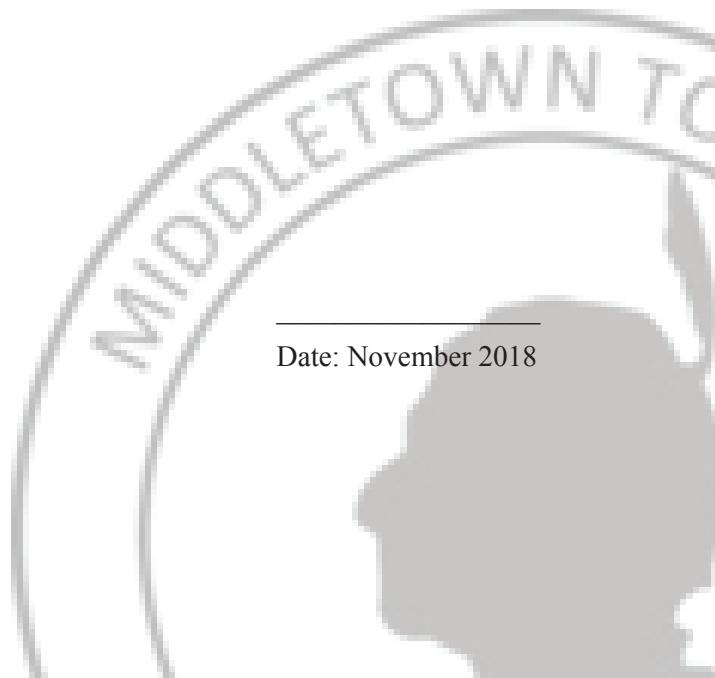
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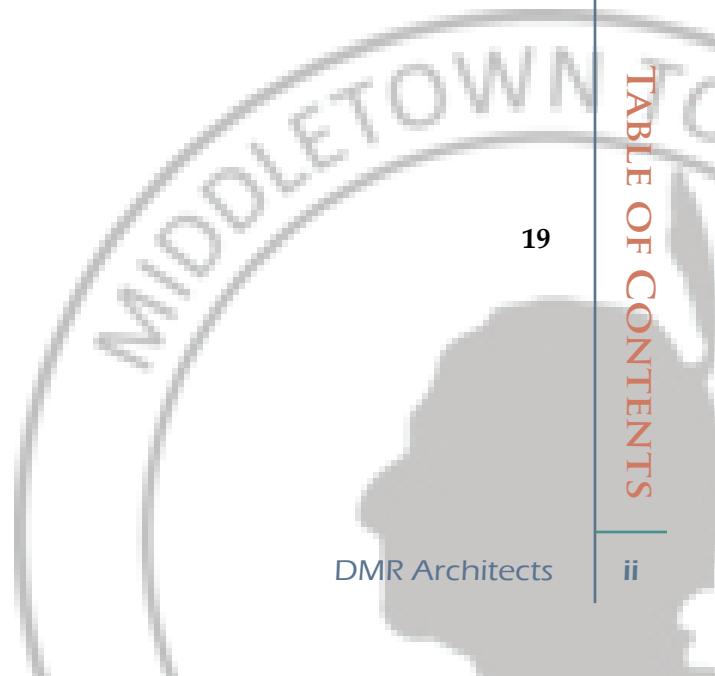
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1.0: BACKGROUND INFORMATION -

BASIS FOR THE PLAN:

The formal rehabilitation process for the Area of Investigation began with the Township Committee's authorization for the Planning Board to conduct a preliminary investigation of the Rehabilitation Area to determine if the subject properties (Block 1088, Lots 1 and 3; and Block 1086, Lots 29 and 30) met the statutory criteria for designation as a redevelopment or rehabilitation area (Resolution No. 18-78, January 23, 2018).

The Planning Board held a public hearing on the findings of the preliminary investigation and recommended adoption of the Rehabilitation Area as an "Area in Need of Rehabilitation" to the Township Committee on September 5, 2018. The Planning Board found that the statutory criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-14(a) was met for the entirety of the area proposed to be designated for rehabilitation. The Township Committee accepted the Planning Board's recommendation and designated the site as a rehabilitation area on September 17, 2018.

This Redevelopment Plan is proposed for Block 1088 Lots 1 and 3 to address a pattern of vacancy, abandonment and under-utilization through the establishment of new permitted uses and design standards. This document is the second step in the implementation of a plan for rehabilitation that began with the preliminary investigation conducted by the Planning Board that resulted in a determination of an "area in need of rehabilitation" by the Middletown Township Committee.

The Half Mile Road Redevelopment Plan, which includes Block 1088, Lots 1 and 3 only has been prepared pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq. or "LRHL"). As required under the statute, the plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.

APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE:

The use, bulk, design and performance standards for this Redevelopment Plan shall supersede the zoning provisions of the Middletown Township Land Use Development Ordinance for Block 1088, Lots 1 and 3 within the Half Mile Road Rehabilitation Area. Where the regulations and standards for this Redevelopment Plan are silent, the standards of the Land Development Ordinance for the Township of Middletown shall apply as permitted by N.J.S.A. 40A:12A-7.a(2). The zoning map of the Township of Middletown shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.

