

Proposed Beach Club District Redevelopment Project

A series of horizontal lines in teal and light blue colors, located on the right side of the slide, extending from the left edge of the slide.

**South Amboy
Redevelopment
Agency**

**City of South
Amboy**

The Redevelopment Area



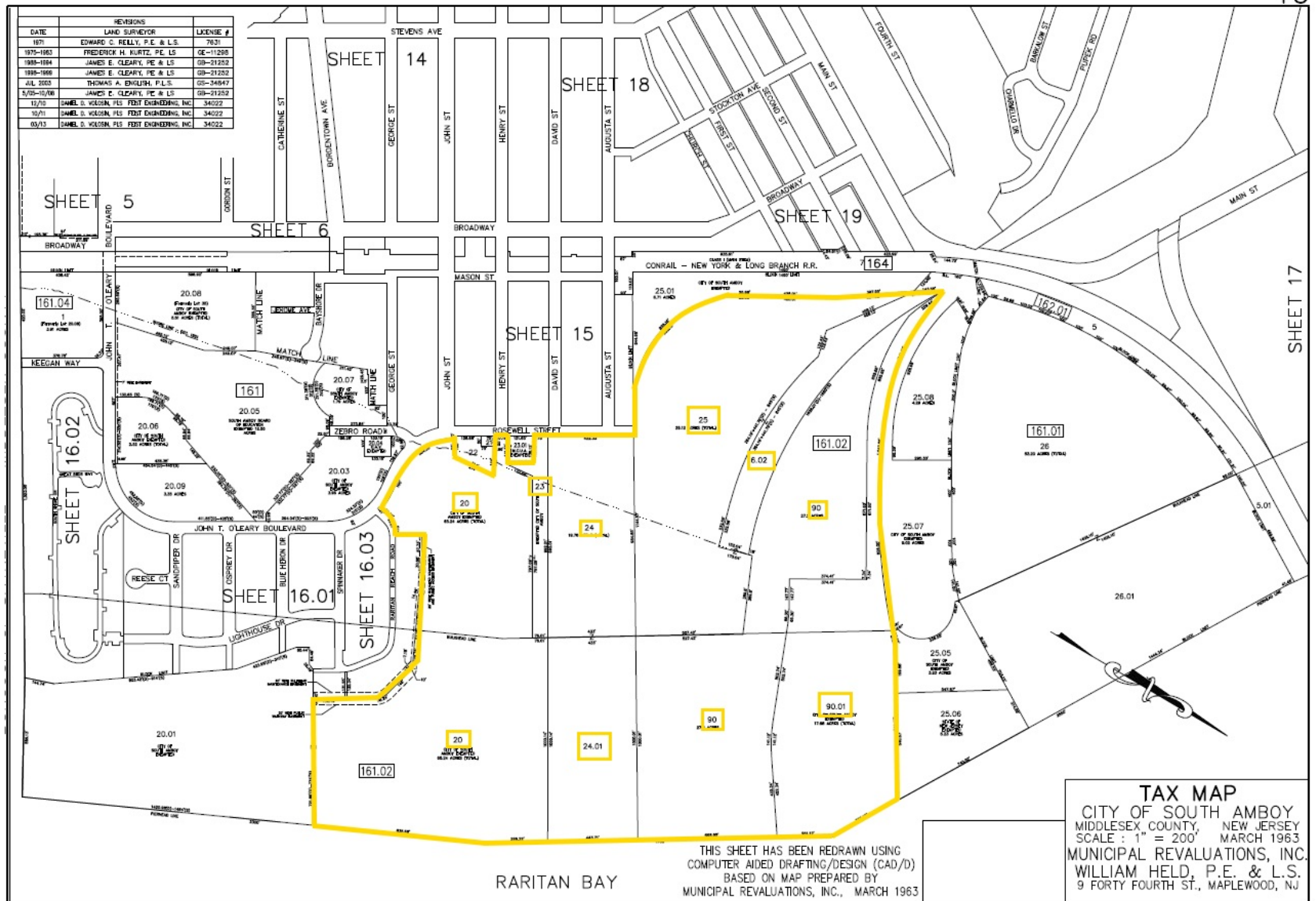
Beach Club Overlay District
City of South Amboy, New Jersey
Figure 2: Redevelopment Area Map

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Colts Neck, New Jersey 07722



Redevelopment Area Tax Map



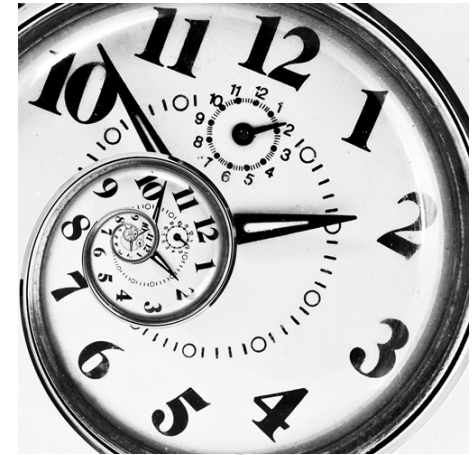
Chronology of Key Events

1999/2002:

Commenced studies of certain areas as “areas in need of redevelopment”

2004:

Adopted Southern Waterfront Redevelopment Plan



2002:

Adopted Broadway/Main Street Redevelopment Plan

2005:

Designated Amboy Aggregates (AA) property as an “area in need of redevelopment”

Chronology of Key Events

2007:

Commenced negotiation for a sewer capacity agreement with Sayreville

2010:

Amended Broadway/Main Street Redevelopment Plan to, among other things, increase permitted density by 50%



2009/2014:

Multiple attempts to sell SARA property

2012:

Commenced negotiations with redevelopers for redevelopment of Redevelopment Area (including AA Property)



Current Constraints/Conditions: Amboy Aggregates Portion of Site

- 41 Acres (Block 161.02, Lots 6.02, 25 and 90)
- Current “industrial use” permitted in perpetuity
- Regulated by Broadway/Main Street Redevelopment Plan (as amended December 2010)
 - Permits all forms of residential uses
 - Permits extensive list of retail uses



Current Constraints/Conditions: Amboy Aggregates Portion of Site



Limitation on Residential Units:

- 7.75 residential units per gross acre plus 1 unit/acre for every 2 off-street public parking spaces (no maximum number of units)
 - $617 + 80$ residential units for every 2 off street public parking (i.e. 30 public parking spaces gets an additional 1200 units); 1,817 total units
- 12 residential units per acre if “age-oriented residential” plus 1 unit/acre for every 2 off-street public parking spaces (no maximum number of units)
 - $955 + 80$ for every 2 public parking space; 2,155 total residential units with 30 public parking spaces

Existing Amboy Aggregates Site Conditions



Project Goals/Vision



- Close industrial use on AA property and remediate the property
- Sell SARA owned property for redevelopment/restaurant
- Maximize revenues to SARA and the City with the goal of retiring debt, promoting Broadway Business District and stabilizing taxes
- Continue waterfront development (including walkway) already completed to the south of site

- Create a plan where the City can be experienced as a “Seaside Town”
- Design multi-family architecture in an urban grid that anticipates increasing mixed use in the future
- Coordinate project with expected ferry access to New York City
- Contribute to the development of Broadway Business District
- Create Jobs

GOALS
+ PLANS
= SUCCESS

The Redeveloper

- Sherman Financial Group is the Owner of Manhattan Beach Club Street LLC
 - Ben Navarro and Brett Hildebrand control the company and have a combined ownership of more than 50%
 - Employs 1,600 people
 - Investments to date exceed \$7 Billion
 - Large development projects in Delaware, Florida, Philadelphia, and Dublin
- O'Neill Properties is joint venture partner in project.
 - National developer of residential, retail and commercial project, 11,000 residential units in development, 5 Million sf of retail and \$2 Million office space



Key Points of the Proposed Project

- **Project:** 1,750 residential units, 88 affordable housing units (on or off-site), restaurant, associated parking, accessory commercial uses
- **Project Limitations:**
 - No stand alone commercial or retail uses (other than a restaurant)
 - No more than 1,750 residential units (plus 88 affordable housing units)
 - Project to be undertaken in phases (30 year build out)
- **Public Improvements:**
 - Public park at easternmost portion of the site
 - Continuance of waterfront walkway
 - Approximately \$500 Million investment in the City



Key Obligations of the Redeveloper

- Purchase SARA/City Parcels (Block 161.02, Lots 20, 20.01 and 23) for \$3.8 Million on or about December 31, 2014
- Donate \$500,000 to the City for public safety improvements
- Make a payment (\approx \$2.8 Million) to Sayreville for almost twice the sewer capacity required for the Project which will allow for future development in the City
- Pay \$15,000 monthly to SARA until the issuance of a final Certificate of Completion (CC); upon the issuance of a CC pay \$7,500 per month for 3 years
- Pay SARA \$5,000 for each for-sale residential unit and \$2,500 for each residential rental unit

Key Obligations of the Redeveloper



- Make a good faith effort to recruit and hire City residents in connection with the undertaking of the Project
- Fund an escrow account to cover the expenses of SARA/City
- Provide for a public park on the waterfront and continue walkway upon receipt of funding for the same
- Include 88 affordable housing units
- Contribute \$3,480,000 to an affordable housing trust fund

