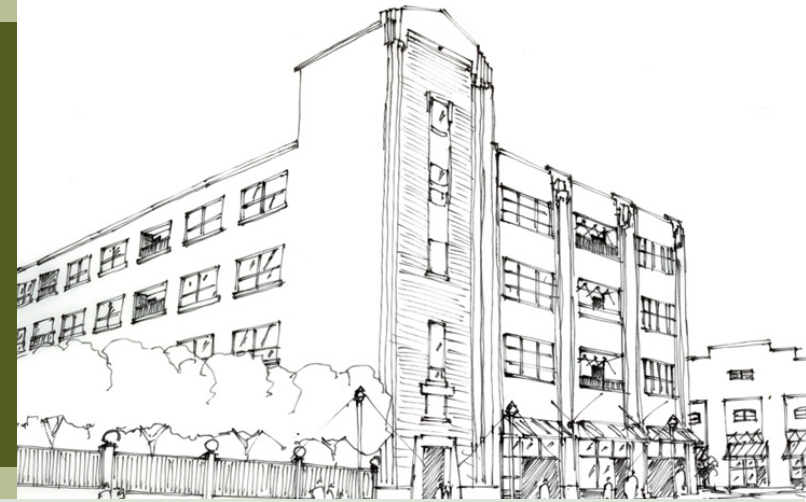


# MAIN STREET REDEVELOPMENT PLAN



AMENDED APRIL 2021  
Prepared by Heyer, Gruel & Associates

BOROUGH OF ALLENHURST  
Monmouth County, New Jersey

# MAIN STREET REDEVELOPMENT PLAN

Borough of Allenhurst  
Monmouth County, New Jersey  
Adopted by Commissioners

Originally Adopted October 2006  
Amended November 2007  
Amended April 13, 2021

Heyer, Gruel & Associates  
Community Planning Consultants  
236 Broad Street  
Red Bank, NJ 07701  
732 741 2900

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



John Barree, AICP, P.P. #6270

## INTRODUCTION

This Main Street Redevelopment Plan (the “Redevelopment Plan” or “Plan”) presents an opportunity to redevelop the southwestern portion of the Borough of Allenhurst (the “Borough”), particularly along Main Street. The governing body adopted a resolution on November 15, 2004, formally designating the hereinafter defined Redevelopment Area as a “Condemnation Redevelopment Area” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) (the “Redevelopment Law”). Subsequently, the Borough’s governing body adopted a “Main Street Redevelopment Plan” in October 2006 and amended it in November 2007 (together, the “Prior Redevelopment Plan”), which presented a more refined vision for the Redevelopment Area and specific concept plans. This Redevelopment Plan amends and restates the Prior Redevelopment Plan in its entirety.

The Redevelopment Area consists of Block 18, Lot 1, Block 19, Lots 1 and 2, Block 21, Lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 13, and Block 31, Lot 3 (collectively the “Redevelopment Area”), as delineated on the map on page 4. Subsequent to the designation of Block 21, Lots 2 and 3 as an area in need of redevelopment, it was determined that such lots were necessary for the production of utility services and would remain within the utility rate base. Therefore, Block 21, Lots 2 and 3 have been identified exclusively for utility use as part of this Redevelopment Plan.

This Redevelopment Plan modifies the previously adopted Prior Redevelopment Plan to propose a townhouse development on the east side of Main Street that is sensitive to the historical context of the Borough’s residential neighborhoods. The Redevelopment Plan also modifies the previously adopted Prior Redevelopment Plan by proposing the demolition (rather than adaptive reuse) of the Art Deco Jersey Central Power & Light (JCP&L) buildings along the west side of 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.

## STATUTORY REQUIREMENTS

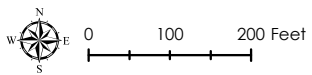
According to the Redevelopment Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

