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**THE BEACH CLUB DISTRICT
REDEVELOPMENT PLAN
CITY OF SOUTH AMBOY, NEW JERSEY**

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1.0 INTRODUCTION

1.1 Background

The subject properties, identified in Table 1 below, are located east of Broadway between Rosewell Street, a Conrail right-of way and the Raritan Bay. The parcels were included in two broader areas found to meet the criteria for designation as an “Area in Need of Redevelopment” pursuant to assessments performed in accordance to the requirements of New Jersey’s Local Redevelopment and Housing Law (LRHL). The properties were included in South Amboy’s Southern Waterfront and Broadway/Main Street Redevelopment Plans, dated June 28, 2000 and amended through 1999 and February 08, 2002 amended through 2010, respectively, at the direction of the City’s governing body. The City now seeks a restated plan specific to these parcels due to the unique location and configuration of the properties; one that considers the physical and regulatory challenges of developing waterfront improvements.

Table 1:

SOUTH AMBOY BEACH CLUB DISTRICT								
Block	Lot	Property Location	Owner's Name	Owner's Mailing Address	City/State/Zip	Zone	Acreage	Uplands
161.02	6.02	165 MAIN ST.	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-2	5.65	5.65
161.02	20	FOOT GEORGE ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY, NJ 08879	RM	65.24	45.77
161.02	23	S ROSEWELL ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY, NJ 08879	RM	1.80	1.18
161.02	24	S ROSEWELL ST	JARMEL SOUTH AMBOY REALTY INC% WAS	PO BOX 649	HARRISON, NJ 07029	M-1	19.76	16.11
161.02	24.01	N/A	N/A	N/A	N/A	RA	N/A	-
161.02	25	175 LOWER MAIN ST	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-1	29.12	29.12
161.02	90	155 MAIN ST.	LOWER MAIN STREET DEVELOPMENT LLC	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-2	44.88	44.63
161.02	90.01	MAIN ST	CITY OF SOUTH AMBOY	140 N BROADWAY	SOUTH AMBOY, NJ 08879	M-2		
Total Acreage:							166.45	142.46

*Acreage and ownership information obtained from City tax records.

This resulting plan identifies the land uses that are suitable for the area. It also sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the South Amboy community. This redevelopment plan provides for land uses that are appropriate for the specific parcels and will encourage the redevelopment or rehabilitation of substandard properties located along this portion of the community, resulting in more vibrant and aesthetic neighborhoods. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the properties in the redevelopment area.

The plan is designed to compliment and implement the specific goals, objectives and policy statements set forth in the City's Master Plan.

1.2 Statutory Basis for the Redevelopment Plan

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of (NJ.S.A..40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project 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 project area.
3. Adequate provision 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.
4. An identification of any property within the redevelopment area which is proposed to be acquired 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 adopted pursuant to the "State Planning Act," P.L.1985, c.398.

- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which is inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes

the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of is section.

1.3 Area Description

The Beach Club District (the “Redevelopment Plan Area”) is located in the eastern portion of South Amboy along the Raritan Bay. Figure 1 shows the location of the redevelopment area within the City. The study area consists of properties identified by the City Tax Assessor as Block 161.02, for all or part of Lots 6.02, 20, 20.01, 23, 24, 24.01, 25, 90 and 90.01, which are located along Rosewell Street and a Conrail right-of-way to the west, a Conrail owned property to the north, the Raritan Bay to the east, and John T. O’Leary Boulevard/Raritan Reach Road to the south. The area includes lands located east of the bulkhead line which are tidally influenced and submerged. The gross acreage of the Beach Club District includes land subjected to the regulatory and physical restrictions associated with the location.

Figure 2 depicts the boundaries of the redevelopment area. The study area is comprised of ~166.45 gross acres pursuant to the City of South Amboy’s tax

records (inclusive of property located east of a bulkhead line between uplands and the Raritan Bay). The redevelopment area consists of adjacent tax parcels with the majority of the upland area contained within the former Amboy Aggregates location (~41 upland acres and ~80 total acres). Figure 3 defines the Beach Club District on the City's Tax Map. Figure 4 depicts the existing redevelopment plan areas that provide the current zoning of the subject properties, as well as the current zoning surrounding the Beach Club District.

