

Main Street Redevelopment Plan

2018 Amendment

Borough of Allenhurst
Monmouth County, New Jersey

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WORKING DRAFT

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Introduction

The Main Street Redevelopment Plan presents an opportunity to redevelop the southwestern portion of the Borough particularly along Main Street. The governing body adopted a resolution on November 15, 2004, formally delineating the area for redevelopment. Subsequently, the Borough's governing body adopted a "Main Street Redevelopment Plan" in October 2006. The First Amendment to the Redevelopment Plan was adopted in November 2007, which presented a more refined vision for the Redevelopment Area and specific concept plans.

It should be noted that Block 21, Lots 2 and 3 were designated as an area in need of redevelopment. It was later determined that Block 21, Lots 2 and 3 were necessary for the production of utility services and would remain within the utility rate base, therefore these properties have been identified exclusively for utility use as part of this Plan. The Redevelopment Area consists of Block 18, Lot 1, Block 19, Lots 1 and 2, Block 21, Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, and 13, and Block 31, Lot 3 (collectively the "Redevelopment Area"), as delineated on the map on page 4.

This "Redevelopment Plan" modifies the previously adopted Plan to propose a townhouse development. This Plan proposes a new park along Main Street with single family homes on the east side of Main Street that is sensitive to the historical context of the Borough's residential neighborhoods.. The Redevelopment Plan continues to propose adaptive re-use of the Art Deco Jersey Central Power & Light (JCP&L) buildings along Main Street. The Plan also proposes adaptively re-using the existing Art Deco Jersey Central Power & Light (JCP&L) buildings and enhancing retail and housing opportunities along Main Street. The Plan revises the concept for the redevelopment of the Borough DPW / Waterworks site on the south side of Hume Street to permit new construction. This Redevelopment Plan supersedes the earlier redevelopment plan in all aspects. This Plan supercedes the 2006 Plan to reflect a refined vision of the Area.

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, 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 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 local housing market;
4. An identification of any property within the Redevelopment Area 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; and
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).

PLAN PRINCIPLES

The Plan seeks to capitalize on the opportunities of the area, and build upon the unique and historic character of the Borough. The following key principles guide the Plan.

Adaptive Re-use: JCP&L, the largest property owner in the Redevelopment area is no longer using most of its buildings and properties in connection with the provision of utility services. The buildings west of Main Street represent the Art Deco style of construction and have significant potential to be adaptively reused as an inclusionary housing development and retail. ~~Similarly, the Borough owned DPW/waterworks building at the corner of Hume and Main Streets is a identified local historic landmark, and its tall ceilings and wide openings allow it to be adaptively reused.~~ The plan envisions that these buildings will be reused, to the extent feasible.

~~Public Park/Single Family Housing/Townhouse Development:~~ The 2.2 acre site east of Main Street, between Elberon Avenue and Hume Street is proposed to be developed with a public park across the full Main Street frontage to a minimum depth of 60 feet ~~townhouse development that will be sensitive to the historic context of the Borough's residential neighborhoods. The balance of the tract will be developed with~~

~~traditional Allenhurst detached housing on lots of at least 7,000 square feet.~~ The Borough's historic district standards will apply.

Gateway to Allenhurst: The Plan encourages the development of a "Gateway" feel at the south end of Main Street. Redevelopment of the Borough-owned DPW/Waterworks property has the potential to revitalize the southern end of the corridor.

REDEVELOPMENT AREA - CONTEXT, LOCATION AND DESCRIPTION

The Borough of Allenhurst is approximately 0.3 square miles in land area and is located on the Atlantic shoreline of Monmouth County, as indicated on the "Regional Context Map". Allenhurst is located within close proximity to New York City, and is located north of the Village of Loch Arbor and City of Asbury Park; east of Ocean Township and the Borough of Interlaken; and south of the Borough of Deal. Deal Lake runs along the western and southern edges of the Borough, separating it from Ocean Township and the Borough of Interlaken.

Allenhurst is a quiet historic Atlantic shore town with a population of ~~around~~ approximately 500 people, and is characterized by wide streets, and buildings that belong to Greek Revival, Queen Anne, Italianate, Victorian Eclectic, Vernacular Variations, Colonial Revival, Spanish Mission/Italian Renaissance, Bungalow, English Tudor, and other 19th century architectural styles. Allenhurst has retained many of its original 19th century structures. The streetscape, which exists today, features a typical mix of 19th century domestic architecture and mature shade trees along the residential streets mainly west of Ocean Avenue.