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

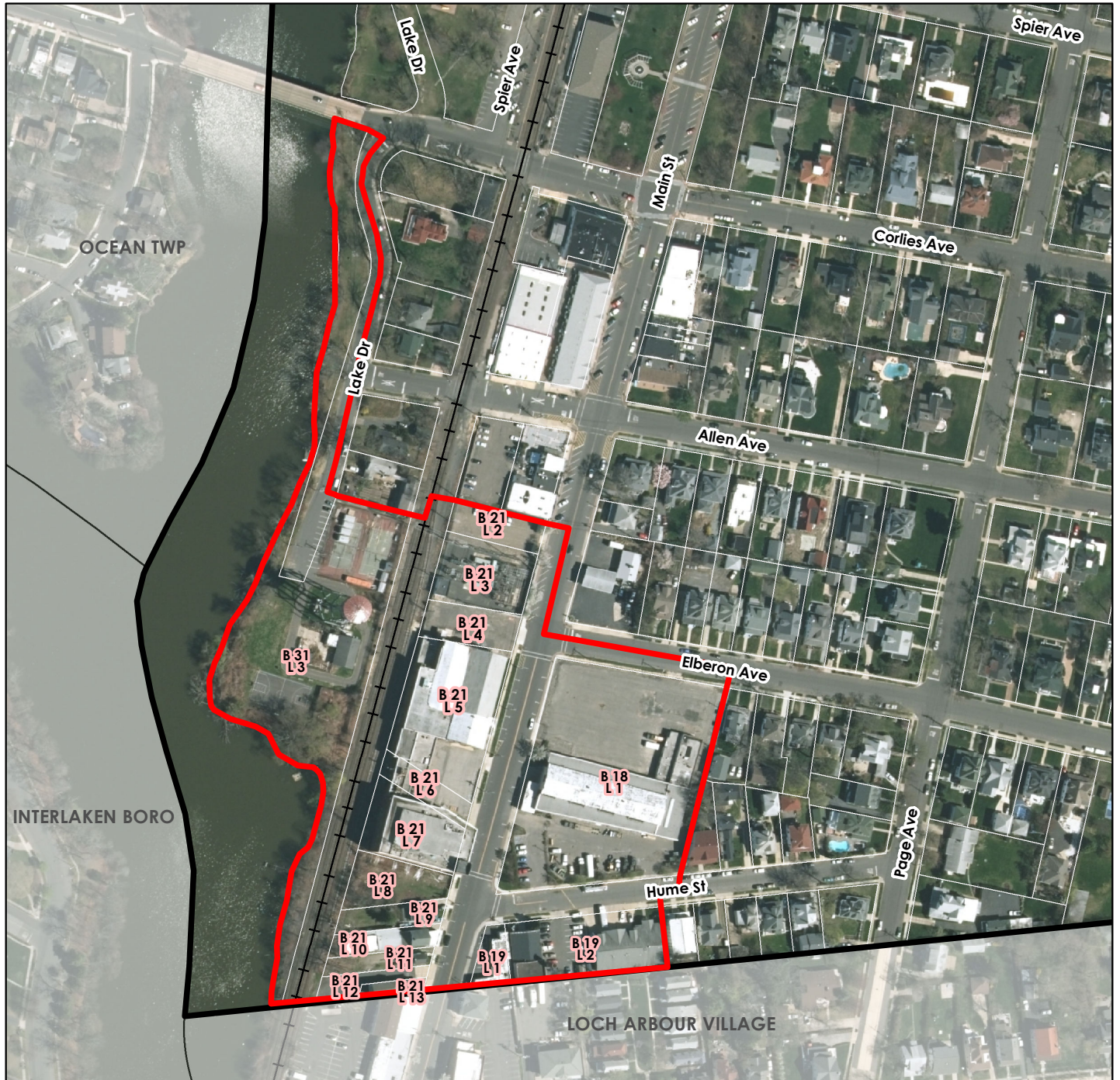
Aerial

MAIN STREET REDEVELOPMENT PLAN  
ALLENHURST, NJ

 Main Street Redevelopment Area



Source: NJDEP, NJGIN, NJOGIS, NJDOT





## 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.

### *Redevelopment of the former JCP&L site:*

JCP&L, formerly the largest property owner in the Redevelopment area, is no longer the owner of the buildings and structures located at Block 21, Lots 5, 6 and 7. JCP&L retained ownership of the Old Lot 3 portion of Lot 3 and the Old Lot 4 portion of Lot 3 in Block 21. Most of the structures on those properties were used in connection with the provision of utility services. This Redevelopment Plan contemplates the demolition of the buildings and structures located on Lots 5, 6 and 7 in Block 21 and the construction of new structures with a mixed-use development including multi-family housing (with an affordable component), supportive accessory uses and commercial uses.

### *Townhouse Development:*

The 2.2 acre site east of Main Street, between Elberon Avenue and Hume Street, contains a large building formerly used by JCP&L that is slated for demolition under this Redevelopment Plan and the property is proposed to be developed with a townhouse development that will be sensitive to the historic context of the Borough's residential neighborhoods. The Borough's Design Guidelines in the Historic Preservation Ordinance ("HPO") will apply to the extent that they are consistent with the Redevelopment Plan, as determined by the Redevelopment Entity.

It is recognized that the Design Guidelines do not contemplate a townhome development. As such, it is intended that the design of the townhome structures meet the spirit of the HPO with regard to architectural style, surface treatments, windows, doorways, porches and trim. However, compliance with regard to site utilization, size and scale, height and rhythm and directional emphasis is not required as those elements are governed by this Plan.

