

Redevelopment Plan:
Block 1837, Lot 8.02 and Block 1837, Lot 9

Prepared for:

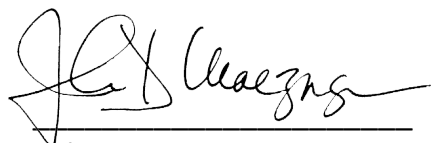
Mayor and Township Committee
Township of Lacey
818 Lacey Road
Forked River, New Jersey 08731

November 25, 2013

Prepared by:

JDM Planning Associates, LLC

614 Harbor Road
Brick, New Jersey 08724

A handwritten signature in black ink, appearing to read 'John D. Maczuga', written over a horizontal line.

John D. Maczuga, PP, AICP
New Jersey Professional Planner
License No.: 1714

*The original of this document was signed
and sealed in accordance with New Jersey Law.*

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Introduction

On July 10, 2013 the Lacey Township Committee adopted Resolution No. 2013-171, which authorized the Planning Board to conduct a preliminary investigation to determine whether the area identified as Block 1837, lots 8.02 and 9 on the tax maps of the Township of Lacey is an “area in need of redevelopment” as outlined in the criteria set forth at N.J.S.A. 40:12A-1 et seq. (Local Redevelopment and Housing Law [LRHL]).

A report dated August 6, 2013, and entitled “Redevelopment Study and Preliminary Investigation Report, Block 1837, Lot 8.02 and Block 1837, Lot 9, Township of Lacey, Ocean County, New Jersey”, was subsequently prepared by John D. Maczuga, PP, AICP of the firm of JDM Planning Associates, LLC. The report concluded that Block 1837, Lot 8.02 and Block 1837, Lot 9 met several of the statutory criteria for designation as an area in need of redevelopment. Specifically, the report concluded that Block 1837, Lot 8.02 met the (a), (b), (c), (d), and (e) criteria of N.J.S.A. 40A:12A-5, while Block 1837, Lot 9 met the (c) criteria of N.J.S.A. 40A:12A-5. On September 9, 2013, the Lacey Township Planning Board held a public hearing and adopted an unnumbered resolution, which recommended to the Mayor and Township Committee the collective designation of Block 1837, Lot 8.02 and Block 1837, Lot 9 as an area in need of redevelopment.

The Township Committee subsequently adopted Resolution No. 2013-251 on September 12, 2013. This resolution designated Block 1837, Lot 8.02 and Block 1837, Lot 9, collectively and in their entirety, as an area in need of redevelopment and authorized the preparation of a redevelopment plan. As required by the LRHL, Resolution No. 2013-251 was filed for the review and approval of the Commissioner of the Department of Community Affairs on November 5, 2013. The Commissioner’s approval was subsequently granted in a November 18, 2013 letter to the Mayor.

This redevelopment plan has been prepared to codify the goals, objectives, and specific land use and development standards for the redevelopment of Block 1837, Lot 8.02 and Block 1837, Lot 9.

Statutory Requirements

Per the LRHL, a redevelopment plan shall include an outline for the planning, development, and redevelopment of a designated redevelopment area that is sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
- Proposed land uses and building requirements;
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area;
- An identification of any property within the redevelopment area that is proposed to be acquired in accordance with the redevelopment plan;
- Any significant relationship of the redevelopment plan to: the master plans of adjacent municipalities; the master plan of the county within which the municipality is located; and, the State Development and Redevelopment Plan, as adopted pursuant to the State Planning Act (P.L. 1985, c.398; C. 52:18A-196 et al.).

The LHRL further requires that a redevelopment plan describe its relationship to pertinent municipal development regulations.

Additionally, the LHRL indicates that a redevelopment plan may include the provision of affordable housing in accordance with the New Jersey Fair Housing Act (P.L. 1985, c.222; C. 52:27D-301 et al.), and the 2008 Housing Element and Fair Share Plan of the municipal master plan.

Block 1837, Lot 8.02 and Block 1837, Lot 9 Redevelopment Area

The Block 1837, Lot 8.02 and Block 1837, Lot 9 Redevelopment Area, hereafter referred to as the “redevelopment area,” contains approximately 10.7 acres. The boundaries of the redevelopment area are shown in Appendix A, which contains a copy of Sheet 76 of the Lacey Township Tax Maps that has been modified to show the redevelopment area.