The ~~Main Street~~ Redevelopment Area is located in the southwest corner of the Borough and occupies a land area of just over 8 acres, not including roads and other rights of way. A large portion of the area, 5.7 acres, is located along both sides of Main Street. The two largest property owners in this section of the redevelopment area are the Borough of Allenhurst and JCP&L, a public utility company. A smaller section of the redevelopment area consists of the Borough owned park area located between Deal Lake to the west and the North Jersey Coast rail Line right-of-way to the east. This 2.4 acre park area is accessed by Lake Drive.

The Redevelopment Plan is currently served by public transportation. The Redevelopment Area is within 600 feet of the Allenhurst Train Station serviced by NJ Transit. Bus service is provided to the general area by New Jersey Transit. Access to regional highways is provided via Sunset Avenue

to the south in Asbury Park onto Highway 35. These roadways connect the redevelopment area to the Garden State Parkway, state and county highways, and neighboring communities.

The Redevelopment area is located within public water and sewer service areas.

GOALS

The following are the goals of this Redevelopment Plan:

- To encourage a pedestrian oriented mix of residential, retail, restaurant and public uses and capitalize on the area's proximity to the rail station and the beach.
- To develop a redevelopment project that ~~minimizes the~~provides an appropriate number of new residential units including townhouses, apartments, and the provision of affordable housing units.
- To create buildings and streetscapes that are consistent with the architecture and streetscape improvements of the Borough.
- To provide gateways and plaza areas along Main Street
- To create townhouse housing opportunities ~~such as single family detached residential~~ east of Main Street.
- To adaptively re-use the JCP&L buildings, and the DPW/waterworks building on the west side of Main Street.
- To improve the public elements of the streetscape (e.g., lighting, paving, pedestrian linkages)
- To encourage parking location and design that provides shared or joint use facilities and integrates parking into the area in an unobtrusive manner.
- To promote creative physical and operational solutions for the provision of parking to ensure that parking requirements are met in an efficient way.
- To promote principles and practices of sustainable design.
- To maintain the historic character and scale of the community by incorporating existing architectural features as well as maintaining the scale, scope and size of the structures which currently exist.
- To promote the utilization of high quality design standards in the construction of buildings and improvements.
- To stimulate economic development opportunities within and adjacent to the redevelopment area.

RELATIONSHIP OF PLAN TO THE BOROUGH LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes ~~the use and bulk provisions of~~ the Borough Land Use Regulations for the Redevelopment Area unless specifically referenced. Other Borough regulations affecting developments that are in conflict are superseded by this Plan; however, existing engineering standards, performance standards, historic district standards, and definitions shall apply.

In connection with site plan or subdivision applications, the Planning Board may grant 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 and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Borough’s ~~Zoning Board of Adjustment~~Land Use Board. 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. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Final adoption of this Redevelopment Plan by the Borough's Board of Commissioners shall be considered an amendment to the Borough of Allenhurst Zoning Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Borough's Zoning Ordinance.

District Standards

It is the intent of this Plan to encourage the redevelopment of the Area with residential, retail, restaurant, and public park uses that enhance the vitality of Main Street; to take advantage of the proximity to the train station; to preserve and re-use the architecturally unique industrial buildings; to benefit from the presence of Deal Lake as a valuable natural resource; and to provide new accessible and useable park space for the residents.

The following standards apply to the five individual Districts within the Area:

- Adaptive Reuse District (Block 21, a portion of Lot 3, Lot 5, and Lot 6)
- Public Park District (Block 31, Lot 3)
- Townhouse Residential District (Block 18, Lot 1)
- Southern Gateway District (Block 19, Lots 1 and 2, Block 21, Lots 8-13)
- Public Utility District (Block 21, Lot 2 and a portion of Lot 3)

The district standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other district-specific standards. The general design standards apply to all zones. The concept plans discussion provide a site specific framework for the redevelopment of key sites. The evaluation of any proposal submitted under the Redevelopment Plan shall be based upon these concept plans and sections of this Redevelopment Plan entitled Relationship of Plans to the Borough Land Development Regulations including District and Design Standards.

Adaptive Reuse

Purpose: To adaptively reuse, if to the extent feasible, the existing JCP&L buildings in order to preserve the Art Deco style industrial buildings, to provide housing and retail uses, and to create

a public plaza area. Demolition and new construction are permitted as necessary to achieve the vision of the Plan.