Block 1086, Lots 29 and 30, which were included in the Rehabilitation Area (Resolution No. 18-78), but are not included in this Redevelopment Plan, shall remain subject to the standards and regulations applicable to the existing B/P Zone for those properties.

PROPERTY DESCRIPTION:

Block 1088, Lot 1 (230 Half Mile Road):

This property is approximately 5.48 acres in area, with frontage on Half Mile Road to the east and Schultz Drive to the north, west and south. The property is developed with a three-story, 75,345 square foot office building, which was constructed in 1983. There are parking areas to the north, south, and west of the building. Tax records indicate that Mack-Cali purchased this property on January 9, 2017.

Block 1088, Lot 3 (250 Half Mile Road):

This property is approximately 0.57 acres in area, with frontage on Half Mile Road to the east and Schultz Drive to the South. The property is developed with a former residence that has been converted to three separate offices. Tax records indicate that Mack Cali purchased this property on October 18, 2017.

SURROUNDING CONTEXT:

The Study Area (Block 1088, Lots 1 and 3) is located just to the northeast of the Garden State Parkway Interchange 109, has frontage on both Half Mile Road and Schultz Drive and is approximately 6.05 acres in area. The property is also located to the north of Newman Springs Road and the park and ride commuter parking lot. To the west are two existing three story office buildings with surface parking located to the side and rear portions of the properties. A combination of single family, multi-family and commercial uses are located to the north and east of the Redevelopment Area and commuter surface parking lots are located to the south. The Redevelopment Area surrounds and existing one story office building that includes surface parking and access from Half Mile Road.

LAND USE ANALYSIS:

Existing land uses at the Study Area were evaluated through investigation of MOD-IV land use classifications and land use/land cover data as mapped by the New Jersey Department of Environmental Protection (NJDEP) in 2012.

According to NJDEP's land use/land cover (LULC) data, last updated in 2012, the land uses in the Study Area are primarily categorized as "commercial/services."

The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all assessment records and produce all statutorily-required tax lists.

Land in the immediate vicinity of the Redevelopment Area is classified under the B/P zoning.



Image 1: Conceptual Perspective
Courtesy of Lifetime Healthy Way of Life

2.0: EXISTING ZONING

The Study Area properties are all located in the BP Business Park zone district, as shown in Map 5. Land use regulations as outlined in §540-902B of the Township's Planning and Development Regulations are detailed below. Use requirements for the BP Business Park Zone are as follows:

1. "Accessory"

a. Accessory Uses:

- i. Commercial accessory storage building
- ii. Fences and hedges
- iii. Garage, commercial
- iv. Home occupation
- v. Indoor storage/display of goods sold on-site
- vi. Off-street parking
- vii. Outdoor storage/display of goods sold on-site
- viii. Signs

- xvii. Engineering service
- xviii. Family counseling
- xix. Financial service
- xx. Government office and facility
- xxi. Insurance agency
- xxii. Legal service
- xxiii. Medical office
- xxiv. News syndication service
- xxv. Planning service
- xxvi. Professional consultant
- xxvii. Real estate agency
- xxviii. Security/commodity broker
- xxix. Surveying service
- xxx. Travel agent
- xxxi. Tutoring service
- xxxii. Veterinarian office

2. Agricultural

a. Permitted Uses:

- i. Commercial woodland
- ii. Cropland
- iii. Fisheries
- iv. Livestock, pasture and rangeland
- v. Nursery
- vi. Orchard and vineyard

b. Accessory Uses:

- i. Barn and other farm buildings
- ii. Roadside farm stand

b. Conditional Uses:

- i. Hospitals
- ii. Performance commercial development

3. Business Office

a. Permitted Uses:

- i. Accounting
- ii. Advertising service
- iii. Animal hospital
- iv. Architectural service
- v. Artist/art studio
- vi. Banking
- vii. Blood bank
- viii. Business management
- ix. Clinic
- x. Collection Agency
- xi. Computer programming and consulting
- xii. Credit reporting and service
- xiii. Data processing service
- xiv. Dentist
- xv. Driving school
- xvi. Employment service

4. Business Services

a. Permitted Uses:

- i. Printing and photocopy service

5. Educational

a. Permitted Uses:

- i. Acting school
- ii. Animal training school
- iii. Daycare
- iv. Music school
- v. Nursery school
- vi. Senior day care
- vii. Special training school

b. Conditional Uses:

- i. Private or parochial school

6. Light Industrial

a. Permitted Uses:

- i. Scientific research laboratory

EXISTING ZONING CONTINUED

7. Recreational

- a. Permitted Uses:
 - i. Athletic academy
 - ii. Athletic fields
 - iii. Athletic fields, privately owned
 - iv. Basketball court (public)
 - v. Batting cage
 - vi. Golf driving range
 - vii. Ice skating rink
 - viii. Miniature golf course
 - ix. Movie theater
 - x. Nature area/reservation
 - xi. Park
 - xii. Playhouse
 - xiii. Playground
 - xiv. Roller-skating rink
 - xv. Swimming pool (commercial)
 - xvi. Tennis court (commercial)
- b. Conditional uses:
 - i. Golf course
- c. Accessory uses:
 - i. Fairground (temporary)
 - ii. Gym, health spa and athletic club

