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Economic R edevelopment P lan

Township Committee Members

Antonio Fonseca, Mayor

Daniel Van Pelt, Deputy Mayor

Robert Kraft

Dorothy Horner, Township Clerk

Township of Ocean
Ocean County
New Jersey

ECONOMIC REDEVELOPMENT PLAN

of the

**Township of Ocean
Ocean County, New Jersey**

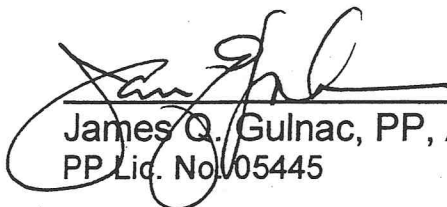
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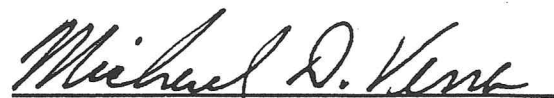
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I. INTRODUCTION & GOALS

This report is the commencement of an Economic Redevelopment Plan (ERP) for Ocean Township. The Township Committee previously reviewed and accepted the Economic Element of the Master Plan Reexamination and Update prepared by the Township's Land Use Board. That report, as well as prior preliminary study conducted by the Township's Land Use Board, had recommended that an Economic Redevelopment Plan be established and also found certain areas of the Town to qualify under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A 1-et seq.) as an area in need of redevelopment and/or rehabilitation. The Township Committee has named itself the appropriate redevelopment agency to carry out this project in accordance with N.J.S.A. 40A:12A-4.

The plan has been prepared in accordance with the provisions of the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et Seq.), the Municipal Land Use Law (N.J.S.A. 40:55D-1 et Seq.), the Township Master Plan (latest re-examination 1999) and the State Development and Redevelopment Plan.

The goals of the Ocean Township Economic Redevelopment Plan are to provide a development plan for the Township that will provide for a combination of private and public activities, which will:

- A. Reinforce the goal of making Ocean Township a Township within which people want to live and work.
- B. Capitalize on the accessibility of Barnegat Bay through its many marinas, for both commercial and recreational opportunities.
- C. Create jobs for residents of the Township and region.
- D. Develop underutilized and unused land in a manner which increases the Township's economic viability without burdening its municipal services.
- E. Create opportunities for work and play which are not readily found in the region.
- F. Protect to the greatest extent possible, the existing environmentally sensitive resources of the area.
- G. Reinforce Ocean Township's reputation as a family-oriented community with a history and variety of recreation and entertainment uses and amenities.
- H. Ensure that the redevelopment plan is consistent with the Town's Master Plan, the State Plan and all other appropriate Plans that pertain to Ocean Township.
- I. Provide a program of rehabilitation of existing residential and commercial uses so that they can become a viable component of the Town's overall economic plan.

II AREA IN NEED OF REDEVELOPMENT

Statutory Criteria

The municipality has determined that the New Jersey Local Redevelopment and Housing Law (NJSA 40A: 12A-5), provides the best way for the Township of Ocean to achieve its' redevelopment goals. The statute sets forth seven standards for evaluating whether a delineated area is an area in need of redevelopment. When the conditions in an area of a municipality conform to any of the seven qualifications, that area can be properly designated as an Area in Need of Redevelopment by the Township's Governing Body. The seven statutory qualifications quoted below are from the Statute:

A delineated area may be determined to be in need of redevelopment if after investigation, notice and hearing as provided . . . the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- 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, which 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 or total lack of proper utilization of areas caused by the condition of the title, diverse ownership or the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- 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". . . 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. . . for the purpose of granting tax exemptions within the enterprise zone district . . .or the adoption of a tax abatement and exemption ordinance

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) 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.

By definition, a redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

Determination

The Township Committee, has previously determined, after referring the matter to the Township's Land Use Board for their recommendation, that the entire Township, east of the Garden State Parkway, and the landfill area meet the criteria and are "Areas in Need of Redevelopment".

In addition, the Committee, in reviewing the overall economic situation of the Township and the specific recommendations of the Township's Land Use Board contained in the Economic Element of the 1999 Master Plan, have determined that certain geographic areas are in need of special attention and should be addressed as soon as possible. Those areas are:

- Area A - The property north of County Route 532, South of Oyster Creek, west of Route 9 and east of the Garden State parkway.
- Area B - The property fronting both sides of Route 9.
- Area C - The Marina based industry along the Barnegat Bay.
- Area D - The "Edgemont Tract" located west of Route 9 and south of the Pancoast Road Right-of-way.