### *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 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 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 Power Station at Allenhurst, LLC, which purchased Lots 5, 6 and 7 in Block 21 and Lot 1 in Block 18 from 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.

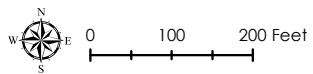
The Redevelopment Area is currently served by public transportation. The Redevelopment Area is within 600 feet of the Allenhurst Train Station serviced by NJ Transit. Bus service is provided to the general area by New Jersey Transit. Access to regional highways is provided via Sunset Avenue to the south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

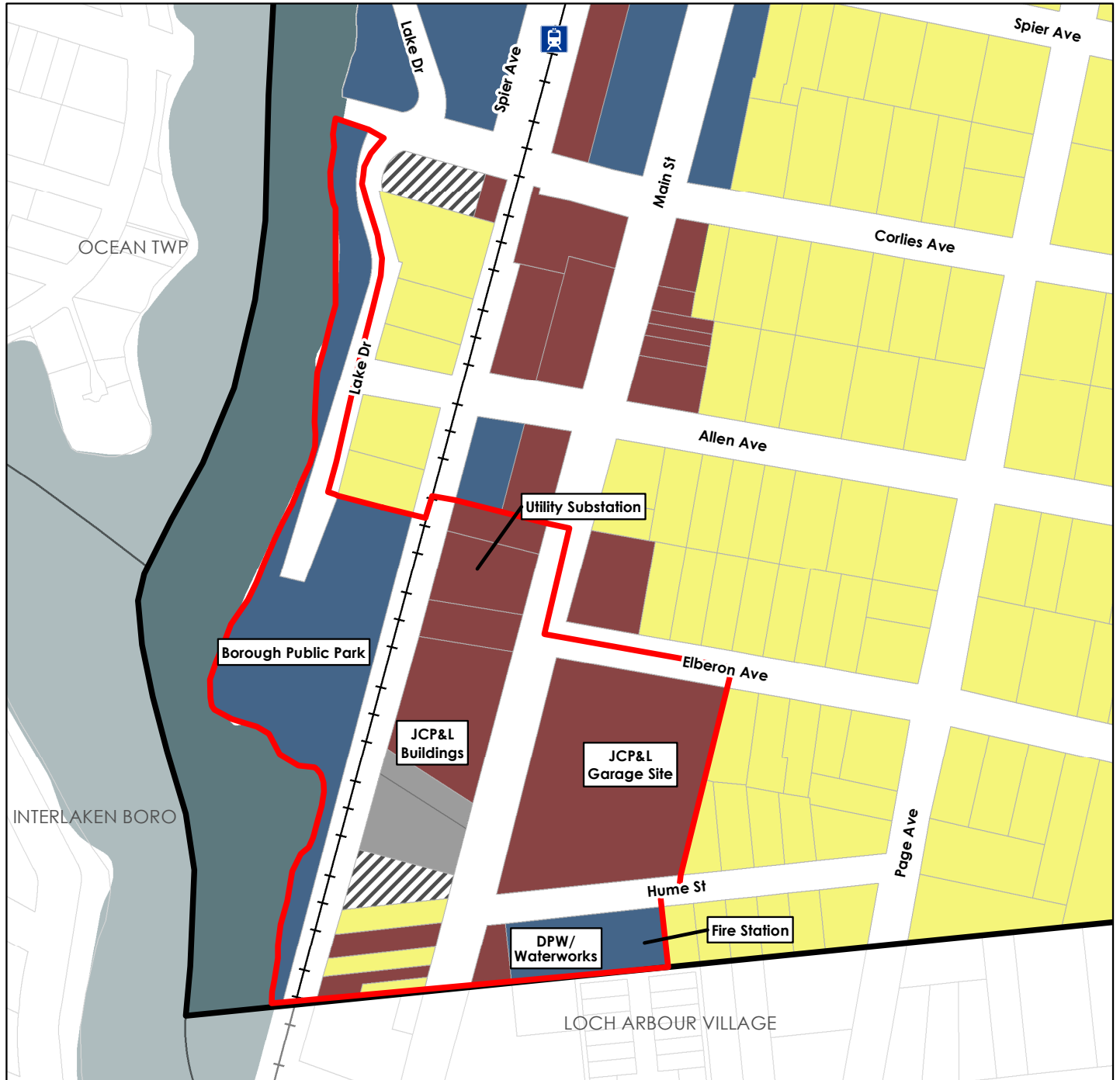
# Existing Land Use

MAIN STREET REDEVELOPMENT PLAN  
ALLENHURST, NJ

-  Vacant Property
-  Residential
-  Commercial
-  Industrial
-  Public Property
-  Allenhurst Railroad Station
-  Main Street Redevelopment Area