The Redevelopment Plan Area previously was located within both light industrial and medium density residential area zones. The parcels are currently either vacant or contain abandoned industrial uses. The surrounding area exhibits a changing development pattern with a more residential character taking hold, as noted by the additional multi-family housing located to the south of the subject parcels along Raritan Reach Road. Located along the eastern side of Rosewell Street adjacent to the Redevelopment Area's western border are a mixture of uses, including the South Amboy Pumping Station operated by the Middlesex County Utilities Authority, high density residential housing, and an abandoned retail market. The redevelopment area was once a light industrial area, but now represents one of the few remaining opportunities for development within the City. The district benefits from waterfront access and proximity to local public uses, such as public transportation, the City's library, recreational fields, and the high school. Properties located across from the Redevelopment Plan Area along Rosewell Street are generally residential in nature and are in various states of condition. Growing concern regarding the closure and abandonment of local retail shops and industrial uses, as well as the decline in the City's housing stock, has resulted in the City adopting the Beach Club District Redevelopment Plan. In efforts to advance the goals of the Beach Club District Redevelopment Plan, the City of South Amboy and/or the South Amboy Redevelopment Agency acquired abandoned and distressed properties within the area and is now pursuing a revitalization of a region of the community that includes these parcels.

1.4 Utility and Infrastructure

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the Redevelopment Area.

- **Water:** Middlesex Water Company services the entire City of South Amboy for domestic purposes and with water pressure for fire fighting purposes.
- **Sanitary Sewerage:** The City maintains and operates a sewerage collection system that pumps the collected wastewater to the regional Middlesex County Utility Authority for treatment. While surcharging of portions of the storm system does occur, the separation of storm from sanitary lines has eliminated potential health concerns.
- **Electricity:** Electrical power is provided to the Redevelopment Area by Jersey Central Power and Light (JCP&L).
- **Natural Gas.** Gas lines that service the Redevelopment Area are provided by Public Service Electric and Gas, Inc. (PSE&G).
- **Voice and Data Transmission:** Verizon services are available for the redevelopment Area.

1.5 Environmental Conditions

Any and all redevelopment efforts must consider the environmental status of the Beach Club District. Potential environmental liabilities present within the District must be identified and all planning and redevelopment/rehabilitation pursued according to all applicable laws, statutes and pertinent rules.

2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT

Pursuant to prior assessments, parcels located within the Beach Club Redevelopment District were found to be in need of redevelopment. The Southern Waterfront Redevelopment Plan was initially adopted on November 22, 1988. The initial plan was repealed and reenacted. The subsequent reenactment via Ordinance #03-95 was based upon Moskowitz, Heyer and Gruel, P.A.'s report dated March 1994 with revisions through June 1994. Additional amendments occurred with Ordinances #20-97 (September 17, 1997), #8/99 (March 17, 1999), and #13-99 (May 05, 1999). The area was subsequently expanded on April 05, 2000 by the City Council based on Angelo J. Valetutto's report dated July 22, 1996. The Broadway/Main Street Redevelopment Plan was adopted via Resolution No. 160-2001 on August 02, 2001. Its creation was based upon AJV Engineering, Inc.'s May 30, 2001 report entitled "Redevelopment Area Report for Broadway/Main Street." This plan was subsequently amended on December 15, 2010 via resolution No. 29-2010. The parcels were determined to be "Areas in Need of Redevelopment" utilizing the Local Redevelopment and Housing Law (LRHL) as the basis for the determinations.

The preliminary investigations and subsequent Planning Board recommendations and Council approvals represented the first steps in an extensive planning process. The Council subsequently directed Beacon Planning and Consulting Services, LLC to prepare a restated redevelopment plan specific to the subject area and in consideration of the unique location and features of the parcels.

3.0 REDEVELOPMENT AREA REGULATIONS

3.1 Approach

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for a mixed-use (residential, passive/active recreation, entertainment, and waterfront specific activities) district that advances the Master Plan's goals and objectives. The intent is to permit multi-family residential and recreational/entertainment development along the City's waterfront.

3.2 Plan Interpretation

Unless otherwise specified herein, the standards contained within the Beach Club District Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations in the Redevelopment Area, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. In addition, Redeveloper shall comply with design standards established in the Redevelopment Agreement, as amended from time to time. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the City, this Plan shall control. A new zoning district to accommodate the intended permitted land uses will be established and be known as the Beach Club District (BCD). The proposed district is depicted in Figure 5. This zoning district is not an overlay zone, but replaces the current zoning designation for the Redevelopment Area. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City of South Amboy's Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the City's Land Development Ordinance.