8. Residential

- a. Permitted Uses:
 - i. Hotels and motels

9. Service Organizations

- a. Permitted Uses:
 - i. Garden club
 - ii. Library
 - iii. Places of worship
- b. Conditional Uses:
 - i. Cemeteries

10. Transportation

- a. Permitted Uses:
 - i. Commercial parking lot
 - ii. Commuter parking lot

- iii. Highway and street right-of-way
- iv. Railroad right-of-way

- b. Accessory Uses:
 - i. Heliport

11. Utility

- a. Permitted Uses:
 - i. Electric, gas, water, and sewer line
 - ii. Utility equipment building (under 100 sf)
- b. Conditional Uses:
 - i. Commercial communication antenna or tower
 - ii. Public utility office or substation
 - iii. Radio communication center
 - iv. Telephone communication center
 - v. Television communication center

12. Wholesale and Retail Trade

- a. Permitted Uses:
 - i. Floral shop
 - ii. Recording studio
 - iii. Video rental
- b. Accessory Uses:
 - i. Bakery, pizzeria, or other food retail
 - ii. Bar
 - iii. Book and stationary store
 - iv. Cafeteria
 - v. Delicatessen
 - vi. Newsstand
 - vii. Restaurant
 - viii. Variety store

EXISTING ZONING CONTINUED

Redevelopment Study & Preliminary Investigation Report
Middletown Township

Table 1 outlines the lot and bulk standards of the BP Business Park Zone, pursuant to §540-923 of the Planning and Development Regulations:

Table 1: Lot and Bulk Standards of the BP Zone

Standard	Requirement
Minimum gross lot area	3 acres
Minimum buildable lot area	2.5 acres
Minimum front yard setback	75 feet
Minimum side yard setback	50 feet
Minimum street side setback	37.5 feet
Minimum rear yard setback	50 feet
Minimum street rear setback	75 feet
Minimum lot frontage	200 feet
Minimum gross floor area	5,000 square feet
Minimum first floor area	5,000 square feet
Maximum lot coverage*, one-story building	70%
Maximum lot coverage*, two or more stories	60%
Maximum floor area ratio	22%
Maximum building height	3 stories, 40 feet

* 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, and all other impervious surfaces

Additionally, pursuant to 540-923C(2), wherever any BP zone boundary line abuts a residential zone boundary line, the building setback requirement shall be 100 feet along the entire length of such common zone boundary line.

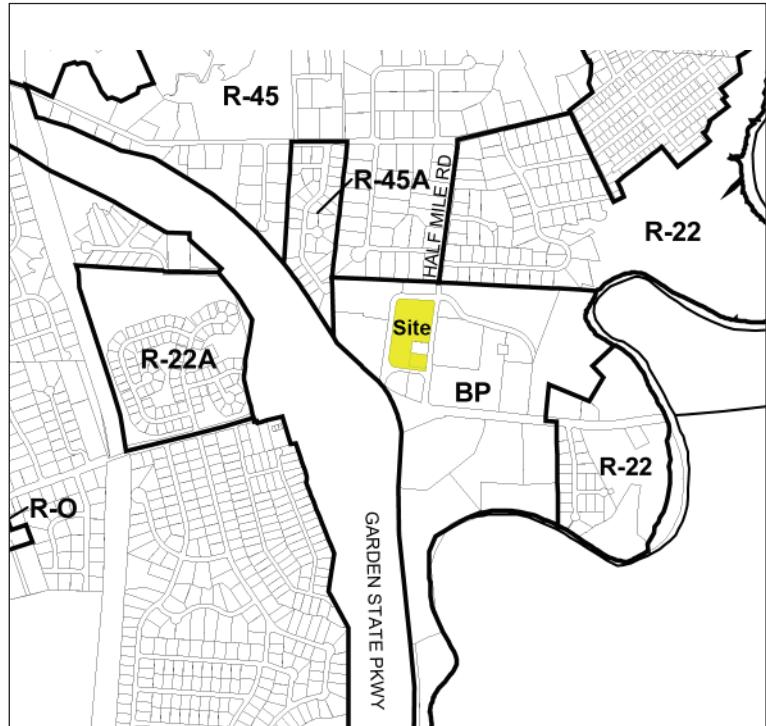


Image 2: Conceptual Perspective
Courtesy of Lifetime Healthy Way of Life

3.0: REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985,c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan .
8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

4.0: REDEVELOPMENT REGULATIONS

DEFINITIONS:

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” / “required” and “should” / “encouraged”. “Shall” or “required” means that a developer is required to comply with the specific regulation, without deviation. “Should” or “encouraged” means that a developer is encouraged to comply, but is not required to do so.

