

**AMENDMENT TO THE
S.T.A.R.S.
(STRATEGIC TARGET AREA REBUILDING SPIRIT)
REDEVELOPMENT PLAN**



**City of Asbury Park
Monmouth County
New Jersey**

Adopted: Ordinance # 2548 July 5, 2000
Amended: Ordinance #2861 February 6, 2008
Amended: #2885 November 24, 2008
Amended: Ordinance #2020-22 September 9, 2020

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

A handwritten signature in blue ink that reads 'Michele Alonso'. The signature is written in a cursive style and is positioned above a horizontal line.

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Section I: Introduction

On November 15, 1999, the Council of the City of Asbury Park determined that an area consisting of all or part of twelve (12) tax blocks in the southwest section of Asbury Park (the “Redevelopment Area”) was an “area in need of redevelopment” pursuant to the “Local Redevelopment and Housing Law,” N.J.S.A. 40A:12A-1 et seq (the "Redevelopment Law"). The Council’s determination was based in part on the general decline of the condition of the area. By ordinance adopted July 5, 2000, the Council adopted a redevelopment plan, the “S.T.A.R.S. Redevelopment Plan” (the “Redevelopment Plan”). This plan was to be in effect for a period of twenty (20) years from the date of adoption.

The Redevelopment Area had historically developed as an area of predominantly single-family dwellings, with a commercial corridor along Springwood Avenue. Over time, the Area declined as has occurred in many older urban areas in the northeast portion of the country. The conditions of many properties in the Redevelopment Area, declined to the point where the buildings were demolished. Currently, there are about eight to ten vacant properties in the Redevelopment Area.

The S.T.A.R.S Redevelopment Plan (the Plan) will regulate development within the S.T.A.R.S. Redevelopment Area (the Redevelopment Area). The Redevelopment Area is primarily comprised of residential land uses, some of which are vacant and/or dilapidated while other range from poor to fair condition; vacant land; religious uses, and a handful of existing commercial uses.

The originally adopted Redevelopment Plan consisted of two (2) specific land use regulation zones known as the NC-Neighborhood Commercial zone and the R-R Residential Redevelopment zone. The NC-Neighborhood Commercial zone was removed from the STARS Redevelopment Area and incorporated into the Amended Springwood Avenue Redevelopment Plan Area via Ordinance 3076 adopted on August 20, 2014. During the implementation period of this plan, Council adopted two (2) additional ordinances amending the plan (O-2861 and O-2885).

This document shall serve as an Amendment to the S.T.A.R.S. Redevelopment Plan which incorporates prior amendments to the development regulations and area boundaries into one consistent user-friendly document. This document shall provide for the orderly development of the Redevelopment Area.