Source: NJDEP, NJGIN, NJOGIS, NJDOT





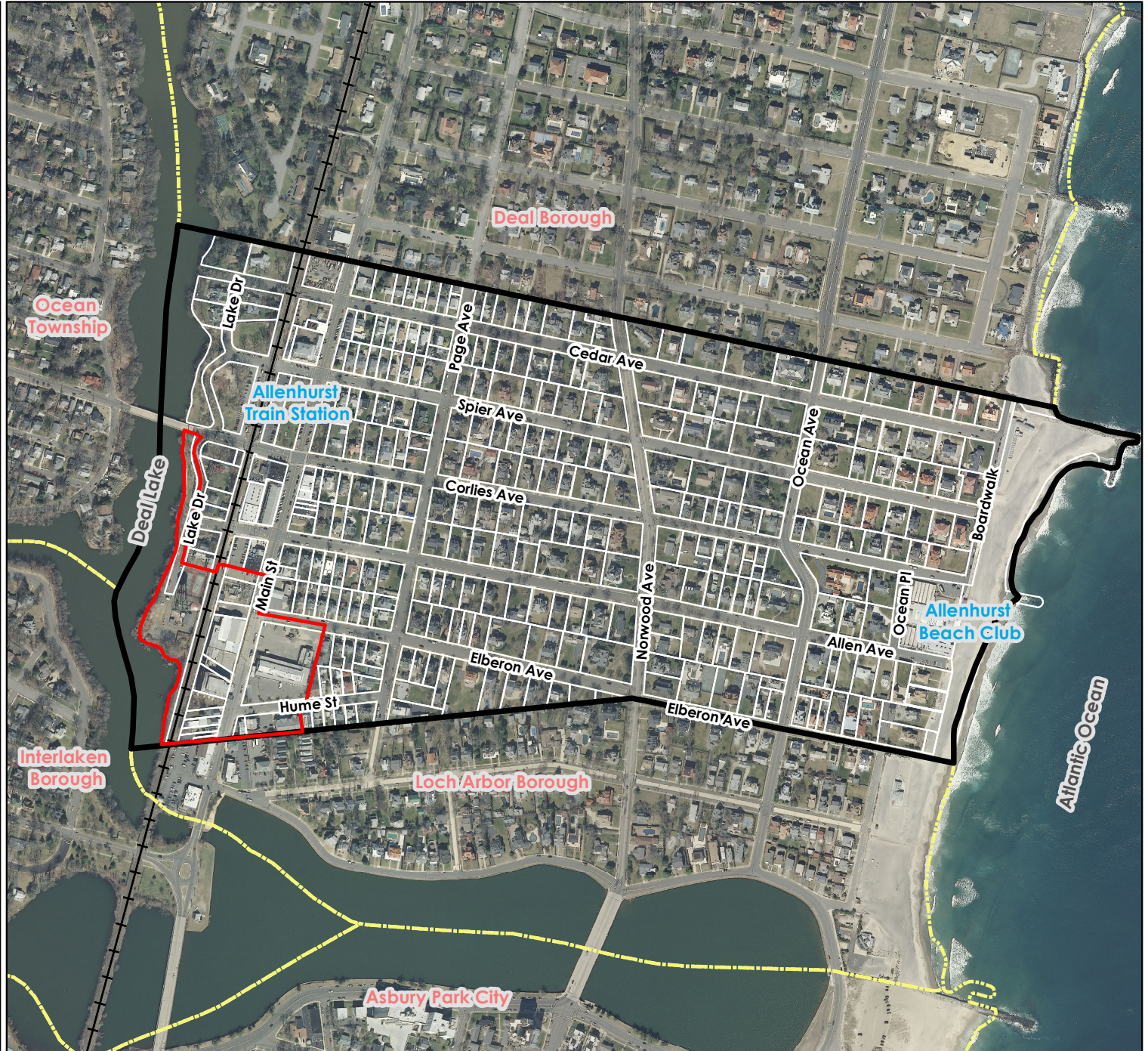
# Context Map

MAIN STREET  
REDEVELOPMENT PLAN  
ALLENHURST, NJ

 Main Street  
Redevelopment  
Area



Source: NJDEP, NJGIN,  
NJOGIS, NJDOT





## GOALS

The following are the goals of this Redevelopment Plan:

- To encourage a pedestrian oriented mix of residential, commercial, restaurant and public uses and capitalize on the area's proximity to the rail station and the beach.
- To develop a redevelopment project that 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 east of Main Street.
- To demolish the former JCP&L buildings on the east and 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 styles, features and elements.
- 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 Borough Land Use Regulations, including the HPO, 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, HPO Design Guidelines (limited to architectural style, surface treatments, windows, doorways, porches and trim), 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 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.