The continued use of existing properties is permitted until the property is to be

redeveloped or substantially rehabilitated or as otherwise provided in a Redevelopment Agreement, at which time the provisions of this Plan shall apply.

In the case where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the City of South Amboy's Zoning Ordinance and/or other applicable City codes or ordinances shall be required to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan.

The flexibility of land uses is essential to achieve the best design possible and to create a multi-family/recreational district. The local land development regulatory process will be administered by the South Amboy Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the City of South Amboy:

- A. To redevelop underutilized buildings and properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area and the objectives of the City's Master Plan;
- B. To eliminate vacant, deteriorated and obsolete buildings and structures that affect the feasibility effectuating a more amenable neighborhood physical change by advancing mixed-use infill development (recreational, waterfront dependent and residential);
- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition;
- D. To provided land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the area;
- E. To serve as the guiding document for the City Council and Planning Board for the Beach Club District Redevelopment Area;

- F. To create land use and building requirements specific to the Redevelopment Area that will promote the development of a multi-family/recreational neighborhood. The redeveloped area will consist of a mix of passive/active recreational, waterfront specific activities, entertainment, and multi-family residential development.
- G. To foster the development of recreational and residential uses that will advance the revitalization of the Redevelopment Area by providing for an increase in the City's economic base;
- H. To promote the utilization of high quality construction of buildings and improvements;
- I. To identify and remediate potential brownfields issues within the redevelopment area;
- J. To stimulate an appropriate level of development that provides public benefits to the City and does not overwhelm the City's infrastructure;
- K. To control vehicular access along North Rosewell Avenue in a manner that diminishes potential traffic conflicts.

3.4 Permitted Uses

- A. Permitted principal uses. The Redevelopment Plan seeks to encourage and accommodate residential, recreation and limited entertainment uses in order to encourage the redevelopment of the Beach Club District. Table 2 lists the permitted uses for this area.

**Table 2
Permitted Principal Uses
Beach Club District (BCD)**

Primary:

- 1. Multi-family residential.
 - 2. Active/passive recreation, including open air gazebos, sports courts, open air performance areas and associated seating, and public accommodations for comfort facilities.
 - 3. Waterfront dependent activities, including beach clubs, marinas, marina terminals and storage facilities for water specific sports equipment i.e., kayaks, paddle boards, etc..
-

4. Restaurant use, open to the public, shall be permitted on Block 161.02, Lots 20, 20.01 and 23.

5. Inns and Hotels with up to 200 rooms.

6. Clubhouse.

B. Permitted accessory uses. Permitted accessory uses in the Beach Club District may include accessory commercial uses, on-street and off-street parking, structured parking under residential buildings, parking garages, swimming pools, fences and walls, signage, loading areas, public open space, band shells, and related elements which are commonly ancillary to principal permitted uses. "Accessory Commercial Uses" shall mean retail and commercial uses as may be incidental or accessory to ferry services, marina operations and multifamily residential developments, including, but not limited to, health and fitness clubs, community centers, club houses, beach houses, shared or "zip" car facilities, bicycle rentals, dog and pet grooming, theater screening rooms and facilities, boat rentals, dining, banquet and catering facilities, commercial entertainment, and recreation. Retail accessory uses shall not be located in stand-alone structures. Retail accessory uses must be located within a structure or building containing a permitted primary or principal use and must be a related and logical accessory to that primary or principle use. Accessory dining facilities within the Beach Club District shall be limited to banquet or club type dining for sit down service or the sale of prepackage or prepared foods for off-premise consumption. Accessory dining facilities shall not be open to the general public for table service dining.

C. Prohibited Activities. Any activity that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, fumes, noise, and vibrations or similar substances or conditions shall be prohibited within Beach Club District. Signs painted directly upon the exterior walls of any principal or accessory building or structure shall be prohibited.

D. Use standards. The following standards shall apply to applicable uses permitted within the Beach Club Overlay District Redevelopment Area.

