

# **Redevelopment Plan Block 15, Lot 2 and Block 53, Lot 1**

**Borough of Keansburg  
Monmouth County, New Jersey**

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Prepared for:  
Borough of Keansburg Planning Board of Adjustment

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

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## 1.0 — Introduction

The Borough of Keansburg has determined that the utilization of powers afforded by the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) is the most effective approach to promote the revitalization of and reinvestment on the following properties:

- Block 15, Lot 2; and,
- Block 53, Lot 1.

Upon the recommendation of the Borough of Keansburg Planning Board of Adjustment, the foregoing properties were designated by the Keansburg Borough Council as a non-condemnation redevelopment area with the adoption of Resolution No. 23-031 on March 15, 2023. A copy of Resolution No. 23-031 is provided in Appendix A.

T&M Associates has prepared this Redevelopment Plan at the request of the Borough of Keansburg for the purpose of undertaking the redevelopment of Block 15, Lot 2 and Block 53, Lot 1.

## 2.0 — Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law at NJSA 40A:12A-7a, which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body.” Pursuant to the requirements of the Local Redevelopment and Housing Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Plan Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
2. Proposed land uses and building requirements in the redevelopment area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the redevelopment area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area that the municipality envisions acquiring, in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to: (a) the Master Plans of contiguous municipalities; (b) the Master Plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to Section 4 of P.L. 1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

As evidenced by the following sections of the plan, this Redevelopment Plan meets these statutory requirements.

### 3.0 — Redevelopment Plan Area Description

This Redevelopment Plan has been prepared for Block 15, Lot 2 and Block 53, Lot 1. Both parcels are hereinafter collectively referred to as the “Redevelopment Plan Area.”

The Redevelopment Plan Area parcels are noncontiguous. Block 15, Lot 2 contains a total area of 3.27 acres and has frontage on Beachway Avenue, Belleview Avenue and Center Avenue. Block 53, Lot 1 contains a total area of 2.35 acres and has frontage on Center Avenue, Raritan Avenue, Oak Street and Carr Avenue.

Appendix B provides aerial mapping of the Redevelopment Plan Area and shows its location within the Borough. Appendix C provides copies of Sheet 4 and Sheet 10 of the Official Tax Map of the Borough of Keansburg.

#### 3.1 — Surrounding Land Uses

The Redevelopment Plan Area is generally surrounded by: single-family residential uses to the east of Block 15, Lot 2 and Block 53, Lot 1; a mix of commercial/service and single-family residential uses to the south of Block 53, Lot 1; residential uses immediately to the west of Block 53, Lot 1; downtown commercial/service uses to the north of Block 53, Lot 1; multifamily residential uses to the west of Block 15, Lot 2; and public parking areas and beach areas to the north of Block 15, Lot 2.

#### 3.2 — Environmental Constraints

A review of mapping from the New Jersey Department of Environmental Protection (NJDEP) and Federal Emergency Management Agency (FEMA) indicates that the Redevelopment Plan Area is located entirely within a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a one-percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood. There are no other mapped environmental constraints within the Redevelopment Plan Area.

#### 3.3 — RMF (Multifamily Residential) Zone District

Prior to the adoption of this Redevelopment Plan, the Redevelopment Plan Area was located in the RMF (Multifamily Residential) Zone District. As provided in Section 22-5.7 of the Code of the Borough of Keansburg, the RMF (Multifamily Residential) Zone District permits multifamily dwellings at a density not to exceed 16 dwelling units per developable acre; community residences for the developmentally disabled; and shelters for victims of domestic violence. As detailed in Section 5.1 and Section 6.1 of this Redevelopment Plan, the provisions of this Redevelopment Plan shall supercede those of the RMF (Multifamily Residential) Zone District.

## 4.0 — Goals and Objectives

The goals and objectives of Redevelopment Plan Area are as follows:

1. Abate the conditions that cause the Redevelopment Plan Area to be in need of redevelopment;
2. Provide tax ratables for the Borough through revitalization and reinvestment;
3. Expand development opportunities within the Redevelopment Plan Area;
4. Improve the aesthetic image of the Borough;
5. Increase the supply and diversity of the local housing stock;
6. Provide space for non-residential uses, such as retail, dining and personal services, health and fitness clubs and professional offices;
7. Promote the overall goals and objectives of the Borough's Master Plan;
8. Facilitate resilient design;
9. Allow mixed-use development with residential uses above the ground floor;
10. Promote walking and cycling by incorporating pedestrian amenities;
11. Implement strategies for flood protection and resiliency; and,
12. Facilitate the replacement of existing affordable housing units within the Redevelopment Plan Area.

## 5.0 — Redevelopment Standards

### 5.1 — Relationship to Municipal Land Development Regulations

Unless specifically noted, the standards contained in this chapter of the Redevelopment Plan shall supersede those provided in Chapter 22 of the Code of the Borough of Keansburg.

In addition to the above, a new zone, entitled “Grandview Redevelopment Plan Area,” shall be established on the Official Zoning Map of the Borough of Keansburg and the provisions of this Redevelopment Plan shall apply.

### 5.2 — Permitted Uses

Principal permitted uses as well as accessory and prohibited uses are described in the following subsections.

#### 5.2.1 — Principal Permitted Uses

The following uses are permitted as principal uses throughout the Redevelopment Plan Area:

1. Single-family attached dwellings on Block 15;
2. Multifamily residential development;
3. Mixed-use development on Block 53 in accordance with the following requirements:
  - a. Mixed-use development shall include multifamily residential development and one or more of the following non-residential uses:
    - i. Retail uses as permitted in the B-1 Zoning District;
    - ii. Personal services as permitted in the B-1 Zoning District;
    - iii. Dining (incl., restaurant and bars);
    - iv. Professional offices as defined in Section 22-2 of the Code of the Borough of Keansburg (incl., on-site management offices for multifamily residential development);
    - v. Health clubs and commercial gyms;
  - b. Multifamily residential uses in mixed-use development shall not be permitted on the ground floor, except that entranceways, lobbies, mechanicals, mailrooms, concierge offices, meeting rooms, private gyms, laundry facilities and similar accessory uses and appurtenances to residential units on upper floors may be permitted on the ground floor, provided that no more than 5,000 square feet of the ground floor area is devoted to such uses in a given mixed-use building;
  - c. Access to multifamily residential uses in mixed-use development shall be entirely separated from access to non-residential uses; and,
4. Public and private playgrounds, parks, and other public purposes.

#### 5.2.2 — Permitted Accessory Uses

The following uses are permitted as accessory uses:

1. Concierge offices, mailrooms, private gyms, laundry facilities, rooftop decks, balconies, outdoor seating areas, indoor meeting rooms, barbecue facilities, swimming pools and

similar amenities for the sole use of residents of on-site multifamily residential development;

2. Antennas not to exceed three (3) feet in height, and television “dish” antennas not to exceed 24 inches in any single (i.e., one [1]) dimension. To the extent possible antennas and television “dish” antennas shall be located on a roof or rear façade that is not visible from a public right-of-way;
3. Uses normally subordinate to a principal permitted use, the purpose of which is incidental to the principal use or uses in the same building;
4. Parking, including structured parking, covered parking, and temporary or permanent surface parking, as well as “Electric Vehicle Service Equipment” and “Make Ready” parking spaces as defined in P.L. 2021, c. 171;
5. Refuse and recycling areas to support the operation of a principal permitted use or uses on the same property; and,
6. Electrical transformers and generators used to support the operation of a principal permitted use or uses on the same property.