### Districts


MAIN STREET REDEVELOPMENT PLAN  
ALLENHURST, NJ



Allenhurst Railroad Station



Main Street Redevelopment Area


**Redevelopment Districts**

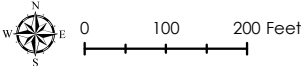

Mixed-Use District


Townhouse Residential District



Southern Gateway District


Public Park District

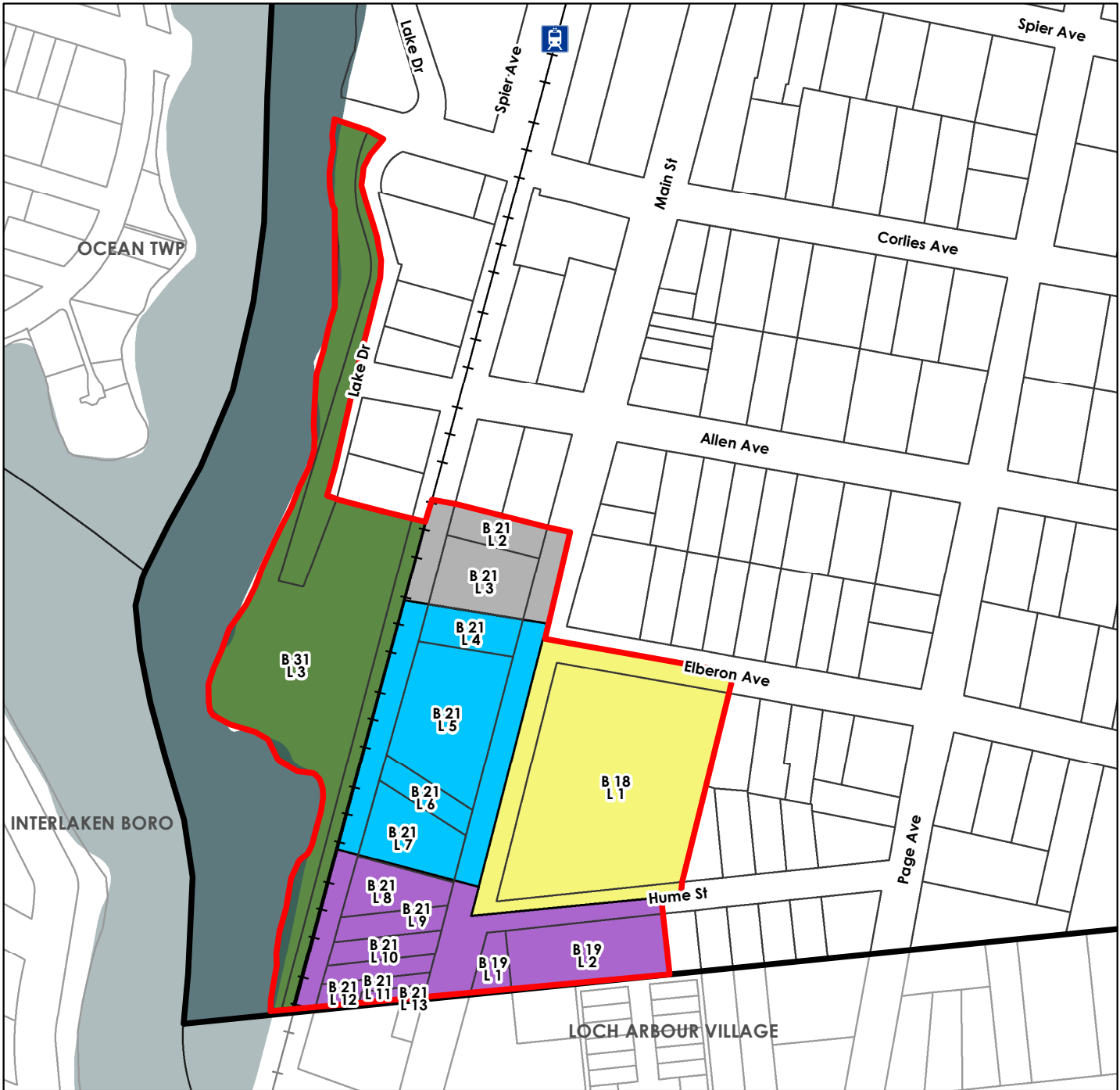

Public Utility District



Source: NJDEP, NJGIN, NJOGIS, NJDOT



HEYER, GRUEL & ASSOCIATES



## DISTRICT STANDARDS

It is the intent of this Plan to encourage the redevelopment of the Redevelopment Area with residential, commercial, restaurant, and public park uses that enhance the vitality of Main Street; to take advantage of the proximity to the train station; 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 Redevelopment Area (each, a “District”):

- Mixed-Use District (Block 21, Lot 3 (a portion thereof), Lot 5, Lot 6 and Lot 7)
- 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 Districts. The concept plans discussion provides 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 Plan to the Borough Land Development Regulations” including District and Design Standards.