The committee has further determined that Area A should be the first area to be considered and should be designated as PHASE 1. This conclusion was reached for the following reasons.

1. The Township has pending with the New Jersey State Office of Planning a petition for center's designation which includes a large portion of the area in Phase 1;
2. The upcoming expansion of GSP Interchange 69 to permit entry and exit in both directions;
3. The large amount of undeveloped land within Phase 1 that is already owned by the Township;
4. The large amount of privately owned land within Phase I which has been and remains undeveloped;
5. Conformance with the recommendations contained in the Town's Master Plan and Economic Element.

III ECONOMIC REDEVELOPMENT PLAN

This plan shall provide an outline for the planning, development, redevelopment, or rehabilitation of the project area. The plan shall also satisfy all the statutory requirements and constitute the legal prerequisite for the implementation of the plan.

Tax Incentive Program

The primary component of this Section of the ERP is the establishment of a property tax incentive program for the commercial properties in the C-1 and C-2 Zones and for any and all residential units which were constructed prior to 1961. The program would provide property tax relief for up to five years to the property owner for any improvements to the existing structure which increased the assessed value of the property.

The Committee feels very strongly that every effort should be made to assist and encourage existing residents and business owners to improve their property and upgrade their businesses. The Committee also feels that these improvements should be part of the Township's plan and are an important part of the Town's future. To that end, the Committee has filed with the State Office of Planning a petition for Center Designation. The Town is also applying for a CAFRA Sector Permit from the Department of Environmental Protection. Both these efforts are part of the Town's overall Economic Development Plan. When approved, the Center Designation will identify those areas of the Township where growth is to be encouraged. The Sector Permit will mean that development in those areas will be possible without the need to apply to NJDEP for a CAFRA permit. This will be issued as part of the local Land Use Board review and approval.

The Committee will continue to review programs and initiatives that provide opportunities for economic development in Ocean Township.

PHASE I PLAN

General Description of the Area

The area contains about 1,234 Acres and is largely undeveloped. The area is divided into five municipal zoning districts: The C-1 Commercial Zone extends from U.S. Route 9, 800' west along most of the eastern boundary with the exception of a small section of land where Oyster Creek intersects with Route 9. The northern third of the area just south of Oyster Creek and east of the JCP&L R.O.W. is I-1. This area is also in Pinelands Area 4 (Rural Development), which does not permit sewer service. The middle third is Zoned I-2, located in Pinelands Area 5 (Regional Growth) and is within the sewer service area. The lower third has split zoning, with the majority of the land being Zoned R-2, Pinelands Area 5, (Regional Growth), with the northern portion

of the land west of the JCP&L R.O.W. being Zoned RU-2, Pinelands Area 4, (Rural Development). See the map in Section IV.

The Township owns a large portion of the I-1 and I-2 zones and has for many years explored different avenues to develop the property in an industrial/commercial manner. Unfortunately, the marketplace has not been receptive to the development of the properties. One of the primary stumbling blocks has been accessibility. U.S. Route 9 is two lanes through the Township and at present only northbound traffic may exit the Garden State Parkway onto Route 532 and conversely only southbound traffic may enter the Garden State Parkway. This situation will be changed in the near future as environmental permit applications have been submitted to the NJDEP and Pinelands to expand Exit 69 into a full service interchange.

The Committee, recognizing the past failures to develop this area has identified the development primary theme for Phase I to be activities involving recreation and entertainment. They have further divided Phase I into four (4) geographical sub areas. The areas are described below and also identified on the map in Section IV.

Phase I East: This area fronts on Route 9 and is north of Volunteer Way. These properties have been developing through the existing market place. The plan suggests an office/retail complex for the large vacant property in the southeast section.

Phase I North: This area is made-up of Lots 2, 4, 5, 9 and the Bay View Heights Section of Block 41. The northern section is not within a sewer service area and had limited economic development in the past. A golf course complex is proposed for this area.