The definitions of the Township’s Zoning Ordinance (Section 540-203) shall apply to this plan, with the exception of the following terms:

SPORT, FITNESS AND WELLNESS CENTER: A facility that provides physical fitness, sports and recreational programs and activities, including, but not limited to, the use of weight-lifting equipment, running and aerobic exercise equipment, game courts, indoor and outdoor swimming pools, water slides, chiropractic, physical therapy, medical, medical aesthetic and massage services, blood draws, physical therapy, day camps, wellness and metabolic assessments, and fitness, yoga and pilates classes and programs. The facility may also provide those uses and accessory uses permitted by child-care centers, day spas, health clubs, indoor commercial recreation facilities, professional offices and/or wellness centers. The permitted accessory structures and uses for fitness centers shall be as follows: indoor and outdoor playgrounds; indoor and outdoor sale of food and beverages including alcohol; retail sale of health- and fitness-related items; salons; child activity centers; nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers, lockers and similar uses; water slides; membership sale offices and preview centers, and all other customary and incidental uses of a fitness center.

USE REGULATIONS:

Permitted Principal Uses

The following shall be permitted as principal uses within the Rehabilitation Area:

1. Sport, fitness and wellness center	13. Saunas
1. Surface parking and garage or other structured parking	14. Steam rooms
2. Signs	15. Whirlpool baths
3. Fences and walls	16. Showers
4. Indoor commercial recreation facilities	17. Spas
5. Health-related professional offices	18. Lockers
6. Indoor and outdoor playgrounds	19. Outdoor swimming pool with water slides
7. Indoor and outdoor sale of food and beverages	20. Membership sale offices
8. Retail sale of health- and fitness-related items	21. Preview centers
9. Day spas	22. Uses which are customarily incidental to the principal permitted use in the zone.
10. Salons	
11. Child activity and care centers	
12. Nutritional centers	

Permitted Accessory Uses and Structures

Any of the following accessory uses and structures shall be permitted in the Rehabilitation Area when used in conjunction with a permitted principal use:

BULK REGULATIONS:

Development within the Schultz Drive Rehabilitation Area shall conform to the area and bulk standards set forth below.

Bulk Requirements for the Redevelopment Area

1. <u>Minimum Gross Lot Area:</u>	5.0 acres
2. <u>Minimum Buildable Lot Area:</u>	5.0 acres
3. <u>Minimum Lot Frontage:</u>	150 feet
4. <u>Minimum Principal Front, Side, Rear, Street Side and Street Rear Yard:</u>	20 feet
5. <u>Minimum Accessory Side Yard:</u>	
a. Out Parcel:	20 feet
b. Schultz Drive:	10 feet *
c. Interior Street Front, Side, Rear:	4 feet
* Note: Accessory parking structure is permitted to be within 4 feet of the property line at the radius along Schultz Drive.	
6. <u>Minimum Floor Area:</u>	
a. Gross Floor Area:	5,000 square feet
b. First Floor Area:	5,000 square feet
7. <u>Maximum Lot Coverage:</u>	80%
8. <u>Maximum Floor Area Ratio:</u>	0.55
9. <u>Maximum Building Height:</u>	4 stories / 70 feet

OFF-STREET PARKING, LOADING AND CIRCULATION:

Parking and loading requirements for the Half Mile Road Rehabilitation Area shall be as follows:

1. <u>Minimum number of Loading Spaces:</u>	1 loading space.
- <i>The loading space may be provided off-site so long as it is within 25 feet of the property line.</i>	
2. <u>Minimum size of Loading Space:</u>	12 feet by 35 feet
3. <u>Minimum Size of Parking Space:</u>	9 feet by 18 feet
4. <u>Minimum Aisle Width for Two-Way 90 Degree Parking:</u>	24 feet
5. <u>Minimum Parking Setback from Front Property Lines:</u>	4 feet
- <i>Surface parking and structured parking is permitted in the front yard.</i>	
6. <u>Minimum Surface Parking Setback from Side and Rear Property Lines:</u>	10 feet
- <i>A 10 foot landscaping strip is required along the side and rear property lines</i>	
7. <u>Minimum Distance Parking Spaces can be from a Nonresidential Structure:</u>	5 feet

8. <u>Minimum Number of Parking Spaces:</u>	1 sp per 300 sf of GFA
Note:	
1. Any potential off- site traffic improvements will be determined by a traffic study that shall be submitted as a part of a site plan application.	
SIGNAGE:	
Signage requirements for the Schultz Drive Rehabilitation Area shall be as follows:	
Freestanding Signs	
1. <u>Maximum number of Freestanding Signs:</u>	3
2. <u>Maximum Height:</u>	12 feet
3. <u>Maximum size of Sign Face:</u>	100 square feet
4. <u>Minimum setback:</u>	10 feet
Façade Signs	
1. <u>Maximum number of Façade Signs on Principal Building:</u>	6
2. <u>Maximum size of Sign Face:</u>	1,500 square feet
3. <u>Maximum Number of Façade Signs for Parking Structure:</u>	3
Note:	
1. Whenever a parcel is bordered by more than one street, additional signage may be permitted by the Planning Board, in accordance with the standards of the signage section in the ordinance, for each street upon which the parcel fronts.	
LANDSCAPING:	
1. <u>Minimum Landscaped Open Space (not including parking areas or drives):</u>	10%
2. <u>Minimum Yard Area and Open Space Plantings:</u>	2 shrubs and one shade or ornamental tree for each 1,500 SF of yard area, not including areas devoted to parking
3. <u>Minimum Tree Plantings in Surface Parking Areas based on Curbing:</u>	1 tree per 30 feet of curbing, edge of pavement, or designated area
4. <u>Min. Landscaped Area in Surface Parking Area:</u>	5%
5. <u>Min. Tree Plantings in Surface Parking Areas based on Parking Stalls:</u>	1 shade or ornamental tree and 2 shrubs per 10 parking spaces
6. <u>Max. Number of Surface Spaces without Landscaped Divider:</u>	20 spaces

