

# Area in Need of Redevelopment Investigation Report

*Prepared for:*

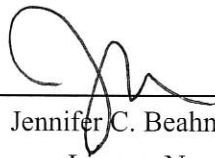
**The Borough of Sea Bright  
Monmouth County, New Jersey**

**November 2022**

Prepared By:

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CONSULTING ENGINEERS

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## INTRODUCTION

The purpose of this report is to determine whether Block 13, Lot 17 and Block 15, Lots 6, 7, and 9 (hereinafter the Study Area) in the Borough of Sea Bright qualifies as a non-commendation Area in Need of Redevelopment as defined by the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., herein referred to as LRHL), to realize a comprehensive program of redevelopment in the area of the Sea Bright Rivers Redevelopment Area. Per the LRHL, an area must exhibit one or more certain characteristics to be deemed an Area in Need of Redevelopment. The Mayor and Council retained Leon S. Avakian, Inc. to investigate the conditions of the Block 13, Lot 17 and Block 15, Lots 6, 7, and 9 Study Area pursuant to the criteria for redevelopment designation.

In addition to the criteria for designating an Area in Need of Redevelopment, the process for investigation and designation is stipulated in the LRHL. A redevelopment study begins with a resolution from the municipal governing body that authorizes the Planning Board to investigate the conditions of the defined study area. The Planning Board then passes a resolution stating whether the Board recommends designation based on the results of the investigation. The Governing Body ultimately decides whether to designate an Area in Need of Redevelopment, and if so designated, can pursue the preparation of a Redevelopment Plan.

Designating an Area in Need of Redevelopment permits a municipality or redevelopment entity to use all the powers of redevelopment, including eminent domain. This designation also permits municipalities to grant thirty-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties. Designation may be used in concert with other redevelopment projects and initiatives as part of a comprehensive redevelopment strategy.

## CRITERIA FOR DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

Pursuant to N.J.S.A. 40A:12A-5, an area may be designated in need of redevelopment if, after investigation, notice and hearing as provided in N.J.S.A. 40A:12A-6, the governing body of the municipality concludes that the study area contains any of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to

sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

This report and investigation are aimed only at determining whether the Study Area meets the statutory criteria to be identified as an Area in Need of Redevelopment.

## DESCRIPTION OF STUDY AREA

### Area Description

The Study Area, shown in Map A below, consists of Block 13, Lot 17 and Block 15, Lots 6, 7, and 9. Block 13, Lot 17 is located on the west side of Front Street, with the Shrewsbury River forming the western boundary of the parcel. Block 15, Lots 6 and 7 are located on the north side of South Street. Block 15, Lot 9 is a through lot with frontage on both South Street and River Street, and is identified as Poppinger Place. The Study Area is located west of Route 36 and south of the Sea Bright Bridge in the Borough of Sea Bright. Surrounding uses include a mixture of vacant parcels, commercial uses, and residential lots. The study area is located within the 100-year SFHA on the 2014/2015 FEMA Preliminary FIRM maps in the AE zone with BFEs of 8 & 9 ft. The study area is also located within an area of habitat specific requirements for threatened and endangered species in the NJDEP Landscape Project. Map B depicts all environmental constraints in the area.

As can be seen from the Existing Land Use map below (Map C), a variety of land uses surround the Study Area. The Study area includes two (2) municipally owned parcels and two (2) vacant parcels. Residential and commercial uses are located along the Shrewsbury River surrounding the Study Area, while mostly residential and vacant parcels are located on the blocks running east to west in the area of the Study Area.



LEON S. AVAKIAN, Inc.  
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Source: LSA, NJGIN, and  
Monmouth County GIS