Appendix B provides a 2012 aerial photograph of the redevelopment area and surrounding properties. As shown in this photograph, the portion of the redevelopment area that is officially known as Block 1837, Lot 8.02 contains a former nursing home and rehabilitation facility, and associated parking areas, access drives, and a drainage basin. These facilities were abandoned in 2003, and Lacey Township subsequently purchased the property in 2009. The Township has entered into a contract to demolish the former nursing home and rehabilitation facility, and demolition has started. The portion of the redevelopment area that is officially known as Block 1837, Lot 9 is vacant and wooded, with the exception of a municipally-owned access drive along its southeastern boundary. The lot is technically landlocked and was acquired by the Township through in rem tax foreclosure in 1995.

Overall Goal and Specific Objectives

Overall Goal

The overall goal of the redevelopment plan is to promote and facilitate the redevelopment and reuse of the former nursing home site (Block 1837, Lot 8.02), coupled with the township-owned property (Block 1837, Lot 9), as a 100 percent affordable housing project to satisfy a substantial portion of the affordable housing obligation that has been mandated to the township by the Council on Affordable Housing (COAH) in a manner that is consistent with the 2008 Housing Element and Fair Share Plan of the municipal master plan.

The construction of affordable housing in the redevelopment area will provide a substantial benefit to low- and moderate-income residents of Lacey Township as well as Ocean, Monmouth and Mercer counties (i.e., COAH Region 4) as a whole. The redevelopment of the site will also result in the removal of a contaminated and deteriorating facility that is located within close proximity to the municipal complex.

Specific Objectives

The specific objectives of the redevelopment plan are as follows:

- To improve and upgrade the redevelopment area at this key location, which is in close proximity to the municipal complex, by creating a new residential community with improved building and site aesthetics;
- To promote a public-private partnership with a selected redeveloper to construct a 100 percent affordable, family, low- and moderate-income housing development that will assist in the diversification of the Township's housing stock, and provide new housing opportunities that are consistent with the provisions of the New Jersey Fair Housing Act;
- To implement the Township Master Plan's 2008 Housing Element and Fair Share Plan, wherein Block 1837, Lot 8.02 is designated as part of a 100 percent affordable housing site for the construction of 100 family rental housing units, which will satisfy a substantial portion of Lacey's COAH-mandated prior round affordable housing obligation of 580 units; and,
- To provide design flexibility to promote the upgrading of the redevelopment area, and the elimination of unnecessary cost generating features that are not essential to protect the public welfare.

Land Use Plan

Relationship to Township Land Development Regulations

The standards contained in this redevelopment plan shall supersede the township's existing regulations where specifically indicated, and including regulations for

principal and accessory uses, bulk requirements, and design standards. Where provisions of this redevelopment plan conflict with existing regulations, the provisions of this redevelopment plan shall apply. Where provisions of this redevelopment plan do not conflict, the township's existing land development regulations shall apply. Development applications for the redevelopment area shall be reviewed and approved by the Planning Board. All existing regulations of Lacey Township shall apply to the redevelopment area, except as expressly modified or superseded herein.

Exceptions from Standards

Variances from the standards of the redevelopment plan or the Township's existing regulations may become necessary. Such variances, per N.J.S.A. 40:55D-70(c), may be granted by the Planning Board upon demonstration by the applicant that they will not substantially impair the goals and objectives of the redevelopment plan, and that they will not present a substantial detriment to the public health, safety or welfare.

As per N.J.S.A. 40:55D-70(d), a variance from the uses permitted in the redevelopment area shall be permitted only by means of an amendment of the redevelopment plan by the governing body, should the variance be considered to support the achievement of the overall goal and specific objectives of this redevelopment plan, and be consistent with the redeveloper agreement.

In the event that a provision of this redevelopment plan shall conflict with the redeveloper agreement, the redeveloper agreement shall apply.

On-Site and Off-Site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to the redevelopment of the redevelopment area, or contribution thereto, shall, whether onsite or offsite, be subject to a redeveloper's agreement with Lacey Township or the relevant external agency or authority.

Creation of the Affordable Housing–10 Redevelopment District

The official zoning map of the Lacey Township is hereby amended by establishing the Affordable Housing–10 Redevelopment (AH–10 R) district. The boundaries of the AH–10 R district are coincident with the boundaries of the redevelopment area. Appendix C provides mapping of the boundaries of the AH–10 R district.