Principal Permitted uses:

- Residential ~~(second floor and above~~ only)
- Retail uses and building amenities on the first floor
- Restaurants, outdoor dining, and other eating/dining establishments (without drive-throughs)
- Wireless communication antennas

Accessory uses:

- Health club, gym and other such recreational facilities associated with the residential uses, parking, including structured parking, signage, roof-mounted solar panels, and other uses customarily incidental to the principal use.

Bulk Standards:

- Maximum Residential Density: 80 Units on Block 21, Lots 3-6
- ~~Gross Floor Area Ratio: 1.5~~
- ~~Maximum Residential Floor Area Ratio: 1.0~~
- Minimum Unit Size: ~~1,500 square feet~~ 900 square feet with an average unit size of 1,050 square feet.
- Maximum Height:
 - ~~The portion of the buildings exceeding 45 feet may be retained if adaptively reused. If demolished, new construction shall be limited to 45 feet. Under the adaptive reuse option, existing portions of the building less than 45 feet may be developed up to 45 feet in height.~~
 - 5 Stories and 65 Feet
 - Rooftop mechanical equipment including elevator towers, HVAC units, and other typical installations may exceed the maximum height limit by up to 10 feet.
 - Rooftop amenity space associated with a permitted use on site (i.e. roof deck for residential tenants, rooftop dining area for restaurant, etc.) may exceed the maximum height by up to 10 feet provided such space does not occupy more than 20% of the rooftop.

- ~~• Should the adaptive reuse of the existing buildings not prove feasible, the site may be redeveloped within the existing three dimensional envelope subject to the floor area ratios and height limits.~~
- The existing front-yard setback shall be maintained, and no additional structures or structural additions to the existing buildings shall be permitted in the front yard.
- Portions of the existing building may be ~~rebuilt in the existing footprint~~ demolished if necessary and new buildings may be constructed in the existing footprint.
- Parking Standards:
 - Off-street parking for the site shall be provided in accordance with the Residential Site Improvement Standards (RSIS), using the "Mid-Rise or Garden Apartment" standard for residential uses:
 - o 1 Bedroom Units - 1.8 Spaces / Unit
 - o 2 Bedroom Units - 2.0 Spaces / Unit
 - o 3 Bedroom Units - 2.1 Spaces / Unit
 - The parking proposed for a development may diverge from the parking calculation using the above standard by up to 5% without need for a waiver or deviation.
 - Parking for mixed-use buildings that include non-residential uses may utilize a shared parking arrangement. There shall be no minimum parking requirement for non-residential uses, but at the time of Site Plan application, a demonstration of shared parking calculations shall be provided for review by the Board.
 - - Off-street parking may be provided as surface parking or within a structure.
 - - Off-street parking shall be screened from public view.
 - - Parking management strategies and creative parking designs are permitted in order to efficiently utilize the site. Some strategies and designs include, but are not limited to, tandem parking, valet parking, stacked parking, and automated parking systems. All parking arrangements shall be presented with technical and operational details at the time of site plan application and are subject to review and approval by the Board.

Additional Standards:

- ~~• The existing front yard setback shall be maintained, and no additional structures or structural additions to the existing buildings shall be permitted in the front yard.~~
- ~~• Portions of the existing building may be rebuilt in the existing footprint.~~
- ~~The green space in the front yard of existing buildings shall be maintained, and shall be updated with landscape improvements. A courtyard with landscaping and other amenities offering public access shall be provided. Any area not covered by buildings shall be adequately landscaped.~~
- Signage of retail storefronts shall be coordinated throughout the site.

- Wall sign area shall be limited to 5% of the first floor façade area.
- ~~Off street parking for the site shall be provided in accordance with RSIS and the Borough Ordinance. Off street parking may be provided as surface parking or within a building.~~
- ~~Shared parking arrangements among uses is encouraged.~~
- Adequate lighting should be provided throughout the site, and decorative lighting fixtures should be provided along Main Street, and in the plaza area.
- Sustainable design practices, and LEED certifiable buildings are strongly encouraged. Green roofs are encouraged on all existing buildings.