Section II. Plan Area Boundary and Parcels Contained Within

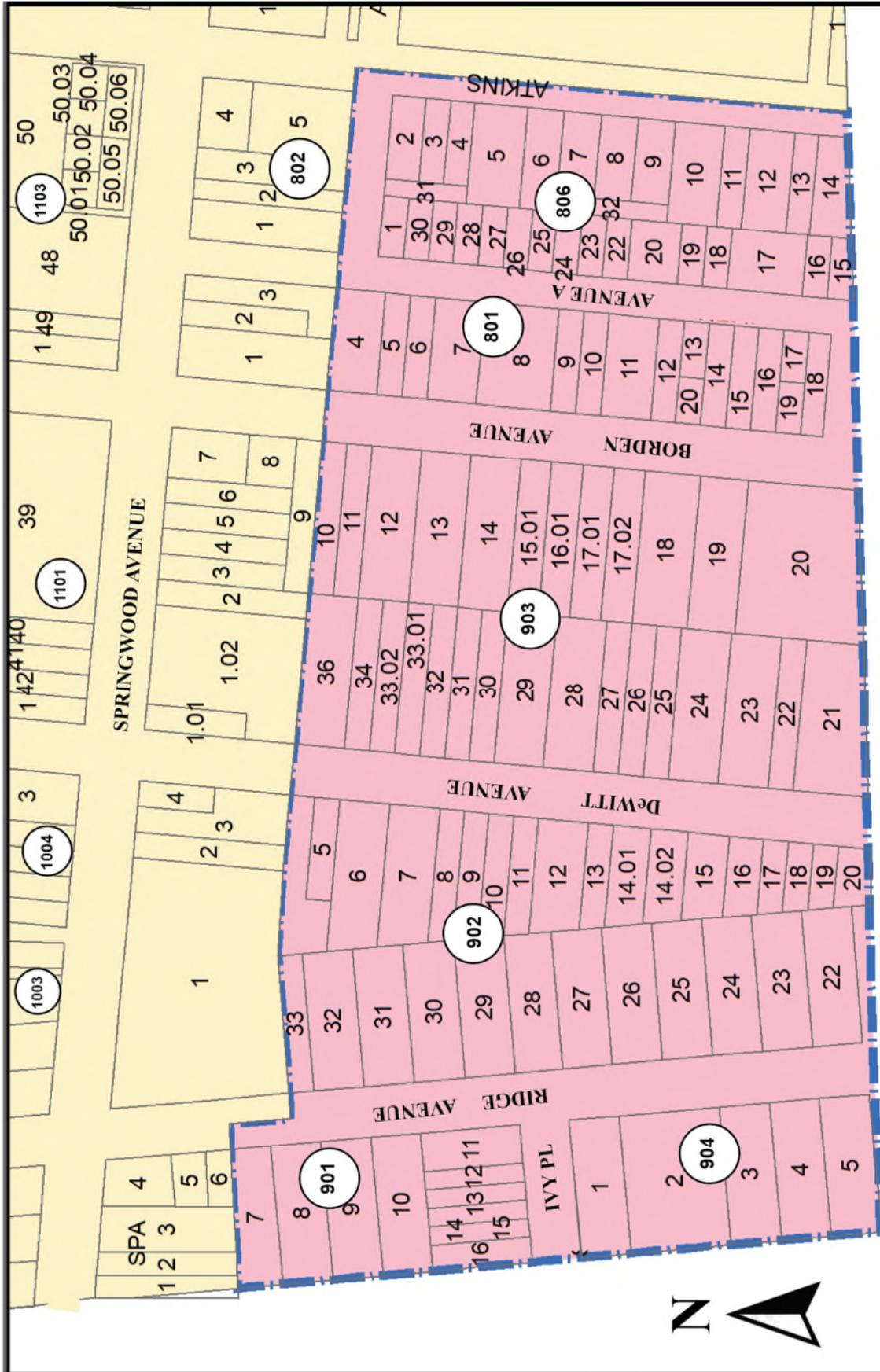
The boundary of the S.T.A.R.S. Redevelopment Plan Area is show below in Map 1.

The S.T.A.R.S. Redevelopment Plan Area consists of Tax Lots found in all or part of six (6) Tax Blocks in the southwest section of Asbury Park. The block numbers for these tax blocks are 801, 806, 901, 902, 903 & 904.

The following list contains the lot numbers found in each of the blocks which are included wholly or partially within the Redevelopment Plan Area.

- Block 801, Lots: 4-20
- Block 806, Lots: 1-20, 22-32
- Block 901, Lots: 7-16
- Block 902, Lots: 1 (partially), 5-13; 14.01, 14.02, 15-20, 22-33
- Block 903, Lots: 10-14, 15.01, 16.01, 17.01, 17.02, 18-32, 33.01, 33.02, 34, 36
- Block 904, Lots: 1-5