#### 5.2.4 — Prohibited Uses

The following uses are prohibited:

1. Home occupations as defined Section 22-2 in the Code of the Borough of Keansburg, except that the use of a home professional office may be permitted where the conduct of the primary business is normally conducted off-site; and,
2. All other uses not specifically identified as a permitted principal or accessory use in this Redevelopment Plan.

#### 5.3 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Size: 5 acres (note: tracts may be comprised of noncontiguous parcels)
2. Minimum Lot Size:
  - a. Single-Family Attached Dwellings: 2,700 square feet
  - b. All Other Uses: 0.75 acre
3. Setbacks from Carr Avenue<sup>1</sup>:
  - a. From Property Line:
    - i. Minimum: 5 feet
    - ii. Maximum: 15 feet
  - b. From Curb Line:
    - i. Minimum: 15 feet
    - ii. Maximum: 25 feet
4. Setbacks from Beachway Avenue<sup>1</sup>:

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<sup>1</sup> Setback shall be measured from the primary building façade line, not from any building attachments as defined by Section 5.6.1.7.

- a. From Property Line:
  - i. Minimum: 5 feet
  - ii. Maximum: None
- b. From Curb Line:
  - i. Minimum: 7 feet
  - ii. Maximum: None
5. Setbacks from Belleview Avenue, Oak Street, and Portion of Raritan Avenue Located to the South of Center Avenue<sup>1</sup>:
  - a. From Property Line:
    - i. Minimum: 5 feet
    - ii. Maximum: None
6. Setbacks from All Other Public Rights-of-Way<sup>2</sup>:
  - a. From Property Line:
    - i. Minimum: 3 feet
    - ii. Maximum: None
7. Setback from Lot Line between Lots within Redevelopment Plan Area:
  - a. Minimum: Zero (0) feet
8. Setback from Surface Parking Area within Redevelopment Plan Area:
  - a. Minimum from Public Right-of-Way: 15 feet
  - b. Minimum from Interior Lot Line: Zero (0) feet
9. Minimum Setback from Driveway within Redevelopment Plan Area:
  - a. Minimum: 5 feet
10. Minimum Distance between Buildings within Redevelopment Plan Area:
  - a. Minimum: 20 feet
  - b. Exceptions:
    - i. Parking structures may abut buildings containing mixed-use or multifamily development without the need for a required distance between buildings.
    - ii. Single-family attached dwellings may abut another single-family attached dwelling without the need for a required distance between buildings.
11. Building Height (Stories)
  - a. Block 15
    - i. Maximum (Multifamily Residential Development): 5
    - ii. Maximum (Single-Family Attached Dwellings): 3
  - b. Block 53
    - i. Maximum (Multifamily Residential Development): 5
    - ii. Maximum (Mixed-Use Development): 5

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<sup>2</sup> Setback shall be measured from the primary building façade line, not from any building attachments as defined by Section 5.6.1.7.

12. Building Height (Feet)<sup>3</sup>
  - a. Block 15
    - i. Maximum (Multifamily Residential Development): 68
    - ii. Maximum (Single-Family Attached Dwellings): 42
  - b. Block 53
    - i. Maximum (Multifamily Residential Development): 68
    - ii. Maximum (Mixed-Use Development): 68
13. Maximum Impervious Coverage (Total for Redevelopment Plan Area): 80 percent
14. Minimum Open Space: 10 percent<sup>4</sup>
15. Maximum Number of Dwelling Units (Total for Redevelopment Plan Area): 240 units, with the limitation that no more than 225 multifamily residential units are provided.
16. Minimum and Maximum Number of Family Rental Dwelling Units Restricted to Tenancy by Very Low-, Low-, or Moderate-Income Households (Total for Redevelopment Plan Area): 131 units.
17. Minimum Habitable Floor Area for Multifamily Residential Development, including Multifamily Residential Development within Mixed-Use Development:
  - a. Studio Units: 600 square feet
  - b. One-Bedroom Units: 700 square feet
  - c. Two-Bedroom Units: 900 square feet
  - d. Three-Bedroom Units: 1,200 square feet
  - e. Notwithstanding the above, residential units that are restricted to tenancy by very low-, low-, or moderate-income households shall comply with the greater of applicable minimum area requirements set forth by the New Jersey Housing and Mortgage Finance Agency and the Uniform Housing Affordability Controls (NJAC 5:80-26.1 et seq.) prevailing at the time of planning board approval.

#### 5.4 — Affordable Housing Standards

Required affordable family rental dwelling units restricted to tenancy by very low-, low-, or moderate-income households and shall be constructed within the Redevelopment Plan Area and conform to all applicable requirements of the Uniform Housing Affordability Controls (NJAC 5:80-26.1 et seq.) prevailing at the time of planning board approval by the Borough of Keansburg Planning Board of Adjustment, including, but not limited to:

- NJAC 5:80-26.4, entitled “Affordability Average; Bedroom Distribution”;
- NJAC 5:80-26.12, entitled “Control Periods for Rental Units”;
- NJAC 5:80-26.13, entitled “Restrictions on Rents”; and,

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<sup>3</sup> Building height is measured from average grade to the peak of a pitched or vaulted roof, or parapet of a flat roof. Projections such as elevator and stair penthouses, mechanical equipment, and screening shall not be considered when measuring building height.

<sup>4</sup> The minimum open space requirement can be satisfied in the form of public or private gathering spaces, courtyards, roof-top gardens, accessible and functional balconies, as well as landscaped areas at street level.

- NJAC 5:80-26.14, entitled “Tenant Income Eligibility”.

In accordance with P.L. 2008, c. 46, a minimum of 13 percent of the income-restricted family rental dwelling units constructed in the Redevelopment Plan Area shall be available to very low-income households.

“Very low-income household” means a household with a total gross annual household income equal to or less than 30 percent of the median income.

“Low-income household” means a household with a total gross annual household income in excess of 30 percent but equal to or less than 50 percent of the median income.

“Moderate-income household” means a household with a total gross annual household income in excess of 50 percent but less than 80 percent of the median income.

### 5.5 — Required Residential Accessories

Multifamily residential development and mixed-use buildings containing multifamily residential uses shall provide: a mailroom; and an outdoor seating area or rooftop deck.

In addition to the above requirement for a mailroom and outdoor seating area or rooftop deck, multifamily residential development and mixed-use buildings containing multifamily residential uses shall provide at least two other permitted accessory uses identified in Section 5.2.2.1 of this Redevelopment Plan.

### 5.6 — Design Standards

This section sets forth the Redevelopment Plan’s design standards for the Redevelopment Plan Area with respect to site planning, landscape design and architectural design.

These design standards seek to create a walkable, pedestrian, bicycle and transit-friendly environment with high-quality and interesting building design and public, semi-public and private open spaces that enhance and complement the surrounding neighborhood.

The intent of the building design standards is to:

- Ensure a well-designed, high-quality building that, whether conforming to traditional design models or exhibiting iconic features and contemporary design expressions, nevertheless fit well into the surrounding context of buildings and open spaces; and,
- Give consideration to high-performance building design and construction that minimize energy consumption.