District Standards – Affordable Housing–10 Redevelopment (AH–10 R) District

The following standards shall apply to the AH–10 R district:

1. Permitted Uses: Multi-family residential dwellings at a density not to exceed ten (10) dwelling units per gross acre with a maximum of eight (8) dwelling units per building, and subject to the further provisions of this redevelopment plan.
2. Required Accessory Uses: Off-street parking per the requirements of the New Jersey Residential Site Improvement Standards (RSIS; N.J.A.C. 5:21 et al.), or as otherwise approved by the Planning Board.
3. Permitted Accessory Uses:
 - a. Recreational facilities for the use of project;
 - b. Fences and walls;
 - c. Signs; and,
 - d. Other customary accessory uses and buildings that are clearly incidental and subordinate to the principal use and buildings.
4. Area, Yard and Building requirements:
 - a. Minimum lot area: five (5) acres;
 - b. Minimum lot width: two hundred (200) feet;
 - c. Minimum lot depth: two hundred (200) feet;
 - d. Minimum front yard setback: thirty (30) feet;
 - e. Minimum rear yard setback: twenty-five (25) feet;
 - f. Minimum side yard setback: twenty-five (25) feet;
 - g. Maximum building height: thirty-five (35) feet and two (2) stories;
 - h. Maximum building coverage: fifteen (15) percent;

- i. Maximum impervious coverage: forty (40) percent;
- j. Minimum unoccupied open space: twenty-five (25) percent;
- k. Minimum parking lot setback from public street: thirty-five (35) feet;
- l. Minimum parking lot setback to property line: twenty (20) feet.

Other Requirements

The following additional requirements shall apply:

- All units constructed in the redevelopment area shall be affordable family rental units, as defined pursuant to N.J.A.C. 5:97, with the exception of an onsite caretaker or superintendent unit.
- The project shall be developed and operated in accordance with the 2008 Housing Element and Fair Share Plan of the municipal master plan, and the requirements of N.J.A.C. 5:97 and N.J.A.C. 5:80-26.1 et seq.
- The layout of the project shall substantially conform to the conceptual layout that is provided in Appendix D.
- The individual residential buildings shall be substantially consistent in design, appearance, and building materials with the typical architectural elevations of Appendix E.

Property Acquisition and Relocation

Identification of Proposed Property Acquisitions

The redevelopment plan does not envision the acquisition of any properties.

Temporary and Permanent Relocation

There are no existing residential units within the redevelopment area.

Consequently, the redevelopment plan does not require the relocation of residents.

Relationships to State, County and Local Plans

Lacey Township Plans

The redevelopment plan is consistent with the specific recommendations of the 2008 Housing Element and Fair Share Plan of the Lacey Township Master Plan, and is designed to effectuate its goals and objectives.

In addition to the above, it is noted that the October 2012 Master Plan Reexamination Report makes the determination that the Land Use Element of the Lacey Township Master Plan should be updated in order to increase opportunities for the development of affordable family housing. This redevelopment plan will help to meet local needs for affordable family housing.

Plans of Adjacent Municipalities

The redevelopment area is centrally located within Lacey Township. It is several miles from the nearest municipal boundary. Therefore, this redevelopment plan will not impact the planning efforts of any adjacent municipalities.

Ocean County Plans

The 2011 Ocean County Comprehensive Master Plan is non-regulatory (i.e., it serves only as a guide to municipalities). The 2011 Ocean County Comprehensive Master Plan contains no site-specific recommendations for the redevelopment area.

Because it provides for the reuse of an existing contaminated nursing home site, this redevelopment plan is consistent with the recommendation of the 2011 Ocean County Comprehensive Management Plan to promote the redevelopment of commercial and brownfield sites.

State Development and Redevelopment Plan

The redevelopment area is located in the Suburban Planning Area (PA-2) of the 2001 State Development and Redevelopment Plan (SDRP)¹. The SDRP Policy Map

¹ Though the State of New Jersey has prepared an updated plan (viz., 2012 State Strategic Plan: New Jersey State Development and Redevelopment Plan), it has not been formally adopted. As a result, the 2001 State Development and Redevelopment Plan remains in effect.

also indicates that the redevelopment area is located within the Lacey-Forked River Planned Town Center. The policy objectives for PA-2 consistently support and encourage redevelopment as a planning tool, particularly in instances where it promotes the provision of a full range of housing choices and the reuse of brownfield sites.