Concept Plan: JCP&L Mixed-Use

The concept plan for this site proposes a mixed-use building, which includes the adaptive re-use of portions of the existing JCP&L buildings, street-oriented retail, restaurants, residential uses, a public plaza, and surface/structured parking. The existing four-story buildings should be retrofitted, and the existing two-story buildings should be expanded or demolished and replaced. An additional story may be constructed, which would bring the total height of the building to five stories. The building is intended to accommodate residential uses on the upper floors, ~~and retail, parking and~~ uses accessory to the residential use (e.g. fitness center), and a restaurant and retail, should be provided at the street level. The outdoor parking/loading area on Lots 5 and 6 should be converted into a plaza area with green space, a fountain or any other form of public art. ~~The existing loading spaces within buildings adjacent to the outdoor loading area should be converted to retail storefronts.~~ Structured parking, utilizing creative design and management techniques to maximize the efficiency of the space, should be provided for the residential units.

Public Park District

Purpose: To ~~create an additional~~ allow for a variety of public ~~uses park along the east side of Main Street to complement the existing Main Street uses as well as new residential and mixed use development at the end of Lake Street adjacent to Deal Lake, .~~

Principal Permitted Uses:

- Public Park
- Active and passive recreation
- Municipal uses
- Wireless Telecommunication Facilities

Accessory Uses: Parking, signage and other uses customarily incidental to the principal use.

Bulk Standards:

- ~~• The public park shall extend across the full Main Street frontage to a minimum depth of 60 feet measured at right angles to Main Street.~~

Single Family Townhouse Residential District

Purpose: The purpose of the district is to provide for new ~~detached housing~~ townhouse residential development along the east side of Main Street in a form and design consistent with Allenhurst's historic residential character.

Principal Permitted Uses:

- Townhouses – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls. ~~Single family detached housing~~

Accessory Uses: ~~Accessory uses and structures shall be permitted subject to the same terms and conditions as set forth in the Land Use Ordinance.~~ Parking, signage, and other uses customarily incidental to the principal permitted uses.

Bulk Standards:

- ~~• Lot width~~ Maximum Residential Density: 31 units on Block 18, Lot 1
- ~~• Unit Width: 50 feet~~ Each Townhome unit shall be a minimum of 24 feet in width.
- ~~• Lot area: 7,000 square feet~~ Unit Size: Each Townhome unit shall have a minimum floor area of 1,680 square feet.
- Maximum Number of Townhome Units in a Structure: Six (6)
- Setback Requirements:
 - Minimum 20 feet to Main Street and Elberon Avenue
 - Minimum 10 feet to Hume Street
 - Minimum 15 feet to adjacent residential properties
 - Minimum 12 feet between groups of townhouses
- ~~• Side yard: 5 feet minimum, 30% of lot width combined; distance between buildings on adjacent lots shall be maximized.~~

- ~~Rear yard: 20% of lot depth~~
- Maximum height: ~~2-1/2~~ 3 stories, 35 feet
- Maximum coverage:
 - Building: ~~30%~~40%
 - Impervious: 50%65%

Additional Standards

- No yard setback requirements shall apply between townhouses sold as fee simple units on individual lots with a common area managed by a homeowners association. Standards shall apply to the perimeter of the entire development.
- Each townhouse shall have a front porch.
- A publicly accessible plaza / park shall be provided along a portion of the Main Street frontage. The location of the plaza shall be designed to complement the plaza on the west side of Main Street in the Adaptive Reuse District.
- Parking: A two-car garage and a two-car driveway with a minimum of 20 feet in width and 18 feet in depth shall be provided for each townhouse unit.
- Buffer: A buffer area consisting of landscaping 10 feet in width and a 6-foot tall board on board fence shall be provided along the property line adjacent to existing residential uses.
- Driveways and Drive Aisles:
 - Driveways and curb cuts are prohibited on Main Street
 - Principal interior drive aisles, defined as a drive aisle with direct access to two public streets, shall be a minimum of 24 feet in width. Secondary interior drive aisles without direct access to a public street or with access to one public street shall be a minimum of 20 feet in width.

Concept Plan: Townhouses

The concept plan for this site proposes thirty-one (31) townhouses grouped in six separate structures. Two groups of townhouses would be oriented toward Main Street, a cluster of four groups of townhouses would be oriented toward a central courtyard, and a single townhouse building would be oriented toward Elberon Avenue. Primary vehicle access to the site is proposed via a two-way driveway that connects Hume Street and Elberon Avenue approximately 75 feet to the east of Main Street. A secondary driveway connects from Hume Street to the primary drive aisle to create a "y-shaped" vehicle circulation pattern. Two-car garages and two-car driveways are proposed for each townhouse unit, all oriented toward the

site interior. A public plaza area and additional visitor parking are proposed in the southwest corner of the site near Main Street.