The intent of the open space and landscape design standards is to shape inviting public, semi-public, and private gathering spaces, create active and safe streets, sidewalks and public spaces.

#### 5.6.1 — Architectural Design

The following standards shall apply:

1. **Building Orientation:** Buildings shall define the edges of, and face onto, public streets or public space, thus enclosing these spaces and providing “eyes on the street” for safety. The main entrances and front façades of buildings shall face a public right-of-way.
2. **Building Façade Modulation:** Building façades longer than 40 linear feet must be vertically divided into bays that reflect a building’s vertical structure. The vertical separation into bays does not require a building façade off-set and can be accomplished through the use of pilasters, change of surface building material, vertical planting treatment (e.g., espaliers) or other vertical design expressions. Vertical separations greater than 40 linear feet may be permitted if the applicant can convincingly demonstrate to the Borough of Keansburg Planning Board of Adjustment that this expanded rhythm is structurally based and that there are strong design considerations to justify it.
3. **Vertical Differentiation:** Building façades adjacent to Carr Avenue and Beachway Avenue shall provide for a differentiated building mass consisting of a base, middle and top. The base of a building shall be emphasized with substantial materials such as brick and stone that provide visual grounding, as long as these materials do not conflict with flood regulations. Retail storefronts and other non-residential uses shall be defined with overhangs, light shelves, or straight awnings. The middles of buildings shall be distinguished from the base and the top by belts courses or cornices, or changes in material, masonry, or fenestration patterns. The top of a building shall be emphasized with a parapet wall and/or balustrade, deep cornice, gabled roof, or similar feature. Where these standards result in conflict with the provisions for parking area screening provided in Section 5.6.1.10 (below), the provisions of Section 5.6.1.10 shall apply.
4. **Building Step-Back for Multifamily Development and Mixed-Use Development:** Building step-backs of a minimum of eight (8) feet shall be required for the highest story. The stepped-back façades may be of a different material than the base façade. The rhythm of windows on the stepped-back portion should match that of the rhythm of the windows on the lower floors. All vertical bands should continue through the step-backed portions of buildings. The area between a building façade plane and the step back façade may accommodate balconies and other semi-open outdoor spaces. Cornices or other horizontal bands are encouraged to extrude a minimum of five (5) inches at building step-back lines.
5. **Building Transparency:** The percentage of void areas (i.e., windows and other openings) in a building façade facing a public right-of-way shall be no less than 40 percent at ground floor level and no less than 25 percent in upper levels. Lower percentages of glazing shall be permitted if the applicant can convincingly demonstrate to the Borough of Keansburg Planning Board of Adjustment that: the reduced percentage of building façade dedicated to glazing is appropriate to building type and design intention; the overall effect is not visually overwhelming; and, that there are strong design or other considerations to justify it. Windows on the ground floor shall have clear and non-reflective glass. Windows on upper-level floors may be lightly tinted but shall be non-reflective. Blank walls (i.e., walls without openings or glazing) that extend for 30 or more

linear feet are prohibited, except in those areas where first-floor parking is located and where alternative openings, such as louvres or similar, are provided.

6. **Building Entrances:** Primary and secondary building entrances shall be easily identifiable with prominent architectural features and shall not occur simply as voids between buildings or undistinguished openings in building façades. The entrance to residential units shall be completely separate from access to commercial areas.
7. **Building Attachments:** Colonnades, awnings, building overhangs, canopies, projected windows, balconies, wall-mounted signs, and projected and roof overhangs may encroach up to a maximum of five (5) feet upon the minimum required setback. All active ground floor uses with a window may have an awning or awnings that project between seven (7) and ten (10) feet from the façade, but not into a public right-of-way. The lowest portion of the awning's projecting frame shall be more than eight (8) feet above the level of the sidewalk. Above the ground floor, all windows may have awnings or solar panels that project not more than five (5) feet from the façade.
8. **Green Building Certification:** New building construction is encouraged to incorporate sustainable design features or, where possible, meet or apply LEED or equivalent standards.
9. **Outdoor Dining:** The outdoor dining shall be permitted provided that buildings are setback at least 15 feet from the curb line.
10. **Parking Area Screening:** All parking areas shall be placed at the rear of buildings and away from public view. However, given the site configuration and parking requirements, parking areas may face the public street provided they are screened as follows:
  - a. Parking structures shall be screened from public view with active uses on the ground floor. Where first-floor parking is provided, parking may be alternatively screened with walls or opaque fencing (e.g., board-on-board) accompanied by landscape plantings.
  - b. Parking structures that face a public street shall be screened architecturally with the same level of detailing as the adjacent building façades. This provision shall not apply in cases where first-floor parking is screened with opaque fencing accompanied by landscape plantings. However, where first-floor parking is screened with walls accompanied by landscape plantings, the walls shall have the same level of detail as the adjacent building façades.
  - c. The façade of the level dedicated to parking shall be architecturally integrated into building façade both horizontally and vertically. Parking façade shall be broken into bays, following the bay pattern of the residential portion of buildings above.
  - d. The same type and quality of the materials used elsewhere in building façades shall be employed for parking level façades facing a public right-of-way.
  - e. Decorative grates and fenestration detailing may be used to complement the architecture of the façade.
  - f. Rear or side façades of parking structures and parking lots facing residential parcels and/or buildings shall be screened using landscaping discussed above and/or architecturally screened.

- g. Surface parking lots that face the public right-of-way shall be screened with walls or fences that are no less than 30 inches in height or planted buffers that are no less than five (5) feet in height.
- h. If New Jersey Department of Environmental Protection regulations require that living areas and parking areas be raised to permit flood waters to pass under a building, the buildings should include decorative screens or latticework to disguise the open areas of the buildings and avoid the look of a “building on stilts.”
- i. Landscaping such as climbing plants (e.g., green walls), hedges and flowering plants or “live walls” may be installed to further conceal and soften views of parking level façades. An example of a live wall is shown in the accompanying figure.



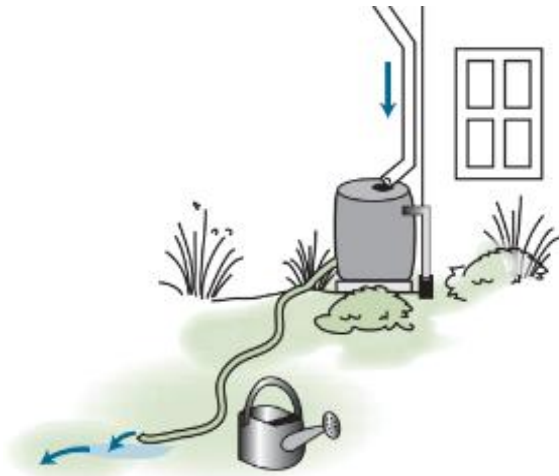
*Example of live wall (Source: [www.livewall.com](http://www.livewall.com))*

#### 5.6.2 — Green Infrastructure

Green infrastructure refers to a decentralized network of site-specific stormwater management techniques, which are implemented to reduce the volume of stormwater runoff entering the local sewer system while also restoring the natural hydrologic cycle. Implementation of green infrastructure techniques can help to promote sustainability and resiliency. The Grandview Redevelopment Plan, therefore, strongly encourages the implementation of green

infrastructure techniques where possible and appropriate. A sample of green infrastructure techniques is provided below:

1. **Rainwater Harvesting:** Rainwater harvesting systems collect and store rainwater in specialized containment devices (e.g., rain barrels and cisterns, which may be located above- or below-ground) to be used for later use (e.g., for watering lawns and gardens). When designed appropriately, rainwater harvesting systems can offer the following benefits to users and to the surrounding environment: they reduce floods in low-lying areas; they reduce soil erosion and contamination of surface water; they reduce demand on groundwater and the water system, thereby decreasing water bills; and, they are easy to maintain.