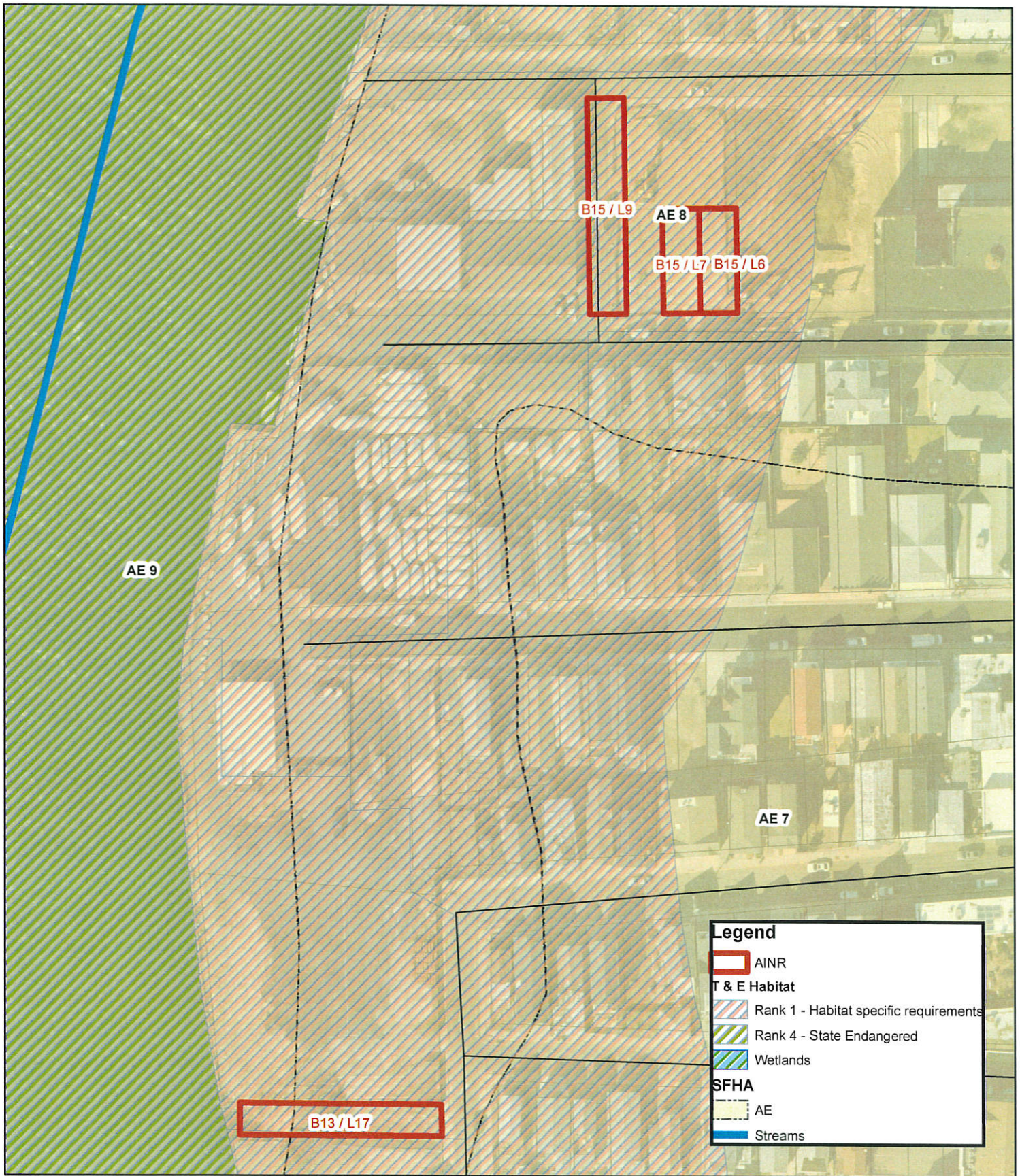
# Map A: Study Area

Borough of Sea Bright  
Monmouth County, New Jersey

This map was developed using New Jersey Department of  
Environmental Protection Geographic Information System digital  
data, but this secondary product has not been verified by NJDEP  
and is not state-authorized or endorsed.



Revised: 11/7/22



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Source: LSA, NJGIN, and Monmouth County GIS.