Administrative and Procedural Requirements

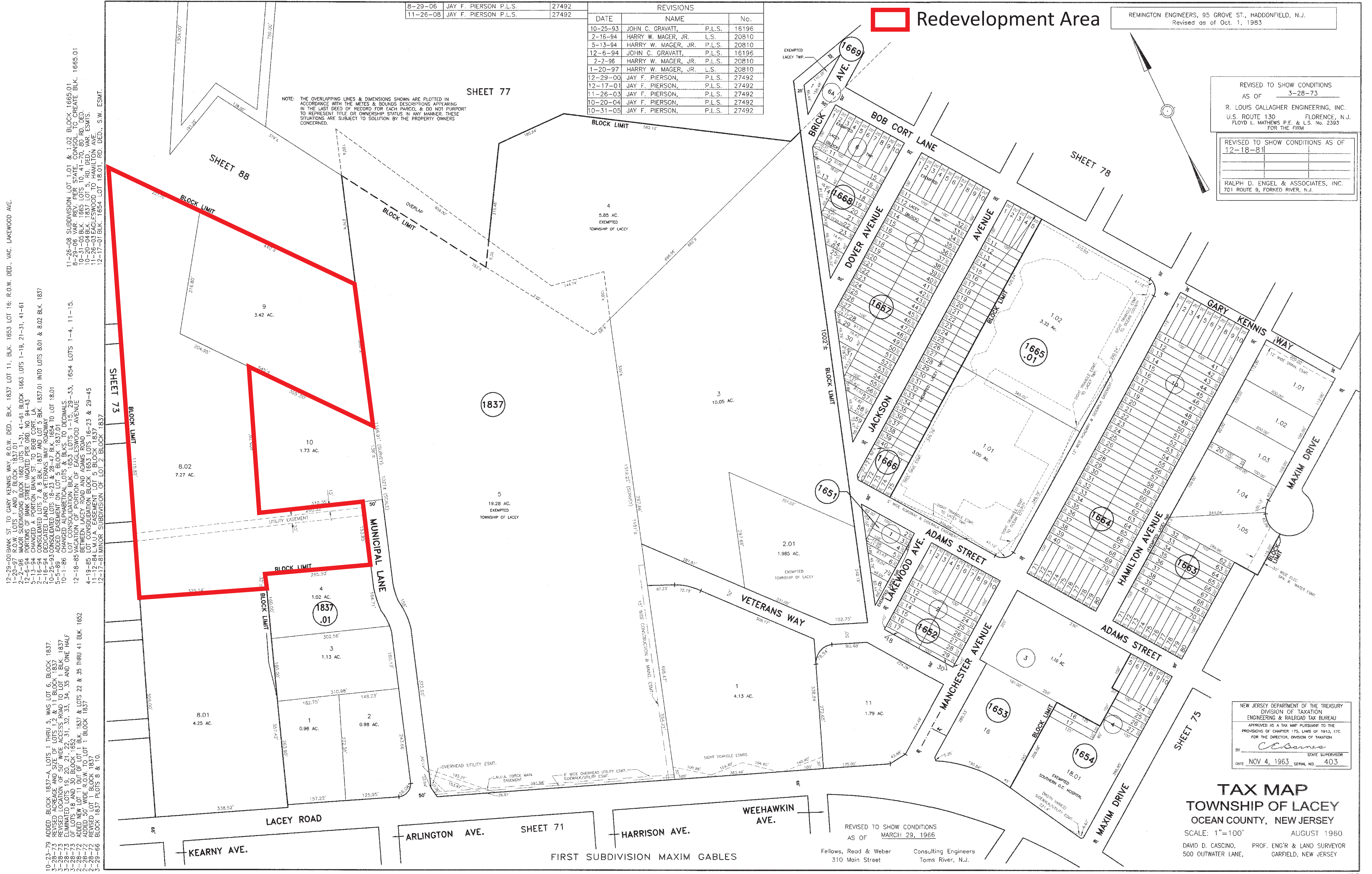
Amending the Redevelopment Plan

As circumstances may warrant and in accordance with applicable law, the Township Committee may amend, revise or modify this redevelopment plan.

Duration of the Redevelopment Plan

The provisions of this redevelopment plan shall remain in effect for an unspecified period, and until such time as the overall goal and specific objectives of the redevelopment plan have been met, and the redevelopment area's need for redevelopment has ended.