*Examples of rainwater harvesting (Source: United States Environmental Protection Agency)*

2. **Rain Gardens:** Rain gardens are shallow, vegetated basins that collect and absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens and is then used by plants, infiltrated into the ground, or evaporated. Rain gardens may be installed in a variety of locations and can be an attractive element of site design. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff. The Carr Avenue Corridor Redevelopment Plan encourages the installation of rain gardens, where appropriate.



*Example of rain garden (Source: United States Environmental Protection Agency)*

3. **Bioswales:** Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. Like rain gardens, their permeable surface also permits the natural infiltration of stormwater. As linear features, bioswales are particularly well suited to being placed along streets and parking lots. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.



*Examples of bioswales (Source: United States Environmental Protection Agency)*

4. **Permeable Pavements:** Permeable pavements help to reduce stormwater runoff, which, in turn, helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.



*Example of permeable pavement (Source: Potomac Conservancy)*

#### 5.6.3 — Landscaping and Lighting Standards

The objectives of the following provisions are to:

1. Give consideration to a “green street” approach to sidewalk and streetscape improvements, including porous pavements, structural soils in tree planters, and use of foundation plantings or movable planter boxes;
2. Give consideration to a “green wall” approach to primary building elevations, including window or balcony planters and climbing vegetation; and,
3. Give consideration to non-structural stormwater management strategies (e.g., green roofs, cisterns, rain gardens, bio-swales, porous pavements and others) that provide natural habitats, create attractive people places, reduce the incidence of flooding, increase ground water recharge and minimize maintenance requirements for plantings and landscaping.

The following provisions shall apply:

1. **Landscaped Areas:** Non-paved ground areas shall be landscaped with evergreen and deciduous shrubs, perennials and bulbs. Only plant materials with proven resistance to the urban environment and to local soil and weather conditions shall be utilized. Suitable plant lists are available through the New Jersey Division of Parks and Forestry-Community Forestry Council and the New Jersey Nursery and Landscape Association. Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards.
2. **Street Trees:** Street trees should be a minimum of three (3) inches in caliper and ten (10) feet high at the time of planting and planted no more than 30 feet on center along building façades fronting Carr Avenue or Beachway Avenue. Street trees shall be planted in appropriately sized tree wells, with appropriate watering and feeding techniques. The area around the tree can be planted with groundcover, covered with a decorative metal

grate, or paved with granite blocks. Street tree species and minimum sizes shall be recommended by a certified landscape architect or local arborist and conform to the Borough's Land Use Regulations. All street trees and landscaping shall have a two-year maintenance guarantee.

3. **Street Furniture:** Street furniture is strongly encouraged in public spaces. They are the components of the urban environment that encourage passersby to interact with their environment and enhance the urban experience. Examples of street furniture include, but are not limited to, such elements as: benches; picnic tables; lighting; planters; drinking fountains; public fountains; monuments; sculptures; public art installations; pop-up parks; mobile library kiosks (e.g., Little Free Libraries); maps and signage; educational and informational installations; newsstands; kiosks; and, pavilions. Street furniture also includes the bicycle facilities. Planter boxes are permitted and recommended along the bases of buildings.
4. **Public Realm Obstructions:** Trash receptacles, mailboxes, bicycle parking, vending racks, newspaper boxes and other obstructions to the public realm shall be placed in locations where they are least intrusive, most convenient to their users and least disruptive of pedestrian circulation. Benches shall be placed at the edge of the sidewalk.
5. **Street Lighting:** Pedestrian-scale streetlights shall be placed along Carr Avenue, Beachway Avenue, and the segment of Raritan Avenue that exists to the north of Central Avenue. All pedestrian lighting along streets and internal walkways shall be spaced no more than 60 feet on center. All outdoor lighting, including streetlamps and accent lighting, shall comply with "dark sky" standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Bright stadium-style lighting is prohibited in all areas. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of site, as well as the light quality produced, shall be the same or compatible.
6. **Exterior Lighting:** Exterior lighting, including interior lighting for exterior identification signs, shall be L.E.D. (i.e., light emitting diodes) or equivalent energy saving technology available at the time of construction, depended upon availability of suitable architectural lighting. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of buildings and shall comply with all applicable borough building codes. Exterior lights may be concealed through shielding or recessed behind architectural features.

#### 5.6.4 — Signage Provisions

All signage shall be subject to site plan review and approval by the Borough of Keansburg Planning Board of Adjustment.

The following general guidelines apply to residential and commercial signage:

1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building with which they are associated.
2. Signs shall not obscure the architectural details of a façade.
3. Fluorescent or glowing paint and box-lit signs are prohibited.
4. No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing or moving are permitted.
5. A maximum of two freestanding identification signs shall be permitted in the Redevelopment Plan Area. Freestanding signs shall: not extend beyond six (6) feet in height; not interfere with site triangles or otherwise restrict visibility; not be internally illuminated; be setback a minimum of five (5) feet from the property line; and be provided with landscaping at the base. The foregoing requirements shall not apply to freestanding wayfinding signage.
6. Signage above the second story of any building is prohibited.
7. Residential signage shall be in character with the architecture of building with which it is associated.
8. Façade signs shall not: exceed beyond 30 inches in height; and, extend beyond the width of a storefront opening.
9. Signage shall occupy no more than 30 percent of the storefront window areas in order to maintain clear visibility into the storefront space.
10. Each individual non-residential use should have one (1) façade sign per sidewalk frontage. In addition, awning signs, perpendicular hanging signs and window signs are acceptable.
11. A permanent sign or rigid awning sign shall be mounted above the front entrance. Such sign must indicate the trade name of the establishment. A sign mounted above the front entrance shall not exceed a height of 36 inches nor an area equal to 1.5 square feet per linear foot of building width, with a maximum of 50 square feet. No sign mounted above the front entrance shall be closer than 2.5 feet to the end of the front wall to which it is attached. A rigid awning may extend along the entire front of a building, but no signage on the awning shall be within 2.5 feet of each end of the awning or 20 feet, whichever is less.
12. In addition to a sign or rigid awning sign on the front façade of a building, a sign on each other side of a building visible from a public street is permitted. Such sign shall not be larger than 15 square feet, unless there is an entrance accessible from a rear parking lot.