Multi-family residential

- a. Controlled and secured access for the residential use shall be provided.
- b. Off-street and on-street parking for residential development shall be provided as follows given the nature of this transit oriented redevelopment :
 - One-Bedroom Unit – 1.2 Spaces
 - Two-Bedroom Unit – 1.8 Spaces
 - Three-Bedroom Unit – 2.1 Spaces

On-street parking that can be considered toward the parking requirement must be located along public or private roads, drives or cart ways that are contiguous to the building they will serve and within the portions of the roads, drives and cart ways that are along the frontage of the lot or phase.

- c. The overall mix of units in any building shall include a maximum of 50% of units containing two or three bedrooms with the remaining 50% or more of units being either one-bedroom or studio style in configuration. Studio apartments shall have a minimum floor area of 400 square feet, one-bedroom dwelling units shall have a floor area of at least 630 square feet, two-bedroom apartments shall have a floor area of at least 850 square feet, and three-bedroom apartments shall have a floor area of at least 1,150 square feet.
- d. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than three bedrooms.

E. Affordable Housing

Developments in the Beach Club District shall address the need to provide affordable housing in the Redevelopment Agreement.

3.5 Bulk Standards

Tables 3, 4 and 5 list the area and bulk requirements for multi-family, recreation, and waterfront dependent development in the Beach Club District.

**Table 3
Beach Club District Redevelopment Area
Multi-Family Regulations**

Zoning Standard	BCD Requirement
Minimum lot area (gross acres*)	1
Maximum Density (units per gross acre*)	12***
Minimum setback for a building or parking structure to any right-of-way, lot line or phase line (feet)	5
Minimum setback for a surface parking lot to any right-of-way, lot line or phase line (feet)	0
Maximum impervious coverage (percent)**	70
Maximum building coverage (percent)**	40
Maximum building height (feet/stories)	100/8

*The gross area of a parcel may include portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon. The permitted number of residential units may be further defined in the Redevelopment Agreement. Density and coverage will continue to the tracked based on the overall area of the Manhattan Beach Club District.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel, including portions of the parcel that are not contiguous.

*** There shall be a density bonus of 1 additional unit per upland acre for every 2 additional off-street parking spaces provided for public use. The density calculation shall include all acreage owned or controlled by any Redeveloper, regardless of whether all of such lands are developable or are used for development.

**Table 4
Beach Club District Redevelopment Area
Recreation Regulations
(For free standing buildings designed for Recreational Uses;
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to those
Recreational Uses)**

Zoning Standard	BCD Requirement
Minimum lot area (gross acres)*	1
Minimum front yard setback (feet)	10
Minimum side yard setback (feet)	5

Minimum rear yard setback (feet)	10
Maximum impervious coverage (percent)**	80
Maximum building coverage (percent)**	30
Maximum building height (feet/stories)	45/3

*Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

Table 5
Beach Club District Redevelopment Area
Waterfront Dependent Regulations*
(For free standing buildings designed for Water Dependent Uses
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to
those Recreational Uses)

Zoning Standard	BCD Requirement
Minimum lot area (gross acres)**	5
Minimum setback from waterfront (feet)	5
Minimum Off-street Parking	See 3.4 D b. All other uses to be determined by the Planning Board based on the nature of the use and its relationship to other uses within the District
Maximum impervious coverage (percent)***	40
Maximum building coverage (percent)***	10
Maximum building height (feet/stories)	30/2

*. Bulk standards associated with the waterfront are intended to exhibit flexibility in order to accommodate a variety of unique development opportunities and each waterfront specific initiative must be reviewed prior to application for site plan approval, at which time supplemental regulations may be recommended to properly regulate and accommodate the use.

**Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

***Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

3.6 Supplemental Regulations

A. General Regulations

1.

Parking for all non-residential, accessory, waterfront dependent or recreational use or activity shall be provided as follows:

- 1 space for every two (2) seats in a banquet, entertainment or passive recreation seating area;
- 1 space for every four visitors associated with a beach club, clubhouse or community center, based on the stated maximum occupancy of the club net of the associated banquet facility, which will be accommodated as per the previous requirement;
- 1.25 spaces for every slip provided in the marina; and
- 6 spaces per 1,000 sq.ft. of a health and fitness club not associated with a beach club or clubhouse.

Additional standards will be established for the marine/ferry terminal as anticipated demand is defined. Parking for this use will be established through a future parking demand study.