Appendix A: Parcel Map



8-29-06	JAY F. PIERSON P.L.S.	27492
11-26-08	JAY F. PIERSON P.L.S.	27492

REVISIONS		
DATE	NAME	No.
10-25-93	JOHN C. GRAVATT, P.L.S.	16196
2-16-94	HARRY W. MAGER, JR. L.S.	20810
5-13-94	HARRY W. MAGER, JR. P.L.S.	20810
12-6-94	JOHN C. GRAVATT, P.L.S.	16196
2-2-96	HARRY W. MAGER, JR. P.L.S.	20810
1-20-97	HARRY W. MAGER, JR. L.S.	20810
12-29-00	JAY F. PIERSON, P.L.S.	27492
12-17-01	JAY F. PIERSON, P.L.S.	27492
11-26-03	JAY F. PIERSON, P.L.S.	27492
10-20-04	JAY F. PIERSON, P.L.S.	27492
10-31-05	JAY F. PIERSON, P.L.S.	27492

 Redevelopment Area

REMINGTON ENGINEERS, 95 GROVE ST., HADDONFIELD, N.J.
Revised as of Oct. 1, 1983

REVISED TO SHOW CONDITIONS
AS OF 3-28-73
R. LOUIS GALLAGHER ENGINEERING, INC.
U.S. ROUTE 130 FLORENCE, N.J.
FLOYD L. MATHEWS P.E. & L.S. No. 2393
FOR THE FIRM

REVISED TO SHOW CONDITIONS AS OF
12-18-81
RALPH D. ENGEL & ASSOCIATES, INC.
701 ROUTE 9, FORKED RIVER, N.J.

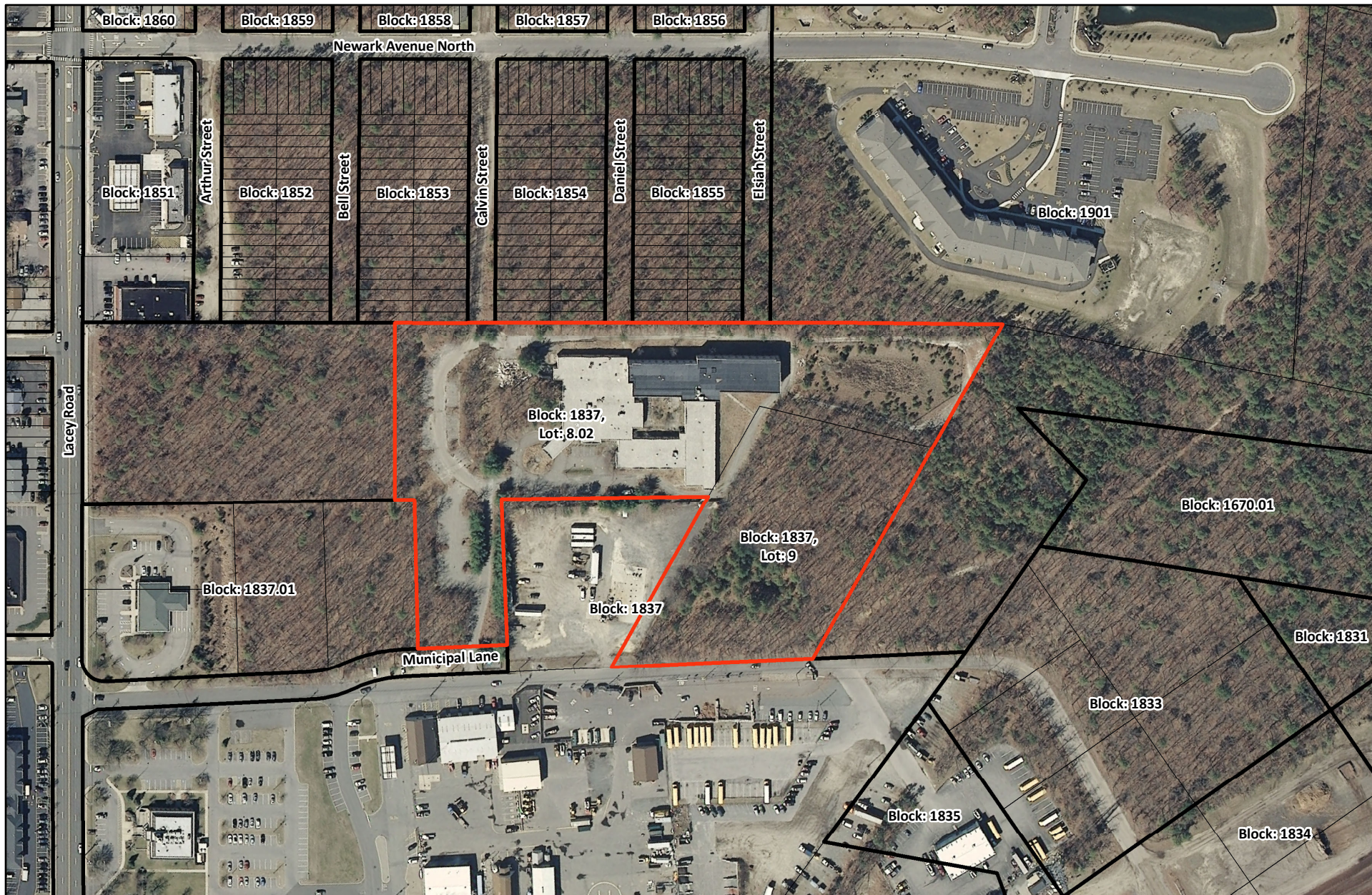
NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
ENGINEERING & RAILROAD TAX BUREAU
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.
FOR THE DIRECTOR, DIVISION OF TAXATION
BY *C.C. Barnes* STATE SUPERVISOR
DATE NOV 4, 1963, SERIAL NO. 403