Financial Benefits

\$3,800,000	Sale of SARA Property
\$2,800,000	Acquisition of Sewer Capacity from Sayreville
\$5,670,000	Monthly Payments to SARA
\$4,375,000	For-Sale Unit Payments
\$2,187,500	Rental Unit Payments
\$500,000	Public Safety Contribution
\$19,332,500	Total

<i>\$4,000,000</i>	<i>Annual Ratables (City, County, School District) at first year full Build Out</i>
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Expected Impact on Schools

- Rutgers study of transit oriented developments showed that such developments produce 1/6th number of public school children (≈ 40 students assuming 50% one bedroom/ 25% two bedroom/ 25% three bedroom)
- Light House Beacon Point and Harbor Village (203 two bedrooms with 125 dens) produce approximately 15 public school children (≈ 70 students if applied to two bedroom)
- Currently 1,169 public school children costing taxpayers $\approx \$7,300$ per student; and increase of 48 students since 2007-2008
- 6% increase in public school children over 20 to 30 years ($\approx \$525,000$ additional cost to taxpayers)



Impact on City Revenues/Ratables



- Current Taxes \$147,000
 - \$76,000 Municipal
 - \$71,000 School
- Projected Taxes (at full build out using 2014 tax rate in excess of \$4 Million annually)
 - \$1,760,000 Municipal
 - \$1,640,000 School
 - Reverses 30% Decline in net valuation since 2010