Any use not specifically referenced will require the submission of a parking demand study.

2. The off-street parking requirement may be reduced for any recreational or waterfront dependent portions of a redevelopment initiative that incorporates the use of shared parking facilities located within 1000 feet of the property or street parking located immediately adjacent to the proposed use. The Planning Board, at its discretion, may grant a reduction in the number of required parking spaces during site plan review. Any such reduction shall rely on the findings of a parking study, and such study shall demonstrate that the number of parking spaces available for the proposed uses is sufficient and shall not result in any adverse impacts to traffic or parking on streets within the surrounding area.
3. In the event of any conflicts between the regulations set forth herein and any other City of South Amboy development ordinances, the Beach Club District regulations shall apply to any properties or proposed development within the Beach Club District.
4. This Plan may be implemented pursuant to the planned development

provisions of the Municipal Land Use Law, pursuant to the City's General Development Plan Ordinance.

B. Distribution of Uses

Delineation on the site plan. The square footage devoted to residential/recreational uses shall be identified on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

C. Prohibited Uses

All industrial uses, as well as any commercial uses that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations, or similar substances or conditions shall be prohibited. Such uses may include, but are not limited to the following:

- i. Laundromats.
- i. Automobile service stations.
- ii. Gasoline filling stations other than marine dependent fueling.
- iii. Autobody repair and auto mechanical repair shops.
- iv. Automobile washing establishments.
- v. Automobile dealerships.
- vi. Arcades, billiard parlors, and bowling alleys.
- vii. Billboards.
- viii. Dry cleaning processing.
- ix. Nail salons.
- x. Outdoor storage of goods incidental to the conduct of a retail business.

D. Signs

Signs may be provided consistent with the provisions of Section 53-79 (35) of the City's Land Development Ordinance.

E. Non-Applicable Sections

The following section of the City's Land Development Ordinance is one

that shall not apply within the Beach Club District:

53-79 (27): Limitation on number of principal uses or buildings per lot.

To the extent that other provisions of the Land Development Ordinance are not consistent with this Redevelopment Plan and that such provisions would frustrate the intent and purpose of this Redevelopment Plan, those provisions shall not apply.

F. Stormwater Management

Stormwater management facilities located in and serving development within the Beach Club District shall meet all applicable requirements established pursuant to any and all local and state regulations.

G. Street, Curbs and Sidewalks

Proposed right-of-way and street front improvements shall meet the requirements set forth in Redevelopment Agreement.

H. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, pursuant to the criteria of N.J.S.A. 40:55D-70c(1) and (2) for bulk variances, as follows, and such deviations shall not be considered an amendment to this Redevelopment Plan:

(a) where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, or by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structure lawfully constructed thereon, the strict application of any area, yard, or bulk standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, or

(b) where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments.

(c) No deviations or other relief may be granted under the terms of this section unless such deviation or relief will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the Beach Club District Redevelopment Plan.

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the uses permitted in the Redevelopment Area shall be

permitted only by means of an amendment to the Redevelopment Plan by the City Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

4.0 ACQUISITION AND RELOCATION

4.1 Properties to be acquired

The City may acquire any property(ies) within the Beach Club District in order to effectuate the Plan, other than those owned by the Redeveloper, SARA or the City, or under contract for sale to the Redeveloper at the time of the adoption of this Plan.

4.2 Relocation

Relocation, temporary or permanent, of businesses displaced as a result of the implementation of this Redevelopment Plan shall be carried out by the City, or such entity designated by the City (Relocation Entity) in accordance with the provisions of the State of New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.), the rules promulgated there under, and a State-approved Workable Relocation Assistance Plan (WRAP) for the Redevelopment Area. Said WRAP shall be available for public inspection at the offices of the Relocation Entity.

It is estimated that adequate opportunities for the relocation of businesses and residents currently located within the Beach Club District are available in the immediate region during the relocation period. The Relocation Entity will seek to identify potential new locations for businesses and residents that may be displaced as a result on the implementation of this Redevelopment Plan.

5.0 RELATIONSHIP TO OTHER PLANS

The LRHL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous

municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

5.1 South Amboy Master Plan

The Beach Club District is consistent with the goals and objectives adopted by the City of South Amboy through its Master Plan, and reexamination reports, including the Southern Waterfront and the Broadway/Main Street Redevelopment Plans. The purpose of this redevelopment plan is to create a sub-district within these defined planning areas in order to provide a variety of opportunities for housing, public space, and auxiliary recreational areas and to take advantage of the unique features of the waterfront location and proximity to public transportation.