TAX MAP
TOWNSHIP OF LACEY
OCEAN COUNTY, NEW JERSEY
SCALE: 1"=100' AUGUST 1960
DAVID D. CASCINO, PROF. ENGR & LAND SURVEYOR
500 OUTWATER LANE, GARFIELD, NEW JERSEY

12-29-00 BANK ST. TO GARY KENNIS WAY, R.O.W. DED., BLK. 1837 LOT 11, BLK. 1837 LOT 16, R.O.W. DED., WAC. LAKEWOOD AVE.
1-20-97 R.O.W. LOTS 1 AND 2 BLOCK 1837.01
2-2-96 MAJOR SUBDIVISIONS BLOCK 1662 LOTS 1-31, 41-61 BLOCK 1663 LOTS 1-19, 21-31, 41-61
12-6-94 PORTIONS OF BANK STREET VACATED PER ORD. NO. 94-43
5-13-94 CHANGED A PORTION BANK ST. TO BOB CORT LANE
2-16-94 DEDICATED AND OPENED A 12' WIDE DRIVEWAY TO ADAMS STREET
10-25-93 CONSOLIDATED LOTS 18-23 & 28-47 BLK. 1654 TO LOT 18.01
5-6-89 ADDED EASEMENT ON LOT 5 BLOCK 1837.01
10-1-86 CHANGED ALPHABETICAL LOTS & BLKS. TO DECIMALS.
12-18-85 LOT CONSOLIDATION BLK. 1653 LOTS 1-15, 29-33, 1654 LOTS 1-4, 11-15.
10-1-86 CHANGED ALPHABETICAL LOTS & BLKS. TO DECIMALS.
4-19-85 LOT CONSOLIDATION BLK. 1653 LOTS 16-23 & 29-45
11-12-84 L.M.U.A. EASEMENT LOT 5 BLOCK 1837
12-17-81 MINOR SUBDIVISION OF LOT 2 BLOCK 1837

10-23-79 ADDED BLOCK 1837-A, LOTS 1 THRU 5, WAS LOT 6, BLOCK 1837.
3-28-73 BLOCK 1837-A, LOTS 1 THRU 5, WAS LOT 6, BLOCK 1837.
3-28-73 REVISED LOCATION OF 50' WIDE ACCESS ROAD TO BLK. 1837
3-28-73 ELIMINATED LOTS 19, 20, 21, 22, 31, 32, 33, 34, 35 AND ONE HALF
2-28-72 OF LOTS 18 AND 30 BLOCK 1652
2-28-72 ADDED NEW LOT 11 OUT OF LOT 1 BLK. 1837 & LOTS 22 & 35 THRU 41 BLK. 1652
2-28-72 ADDED 50' WIDE R.O.W. TO LOT 1 BLOCK 1837
2-28-72 ADDED 50' WIDE R.O.W. TO LOT 1 BLOCK 1837
2-28-72 BLOCK 1837 PLOTS 6 & 10.