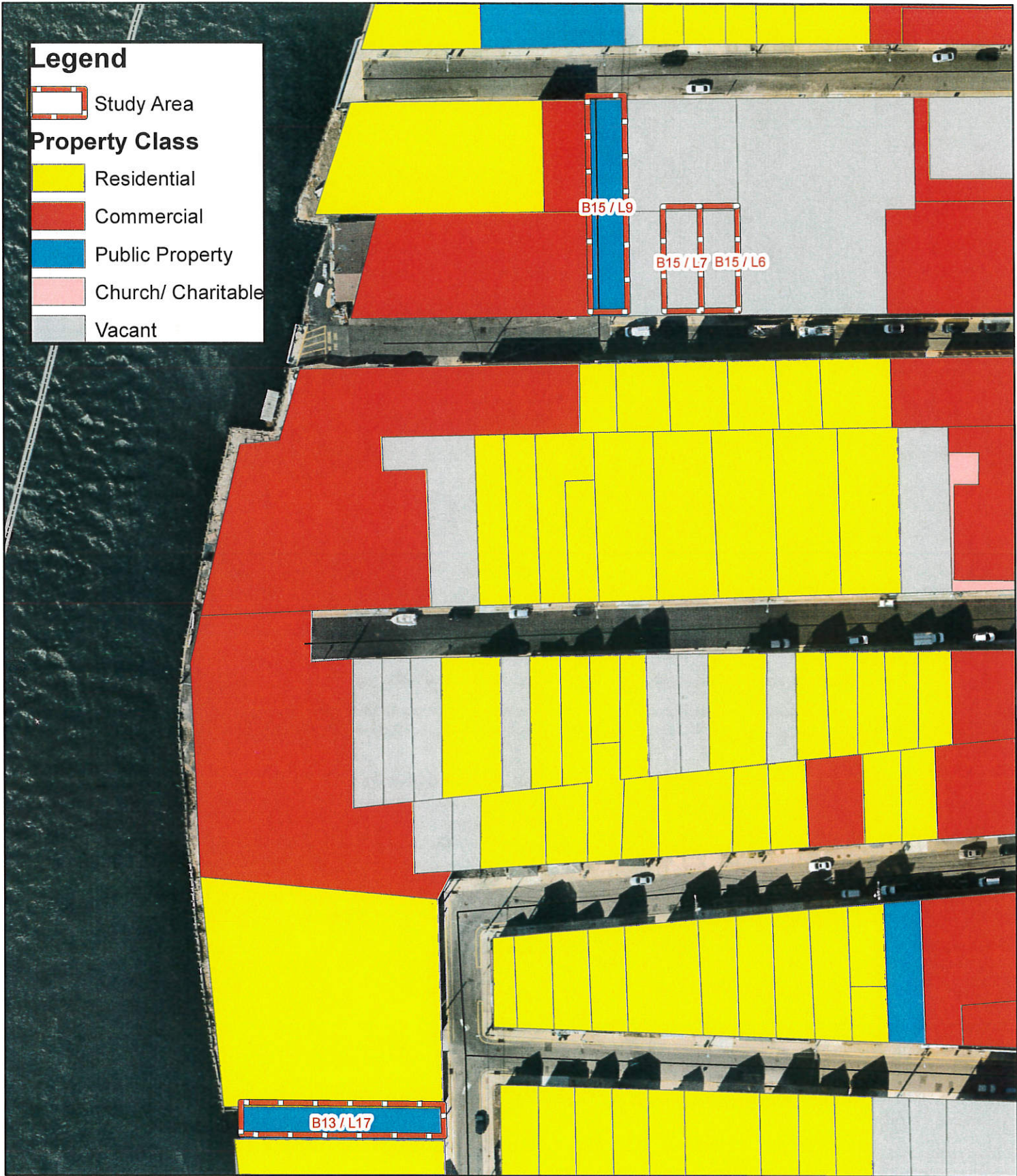
# Map B: Study Area Environmental Constraints Borough of Sea Bright Monmouth County, New Jersey

*This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.*



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**Legend**

Study Area

**Property Class**

- Residential
- Commercial
- Public Property
- Church/ Charitable
- Vacant

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Source: LSA, NJGIN, and Monmouth County GIS.

# Map C: Study Area Existing Land Use Borough of Sea Bright Monmouth County, New Jersey

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## **Current Zoning**

The Study Area is surrounded by the Sea Bright River Properties Redevelopment Area, but as the parcels are not part of the designated redevelopment area, they are governed by the underlying zone districts. Block 13, Lot 17 is located within the BR Business Residential Zone District and Block 15, Lots 6, 7, & 9 are located in the R-3 Downtown Residence Zone District.





Permitted uses in the BR Zone include Class I residential uses consisting of Type No. 1 single-family dwelling units, and Multifamily A: a detached building containing not more than two residential dwelling units; Class II retail business uses, including food, drug, and liquor stores, apparel, accessory and jewelry shops, department stores and mail order houses, variety stores (five and ten cent stores and catalog stores), home furnishing stores, restaurants, book, stationery, and gift shops, sporting goods and bicycle shops, antique stores (and secondhand shops), household hardware stores, automotive accessory stores, boating and fishing accessory stores, internet café; Class III, finance, insurance and real estate (business) including: banks and savings and loan offices, insurance carriers and agents, real estate agents, stock brokers, agents and dealers; Class IV, personal service establishments (business) including: laundering and dry-cleaning shops, photographic studios, beauty and barber shops, apparel alteration and repairs, yoga and exercise spa and massage therapy and well-being establishments, dog grooming and pet grooming; Class V, business service establishments including advertising agencies, consumer credit reporting and collection offices, duplicating and mailing services, news media services (not transmitter towers), employment services, building maintenance services (janitorial, etc.), business management consulting services; Class VI, repair services (business) including: household appliance repairs, watch and clock repairs, armature rewinding, automotive repairs; Class VII, professional services (business) including: physician's and dentist's offices (excluding doctors of veterinary medicine), medical and dental laboratories, architecture, legal and engineering office, accounting and bookkeeping services; Class VIII, transportation facilities (business) including: passenger terminals, curbside passenger shelters, commercial parking garages; Class IX, utilities (business) including: Rights-of-way, substations, business and administrative offices; and Class X, government services (public) including public buildings (municipal, county or state), public schools (all grade levels), and private schools (all grade levels).