The architectural design of the townhouses provides turreted front porches, awnings, and other design elements that are reminiscent of the historic character of Allenhurst's residential district. Front yard landscaping and walkways connect the buildings to the street and provide for a traditional neighborhood feel. A courtyard in the central portion of the site provides a similar feel for the interior units that do not front directly on a public street.

The following concept plan is meant to be illustrative and consistent with the standards contained in this Plan. It is expected that the final design of the site will be substantially consistent with this concept.

Southern Gateway

Purpose: To create an opportunity for adaptive reuse or new construction on the site of the existing Borough DPW/waterworks building; to upgrade the retail mall at the southeast corner of Main and Hume Streets; and to improve the commercial sites south of the JCP&L buildings, and west of Main Street. This plan attempts to shape this district as the southern gateway of Allenhurst by the provision of active retail and restaurant uses at the street level, public plazas, residential uses on upper floors, gateway signage, sidewalk and streetscape improvements.

Principal Permitted Uses:

- Residential (upper floors, second floor and above only)
- Retail uses (without drive-throughs)
- Restaurants, outdoor dining, and other eating/dining establishments (without drive-throughs)
- Offices
- Municipal uses
- Financial institutions (without drive-throughs)

Accessory Uses: Parking, signage, and other uses customarily incidental to the principal permitted use.

Bulk Standards:

- Maximum Building Height: 2½ Stories or 35 feet
- Maximum Impervious Coverage: 80%
- Minimum Setbacks:

- Front Yard: 10 feet
- Side Yard: combined 20% of lot width; each 10% of lot width
 - Rear Yard: Not less than 20% of the lot depth

Additional Standards:

- ~~The existing Borough DPW/waterworks building should be retrofitted into a restaurant facility with outdoor dining. Minor additions and alterations to the existing building are permitted, however, a complete teardown of the existing building is not permitted or replaced subject to the approval of the Borough Historic Preservation Commission.~~
- Parking shall not be permitted between the building and the street line.
- The existing on-street parking shall be maintained.
- Off-street parking for residential uses shall be provided in accordance with RSIS
- Off-street parking for non-residential uses:
 - Retail and service activities, banks and offices: Four (4) spaces per one thousand (1,000) square feet of gross floor area
 - Restaurants: one (1) parking space from every ten (10) seats
- Shared parking arrangements among uses shall be encouraged. Some or all of the off street parking requirements for non residential uses may be waived if it is determined that adequate public parking exists within 500 feet of the site.
- Adequate lighting shall be provided on each site, and decorative lighting fixtures shall be provided along Main Street, in the plaza areas, and in the outdoor dining areas.
- Suitable and high quality landscaping shall be provided on all sites.
- Sustainable design practices, and LEED certified buildings are strongly encouraged.

Concept Plan: DPW/waterworks Building

This area currently contains the one-story DPW/waterworks building with a gable roof, large arched doorway openings that are currently sealed, a 60 to 70 foot high smokestack, a retail mall fronting on to Main Street, and a parking lot associated with the building. The concept plan proposes ~~either the an~~ adaptive reuse of the DPW/waterworks ~~building as a restaurant with outdoor seating, façade improvements, aesthetic treatment of the smokestack, improved landscaping and new lighting fixtures~~ or new construction at the site, subject to the approval of the Historic Preservation Commission. The adjacent retail mall at the corner should be updated into a mixed use building with a second story addition; and the existing parking area of the retail building is proposed to be replaced by a plaza area fronting on to the Main Street.

Public Utility

Purpose: To recognize the existing use of the parcels for the production of utility services.

Principal Permitted Uses:

- Public Utility Uses

Additional Standards:

- Adequate fences and other safety devices must be provided as may be required. Fences, when used to enclose public utility facilities such as electrical power substations, shall be built in accordance with the applicable requirements of the New Jersey Board of Public Utility Commissioners and the New Jersey Uniform Construction Code.
- Sufficient landscaping, including shrubs, trees and lawn shall be provided and must be periodically maintained.
- Adequate off-street parking shall be provided.