Phase I South: This area is the area south of Phase I North and East and east of the Jersey Central Power and Light Right-of-Way. It includes some identified wetlands, some residential development, some mixed use commercial but is dominated by two public complexes, the Municipal Utilities Authority and Waretown Park. The proposed developments could include a restaurant dinner/theater and/or an assisted living facility in the eastern section and a conference center/hotel complex for the western end. These proposals will be explored first, however, if successful, additional similar or other uses will be pursued. The center section would be developed as expanded recreational facilities complementing and adding to the existing Waretown Park.

Phase I West: The remaining area includes the property that is west of the Jersey Central Power and Light Right-of Way and north of Route 532. The recent Master Plan Re-examination recommended that the property which fronts Route 532 be re-zoned Commercial and that the remaining area be designated an overlay zone to permit development consistent with the Council on Affordable

Housing to receive density bonuses. The redevelopment plan encourages the consideration of privately owned assisted living facilities to meet these goals.

The Committee has determined that Phase I North has the greatest potential for development activities which can be implemented in a short time period and have the most immediate positive impact.

Authorization

On February 10, 2000, the Township Committee (Committee) by Resolution accepted the recommendations of the Township's Land Use Board that certain areas of the Municipality be designated as areas in need of redevelopment.

On March 9, 2000, the Township Committee, by Resolution 2000-105 accepted the recommendations of the Township's Land Use Board that certain areas of the Municipality in addition to those designated in Resolution 2000-80 should be included and designated as areas in need of rehabilitation and redevelopment.

On March 9, 2000, the Township Committee, by Resolution 2000-104, directed that the Township's governing body be designated as the appropriate "Redevelopment Entity" to implement and carry out redevelopment projects in those areas of the municipality which have been designated as areas in need of redevelopment and/or rehabilitation in accordance with the New Jersey Local Redevelopment and Housing Law.

Purpose:

The purpose of the Plan is to provide a mechanism for the orderly planning, development, redevelopment and rehabilitation of Phase 1 North consistent with municipal goals and objectives as included in the Town's Master Plan and stated in the Township's Economic Redevelopment Plan.

Upon adoption by the Committee, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions included in the plan.

Components of Phase I North Action Plan

Circulation

An important component of a development plan of this scope is circulation. Presently the area is accessed along its southern boundary by County Route 532 and its eastern boundary by U.S. Route 9. There are two streets which run westward from

U.S. Route 9 – Volunteer Way and Memorial Drive. The long-range circulation plan for the Township has shown Memorial Drive turning southward and connecting to Route 532. Volunteer Way is a new street, which was specifically constructed as an access into the Industrial Park Zones. The circulation plan for the development of Phase I is to connect Volunteer Way with Route 532 in the area of the JCP&L R.O.W. This improvement is considered a key component to the overall development of Phase I.

The design requirements for the extension of Volunteer Way will be consistent with the Township standards. The responsibility for the construction of the road will be part of the General Development Plan presented by the developer of the Golf Course. The specific details will be negotiated between the developer and the Township in the review process.

Utilities

Water and sewer development is the responsibility of the Ocean Township Municipal Utilities Authority. It is expected that those areas within the sewer service area will be serviced by public sewer. Provisions to provide public potable water should also be included in any development plans. The responsibility for the construction and connection of all utilities including electric, gas and phone services will be the responsibility of the individual project developers.

Development Activities & Guidelines

Based upon existing topography, economic constraints, environmental considerations and utility services, the construction of a golf course complex is the primary development activity proposed for the Phase I North Action Plan. The design guidelines for the golf course complex are detailed below. The intent of these guidelines is to produce a quality facility in concert with the natural setting and environment.

- A. Use: The proposed golf course is a permitted use in the I-1 and I-2 Zones.
- B. Design Overview:
 - 1.) The overall design goal is to construct a golf course with amenities which relates to the existing character of the land with a minimum movement of earth. The course should be designed for all levels of play with the ease of maintenance as a primary consideration.
 - 2.) The overall design should include plans including at a minimum the following components:

- A) Golf Course – The course should be a minimum of 18 holes but can be 27. Each nine holes should measure at least 3,300 yards and contain multiple tee locations.
- B) Private Irrigation Well - An irrigation system separate from the potable water system shall be provided.
- C) Clubhouse – A clubhouse designed to provide banquet facilities for at least 250 guests and adequate facilities to support the golf operations.
- D) Maintenance Facility – Adequate facilities for the housing of all necessary course maintenance equipment and supplies should be provided.