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MAP 1: CITY OF ASBURY PARK S.T.A.R.S. REDEVELOPMENT AREA BOUNDARY

S.T.A.R.S R-R AREA

SPRINGWOOD REDEVELOPMENT PLAN AREA

Map created by the City of Asbury Park Department of Planning and Redevelopment

Section III. Redevelopment Objectives

- A. The planning and development of the redevelopment area as a primarily residential development compatible with the surrounding neighborhood.
- B. Allow for the development of residential dwellings to support existing and future commercial facilities along Springwood Avenue consistent with the development pattern in the area and recognizing the high volume of traffic along this major corridor.
- C. To provide for a variety of housing types both in the residential neighborhood and in conjunction with commercial redevelopment along Springwood Avenue.
- D. The elimination of substandard and dilapidated structures and the removal of blighting influences.
- E. The improvement of the functional and physical of the project area for the contemplated new development to provide for improved traffic and pedestrian circulation.
- F. To provide site improvements for the beautification of the Redevelopment Area and surrounding areas.
- G. Encourage owner occupancy of residential units and the enforcement of owner occupancy when it is required.

Section IV. Proposed Redevelopment Actions

It is proposed to substantially improve and upgrade the S.T.A.R.S. Redevelopment Area through a combination of redevelopment actions which will provide a uniform and consistent attack on blight within the Redevelopment Area by systematically removing blighting influences in an orderly manner, starting with those structures and properties most deleterious to the Area.

- A. Demolition of structures determined to be impediments to sound and comprehensive redevelopment, starting with those most dilapidated.
- B. The rehabilitation and/or re-use of sound structures during the redevelopment of the Redevelopment Area.
- C. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development.

- D. Provision for a full range of public infrastructure necessary to service and support the new development.
- E. Construction of new structures and complimentary facilities that are consistent with the land use pattern in the surrounding area.

Section V. General Administrative Provisions and Procedures

The following provisions shall apply to all property located within the S.T.A.R.S. Redevelopment Area Redevelopment Area.

- A. All definitions contained within the glossary of this Plan shall prevail. In the absence of a definition, the definition found within the Asbury Park Land Development Ordinance shall prevail.
- B. All development shall be in accordance with the zone guidelines, standards, and requirements of this Redevelopment Plan and the Proposed Land Use Map.
- C. The regulations and controls in this section may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
- D. No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and Site Plan approval by the Planning Board. No building or structure shall be constructed in the bed of a mapped street unless such street has been vacated by an act of the Municipal Council and the Site Plan has been approved by the Planning Board.
- E. Prior to the commencement of: a) any exterior construction, reconstruction, and/or rehabilitation of any existing structure. (b) construction of any new structure, or (c) any change in the use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with this Plan can be determined. No Building Permit shall be issued for any work that would result in a change of use, or in a change in intensity of use, for any premises within the Area, without prior review and approval of such work by the Planning Board in accordance with the Municipal Land Use Law (NJSA40:55D-1 et seq.) Regular maintenance and minor repair shall not require Planning Board review.
- F. Site plan review shall be conducted by the Planning Board pursuant to the regulations set forth in the Municipal Land Use Law (NJSA 40:55D-1 et. seq.).
- G. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in

accordance with this Plan's requirements and the Asbury Park Subdivision Ordinance.

- H. Interim uses may be permitted, subject to an agreement between the developers and the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must first be approved by the Planning Board, which may establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional renewals of interim uses.
- I. Legally established non-conforming uses and structures may continue to function within the redevelopment area, however, that once redeveloped for a permitted use; no property may be returned to any use not expressly permitted in this Redevelopment Plan. And further provided that no non-conforming use or structure may be expanded or made more non-conforming in nature.
- J. 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 or physical features uniquely effecting 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 and undue hardship upon, the developer 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 this 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 the 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. 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 requirements set forth in NJSA 40:55D-12.a. & b.

- K. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional. such word, phrase. clause. section or provision shall be deemed severable and the remainder of the

ordinance shall remain in full force and effect.

Section VI. General Design and Land Use Standards and Requirements

The following standards and requirements shall apply to all parcels within the redevelopment zone.