Appendix B: Aerial Photograph

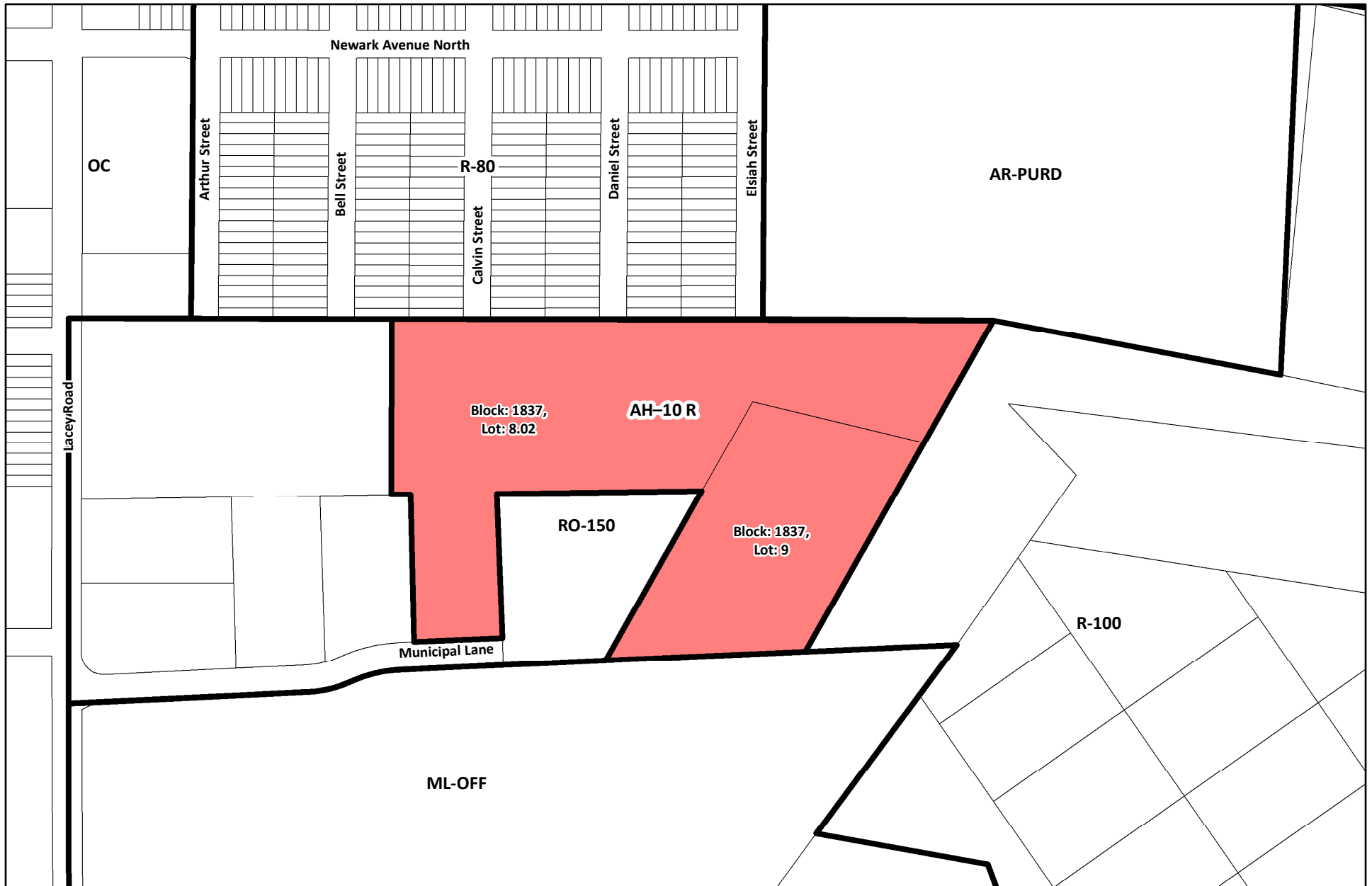


2012 Aerial Imagery
Block 1837, lots 8.02 and 9
Lacey Township, Ocean County, NJ

Redevelopment Area Tax Block Tax Parcel

250
 Feet 

Appendix C: Zoning Map Amendment

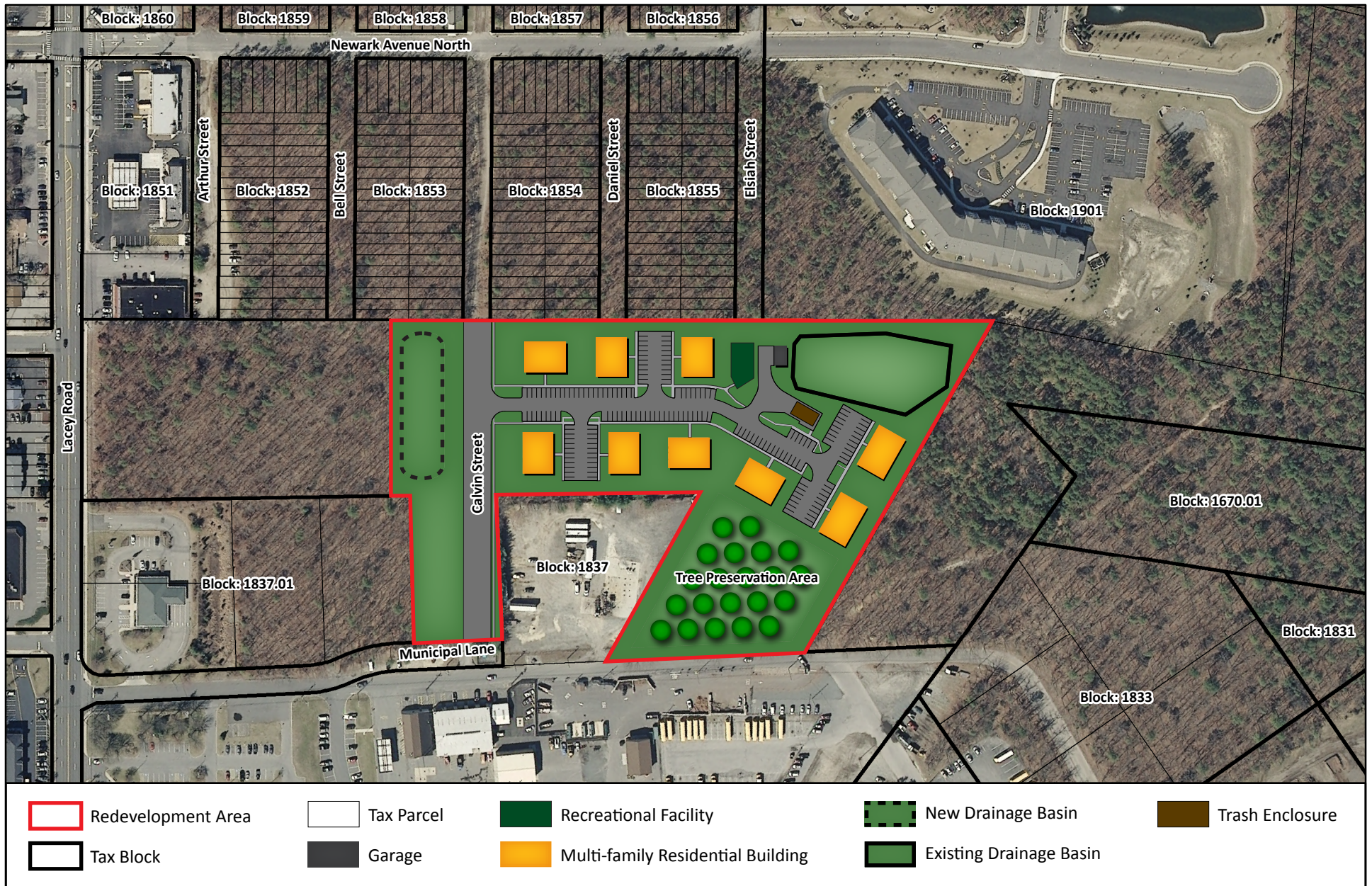


Amended Zoning
Block 1837, lots 8.02 and 9 and Vicinity
Lacey Township, Ocean County, NJ

Zone District Boundary
 Tax Parcel
 Redevelopment Area

250
 Feet

Appendix D: Conceptual Layout



Conceptual Layout

Block 1837, Lots 8.02 and Block 1837, Lot 9 Redevelopment Area

Lacey Township, Ocean County, NJ



Appendix E: Typical Building Elevations

Front Elevation



Side Elevation



Typical Building Elevations
Block 1837, Lots 8.02 and Block 1837, Lot 9 Redevelopment Area
Lacey Township, Ocean County, NJ