## 5.7 — Parking Standards

### 5.7.1 — Vehicular Parking Standards

The following vehicular parking standards shall apply:

1. Residential Uses: The residential parking ratio shall be 1.35 off-street spaces per dwelling unit minimum for the total development within the entire Redevelopment Plan area. A lower parking ratio may be utilized (but no lower than 1.0) for any individual lot,

development area, phase or phases with the Redevelopment Plan area so long as the overall requirement is met at the full development build out and provided further that the redeveloper shall have the right to determine the sequence in which any phases shall be developed. Residential parking may be accommodated via a combination of on-site and off-site spaces including, but not limited to structured parking;

2. Retail Uses: 1 space per 500 square feet;
3. Personal Service Uses: 1 space per 500 square feet;
4. Dining: 1 space per 5 seats;
5. Professional Offices: 1 space per 1,000 square feet;
6. Minimum Drive Aisle Width: 22 feet; and,
7. Parking Space Dimensions:
  - a. Standard Space: 8.5 feet width by 18 feet length; and,
  - b. Compact Space: 8 feet width by 16 feet length.

The Borough of Keansburg Planning Board of Adjustment shall be permitted to waive up to the full amount of required parking spaces for a given non-residential use if the applicant can convincingly demonstrate to its satisfaction that the given non-residential use would primarily serve residents of the Redevelopment Plan Area.

Vehicular parking requirements can be satisfied both on-site and off-site. If off-site, parking shall be located no further than 1,000 feet from the building it is serving and connected thereto by sidewalks or other appropriate pedestrian facilities. The applicant shall provide evidence to the Borough of Keansburg Planning Board of Adjustment that the off-site parking privileges for building tenants have been secured through a long-term lease agreement with the property owner or other suitable legal instrument. On-street parking is considered dedicated to visitors, deliveries and the general public. On-street parking may also be used/credited to parking required for retail, personal service, dining and office uses. In order to claim credit for on-street parking, an applicant shall demonstrate to the Borough of Keansburg Planning Board of Adjustment that reserving these spaces for the use of building tenants will not displace the average demand for parking from visitors, deliveries and the general public during the summertime period as defined as the period from the Friday before Memorial Day through Labor Day.

#### 5.7.2 — Electric Vehicle Parking

“Electric Vehicle Service Equipment” or “Make Ready” parking spaces shall be provided to the extent required by P.L. 2021, c. 171.

#### 5.7.3 — Bicycle Parking Standards

The following bicycle parking standards shall apply:

1. Residential Uses: 0.35 spaces per dwelling unit;
2. Retail Uses: 0.20 spaces per 500 square feet;
3. Personal Service Uses: 0.20 spaces per 500 square feet;
4. Dining: 0.10 spaces per 5 seats; and,
5. Professional Offices: 0.10 space per 1,000 square feet.

The Borough of Keansburg Planning Board of Adjustment shall favorably entertain reductions to the bicycle parking requirements if the applicant can convincingly demonstrate that suitable bicycle parking for tenants and visitors is otherwise available. The intention is to avoid a situation where ad-hoc bicycle parking is attached to street trees, light poles, utility poles and other permanent streetscape fixtures for lack of appropriate bicycle parking accommodations.

#### 5.8 — Phasing

Redevelopment shall be permitted to occur in phases, provided that a phasing plan is submitted for the review and approval of the Borough of Keansburg Planning Board of Adjustment. Notwithstanding the above, the first phase of any phasing plan shall result in the construction of the 131 affordable family rental units that are required by this Redevelopment Plan.

#### 5.9 — Concept Plan

To the satisfaction of the Borough of Keansburg Planning Board of Adjustment, redevelopment of the Redevelopment Plan Area shall be in general conformance with the concept plan provided in Appendix D.

## 6.0 — Plan Relationships

The following subsections outline the relationships of the Redevelopment Plan to municipal zoning and the objectives that are outlined in the municipal master plan, as well as to master plans of contiguous municipalities, Monmouth County, and the State Development and Redevelopment Plan. A discussion of these relationships is required pursuant to the Local Redevelopment and Housing Law at NJSA 40A:12A-7a.

### 6.1 — Municipal Zoning

As previously stated in Chapter 5, the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area. A new zone, entitled “Grandview Redevelopment Plan Area,” shall be established on the Official Zoning Map of the Borough of Keansburg and the provisions of this Redevelopment Plan shall apply.

### 6.2 — Keansburg Borough Master Plan

The Borough of Keansburg adopted its last comprehensive Master Plan in 1988. The Borough subsequently adopted reexamination reports in 2003, 2012, and 2015. The 2015 Reexamination Report identifies several planning objectives, which would be supported by redevelopment in the Redevelopment Plan Area. These include:

- Encourage the most appropriate use of land consistent with its suitability for development.
- Establish appropriate population densities and control the intensity of development to ensure neighborhood, community, and regional well-being and to preserve the natural environment.
- Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
- Promote a desirable visual environment.
- Encourage development that contributes to the revitalization of the community.

In addition to the above, the 2015 Reexamination Report provides the following policy statement related to housing and neighborhood improvement:

*In order to maintain and improve residential areas, the Borough should encourage rehabilitation of the existing housing stock with new construction at appropriate densities, elevations and other relevant design standards. The enforcement of building and land use codes, as well as FEMA flood mapping, to protect and maintain properties should be aggressively pursued. Municipal action should facilitate the improvement of the livability of residential areas. The Borough should continue to seek public funding and explore innovative mechanisms and incentives for housing and neighborhood improvement.*

Implementation of this Redevelopment Plan will provide the Borough with an important opportunity to advance the foregoing policy statement.

### 6.3 — Plans of Contiguous Municipalities

The Redevelopment Plan Area comprises only about 5.62 acres and is more than approximately 2,100 feet from Hazlet Township, which is the nearest contiguous municipality. It is, therefore, anticipated that there will be no impact of the Redevelopment Plan on contiguous municipalities.

### 6.4 — Monmouth County Comprehensive Master Plan

Monmouth County prepared a comprehensive master plan in 2016. The implementation of this Redevelopment Plan would support the realization of the following overall goals of the 2016 Monmouth County Master Plan:

1. Promote a comprehensive approach to planning and coordinate these efforts among all levels of government and with community stakeholders.
2. Promote the protection and conservation of natural and cultural resources to help guarantee long-term sustainability.
3. Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay.

While implementation of this Redevelopment Plan would support the realization of all three (3) of the overall goals that have been provided above, the Redevelopment Plan's relationship to Goal 3 (above) is most important. Indeed, the purpose of Goal 3, as stated in the 2016 Monmouth County Master Plan, is to assist municipalities in determining the best use of increasingly scarce undeveloped land resources and to help identify opportunities for the redevelopment of other areas in ways that will best meet the demands of the evolving marketplace and needs of the community.

### 6.5 — New Jersey State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP), which was adopted in 2001, is intended to serve as a guide for public and private sector investment in New Jersey's future. To facilitate this, the SDRP allocates New Jersey among a variety of planning areas. The Redevelopment Plan Area is located in within the Metropolitan Planning Area (Planning Area 1). The Redevelopment Plan is compatible with the SDRP's intention for the Planning Area 1, which is to: provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and, protect the character of existing stable communities.

#### 6.5.1 — SDRP Update

It is noted that as of the preparation of this Redevelopment Plan, the State of New Jersey was in the process of updating the SDRP. While a draft of an updated SDRP was released for public review and comment in December 2024, its finalization and adoption are not anticipated to occur before late 2025 or early 2026. Thus, the 2001 SDRP remained in effect as of the preparation and adoption of this Redevelopment Plan.