- A. No junked motor vehicles, or parts thereof shall be permitted to be stored on any lot within the Area. Outdoor parking of vehicles that are inoperable or unregistered shall be prohibited.
- B. All utility distribution lines; utility service connections from such lines to the project area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within enclosed structures. Metering devices shall be located so as to limit their visibility from the street &/or screened from view to the extent practical. Remote readers are preferred for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- C. All fencing shall comply with Section 30-63 of Land Development Ordinance of the City of Asbury Park
- D. No Billboard shall be permitted on any property contained within the Plan Area. Existing billboards shall be considered non-conforming and shall be removed at the end of their useful life.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. All corner buildings shall have windows on both street frontages.
- G. All parts and components of cellular phone antennas, satellite dishes, and television and radio antennas shall be screened from view from all directions and elevations on existing or planned structures, or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening.
- H. In all cases, due consideration shall be given to the screening of rooftop mechanical equipment. Rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture.
- I. Upon demolition of any existing structures, the site shall be graded; planted, sodded, paved and &/or developed in accordance with this Plan.

- J. All trash receptacles shall be adequately secured and enclosed. All exterior dumpsters and trash receptacles shall be enclosed by a solid perimeter screening that is greater in height than the height of the dumpster.
- K. On-street parking of trucks, tractor-trailers, trailers of any type, and buses, mini-buses, jitneys, and any other commercial vehicle shall be prohibited.
- L. All commercial outdoor storage shall be prohibited. The storage, processing, separation, or transfer of garbage or waste materials shall be prohibited.
- M. No use or reuse shall be permitted, which produces toxic or noxious fumes, hazardous discharges, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features that are detrimental to the public health, safety or general welfare, or that are damaging to the physical environment.

Section VII. Urban Design Objectives and Requirements

A. Building Design Objectives and Requirements

1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
2. Residential buildings within the project area should be designed utilizing the Community Design Regulations set forth in Section 30-69 of the Land Development Ordinance of the City of Asbury Park. The designs should be cognizant that the front facades do not create the appearance of a continuous row of garage doors along the street right of way. The use of stoops and porches, landscaping and traditional front yards is encouraged.
3. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Area. Materials used for screening of rooftop mechanical equipment shall be harmonious with those used in the building's facade.

B. Landscaping and Lighting Objectives and Requirements

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking and/or loading spaces. All proposed development shall include landscape plans indicating the location, size and quantity of the various species to be used. A minimum of twenty (20%) percent of any lot, site or parcel used for residential purposes must be landscaped area.

2. Parking lots for five (5) or more vehicles, and all loading areas. shall provide a screen planting not less than five (5) feet wide along any street line and along all property lines except in those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Said screening shall consist of balled and burlapped dense evergreen material that is a minimum of three (3) feet high at the time of planting, that is planted on a center that is consistent with the mature spread of the species planted.
3. Within the parking area, a minimum of one tree shall be planted for every 5 parking spaces. Landscaping shall be maintained with shrubs no higher than three (3) feet and trees with branches no lower than ten (10) feet, and designed so that the landscaping is dispersed throughout the parking area.
4. Green space (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
5. All plant material used must be able to withstand the urban environment. All screen planting, other than along the street line of parking areas, shall be a minimum of four (4) feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board.
6. Any landscaping which is not resistant to the urban environment or that dies within one (1) year of planting shall be replaced by the developer.
7. Trees shall be planted along curb lines of streets at a maximum of 40 foot on center or in groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the pedestrian environment in the redevelopment area.
8. Lighting within each site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent "dark comers".
9. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern of at least one-half (0.5) foot-candles. All lighting shall be contained wholly within the subject property.
10. Lighting fixtures shall be in scale with the street and size of the project.

C. Circulation and Off-street Parking Objectives and Requirements

1. Sidewalk areas must be provided and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area, taking into consideration the character of the adjoining land uses (i.e. residential, commercial. etc.).
2. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative paving

materials and pedestrian scale lighting is encouraged.