7. <u>Min. Street Trees based on Front Yard Length:</u>	1 tree per 30 linear feet of front yard
8. <u>Min. Clearance from the Foundation Wall or Fence:</u>	2 feet
9. <u>Min. Evergreen Plantings:</u>	1 evergreen planting per 20 feet of the foundation wall or fence

LIGHTING:

1. Min. Avg. Lighting Level at the Surface of the Parking Lot	0.5 footcandle
2. Min. Lighting Level at Any Location of the Parking Lot:	15% of the average lighting level
3. Max. Lighting Pole Height:	Lighting poles shall not exceed by more than 10 feet the height of the adjacent buildings served by the parking lot
4. Minimum Average Lighting Level at the Surface of a Pedestrian Walkway (footcandle): 0.5	

MISCELLANEOUS:

1. <u>Maximum Fence Height:</u>	8 feet
2. <u>Minimum Sidewalk Width:</u>	4 feet
3. <u>Parking Structure Setback from a Lot Line:</u>	4 feet
4. <u>Parking Structure Parking Spaces Cover:</u>	Vehicles on the top level are not required to be covered
5. <u>Parking Structure Height:</u>	6 levels above ground
6. <u>Minimum Parking Structure Floor to Floor Height:</u>	10 feet, as measured from top of floor to top of floor
7. <u>Flexible Pavement Thicknesses:</u>	1 inch asphalt surface over 2.5 inch asphalt base over 6 inch DGA base
8. <u>Rigid Pavement Thicknesses:</u>	6 inch concrete over 6 inch DGA base course
9. <u>Development Fee:</u>	For any nonresidential development, the applicant shall be required to pay a fee of 2.5% (two and a half) of the equalized assessed value of any eligible nonresidential activity at the time of issuance of certificates of occupancy. At the issuance of certificates of occupancy, the Tax Assessor shall calculate the equalized assessed value and the appropriate development fee.

PLANNING BOARD REVIEW:

1. Site plan review shall be conducted by the Middletown Township Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application.
2. Variances may not be granted from “Use Regulations”. However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-60 and 70c Furthermore, exceptions may be granted pursuant to N.J.S.A. 40:55D-51 and submission waivers pursuant to N.J.S.A. 40:55D-10.3.
3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a&b.