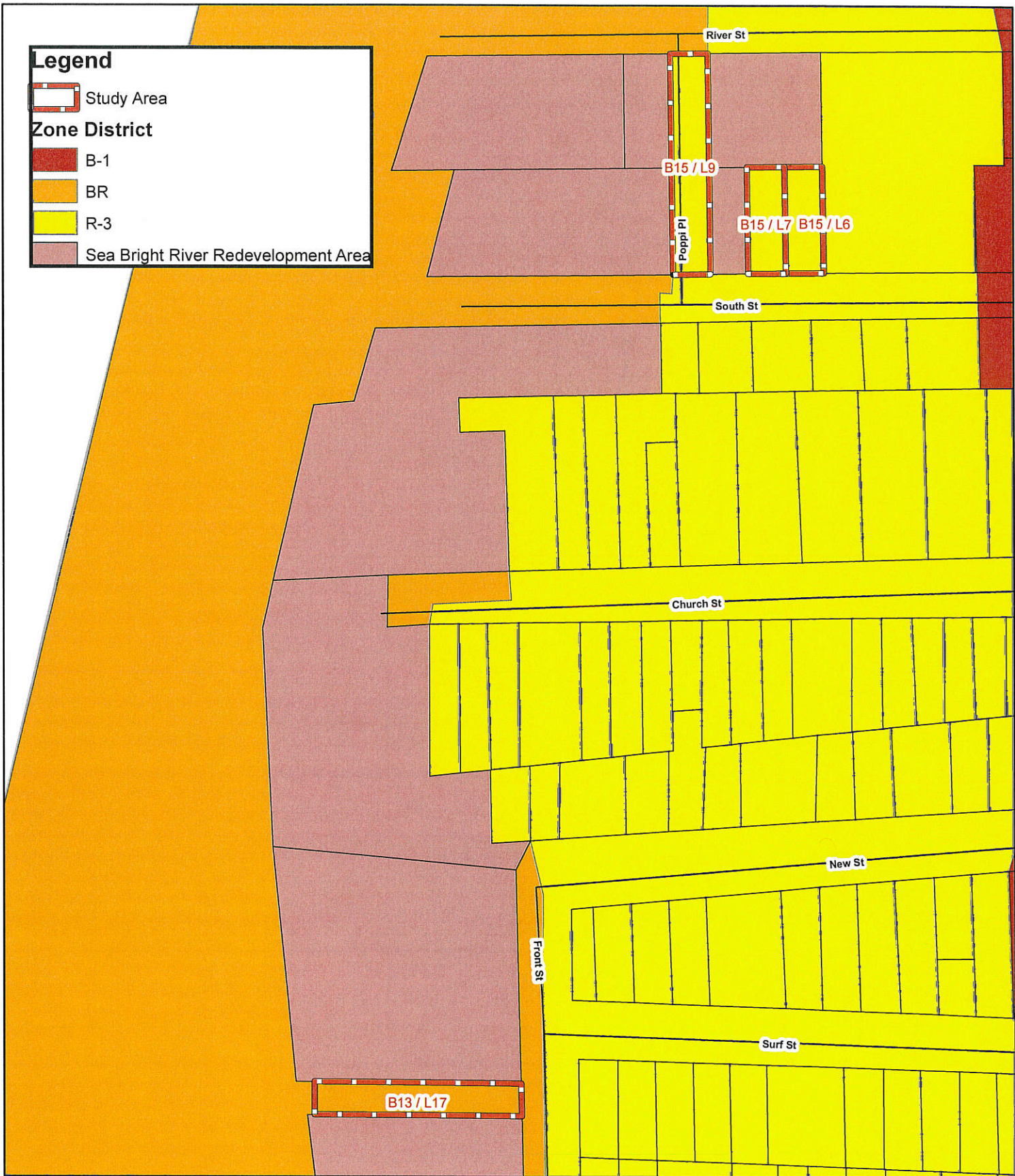
Permitted uses in the R-3 Zone include single family dwelling units, churches, and public parks.

**Legend**

 Study Area

**Zone District**

-  B-1
-  BR
-  R-3
-  Sea Bright River Redevelopment Area



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**Map D: Study Area  
 Zoning**  
 Borough of Sea Bright  
 Monmouth County, New Jersey

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.