### **Mixed Use District**

*Purpose:* To demolish the existing JCP&L buildings and construct new buildings and structures, to provide multi-family housing with an affordable housing component and commercial uses, and to create a public plaza area. Demolition and new construction are necessary to achieve the vision of the Redevelopment Plan.

#### *Principal Permitted uses:*

- Residential dwelling units, located on the second floor and above only. These units may be for rent or sale at the sole discretion of the redeveloper.
- All uses permitted in the Borough’s C-1 Commercial District, professional office and building amenities, located on the first floor only. Building amenities or accessory uses to the residential dwelling units may be located on upper floors.
- Restaurants, outdoor dining, and other eating/dining establishments (without drive-throughs), located on the first floor only.

#### *Permitted Accessory uses:*

- Health club, gym and other such recreational facilities associated with the residential uses, parking, including structured parking, signage, roof-mounted solar panels not visible by the public, and other uses customarily incidental to the principal use.



*Bulk Standards:*

- Maximum Residential Density: 80 Units on Block 21, Lots 3-6
- Minimum Unit Size: 700 square feet with an average unit size of 1,050 square feet. Unit sizes shall be calculated based on Net Square Feet (NSF). NSF is defined as the usable space measured from the inside finished surfaces of the unit's demising walls.
- Maximum Height:
  - 5 Stories and 65 Feet
  - Rooftop appurtenances including: stair towers; parapets; decorative, sloping mansard roofs; mechanical equipment, including elevator towers, HVAC units, and other typical installations; and, associated screening or enclosures may exceed the Building Height by up to 11.5 feet. Chimneys, cupolas and other ornamental architectural features may exceed the Building Height by up to 16.5 feet. Decorative finials atop cupolas are exempt from the height limitation.
  - 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.
  - All rooftop mechanical equipment shall be screened with architectural elements compatible with the building design to prevent visibility from street level. In addition, these appurtenances shall be setback a minimum of ten feet or a distance equal to their height, whichever is greater, from the building facade.
  - Amenity spaces located on the rooftop shall be designed to limit visibility from ground level. Any roofed amenity space shall be set back a minimum of ten feet from the building façade. Amenity space that is not covered by a roof may be located within this setback area.
- Amenity spaces on second floor decks and private balconies or terraces shall not be subject to any setback requirements. These spaces shall be designed to be cohesive with the overall architectural character of the building and shall be designed to limit visibility from street level.
- For purposes of the Mixed-Use District only, "Building Height" shall be measured to the top of the roof deck of a flat roof.
- Wireless telecommunications antennas and similar equipment shall be prohibited.
- The existing front-yard setback established by the existing buildings shall be maintained for new construction.
- There shall be no minimum setback required for the side and rear yards.
- A central courtyard area, consisting of a minimum of 2,500 square feet, with landscaping and other amenities accessible to the public shall be provided.
- The existing buildings are contemplated by this Plan to be demolished. As such, demolition of these structures shall not require a Certificate of Appropriateness for demolition pursuant to Section 11.8.a.1c of the HPO.

*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:
  - 1 Bedroom Units - 1.8 Spaces / Unit
  - 2 Bedroom Units - 2.0 Spaces / Unit
  - 3 Bedroom Units - 2.1 Spaces / Unit
- Off-street parking for non-residential uses:
  - Provision of off-street parking is not required for non-residential uses.
- 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 (with both spaces assigned to the same unit), 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.
- A minimum of two (2) electric vehicle charging stations shall be provided and the tenant parking section of the garage shall be designed with adaptable infrastructure to enable the addition of charging stations in response to future demand.

*Additional Standards:*

- Signage for first-floor, non-residential units shall have a consistent design that is compatible with the architectural design of the building and visually coordinated throughout the site.
- Wall sign area shall be limited to 5% of the first-floor façade area of each non-residential unit and freestanding signs shall be prohibited.
- Signs shall not be back lit or have any form of interior illumination. Signs shall only be illuminated with exterior up or down lighting such as “gooseneck” fixtures.
- Adequate lighting, consistent with Illuminating Engineering Society (IES) best practices, shall be provided throughout the site. Fixtures shall be shielded as necessary to prevent glare, sky glow, and off-site light spillage.
- Decorative lighting fixtures, consistent in design to the existing luminaires on Main Street shall be provided along Main Street, and in the plaza area.
- Sustainable design practices, and LEED certifiable buildings are strongly encouraged.
- Additional identification signage for the residential portion of the building is permitted, in a style compatible with the architectural design of the building, subject to the review and approval of the Planning Board.