Image 1: Conceptual Perspective
Courtesy of Lifetime Healthy Way of Life

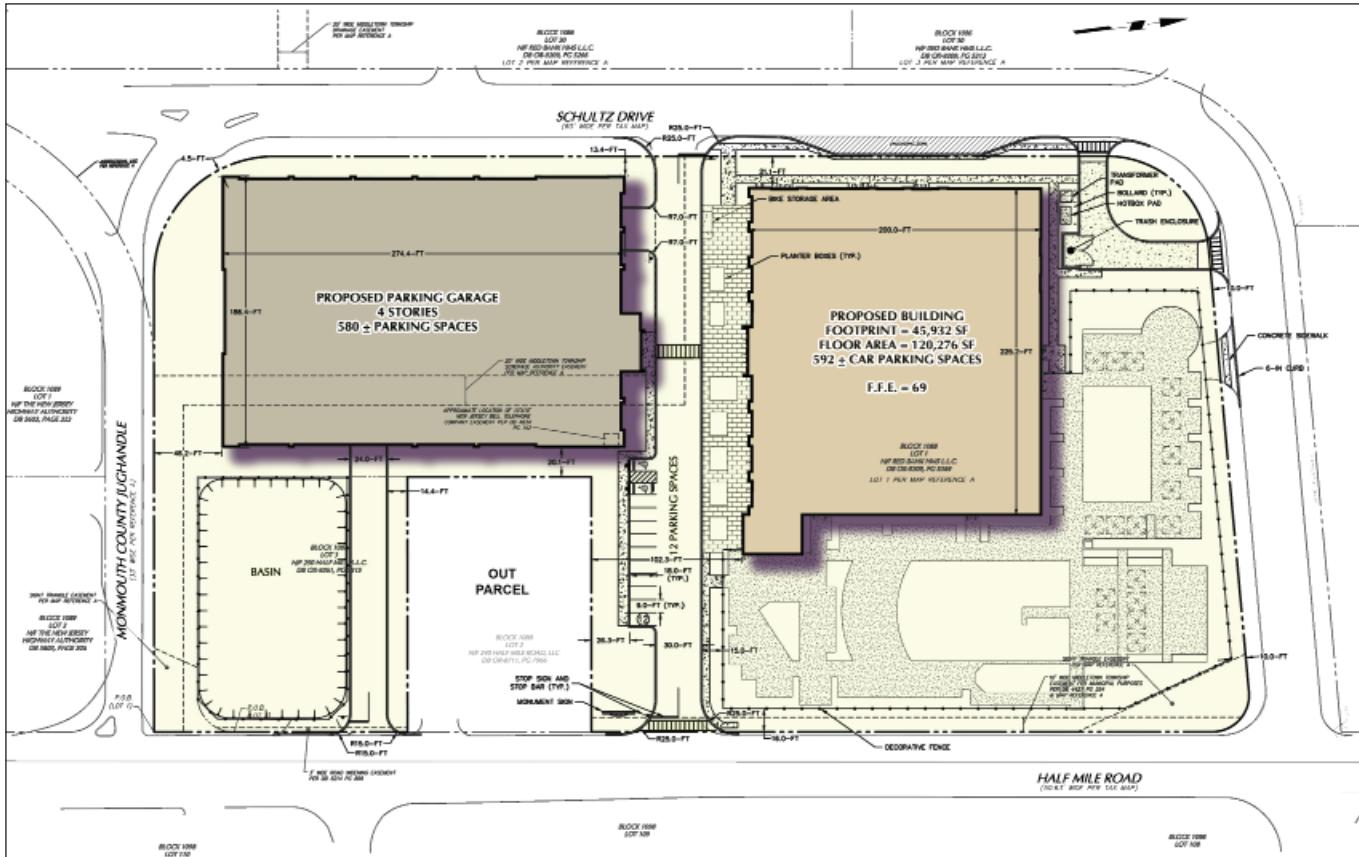


Image 2: Conceptual Site Plan
Courtesy of Lifetime Healthy Way of Life



Image 3: Conceptual Building Elevations
Courtesy of Lifetime Healthy Way of Life



Image 4: Conceptual Building Elevations
Courtesy of Lifetime Healthy Way of Life

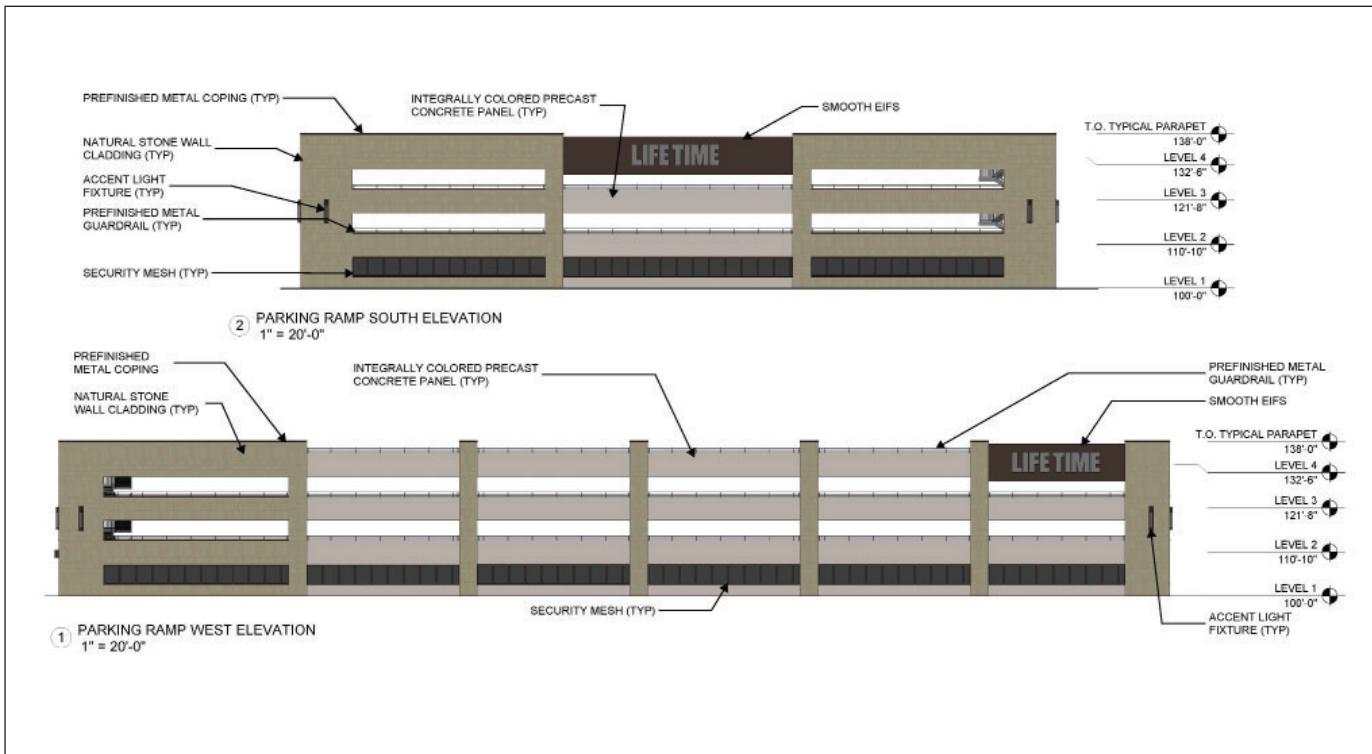


Image 5: Conceptual Parking Structure Elevations
Courtesy of Lifetime Healthy Way of Life