General Standards for All Districts

Prohibited Uses:

- All uses not specifically permitted within this Plan.
- ~~Karate or martial arts studio.~~
- ~~Tattoo parlor.~~
- ~~Video rental store and/or video arcades of any type.~~
- ~~Drive thru uses.~~
- ~~Boarding or rooming house as defined within the LUO.~~
- ~~Gun and/or ammunition shops.~~
- ~~Any form of adult entertainment facilities.~~
- ~~Pawn or second hand/consignment shops.~~
- ~~Check cashing facilities.~~
- ~~Commercial or industrial uses that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations, or similar substances or conditions.~~
- Uses specifically prohibited in the Borough Land Use Ordinance
- Residential units rented for a period of less than one-year

Affordable Housing:

Redevelopment plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b).

- In order to provide for the Borough's fair share affordable housing obligation, 10% of the total housing units developed under this redevelopment shall be set-aside as affordable family rentals or for-sale units.
- If multiple properties are developed concurrently or in phases by one developer, the affordable units to satisfy the set-aside requirement in this Plan may be distributed in one or more phases of the project, provided such terms are set forth in a Redeveloper Agreement.
- Affordable housing units shall comply with the Uniform housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable households earning at or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income, consistent with and as required by the Fair Housing Act.
- Deed restrictions shall be filed ensuring the affordability controls remain in place for at least 30 years pursuant to UHAC.
- ~~At a minimum, any redeveloper shall be responsible for any affordable housing obligation generated by the project.~~

Historic District Standards:

- All development shall be subject to the Borough's Historic ~~Presentation~~-Preservation Ordinance. (See Appendix A) and Design Guidelines.

Work Period Limitation:

- Due to the scope and complexities of Redevelopment projects, the Borough may grant a designated redeveloper a waiver from the provisions of Ordinance Section 26-10 "Work Period Limitation," the terms of which shall be set forth in a redevelopment agreement.

Design Standards

These design standards shall be applied with the use and bulk requirements detailed in this Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the redevelopment Area. Streetscape, parking, lighting, signage and landscape design shall be

consistent with the design standards in the Land Use Ordinance of the Borough. In addition, the following standards shall apply:

- Parking structures (if any) shall be integrated into the overall architectural design of the area.
- Design of landscaped areas shall incorporate best management practices regarding maintenance, including, integrated pest management and the use of drought tolerant plantings.
- Loading areas shall be placed in the back or side of buildings and shall not be visible from the public right-of-way or from adjacent properties. Loading and parking areas shall be suitably screened to minimize impacts of noise, lighting, glare and visibility.
- Fire escapes shall be prohibited on the front façade of any building.
- The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the building style, material, colors and details. New rooftop elements shall be screened from public right-of-way.
- Architectural variety within an overall framework of design continuity shall be encouraged in new buildings. Visual variety created by building elements such as storefront entrances, canopies and signage help shorten the sense of distance and reduce the monotony of pedestrian strips.
- Buildings shall include, at the street level, design elements that encourage pedestrian interest such as large display windows, multiple entries and clear signage.
- Signage/awnings shall be consistent with the standards detailed in the Borough's Land Use Ordinance. In addition, vinyl waterfall awnings and neon lights shall not be permitted.
- Signs shall be illuminated externally only ("goose neck" lighting and such).
- Lighting: On-site lighting shall be compatible with the architecture of the buildings and be related to the building features. ~~Outdoor lighting shall utilize high-pressure sodium vapor lamps where practical.~~
- Whenever possible and appropriate, all above ground utilities shall be located underground.
- Utility meters and mechanical equipment shall be screened from public view with architectural features that are compatible with the overall design of the structure and/or landscaping.
- Rooftop building amenities are encouraged for multi-family residential development. The design of amenity space shall blend with the aesthetic of the building and shall not

distract from the historical quality or overall design of the building. Lighting shall be limited to shielded, low level lighting that does not cast glare or spillage off the rooftop.

- Streetscape Standards: The following streetscape standards apply to all major and minor streets within the Redevelopment Area:
 - a. All streetscapes shall have trees planted to the greatest extent possible; spacing shall be maximum thirty (30') feet on-center or as appropriate for the tree species unless space is needed for signature entranceways and driveway curb-cuts.
 - b. Streetlights and traffic signal standards shall be installed consistent with the type currently utilized on ~~the~~ Main Street.
 - c. Brick pavers, similar to the existing paving on Main Street, shall be installed on all pedestrian crosswalks.
 - d. New street furniture and other installations shall maintain uniformity with existing streetscape including tree grates. Street furniture such as benches, planters and bike racks are strongly recommended on Main Street.
 - e. Uniform trash receptacles with tops that discourage disposal of household or business refuse residential use.
 - f. Planters- shall be uniform in style. Planters are permitted and encouraged within any plaza or park area.
 - g. Bike racks shall be installed along Main Street.
 - h. Traffic Calming Principles shall be employed where necessary.
 - i. Textured crosswalks and paving shall be provided at major intersections.
 - j. Landscaping, including street trees and planters shall be employed both for aesthetics and safety.
 - k. Angled parking should be provided along Main Street where feasible to maximize the amount of available on-street parking.