C. Area and Bulk Requirement:

For the purposes of plan review of the Phase 1 North Golf Course Development Plan there are no specific area and bulk requirements.

D. Design Criteria:

- 1.) The golf course shall be designed in conformance with all current Best Management Practices (BMP).
- 2.) A golf course shall be designed in conformance with CAFRA regulations specifically N.J.S.A. 7:7E-7.3 Resort Recreational Use, Standards Relevant to Recreation Areas Within Developments, 7:7E-8.4 Water Quality and 7:7E-8.6 Groundwater Use.
- 3.) The overall plan including the golf course, clubhouse, irrigation well and maintenance facility shall be subject to subdivision and/or site plan review by the Ocean Township Land Use Board in accordance with all local ordinance requirements and in addition in accordance with MLUL 40:55D-45-45.8. – Findings for Planned Development.
- 4.) The Development Plan for the golf course must include a Best Management Practices Manual utilizing and including a Turf Management Plan (TMP) and an Integrated Pesticide Management Plan (IPM).
- 5.) The Development Plan shall also include a Course Development/Construction Plan with at a minimum the following sections:
 - a.) Soil Erosion and Sedimentation Control and Stormwater Management
 - b.) Layout and Staking

- c.) Clearing & Grubbing
- d.) Rough Grading
- e.) General Earthmoving & Grading
- f.) Tee Construction
- g.) Green Construction
- h.) Irrigation System
- i.) Seed Bed Preparation
- j.) Seeding & Sodding
- k.) Golf Cart Paths
- l.) Clubhouse
- m.) Maintenance

6.) The plans also include at a minimum the following related construction items:

- a.) Grow in Period
- b.) Maintenance Equipment and Storage
- c.) Signage
- d.) Electric Service and Other Utilities
- e.) Pumphouse/Wellhouse
- f.) Shelters/Comfort Stations
- g.) Landscaping

7. The overall plans shall include architectural plans for the clubhouse and maintenance facility's structures.

COMPLIANCE WITH N.J.S.A. 40A:12A-7

The Phase I North Development Plan has been prepared in compliance with 40A:12A-7 in the following manner:

The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements is clear for the following reasons:

A.

- 1) The land selected for the golf course is currently or will be owned by the Township.
- 2) The land is located on property which has limited development potential due to State environmental and regulatory restrictions.
- 3) The proposed development will not involve the construction of any single family homes and therefore will not increase the population density or place undue burden upon the school system and municipal services

- 4) The extension of Volunteer Way is consistent with the Circulation Element of the Master Plan Update. It will also provide needed access to the development area, the northeast section of the municipality and the southeast section of Lacey Township from County Route 532 and from the future new exit off the GSP.
 - 5) The proposed golf course will also provide a much needed recreational facility as well as a commercial catering and dining facility. Both of these activities are consistent with the goals of the Township.
 - 6) Additionally, the proposed developments and rehabilitation activities will generate both short and long term employment opportunities.
 - 7) The proposed redevelopment and rehabilitation activities contained in this plan are consistent with the Town's recently adopted Master Plan Update and Reexamination and are designed to effectuate its purposes.
- B. The specific development guidelines for the golf course including the supporting facilities will be outlined by the developer in the Developers Agreement and prepared in conformance to the principals outlined in Section 4 below.
- C. It is not anticipated that the Phase 1 North Development Plan will require the relocation of any residents.
- D. It is anticipated that the Township will need to acquire property in Phase 1.
- E. The proposed activities in the Phase 1 North Redevelopment Plan are consistent with those of Lacey Township to the north, Ocean County and the State Plan. They are also consistent with the proposed Center Designation Petition on file with the State Office of Planning.
- F. Phase I North Redevelopment Plan does not involve the construction of residential units and has no provisions for affordable housing.

OCEAN TOWNSHIP ECONOMIC DEVELOPMENT
AND REDEVELOPMENT PLAN
Ocean Township, Ocean County
June 2000



- Proposed R.O.W
- Municipal Boundary
- Phase Boundary
- R.O.W
- Lot Line

REMINGTON VERNICK & VENA
ENGINEERS