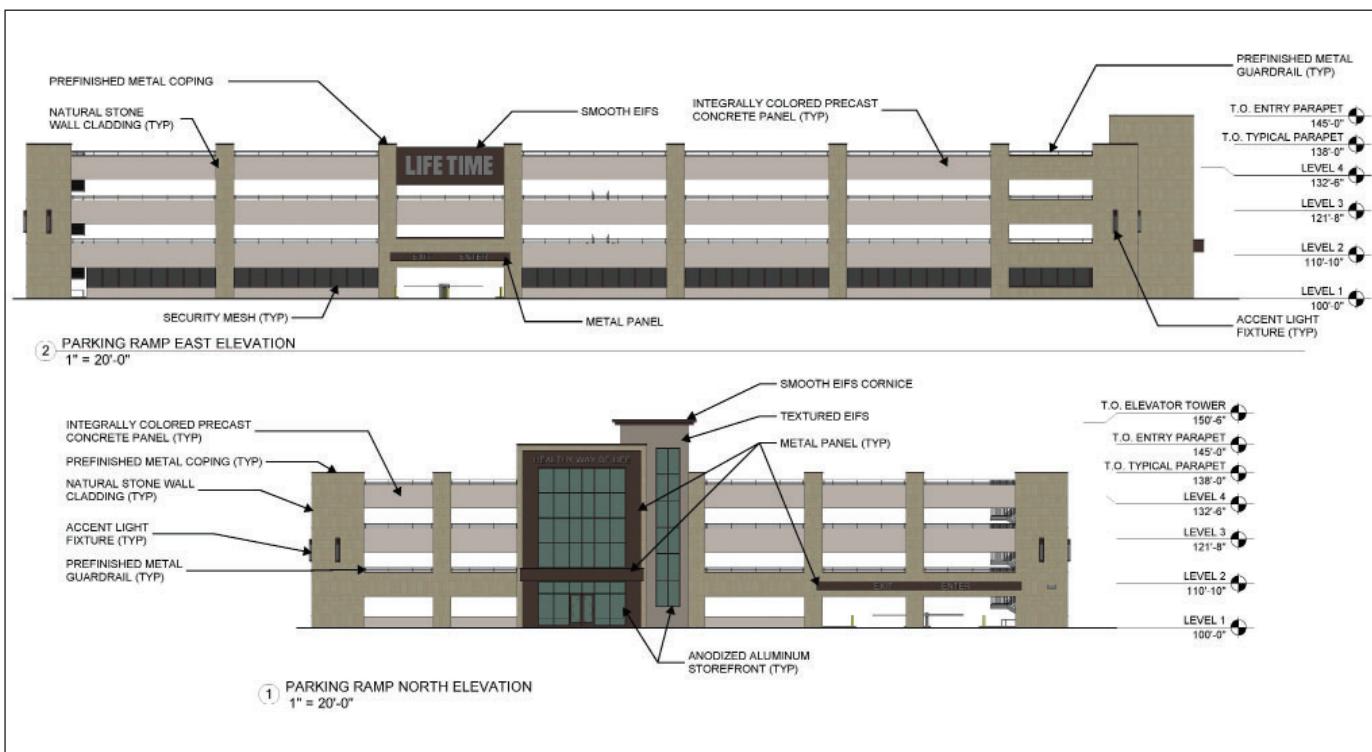


Image 6: Conceptual Parking Structure Elevations
Courtesy of Lifetime Healthy Way of Life

5.0: RELATIONSHIP TO MASTER PLANS:

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN:

On March 1, 2001, the State Planning Commission (“SPC”) adopted the State Development and Redevelopment Plan (SDRP). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities Preliminary Investigation Report & Redevelopment Study Port of Belford | Middletown Township, NJ 25 and towns and organize new growth in “center” – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation, and social interaction. This Study Area is located entirely within the Metropolitan Planning Area 1 (PA-1). According to the SDRP, the intent of the Metropolitan Planning Area 1 is to:

- Provide for much of the state’s future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs; • Redesign areas of sprawl; and
- Protect the character of existing stable communities. The Policy Objectives governing the Metropolitan Planning Area 1 (PA-1) include the following:
 - Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts.
 - Housing: Provide a full range of housing choices through redevelopment.
 - Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, [and] public/private partnerships.
 - Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts.
 - Public Facilities and Services: Complete, repair, or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region.

Adjacent Municipalities:

In reviewing the adjacent municipalities Master and Reexamination Plans for Atlantic Highlands, Colts Neck Township, Fair Haven, Hazlet Township, Highlands, Holmdel Township, Keansburg, Red Bank, Rumson, Sea Bright and Tinton Falls there are no inconsistencies with the goals and recommendations of this plan.