Notwithstanding the above, it is noted that the draft SDRP incorporates the same planning areas as the 2001 SDRP and associated mapping indicates that the Borough would remain in the Metropolitan Planning Area.

Page 38 of the draft SDRP also notes that “New Jersey’s redevelopment process gives towns powerful tools to promote desirable redevelopment. If an area is suitable for redevelopment, a redevelopment plan can be prepared to introduce Center-like features, such as pedestrian connectivity, housing, accessible public spaces, and others.” This Redevelopment Plan helps to promote the development of housing, and the provision of open space and sidewalks.

In addition to the above, it is noted that the draft SDRP includes several “State Planning Goals.” One of these goals relates to housing, which is a key component of the Redevelopment Plan, and includes the following core objectives:

- **Increase the Construction of Diverse Housing Types and the Amount of Affordable Housing:** Promote varied housing options for all income levels, including rentals, starter homes, senior housing, and market-rate units in transit-rich and mixed-income communities.
- **Focus on Retaining Residents and Increasing Sustainability:** Support inclusionary zoning, green building standards, and Transit-Oriented Development, while reinforcing fair housing practices and preventing the displacement of residents.
- **Address Housing Needs of Diverse Demographics:** Facilitate multi-generational households, senior housing, and adaptable options to ensure all residents can age in place and access affordable housing.
- **Promote Regional Housing Balance:** Encourage diverse housing development in areas with strong job markets, educational opportunities, and other amenities which support socio-economic mobility and integrate communities.

Based on its continuation of the same planning areas as outlined in the 2001 SDRP and its promotion of affordable housing, it is concluded that this Redevelopment Plan is generally consistent the draft SDRP.

## 7.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

### 7.1 — Acquisition

Because the Redevelopment Plan Area is located within a non-condemnation redevelopment area, the use of eminent domain is not permitted. Accordingly, there shall be no public acquisition of land in the Redevelopment Plan Area.

### 7.2 — Relocation

NJSA 40A-12A-7.a(3) requires that redevelopment plans provide for “... the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.”

A Workable Relocation Plan shall be prepared, and the Borough shall conform to the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) and all other applicable statutes, regulations, and legal requirements governing relocation. In addition, to the extent necessary and required, the redeveloper shall be required to provide for relocation assistance pursuant to a Redevelopment Agreement between the redeveloper and the Redevelopment Entity and all applicable statutes, regulations, and legal requirements governing relocation assistance.

As indicated in a Redevelopment Study and Preliminary Investigation Report that formed the basis for the declaration of Block 15, Lot 2 and Block 53, Lot 1 as an area in need of redevelopment, the Redevelopment Plan Area contained a total of 131 garden apartments as of January 16, 2023 (i.e., the date of the Redevelopment Study and Preliminary Investigation Report). It is anticipated that there is a sufficient supply of decent, safe, and sanitary space within the existing local market to facilitate relocation from the Redevelopment Plan Area.

### 7.3 — Redeveloper Selection

The Borough shall designate a redeveloper or redevelopers to undertake a redevelopment project in accordance with this Redevelopment Plan and enter into a redeveloper agreement with the designated redeveloper or redevelopers in connection with the construction of such project or any other aspect of or undertaking in accordance with this Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redeveloper agreement entered into between the Borough and a designated redeveloper or redevelopers, which may be the property owner.

The Borough may undertake a redeveloper selection process that will yield the qualified redeveloper to implement this Redevelopment Plan in a manner that is in the best interest of the Borough.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the

Redevelopment Plan Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

1. The redeveloper, its successors, or assignees, shall develop the specified improvements in accordance with this Redevelopment Plan.
2. The redeveloper, its successors or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
3. Until the required improvements are completed, and a certificate of completion is issued, the redeveloper covenants provided for in the Local Redevelopment and Housing Law at NJSA 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.
4. The redevelopment agreement shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper and any other provisions necessary to assure the successful completion of the project.

#### 7.4 — Redevelopment Entity Review

The governing body, acting as the Redevelopment Entity, shall review all proposed projects within the Redevelopment Plan Area in order to ensure that such projects are consistent with this Redevelopment Plan and any relevant redevelopment agreement. As part of its review, the governing body may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the governing body. The technical review committee may include members of the governing body and any other members and/or professionals as determined necessary and appropriate by the Borough. The technical review committee shall make its recommendations to the governing body.

In undertaking its review, the governing body shall determine whether the proposal is consistent with this Redevelopment Plan and any relevant redevelopment agreement. In addition, the review may address the site and building design elements of the project to ensure that the project is consistent with the goals and objectives of the Redevelopment Plan.

At its discretion, the Redevelopment Entity may waive its review and refer a proposed redevelopment project directly to the Borough of Keansburg Planning Board of Adjustment.

#### 7.5 — Planning Board Review Process

Pursuant to the Local Redevelopment and Housing Law at NJSA 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Borough of Keansburg Planning Board of Adjustment for review and approval. The following provisions shall govern review of any proposed redevelopment project within the Redevelopment Plan Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the Redevelopment Plan Area without prior review and approval of the

work by the Redevelopment Entity and the Borough of Keansburg Planning Board of Adjustment.

2. Regular maintenance and minor repair shall not require Borough of Keansburg Planning Board of Adjustment review and approval.
3. The Borough of Keansburg Planning Board of Adjustment shall conduct site plan and subdivision review, if applicable, pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) and the Borough's planning and development regulations.
4. As part of site plan approval, the Borough of Keansburg Planning Board of Adjustment may require the redeveloper to furnish performance guarantees pursuant to the Municipal Land Use Law at NJSA 40:55D-53 and as required in the Borough's regulations. The performance guarantees shall be in favor of the Borough of Keansburg, and the Borough Engineer shall determine the amount of same.
5. Any subdivision of lots or parcels of land within the Redevelopment Plan Area shall be in compliance with this Redevelopment Plan and reviewed by the Borough of Keansburg Planning Board of Adjustment pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) and the Municipal Land Use Law (NJSA 40A:55D-1 et seq.).
6. Once a property has been redeveloped in accordance with this Redevelopment Plan, it may not be converted to any use not expressly permitted herein. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure that does not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Borough of Keansburg Planning Board of Adjustment shall determine the issue of whether or not the non-conforming use or building structure has been "destroyed."
7. Relief and Exceptions.
  - a. The Borough of Keansburg Planning Board of Adjustment may grant relief from the requirements of this Redevelopment Plan where there is a hardship, and where the granting of such relief will promote the purpose of this Redevelopment Plan and would be consistent with the standards established in the Municipal Land Use Law at NJSA 40:55D-70(c).
  - b. The Borough of Keansburg Planning Board of Adjustment when acting upon applications for preliminary site plan approval in the Redevelopment Plan Area may grant exceptions for site plan approval in a manner consistent with the provisions of NJSA 40:55D-51(b), if the literal enforcement of one or more provisions of the Redevelopment Plan is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
  - c. In no event shall relief or exceptions be granted by the Borough of Keansburg Planning Board of Adjustment in order to: provide a use or facility that is not permitted by this Redevelopment Plan; or, permit an intensity of development (incl., but not limited to building height) that is not specified by this Redevelopment Plan. Should such relief or exceptions be needed, an amendment of the Redevelopment Plan shall be required.