PROPERTY ACQUISITION

~~It is not expected that it will be necessary for the Redevelopment Entity to acquire title interest to any of the properties within the Redevelopment Area. Although the Redevelopment Entity is authorized to acquire title interests when necessary, the Redevelopment Entity shall cooperate with present owners and contract buyers to encourage and promote appropriate development by such private parties in accordance with the Redevelopment Entity.~~

The general policy with respect to property acquisition shall require the ~~Redevelopment Entity~~Borough, if necessary, to facilitate the completion of the Redevelopment Plan within a

reasonable period of time. If it appears necessary or prudent for the ~~Redevelopment Entity Borough~~ to acquire title interest in any property, then it may proceed to do so either by negotiation or by eminent domain proceedings in accordance with applicable statute.

Therefore, all of the lands within the Main Street Redevelopment Area not owned by the Borough of Allenhurst are subject to acquisition for redevelopment. This Redevelopment Plan authorizes the Borough to exercise its condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the Plan.

RELOCATION PLAN

The Borough will provide all displaced residents with the appropriate relocation assistance, pursuant to applicable state and federal law, should relocation be necessary. Such relocation shall be provided through an appropriately designated office, which will assist in any relocation of persons, businesses or entities.

The existing businesses, with the exception of the plumbing supply yard, must be relocated within the existing Redevelopment Area if the business chooses to stay in the Area.

~~The local market, including Allenhurst and surrounding communities, contains an ample supply of comparable replacement housing to absorb any residents of Allenhurst who may be displaced by the redevelopment process. If the Redevelopment Plan does not cause relocation, the Borough is not responsible for relocation of people and businesses. This Redevelopment Plan does not include the elimination of any residential units. Therefore, no replacement of residential units is proposed as part of this Plan.~~

PLAN RELATIONSHIP WITH OTHER PLANS

Borough of Allenhurst Master Plan (2008)

The redevelopment area is located in an area that is designated for commercial and retail use along Main Street. The goals, objectives and standards contained in this Redevelopment Plan are consistent with the Borough's Master Plan.

Borough of Allenhurst Master Plan Reexamination Report (2018)

The 2018 Reexamination Report brings forward the goals and objectives from the 2008 Master Plan, while also identifying some changes that were made to the Borough's Land Use Procedures, Development Regulations, and Historic Preservation Ordinance in response to the 2016 Residential District Study.

The Reexamination Report also identifies the significant impacts of Hurricane Irene and Superstorm Sandy and their role in magnifying the importance of resiliency and sustainability planning to the Borough.

Section D. of the Reexamination Report makes recommended changes to the Master Plan and development regulations. Among these recommended changes are to update the 2009 Housing Element and Fair Share Plan and explore methods to meet the Borough's affordable housing obligation, and to review and implement the Main Street Redevelopment Plan with revisions as necessary.

Section E of the Reexamination Report contains recommendations concerning the incorporation of redevelopment plans and recommended changes to effectuate the plans. One of the recommendations is to encourage year round commercial uses in the existing Main Street Redevelopment Plan.

Master Plans of Adjacent Municipalities

The Main Street Redevelopment Area is located in the southwest corner of the Borough, adjacent to the municipal boundaries of Loch Arbor Village, Interlaken Borough, and Ocean Township. This Redevelopment Plan is not anticipated to have an adverse impact on development within the adjacent municipalities.

2004 Monmouth County Plan 2016 Monmouth County Master Plan

~~The 2004 Monmouth County Cross Acceptance Plan identifies Allenhurst and 28 other communities as within the County Coastal Planning Region. This Plan is consistent with the 2004 County Cross Acceptance Plan.~~

The Monmouth County Planning Board adopted the Master Plan in October 2016 which serves to guide the physical development of the County. The County Master Plan provides regional, longer-term recommendations to coordinate numerous programs and policies and achieve consistency in ongoing development and protection efforts. The

2016 Plan updated elements such as Land Use, Community Development and Housing, Agricultural and Economic Development, Farmland Preservation, Utilities, Community Resiliency, Healthy Communities, Transportation and Mobility, Open Space, Arts, Historic, and Cultural Resources, Natural Resources, Planning Services, Outreach, and Coordination, and Sustainable Places.