Revised: 11/7/22

Source: LSA, NJGIN, and Monmouth County GIS.

# AREA EVALUATION FOR CONFORMITY WITH THE REDEVELOPMENT CRITERIA

## Study Approach

An analysis of the Study Area's existing physical characteristics was conducted using tax records, aerial photography, physical inspection, and consultation of Borough staff. A site visit was conducted on the morning of November 9, 2022. The photographs collected during that site visit are provided for inspection in Appendix A of this report.

## Study Findings

### *Block 13, Lot 17*

Block 13, Lot 17 is located on the west side of Front Street in the BR Zone. The property is bordered to the west by the Shrewsbury River and is owned by the Borough of Sea Bright. It currently is undeveloped and provides public access to the river.

### *Block 15, Lot 6*

Block 15, Lot 6 is located on the north side of South Street in the R-3 Zone District. The property is currently vacant and is under common ownership with Lots 5 & 7 by C.J. & M Assoc of Sea Bright, LLC. Lot 5 is located in the Sea Bright River Properties Redevelopment Plan Area.

### *Block 15, Lot 7*

Block 15, Lot 7 is located on the north side of South Street in the R-3 Zone District. The property is currently vacant and is under common ownership with Lots 5 & 6 by C.J. & M Assoc of Sea Bright, LLC. Lot 5 is located in the Sea Bright River Properties Redevelopment Plan Area.

### *Block 15, Lot 9*

Block 15, Lot 9 consists of Poppinger Place and is owned by the Borough of Sea Bright and located in the R-3 Zone District. The parcel is currently utilized as a street and parking area.

Throughout its planning documents, the Borough of Sea Bright, has continued to identify the need for smart growth and redevelopment in the area including the Study Area. In 2007, the Borough issued a "Downtown & Oceanfront Smart Growth Plan," which proposed to retain and "spur more [commercial] vitality" along Ocean Avenue, while simultaneously encouraging higher density residential development and providing for riverfront access in the area to the west of Ocean Avenue. The 2014 Strategic Planning Report also recommended redevelopment as a legal mechanism to spur economic resiliency:

There are multiple vacant or underutilized properties in the Borough that would benefit from a formal redevelopment process. This includes both publicly owned property and privately owned property. The Borough Council has recognized this and has authorized the Planning Board to initiate redevelopment planning. A key goal in this redevelopment will be economic resiliency. A redevelopment plan or plans would also articulate the vision for the

future of Sea Bright, and thus lay the necessary foundation for future business development strategies. (Page 32)

The Sea Bright River Properties Redevelopment Plan, of which the study area properties are “donut holes” within the larger redevelopment area includes the goal to “Develop residential uses that are consistent with smart growth principles.”

Based on the identification of this area as an area for potential redevelopment, economic resiliency, and residential development consistent with smart growth principals, the entirety of the Study Area consisting of Block 13, Lot 17 and Block 15, Lots 6, 7, & 9 meets criteria h, the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The designation of this area is consistent with the smart growth principle to foster distinctive, attractive communities with a strong sense of place. Currently, the Study Area consists municipally owned and vacant lots which are “donut holes” in the Sea Bright River Redevelopment Area. The addition of these properties would allow for more cohesive redevelopment within the Sea Bright River Redevelopment Area.

## **FINAL CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the Planning Board of the Borough of Sea Bright adopt a Resolution recommending that the Mayor and Council designate the Block 13, Lot 17 and Block 15, Lots 6, 7, & 9 Study Area as an Area in Need of Redevelopment based on findings consistent with criterion “h” set forth in NJSA 40:12A-12A-5, whereby designation is appropriate for areas of the delineated area consistent with smart growth planning principles adopted pursuant to law or regulation.

The existing Sea Bright Rivers Redevelopment Area designation for the parcels surrounding the study area, as well as the identification of this area as a potential area for redevelopment to increase economic resiliency throughout the Borough’s planning documents furthers smart growth planning principles. Establishing uses on the site more aligned with the Borough’s long-term objectives for the area can be achieved through the Redevelopment process.

**APPENDIX A:**  
**IMAGES OF THE STUDY AREA**  
**Taken November 9, 2022**



Block 13, Lot 17 (above and right) as viewed from Front Street







**Above:** Block 15, Lots 6, & 7 looking northwest  
**Below:** Block 15, Lots 5, 6, & 7 looking northeast





**Above:** Block 15, Lots 5, 6, & 7 looking east  
**Below:** Block 15, Lot 9, aka Poppinger Place