3. Dead end streets should be avoided to allow for the smooth flow of local traffic and improved access for emergency & safety vehicles; but should seek to limit through vehicular traffic in the Redevelopment Area to the greatest extent possible, except on Springwood Avenue and Ridge Avenue.
4. All required parking spaces must be a minimum of 9 feet wide by 18 feet deep, as measured from the curb stop, except for retail use. All aisles shall be a minimum of 24 feet wide.
5. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
6. Front yard parking is prohibited throughout the Redevelopment Area The use of side driveways and rear alleys to provide access to residential parking areas is encouraged.
7. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Asbury Park Land Development Ordinance.
8. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface, adequately drained, and use poured in place concrete curbs or decorative curbing as approved by the Planning Board. All parking and loading areas shall be designed in accordance with the requirements of the Asbury Park Land Development Ordinance.
9. Parking and service areas shall be separated from streets. Access to said areas shall be clearly designated and arranged so as to avoid the backing in and out of vehicles onto the street right-of-way and to limit conflicts with pedestrian areas to the greatest extent possible.

D. Green Building Design

The protection of the natural environment is a key element to Asbury Park's overall redevelopment effort. Building projects in the Springwood Avenue Redevelopment Area should incorporate resource efficiency through green building design, utilizing the green building rating system known as Leadership in Energy and Environmental Design (LEED). This standard was developed by the United States Green Building Council membership. Green building design offers the advantages of reduced energy and operating costs while at the same time using less materials.

1. Solar panels, green roofs, storm water recharging systems and solar powered lighting are some methods that could be used to increase resource efficiency.
2. The use of high efficiency fixtures can reduce energy consumption.
3. Specify building products with recycled content and that are manufactured regionally.
4. Specify energy star appliances to help reduce energy consumption.

5. Operable windows should be provided for all non-residential as well as residential spaces.

Section VIII. Specific Land Use Regulations

- A. Residential Redevelopment (R-R) Zone:** The purpose of this district is to establish a zone which will permit the orderly redevelopment of the Redevelopment Area as a stable residential community through the construction of a variety of types of low and medium density residential structures and the rehabilitation, conservation and maintenance of existing residential structures and compatible land uses.
1. Permitted Principal Uses and Structures
 - a. Detached Single and Two-Family Dwellings
 - b. Attached Single Family and Two-Family Dwellings
 - c. Single-Family, Two-Family and Three-Family Townhouses
 - d. Municipal Facilities: such as public schools, parks, and playgrounds
 2. Permitted Accessory Uses and Structures
 - a. Garages for the storage of motor vehicles or noncommercial property
 - b. Any other structure which is clearly incidental to the principal residential use of the premises
 - c. Personal recreational facilities such as swimming pools, basketball hoops, etc., subject to the requirements of this chapter
 - d. Minor Home Occupations (*Pursuant to the definition set forth in Land Development Ordinance of the City of Asbury Park*)
 - e. Driveways for the parking of personal vehicles, subject to the provisions of the City of Asbury Park Land Development Ordinance.
 3. Permitted Conditional Uses:
Pursuant to 30-76.3 of the Land Development Ordinance of the City of Asbury Park
 - a. Houses of Worship
 - b. Major Home Occupations
 4. Bulk Requirements for Development:
 - a. Any lot located within the STARS R-R zone shall conform to the standards set forth in the following chart:

	Detached Single Family	Detached Two Family	Attached 1 & 2 Family	Townhomes
Minimum Lot Area	Existing	3200 sf	2800 sf	2000 sf
Minimum Lot Width	Existing	32 feet	28 feet	20 Feet
Minimum Lot Depth	Existing	100 feet	100 feet	100 Feet
Minimum Front Yard Setback	10 Feet	10 Feet	10 Feet	10 Feet
Minimum Side Yard Setback	3 Feet	3 Feet One Side, 8 Feet Combined	6 Feet on Unattached Side	6 Feet at End of Row, 10 Feet Street Line
Minimum Rear Yard Setback	25 Feet for lots 100 feet or greater in depth; 25% of lot depth for lots less than 100 feet in depth	25 Feet	25 feet	25 feet
Maximum Building Coverage	50%	50%	50%	50%
Maximum Height				
<i>Principal Structure</i>	Three (3) Stories; 35 feet	Three (3) Stories; 35 feet	Three (3) Stories; 35 feet	Three (3) Stories; 35 feet
<i>Accessory Structure</i>	One (1) Story; 15 feet	One (1) Story; 15 feet	One (1) Story; 15 feet	One (1) Story; 15 feet