In reviewing the concerns identified in the 1974 Master Plan, the following issues were noted:

- “Recreational acreage has increased; however, it remains insufficient for the population of the City.” (Pg.5) The 1974 plan noted 15 acres of existing recreational lands where 47 acres was recommended by the National Recreation Association and 59 was the projected need for 1985. (Pg. 22)
- “Industrial activity has been stagnant. The movement toward ‘Industrial Parks’ in Middlesex County has bypassed South Amboy.” (Pg.5)
- “Available vacant lands have remained dormant.” (Pg.5)
- Low population growth as compared to the county and the state. “Much

of this difference is attributable to the limited and unattractive areas available for additional residential development which has restricted South Amboy's potential for matching the growth of the County and State." (Pg. 8)

- The plan states: "significant increases in the 20-29 and 65-75+ age categories, indicates a changing housing market for the City..... The conclusion that may be drawn is that the housing demands of South Amboy, dictated by the age distribution of the population, is shifting away from the single-family, owner occupied housing type to the smaller, low cost, renter type unit.....The recreational and educational needs of this segment of the population are unique and warrant special attention by the City." (Pg.11)
- With regards to housing, the plan states: "The most frequent municipal housing problems are structural inadequacies, blight influence from nearby uses, structural decay, and illegal conversions of residential uses. The presence of any one of these problems was known in the era of Urban Renewal as a 'blighting agent.' Structural inadequacy, blight in the form of obsolescence, major structural defects , and neglect of proper maintenance have been identified in the 'Rosewell' Village and Broadway areas of the City.....In the absence of Federal assistance, private investment will bear the burden of rejuvenating the overaged housing stock of South Amboy."

These concerns are echoed in the 1984 reexamination report, where objectives include:

- To preserve environmentally critical areas but reduces the existence of tax producing land snow vacant. (A-2)
- To encourage high quality design and promote in residential....of the city...(A-2)

- To increase recreational land facilities. (A-2)
- To maintain a balance of housing consistent with the demands of the population and economic levels of the community. (A-3)
- To provide for the location of recreation facilities which will serve all areas of the City. (A-6)
- To develop programs whereby additional recreational land will be provided in new developments in proportion and relationship necessary for the additional residents of the development. (A-7)
- To focus attention on the overall deficiency of adequate recreational space throughout the City and stimulate programs to overcome this deficiency. (A-7)

The 1994 reexamination report reviews the prior objectives and notes advances as follows:

- The creation of the “Southern Waterfront Redevelopment Area” and its associated recreational fields. (Pg. 17)
- The diminishment of blight through the stricter enforcement of ordinances and the advent of DIY home improvement stores. (Pg. 24)

Finally, the 2004 reexamination report outlines the progress and successes the City has accomplished related to these goals, specifically noting the Southern Waterfront and Broadway/Main Street redevelopment plans. The report notes investments in ferry service and the existing train station. The plan recommends that the board consider initiatives in the central beachfront areas.

It is clear that the City has pursued a revitalization strategy focused on upgrading/diversifying its housing stock, providing recreational lands, and utilizing vacant, unproductive parcels. The stagnant condition of these lots does not advance the purposes and intent of the City’s master plan and zoning

ordinance with respect to development, recreation, or maintenance. The City's Master Plan cites the need to improve deficient structures and deleterious conditions. The deterioration of the area is attributed to the intermixing of land uses (industrial and residential) and the abandonment of industrial sites with the resulting lack of maintenance/development. The redevelopment area exhibits this deleterious land use pattern, with current and former uses including vacant land and abandoned industrial uses. The effect of such stagnation is evident in the adjoining residential area to the west, where residential housing is in various states of repair. In light of these concerns, and in order to continue the success of the aforementioned redevelopment plans, the City had invested in its infrastructure and is now establishing the Beach Club District.