The Master Plan's Framework for Public Investment Map classifies Allenhurst as a Priority Preservation Investment Area (PPIA) within a Priority Growth Investment Area (PGIA). A PPIA is an area where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. A PGIA is an area with either existing or planned infrastructure that lends to development and redevelopment opportunities. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. PGIAs include many established communities, such as Allenhurst, seeking to maintain their existing development pattern and character.

The Community Landscape Map identifies Allenhurst as an historic town with a commercial business district and a train station.

The Wastewater Management Planning section notes that Allenhurst utilizes the services of the Township of Ocean Sewerage Authority (TOSA).

New Jersey State Development & Redevelopment Plan:

The Main Street Redevelopment Plan Master Plan is consistent, and would effectuate, the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP

- Revitalize the State's cities and towns.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public facilities and services at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

- Ensure sound and integrated planning and implementation statewide.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area. The Policy Map also identifies “Centers,” locations into which development is to be directed, and “Environs,” areas to be protected from future growth. The Borough of Allenhurst falls in the ‘Metropolitan Planning Area’ (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment.

The State Plan’s planning objectives for the ‘Metropolitan Planning Area’ include:

- Providing for much of the state’s future redevelopment;
- Revitalizing cities and towns;
- Redesigning areas of sprawl; and
- Protecting the character of existing stable communities.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Redevelopment Entity

The Borough’s governing body shall serve as the Redevelopment Entity.

Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

Selection of a Designated Developer(s)

Potential redevelopers will be required to submit to the [Redevelopment Entity, Borough of Allenhurst](#) for review and approval prior to the designation of a redeveloper(s) at a minimum:

- Financial responsibility and capability
- Estimated development cost
- Estimated time schedule
- Conceptual site plans including visual plans and elevations at a minimum.
- Fiscal impact analysis

~~After review and evaluation of all proposals by the Redevelopment Entity, the Entity may select one or more developers and proceed to negotiate a Memorandum of Understanding. The Entity may also reject all proposals.~~

Appointment of a Designated Redeveloper

~~The Redevelopment Entity shall review each of the Memorandum of Understanding, together with the redevelopment Proposal and Qualification Summaries and may act to reject all developer proposals or may select one or more redevelopers to participate in the implementation of the Redevelopment Plan.~~

Upon the selection of one or more redevelopers to become a Designated Redeveloper, the Redevelopment Entity Borough of Allenhurst shall then proceed to negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper(s) by the Redevelopment Entity Borough of Allenhurst shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper(s) at the time of execution of such agreement. ~~It is expected that one of the obligations of the designated redeveloper(s) will be to improve the existing park adjacent to Deal Lake.~~

Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the Redevelopment Entity Borough and then to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper(s) for approval to insure conformance with the approved preliminary submission.

Conditions in Redevelopment Agreement(s)

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. Each Redevelopment Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.

2. A Designated Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
- ~~3. The deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assigns shall devote land to the user(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.~~
- 4.3. No Designated Redeveloper will be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Borough of Allenhurst ~~and the Redevelopment Entity~~ have been obtained.
- 5.4. The consent of the Borough of Allenhurst ~~and the Redevelopment Entity~~ shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Designated Redeveloper of all on and off-site improvements as may have been approved and required.
- 6.5. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Borough of Allenhurst ~~and the Redevelopment Entity~~ or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
- 7.6. The Redeveloper(s) shall pay to the ~~Redevelopment Entity~~ Borough of Allenhurst a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.
- 8.7. The ~~Redevelopment Entity and the~~ Borough of Allenhurst reserves the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, will

be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

The Planning Board shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various phases of the project in compliance with the requirements of law and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the Borough of Allenhurst. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply.

Duration of Redevelopment Plan

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity ~~(unless the Entity has been dissolved in which event the municipal governing body assumes the responsibility)~~. The Redevelopment Plan will remain in effect for 30 years until it is changed or rescinded. After that period the Zoning Ordinance will regulate the development of the Redevelopment Area.

Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the ~~Redevelopment Entity~~ Borough of Allenhurst for use in accordance with the Redevelopment Plan, the ~~Entity~~ Borough ~~will provide notice as required by statute.~~ will notice the owner of such land whose interests therein may be materially affected by such amendment.