5. Miscellaneous Provisions:

- a. Open porches, decks and patios shall not be calculated as building coverage provided that at least the minimum landscape standards pursuant to Section VII.B. are met.
- b. Front steps may intrude into the front yard setback area.
- c. All yards shall be of sufficient size and arrangement to provide adequate air, light and open space; and meet all applicable building construction and fire codes for the proposed building and use.

6. Off-Street Parking Requirements

- a. All single-family residential dwellings: 2 spaces
- b. All two-family residential dwellings: 3 spaces
- c. All three-family residential dwellings: 1 space per 0-1 bedroom units; 2 spaces per two or more bedroom units.
- d. All other land uses shall comply with the requirements of the Asbury Park Land Development Ordinance (parking)

7. Signage

Signage for all permitted uses within the Redevelopment Area shall conform to the provisions sets forth in the City of Asbury Park Land Development Ordinance.

Section IX. Acquisition Plan

The S.T.A.R.S. Redevelopment Area is comprised of a compact and defined area within the City of Asbury Park. The Area is important to the community as an area of residential development compatible with the surrounding land uses, the Master Plan and the underlying zoning. Incompatible land uses, vacant land, dilapidated buildings and other impediments to proper development are encouraged to be removed in an orderly and planned manner.

No property acquisition utilizing the power of eminent domain is proposed under this plan. Redevelopment, rehabilitation, and property acquisition actions will be undertaken by private property owners without the use of eminent domain.

Section X. Relocation Plan

Redevelopment and rehabilitation actions will be undertaken by private property owners without the use of property acquisition by eminent domain. Therefore, no relocation assistance is necessary.

Section XI. Circulation Plan

The existing conditions within the Redevelopment Area include dead end streets in poor condition such as DeWitt Avenue. Many sidewalks are in poor condition, streetscape amenities are minimal to none and lighting is poor. These conditions affect the public safety in that emergency vehicles and equipment have poor access to certain portions of the Redevelopment Area and there is poor traffic flow within the area.

Circulation within the Redevelopment Area will be improved through the reconstruction and/or repaving of the streets in the Redevelopment Area. New sidewalks and curbing will also be constructed within the Redevelopment Area improving pedestrian circulation in the Redevelopment Area and improving pedestrian safety. The provision of off-street parking for the new and redeveloped uses in the Redevelopment Area will also improve general circulation and traffic flow.

The streetscape will be enhanced by the addition of trees and pedestrian scale decorative lighting. It is also anticipated that all utilities will be constructed underground. The overall effect of these improvements is to enhance pedestrian safety, improve traffic circulation and improve the overall feel of the community.

Street modifications including the construction of a new street parallel to the municipal border with Neptune Township near the southern edge of the Redevelopment Area on the Block and Lots formerly known as Block 98, Lots 26 and 27 have been completed since the original implementation of this Redevelopment Plan. This construction has eliminated a dead-end street condition on Avenue A and has improved traffic circulation especially for emergency and public safety vehicles and equipment. It is recommended that Adams Street between Avenue A and Atkins Avenue should also be vacated and, if possible, the land be utilized to create two new lots, one fronting on Atkins avenue and one fronting on Avenue A.

Section XII. Inventory and Replacement of Affordable Housing Units

The STARS Redevelopment Area was designated by the Mayor and City Council on November 15, 1999, a date nine years prior to the effective date of P.L. 2008, c. 46. Thus, no inventory of affordable units was created at the time the redevelopment was designated.