To accomplish this directive, as well as other goals and objectives, the City may also turn to the general purposes of planning and zoning as set forth in Section 40:55D-2 of the Municipal Land Use Law. These goals and objectives form the basis for land use recommendations. Those pertinent to this study are as follows:

- To encourage City actions to guide the appropriate use or development of all lands in South Amboy, in a manner which will promote the public health, safety, morals and general welfare;
- To promote the establishment of appropriate population densities and concentrations that will contribute to the wellbeing of persons, neighborhoods, communities and regions and preservation of the environment;
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the City and the environment;
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;

- To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.

The master plan and subsequent reexaminations continue to pursue the revitalization of the City and this Redevelopment Plan confers a high-density residential/recreational land use designation on the redevelopment area. The intent of these land use categories, and the reason for them being co-located, is to provide a vibrant residential neighborhood and bring the focus back to the City's waterfront location. The City seeks to do this in a manner that provides for new housing opportunities reflective of population demands, an improved aesthetic layout, preservation of natural resources, which would include the use of existing infrastructure such as water and sewer instead of sprawl, and continual investment/redevelopment.

The State Development and Redevelopment Plan classify South Amboy as Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburbs. PA-1 areas are characterized by areas of significant existing development and infrastructure with limited land available for development, resulting in redevelopment or infill development opportunities.

The City has recognized its own overall shift and decline, and has taken steps to address these changes. The area defined within the Beach Club District has been a part of this decline since 1974. Redevelopment of the area advances the goals and objectives of both the City's master plan, the Southern Waterfront and Broadway/Main Street Redevelopment Plans, and the State Development and Redevelopment Plan. This Redevelopment Plan also addresses one of the major issues identified in the City's last master plan re-examination report, i.e., the revitalization of the housing stock and additional recreational facilities.

5.2 Sewer and Water Service

The redevelopment area is located within public water and sewer service areas.

5.3 Transportation and Public Transportation

The Beach Club District Redevelopment Area is currently served by public transportation. The District is located in close proximity to the South Amboy train station, which provides direct rail access to New York City and major employment hubs within New Jersey, and a future ferry service. Access to the regional highway network is readily available.

5.4 Relation to Master Plans of Adjacent Municipalities

The City of South Amboy is surrounded by the Borough of Sayreville. The uses and standards associated with the Beach Club District are consistent with the waterfront redevelopment initiatives established and pursued by Sayreville to the north of the City. The proposed residential development is bounded by the existing homes created as part of the Southern Waterfront Redevelopment Plan and is located more centrally, away from the City's boundaries. Regional access to the redevelopment area is primarily from the Garden State Parkway, New Jersey State Highway 9, New Jersey State Highway 35, and the New Jersey Turnpike; therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

5.5 Relation to Middlesex County Plan

The Middlesex County Master Plan has historically designated portions of the Beach Club District for commercial development, however the plan recognizes changing conditions within communities and encourages initiatives designed to stabilize and improve communities fiscally through appropriate local land use planning.

5.6 Relation to State Development and Redevelopment Plan

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. South Amboy is located in a “Metropolitan Planning Area.” That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognition that redevelopment will be the predominant form of growth; and understanding that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan’s goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section summarizes the implementation process for a successful redevelopment plan.

6.1 Redevelopment Entity

The South Amboy Redevelopment Agency shall serve as the Redevelopment Entity hereunder.

6.2 Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

6.3 Appointment of a Redeveloper

The Redevelopment Entity shall select one or more Redevelopers to participate in the implementation of the Redevelopment Plan.

Upon the selection of one or more Redevelopers, the Redevelopment Entity shall then proceed to negotiate and execute a formal Redevelopment Agreement. The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to for approval to the City Planning Board, as required by the City's Land Development Ordinance.

6.4 Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In the alternative, an application for redevelopment in the area may be filed with the Planning Board provided that any Planning Board approval therefore be conditioned upon the applicant's designation by the Redevelopment Entity as redeveloper for the proposed project site and the execution of a Redevelopment Agreement between the applicant and the Redevelopment Entity in connection with the proposed redevelopment. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the City's Land Use Ordinance, will be submitted to the Redevelopment Entity for review and approval prior to submission to the Planning Board for its review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take

precedent over the Land Development Ordinance of the City of South Amboy. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply, to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

6.5 Duration of Redevelopment Plan

During the period that this Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan shall remain in effect for 30 years following the date of its adoption. After that period, the City's Land Use Ordinance will regulate development within the Redevelopment Area.

6.6 Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

APPENDIX 1

APPENDIX 2