8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper and the Borough pursuant to the Local Redevelopment and Housing Law at NJSA 40A:12A-8 and NJSA 40A:12A-9.
9. All definitions contained within this Redevelopment Plan shall prevail. In the absence of definition within said Redevelopment Plan, the definition found within the Borough's land development or other applicable regulations shall prevail. All definitions that are determined to be inconsistent with the Local Redevelopment and Housing Law at NJSA 40A:12A-3 shall be considered invalid.
10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Borough's land development regulations and New Jersey Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies, plans, reports, or analysis prepared by the Borough or its designated Redevelopment Entity as part of this Redevelopment Plan. Any such payments required to reimburse the Borough shall be specified in the redevelopment agreement.

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

#### 7.6 — Duration of Plan

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Entity.

#### 7.7 — Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.). However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner required of the adoption of the original plan.

#### 7.8 — Conflict

If any word, phrase, clause, section or provision of this Redevelopment Plan is found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section

or provision shall be deemed severable and the remainder of this Redevelopment Plan shall remain in full force and effect.

## Appendix A: Resolution No. 23-031

**BOROUGH OF KEANSBURG  
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION NO. 23-031**

**RESOLUTION OF THE BOROUGH OF KEANSBURG DECLARING THE PROPERTIES IDENTIFIED AS BLOCK 15, LOT 2 AND BLOCK 53, LOT 1 (HEREINAFTER REFERRED TO AS "THE STUDY AREA") TO BE AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on September 21, 2022, the Borough Council ("Council") of the Borough of Keansburg ("Borough") adopted Resolution 22-100, authorizing and directing the Planning Board of the Borough ("Board") to undertake a preliminary investigation and redevelopment study to determine whether the properties identified as Block 15, Lot 2 and Block 53, Lot 1, thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

**WHEREAS**, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condensation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, as part of its preliminary investigation, the Board caused Caroline Reiter, P.P., AICP, from T&M Associates, the Board's Consulting Planner, to prepare a Redevelopment Study & Preliminary Investigation Report ("Redevelopment Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Redevelopment Study found that Block 15, Lot 2 and Block 53, Lot 1 qualified as an Area in Need of Redevelopment under both N.J.S.A. 40A:12A-5(a) and (d), and that the Study Area should be designated a Non-Condensation Redevelopment Area; and

**WHEREAS**, in addition to the foregoing, Ms. Reiter prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels or properties included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b) (1); and

**WHEREAS**, public hearings were conducted by the Board on February 6, 2023 and March 13, 2023, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b) (3); and

**WHEREAS**, at the public hearings, the Board reviewed the Study Area, the map and associated documents, and heard testimony from Ms. Reiter and others; and

**WHEREAS**, at the public hearings, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, after completing its investigation and public hearings on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5(a) and (d) for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and as memorialized by resolution on March 13, 2023 (attached as Exhibit A), the Board recommended to the Borough Council that the properties identified as Block 15, Lot 2 and Block 53, Lot 1 be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Borough Council considered the Board's recommendation at its scheduled public meeting on March 15, 2023; and

**WHEREAS**, the Borough Council accepted the recommendation of the Planning Board to declare the Study Area as a Non-Condensation Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey accepts the recommendation from the Planning Board of the Borough of Keansburg and finds that the properties identified as Block 15, Lot 2 and Block 53, Lot 1 as shown on the official tax map of the Borough of Keansburg be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5(a) and (d); and

**BE IT FURTHER RESOLVED**, that the designation of the properties identified as Block 15, Lot 2 and Block 53, Lot 1 as a Non-Condensation Redevelopment Area shall **not** authorize the Borough, acting as the duly authorized redevelopment entity, to exercise the power of eminent domain to acquire any property in the Study Area; and

**BE IT FURTHER RESOLVED**, that the Borough hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that the Clerk of the Borough of Keansburg shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

**BE IT FURTHER RESOLVED**, that within ten (10) days of the Borough Council's adoption of the within Resolution, the Clerk of the Borough of Keansburg shall serve notice of

the Borough Council's determination and a copy of this Resolution upon all record owners of property within the Non-Condernnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon such written submission, an address to which notice of the determination and Resolution may be sent; and

**BE IT FURTHER RESOLVED**, that such notice shall be in a form consistent with the requirements of N.J.S.A. 40A:12A-5(e) (i) and (ii); and


**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

ATTEST:



Thomas Cusick  
Borough Clerk

BOROUGH COUNCIL OF THE  
BOROUGH OF KEANSBURG



George Hoff  
Mayor

## Appendix B: Aerial Mapping

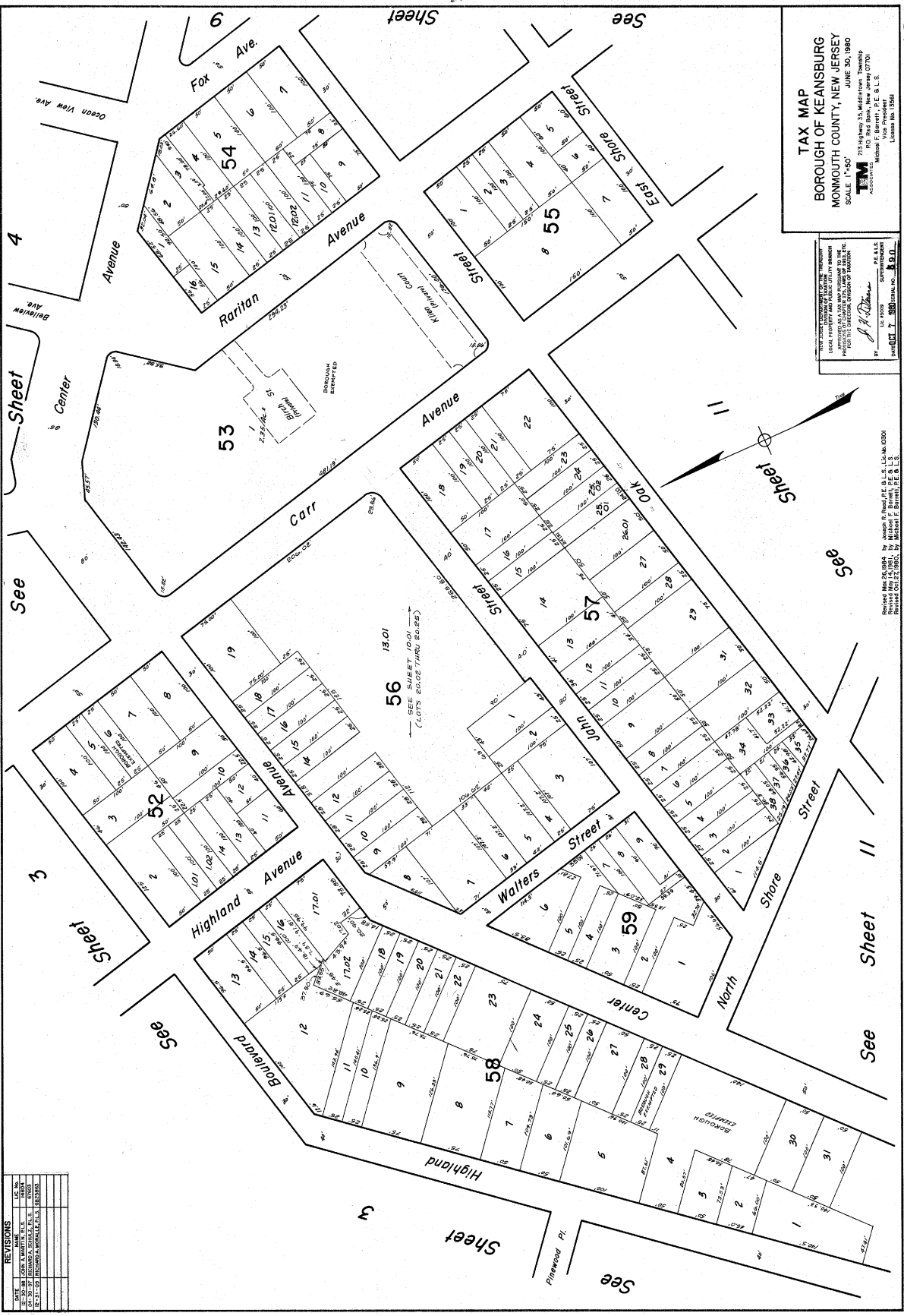
# Aerial Mapping



## Appendix C: Tax Maps



REVISIONS	
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS



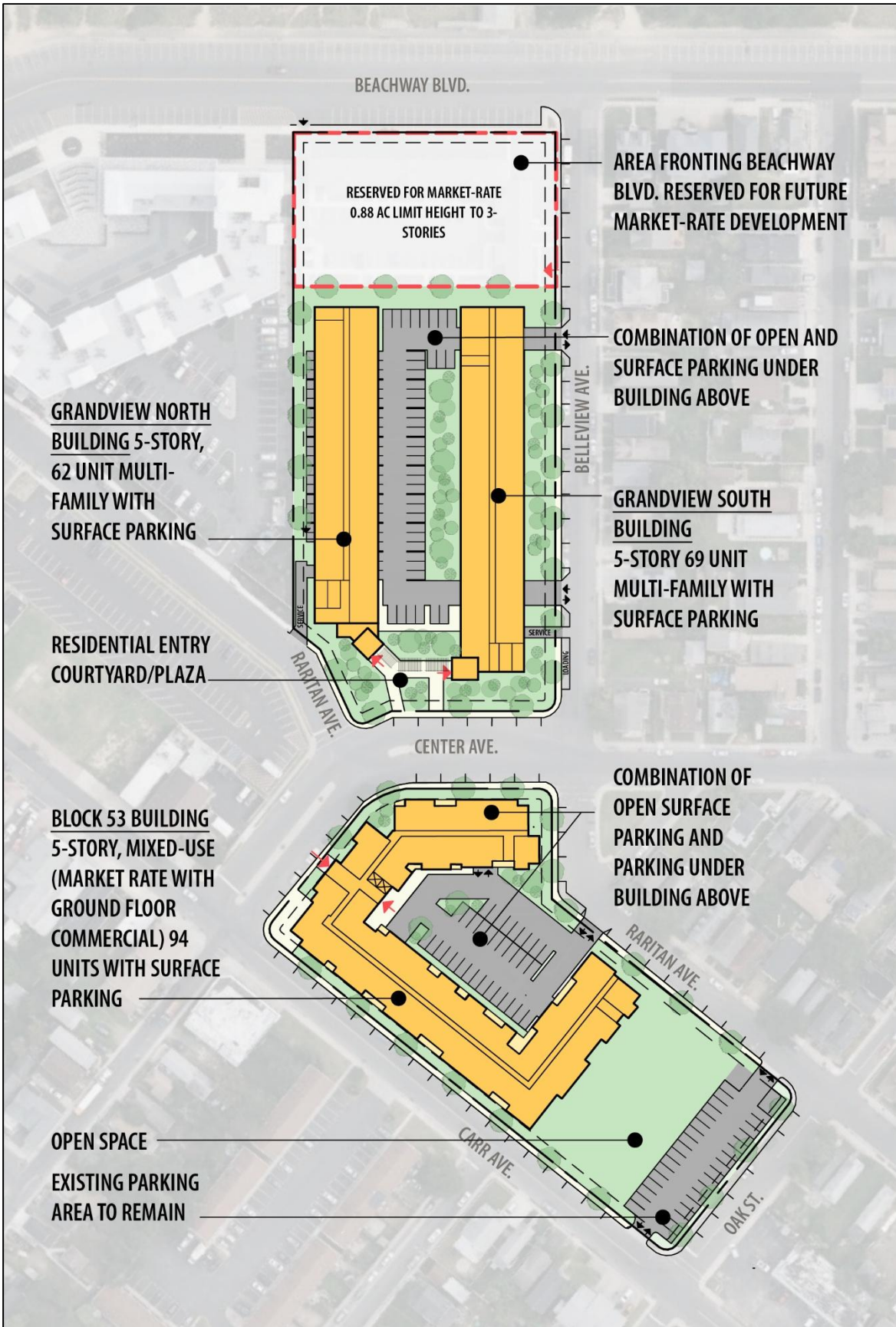
**TAX MAP**  
**BOROUGH OF KEANSBURG**  
**MONMOUTH COUNTY, NEW JERSEY**  
**SCALE: 1"=50'**  
**JUNE 30, 1980**

**T.M. ASSOCIATES**  
 215 Highway 35, Middletown, Township  
 810 Red Bank, New Jersey 07001  
 Michael J. Brennan, P.E., C.L.S.  
 Vice President  
 License No. 13581

THE STATE OF NEW JERSEY  
 DEPARTMENT OF TREASURY  
 COUNTY OF MONMOUTH  
 BUREAU OF TAXATION  
 APPROVED FOR THE BOARD OF TAXATION  
 BY: *[Signature]*  
 DATE: 6/30/80  
 LICENSE NO. 3330

Revised Map 26 0804 by Andrew R. Reed, P.E. & L.S., L.L.C. No. 0001  
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## Appendix D: Concept Plan



BEACHWAY BLVD.

RESERVED FOR MARKET-RATE  
0.88 AC LIMIT HEIGHT TO 3-  
STORIES

AREA FRONTING BEACHWAY  
BLVD. RESERVED FOR FUTURE  
MARKET-RATE DEVELOPMENT

**GRANDVIEW NORTH  
BUILDING** 5-STORY,  
62 UNIT MULTI-  
FAMILY WITH  
SURFACE PARKING

COMBINATION OF OPEN AND  
SURFACE PARKING UNDER  
BUILDING ABOVE

**GRANDVIEW SOUTH  
BUILDING**  
5-STORY 69 UNIT  
MULTI-FAMILY WITH  
SURFACE PARKING

RESIDENTIAL ENTRY  
COURTYARD/PLAZA

RARITAN AVE.

BELLEVIEW AVE.

CENTER AVE.

**BLOCK 53 BUILDING**  
5-STORY, MIXED-USE  
(MARKET RATE WITH  
GROUND FLOOR  
COMMERCIAL) 94  
UNITS WITH SURFACE  
PARKING

COMBINATION OF  
OPEN SURFACE  
PARKING AND  
PARKING UNDER  
BUILDING ABOVE

OPEN SPACE

EXISTING PARKING  
AREA TO REMAIN

RARITAN AVE.

CARR AVE.

OAK ST.