ARTISTIC CONCEPTUAL RENDERING. ACTUAL  
COLORS AND CONDITIONS MAY VARY

# ALLENHURST REDEVELOPMENT

## WEST SIDE APARTMENT BUILDING

### ALLENHURST, NEW JERSEY



10.09.20

*Concept Plan: Mixed-Use*

The concept plan for this site proposes a mixed-use building, which includes, street-oriented commercial uses, restaurants, residential uses, a public plaza, and surface/structured parking. The proposed building is intended to accommodate multi-family residential uses on the upper floors and uses accessory to the building's residential units (e.g. fitness center). Building amenities, restaurants and other commercial uses, should be provided at the street level. The outdoor parking/loading area on Block 21, Lots 5 and 6 should be converted into a plaza area with green space, or any other form of public art. Structured parking, utilizing creative design and management techniques to maximize the efficiency of the space, should be provided for the residential units.

The 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, and such final design shall be memorialized in a redevelopment agreement between the Borough and the developer.

**Public Park District**

*Purpose:* To allow for a variety of public uses 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.



### **Townhouse Residential District**

*Purpose:* The purpose of the district is to provide for new 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.

#### *Permitted Accessory Uses:*

- Parking, signage, and other uses customarily incidental to the principal use.

#### *Bulk Standards:*

- Maximum Residential Density: 28 units on Block 18, Lot 1
- Unit Width: Each Townhome unit shall be a minimum of 24 feet in width.
- Unit Size: Each Townhome unit shall have a minimum interior gross floor area of 1,680 square feet. Floor area shall be measured from outside of exterior walls and from the center of demising or party walls.
- Maximum Number of Townhome Units in a Structure: Five (5)
- Setback Requirements (to building facade, exclusive of covered porches/decks):
  - 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

- Maximum height: 4 stories (inclusive of garage/basement level), 37.5 feet as measured to the highest point from the mean elevation of the grade five (5) feet away from foundation, or proposed foundation, along the side(s) of the building facing a street or to the street line, whichever is closer to the foundation. On a corner lot the height shall be measured on the street having the greatest slope. In all cases where this Redevelopment Plan provides for a height limitation by reference to a specified height and a specified number of stories, the intent is to limit height to the specified maximum footage and specified number of stories within the footage.
- Maximum coverage:
  - Building: 40%
  - Impervious: 75%

#### *Additional Standards:*

- No unit shall be permitted to have more than four (4) bedrooms, which limitation shall be included in the recorded Master Deed for the townhouse development.
- No bedrooms shall be permitted on the first floor (garage level), or the second floor. A maximum of three (3) bedrooms shall be permitted on the third floor, and a maximum of one (1) bedroom shall be permitted on the fourth floor.
- The mudroom on the garage level shall be designed to prevent that area from being converted to an additional bedroom, which design should include centering the mechanical room in the area.

- The garage level may have a full or half-bathroom, but shall not contain any other habitable space. Use of the garage level shall be limited to the garage, bathroom, entry and circulation area, storage, and mechanical / utility rooms.
- Any 4th story common area space shall be designed with small non-egress windows (size as defined by the NJ Uniform Construction Code) and with an open stair without a door to the level below. Juliet, French Doors, and similar large window openings shall not be permitted in this area.
- 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 with a minimum area of 110 square feet.
- 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 Mixed-Use District.
- Utilities: All utilities including but not limited to electric, telephone, internet, etc. shall be directed to each unit underground to the extent allowable by the utility company or other applicable regulatory authority.
- TV antennas, Dish Antennas, and similar devices shall be prohibited.
- Parking:
  - A two-car garage, with unobstructed interior space with not less than 20 feet in width and 20 feet in depth, and a driveway with a minimum of 18 feet in width and 18 feet in depth shall be provided for each townhouse unit.
  - Notwithstanding the Plan's required dimensions outlined above, the townhome development shall meet the Residential Site Improvement Standards (RSIS), including guest parking provided at a rate of one half (0.5) spaces per unit. Consistent with the RSIS, guest parking must either be provided for on-street or in common parking areas, on- or off-site. This guest parking requirement may be satisfied, in part, by leasing municipal spaces from the Borough, pursuant to an agreement with the Borough, which would include a payment of approximately \$140 per space per month or a total of \$10,000 per year with an agreed upon escalator provision.
- Buffer: A buffer area consisting of landscaping 10 feet in width and a 6-foot tall fence subject to Board review 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.
  - The existing buildings are contemplated by this Plan to be demolished. As such, demolition of these structures shall not require a Certificate of Appropriateness for demolition pursuant to Section 11.8.a.1c of the HPO.