The Future: Manhattan Beach Club



The Look



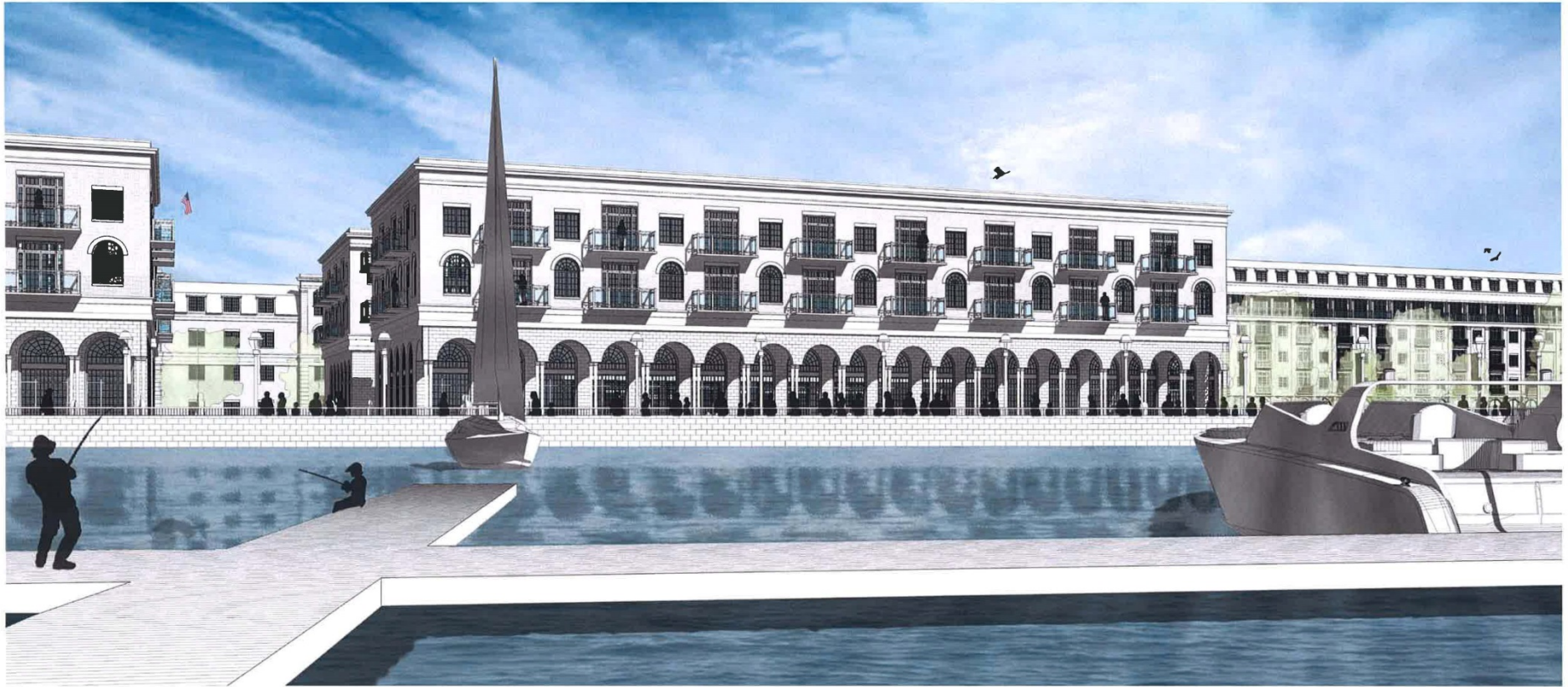
Looking West Toward Central Park



View Towards Pier, Looking East



View of Harbor and Boardwalk



Unit Plan Concepts



One Bedroom: 720 SF



Second Floor

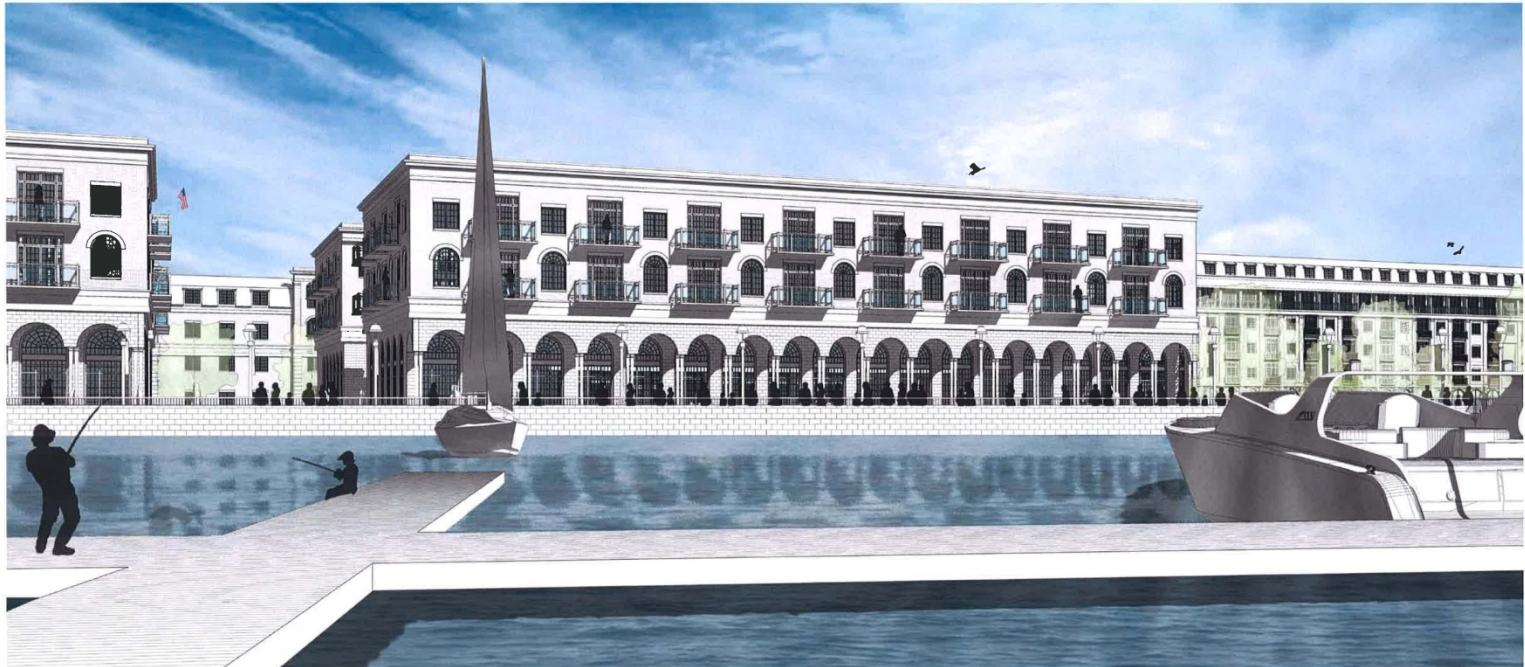


Two Bedroom: 880 SF



First Floor
Townhome - 1240 SF

Before and Projected After



Next Steps

November 12:

Joint Meeting of City Council and SARA to approve RDA and resolutions sending the Manhattan Beach Redevelopment Plan and GDP Ordinance to Planning Board for Comment

November 13:

Execution of RDA

November 18:

Planning Board Meeting to consider Manhattan Beach Redevelopment Plan and GDP Ordinance

December 2:

City Council Meeting to consider introduction of ordinance adopting Manhattan Beach Redevelopment Plan and GDP Ordinance

Next Steps

December 16:

Alternative date for Planning Board to consider Manhattan Beach Redevelopment Plan and GDP Ordinance

December 17:

City Council to adopt ordinance approving Manhattan Beach Redevelopment Plan and GDP Ordinance following receipt of comments by Planning Board

December 31:

Closing on purchase of AA's property and SARA's property by Redeveloper

2015:

Approval of site plan, commencement of construction of first phase of project and closing on AA site