The STARS Redevelopment Plan does not require the removal of any housing units, nor are any housing units identified to be removed as a result of implementation of the redevelopment plan, nor does the Plan permit the use of eminent domain to acquire property, so any potential loss of housing units would occur through market forces. Any existing housing units made non-conforming under the Plan may be continued provided that the non-conformity is not expanded, increased, or enlarged.

Section XIII. Provisions Necessary to Meet State and Local Requirements

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to 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.
- B. The Plan has laid out various strategies to be implemented in order to carry out the objectives of this plan.
- C. The Plan has given proposed land uses and building requirements for the redevelopment area.
- D. The Acquisition Plan (Section IX), indicates property to be acquired via the private market and no eminent domain powers shall be executed under this Plan.
- E. The Plan is in compliance with the City of Asbury Park Master Plan. The Master Plan of the County of Monmouth and is not contrary to the goals and objectives of these Master Plans. The Plan is also generally consistent with both the Land-use Plan and development pattern of the Township of Neptune. The location of the proposed residential land uses is consistent with the historic development patterns of the overall area. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the City of Asbury Park Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the City of Asbury Park Land Development Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of City of Asbury Park, the City of Asbury Park Zoning Map shall be amended to rezone the area covered by this Plan as the S.T.A.R.S. Redevelopment Area, and all underlying zoning will be voided.

Section XIV Procedures for Amending the Redevelopment Plan

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five hundred dollars (\$500), plus all costs for copying and transcripts shall be payable to the City of Asbury Park for any request to amend this Plan.

- B. No amendment to this Plan shall be approved without a review by the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

Section XV. Duration of This Plan

The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Asbury Park Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

Section XVI. Definitions

Definitions contained herein shall prevail within the Redevelopment Area. For definitions not contained herein, the definitions contained in the City of Asbury Park Land Development Ordinance shall prevail.

ALLEY: A public thoroughfare, which affords only a secondary means of access to an abutting property. An alley providing access to residential parking areas shall have a right of way of twenty-two (22) feet in width and a cart way of at least eighteen (18) feet; and need not provide sidewalks or other exclusively pedestrian walkways within its right of way.

ATTACHED HOME: A one-family or two-family residential structure attached to another one-family or two-family structure along one side wall, on adjoining lots, each being separated from the adjoining one-family or two-family residential structure by a party wall extending from the basement or cellar to or through the roof, with separate entrances for each unit or structure.

BUFFER: A strip of land that exists between two parcels of land, or between two land uses, and that serves to mitigate the negative or undesirable impact or impacts of one occupant or land use upon the other. The strip may be required to contain a minimum width, minimum height of earth or plant material, minimum height or type of fencing, or minimum amount or type of landscaping.

DENSITY: The permitted number of dwelling units per gross area of land to be developed.

DISTRICT: Zone

INFILL HOUSING: The construction of a housing unit that resembles in proportion scale, height, style and bulk the adjacent dwelling units.

JUNKYARD: Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk. Any site with three or more unregistered vehicles shall constitute a junkyard. (Also known as - Salvage Yard)

PARKING SPACE (COMPACT): An area measuring a minimum of eight (8) feet in width by sixteen (16) feet in depth, either within a structure or in the open, for the parking of motor vehicles,

exclusive of driveways, access drives, fire lanes and public rights-of-way

PARKING SPACE: An area measuring (9) feet in width by eighteen (18) feet in depth, either within a parking structure or a surface lot, for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public rights-of-way

REHABILITATION: The act or process of returning a building to a usable state using selective corrective measures as mentioned in the architectural guideline section.

SITE PLAN REVIEW: The examination of the specific development plans for a lot or parcel of land. Whenever the term "site plan approval" is used in this Redevelopment Plan it shall be understood to mean a requirement that the site plan be approved by the Planning Board in accordance with the provisions set forth in the Municipal Land Use Law (N.J.S.A.40:55D-1 et seq.)