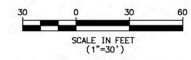
ALLENHURST REDEVELOPMENT  
EAST SIDE TOWNHOMES  
ALLENHURST, NEW JERSEY

ARTISTIC CONCEPTUAL RENDERING. ACTUAL  
COLORS AND CONDITIONS MAY VARY



10.09.20





CERTIFICATE OF AUTHORIZATION: 2848-00229899  
**MORGAN**  
 engineering & surveying  
 P.O. BOX 6322  
 TOMS RIVER, N.J. 08754  
 TEL: 732-270-9890  
 FAX: 732-270-9891  
 www.morganengineeringllc.com

**312-324 HUME STREET AND  
 500/523 MAIN STREET**

**BLOCK 18 LOT 1  
 BLOCK 21 LOTS 4, 5, 6 & 7**

BOROUGH OF ALLENHURST

COUNTY OF MONMOUTH NEW JERSEY

Scale:	Sheet No.:	Date:	Job #:	CD #:	Sheet #:
1"=30'	05	10/7/20	138-00083	312-324	1 OF 1

*Concept Plan: Townhouse Development*

The concept plan for this site proposes twenty-eight (28) townhouses grouped in seven separate buildings. Two buildings of townhouses would be oriented toward Main Street, four buildings of townhouses would be oriented toward the interior of the site, and a single townhouse building would be oriented toward Elberon Avenue. Vehicular access to the site is proposed from Hume and Elberon Streets only. Two-car garages and two-car driveways as required in the parking standards hereinabove, are proposed for each townhouse unit, all oriented toward the site interior. A public plaza area and additional visitor parking are proposed on 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 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, and such final design shall be memorialized in a redevelopment agreement between the Borough and the developer.

**Southern Gateway District**

*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 (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)

*Permitted Accessory Uses:*

- Parking (including electric vehicle charging), signage, and other uses customarily incidental to the principal 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 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.
- Publicly accessible electric vehicle charging stations shall be incorporated to the extent feasible.

*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 adaptive reuse of the DPW/waterworks building 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.

### **Public Utility District**

*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.
- 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 between the Borough and the applicable developer and the phasing is consistent with UHAC.
- 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.

*Historic District Standards:*

All development shall be subject to the Design Guidelines of the HPO as practically applicable, and as reviewed and implemented by the Redevelopment Entity. The execution of a redevelopment agreement by the Redevelopment Entity with regard to a site is confirmation that the architectural designs of the proposed buildings meet the standards of the Design Guidelines as contemplated by this Plan. A Certificate of Appropriateness for new construction from the Planning Board shall be required with such review limited to: architectural style, surface treatments, windows, doorways, porches and trim.

*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 redeveloper agreement between the Borough and the applicable developer.

**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 mechanical equipment and similar 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, except as otherwise specifically permitted by this Plan. 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.
- 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 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.
  - 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 solutions 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.



## PROPERTY ACQUISITION

The general policy with respect to property acquisition shall require the 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 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 this Redevelopment 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.

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 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

### **2016 Monmouth County 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.

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 Redevelopment Plan is consistent with, and effectuates 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**

Potential redevelopers will be required to submit to the Redevelopment Entity 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

### **Appointment of a Designated Redeveloper**

Upon the selection of one or more redevelopers to become a designated "redeveloper" (each, a "Redeveloper"), the Redevelopment Entity shall then proceed to negotiate a formal redevelopment agreement with the Redeveloper (each, a "Redevelopment Agreement").

Designation of a Redeveloper(s) by the Redevelopment Entity 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 redevelopment agreement.

Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the 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 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. No Redeveloper will be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Entity has been obtained.
4. The consent of the Redevelopment Entity shall be required prior to the disposition of all or any of the Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Redeveloper of all on and off-site improvements as may have been approved and required.



5. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Borough 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.
6. The Redeveloper(s) shall pay to the Borough a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.
7. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with a 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, which agreement confirms the proposed plans are consistent with the within Plan. Plans, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, will be submitted for Planning Board site plan review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-49 and 50.

The Planning Board shall require, as a condition of any site plan approval, that the Designated Redeveloper post performance guarantees in compliance with requirements of N.J.S.A. 40:55D-53.

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. The Redevelopment Plan will remain in effect 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 Borough of Allenhurst for use in accordance with the Redevelopment Plan, the Borough will provide notice as required by statute.