Middletown Township Master Plan – 2004

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

Objectives:

1. To encourage municipal actions which will guide the long range appropriate use, development and preservation of lands within Middletown Township in a manner designed and intended to promote the public health, safety, morals, and general welfare of present and future residents.
2. To provide adequate light, air, and open space.
3. To ensure that development with the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the Region, and the State as a whole.

4. To provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, industrial, mixed use, and public and quasi-public uses in a manner which will provide for balanced Township growth and development.
5. To promote and enhance access to and utilization of all forms of public and mass transportation, including promoting the use of shuttles to link transit centers with each other, as well as with residents and businesses.
6. To enhance the various neighborhoods throughout the Township by providing for appropriate redevelopment, reinvestment, revitalization and capital improvements, designed to strengthen and improve the fabric of each area.
7. To encourage and promote a cooperative approach to economic development and revitalization through new investment, maintenance and reinvestment in existing commercial and industrial activities within the Township in areas suitable for such development.

Principles:

1. Locating public, commercial, industrial, professional office and agricultural uses at sites and in locations which are suitable for their use environmentally, economically, and geographically, and are compatible with existing uses, public facilities, roadways, and natural features.
2. Encouraging a development pattern which will protect and enhance the long term economic, social, and welfare interests of present and future residents of the Township.
3. The Township should continue to monitor commuter parking and access to all modes of mass transportation.

Policies:

1. Land use planning will provide for a variety of residential and nonresidential uses and will encourage continuation of and enhancement of Middletown Township as a quality suburban/rural residential community. This includes a continued strong commitment to providing housing opportunities for families and individuals of all income levels.
2. The Township will encourage office, research, and light industrial development in appropriate locations within the Township that will provide employment for present and future residents and contribute to a balanced and stable economic base for the Township.

The Land Use Element and Circulation Plan Element have additional goals which are relevant to this Redevelopment Study. The major focus of the Land Use Element of Middletown Township's Master Plan is the enhancement and re-invigoration of neighborhoods.

Master Plan Reexamination Report – 2009 and 2011

The 2009 and 2011 Master Plan Reexamination Reports do not make any specific references or recommendations related to the properties subject to this redevelopment study report or to the existing uses found on the Study Area properties.

Master Plan Reexamination Report – 2014

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

1. Economic Element – The Master Plan should include an Economic Element that considers all aspects of economic development and sustained economic vitality in the Township. The Plan would include an inventory of the Township’s current employers and overall labor characteristics. An analysis would be completed of the types of employment to be expected by the economic development to be promoted with the characteristics of the labor pool resident in the Township and nearby areas. An analysis of the stability and diversity of the economic development to be promoted would be completed.
2. Office Professional Zones – Further examination of permitted uses in the Business Professional zone to foster increased occupancy at numerous vacant office buildings.

Additionally, the 2014 Master Plan Reexamination Report also identifies that the entirety of the Township was designated as an “Area in Need of Rehabilitation” in the late 1970s. However, due to changes to the LRHL at that time, the 2014 Master Plan Reexamination Report recommended the Township assesses the viability of the prior designation and to initiate specific rehabilitation area investigations for certain areas of the Township.

6.0 REDEVELOPMENT ACTIONS:

1. Outline of Proposed Actions:

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or under-utilized structures or uses; provisions for infrastructure necessary to service and support new development and the creation and/or vacation of easements as may be necessary for redevelopment.

2. Provision of Improvements:

Infrastructure improvements may include, but are not limited to gas, electric, water, sanitary and storm sewers, pumping station, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting, street trees and street furniture. The extent of the redeveloper’s responsibilities will be outlined in the redeveloper’s agreement with the Township of Middletown. All improvements shall comply with applicable federal, state and local law.

3. Properties to be Acquired:

No property acquisition on the part of the Township of Middletown is required to implement the Redevelopment Plan.

4. Relocation:

No relocation actions are required to implement the Redevelopment Plan.

5. Inventory and Replacement of Affordable Housing:

The Redevelopment Area contains no housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). As such this Redevelopment Plan is not required to provide an inventory of such units. No affordable units will be removed and no plan is required for the provision of replacement affordable housing as a result of the implementation of this Redevelopment Plan.

6. Other Actions:

In addition to the demolition and new construction, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) environmental remediation; and (2) creation and/or vacation of public utility easements and other easements and rights of way as may be necessary for redevelopment.

7.0 GENERAL PROVISIONS:

1. Site Plan and Subdivision Review:

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 0:55D-1 et seq.) and the Planning and Development Regulations of the Township of Middletown shall be submitted by the applicant(s) for review and approval by the Planning Board so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements. Applications for subdivision and site plan approval shall be in accordance with the provisions contained within this report and the Township requirements.

2. Adverse Influences:

No use or reuse shall be permitted, which when conducted, under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration or other objectionable features so as to be detrimental to the public health, safety or general welfare.

3. Non-Discrimination Provisions:

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township of Middletown Committee or by the developer or any of his/her successor or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identify or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale lease, use or occupancy thereof.

4. Deviation Request:

The Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures of physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area or any change requiring

a "d" variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only means of an amendment of the Redevelopment Plan by the Township Committee, and only upon finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

5. Procedure for Amending the Approved Plan:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law.