

LBI Grade School – Block 48, Lot 1

Redevelopment Plan

Borough of Ship Bottom

Ocean County, New Jersey

June 25, 2024

Prepared by:



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LBI Grade School – Block 48, Lot 1

Borough of Ship Bottom

Ocean County, New Jersey

Reviewed by the Ship Bottom Land Use Board: _____

Adopted: _____

Prepared by



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The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3.(b).

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

John Barree, AICP, PP #6270, LEED Green Associate

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INTRODUCTION AND PROCESS

REHABILITATION DESIGNATION

On January 4, 2024, the Mayor and Council of the Borough of Ship Bottom adopted Resolution 2024-33 directing the Land Use Review Board to undertake a condemnation area in need of redevelopment preliminary investigation to determine whether the LBI Grade School located at 201-267 W. 20th Street, known on the tax map as Block 48, Lot 1, met the statutory criteria to be designated in need of redevelopment. A report entitled “LBI Grade School – Block 48, Lot 1 Area in need of Redevelopment Investigation Report” dated May 2, 2024, was prepared by HGA and placed on file with the Borough. A noticed hearing of the Land Use Review Board was advertised for May 21, 2024. However, the public hearing was not conducted, and the Borough opted to take a different approach to the designation of the property.

On June 25, 2024, the Mayor and Council adopted a resolution designating the LBI Grade School (Block 48, Lot 1) as an area in need of rehabilitation (the “Area”). The Area’s designation as an area in need of rehabilitation permits the adoption of a redevelopment plan, and the exercise of most of the powers set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) (the “LRHL”). Most notably, a redevelopment plan prepared for an area in need of rehabilitation cannot authorize the use of eminent domain, nor can redevelopment projects in a rehabilitation area be eligible for long-term tax exemptions.

The Long Beach Island Consolidated School District (the “District”) owns and operates the Long Beach Island Grade School. Over the last decade, the District has been working on various plans to consolidate its two schools into one facility. The long-term plan has been to construct additions to the Ethel Jacobsen School and to close the LBI Grade School and sell that property on which it sits.

The New Jersey Department of Education (NJDOE) approved an amendment to the District’s Long-Range Facilities Plan in 2021. The amended LRFP approved the proposed expansion of Ethel Jacobson and the closure of LBI Grade School and the bus garage in the Study Area.

According to the District’s Annual Comprehensive Financial Report for the year ending June 30, 2023, the New Jersey Department of Education has approved the construction plans for the modification and addition to the Ethel Jacobson School, the consolidation of the two schools, and the sale of the Long Beach Island Grade School.

The purpose of this Redevelopment Plan is to establish standards under which the Area, which encompasses the Long Beach Island Grade School, can be redeveloped pursuant to the statutory requirements set forth in the LRHL. The Redevelopment Plan calls for the designation of at least 60,000 square feet of land area for public open space or recreation and permits single-family residential dwellings with a scale and design consistent with the surrounding residential neighborhood for the remainder of the Area.

STATUTORY REQUIREMENTS

The LRHL at N.J.S.A. 40A:12A-7, requires that a redevelopment plan 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 Area 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, C398 (C52:18A-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 public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Plan addresses each of the statutory requirements.

EXISTING CONDITIONS

LOCATION AND DESCRIPTION

The Area is Block 48, Lot 1 in the Borough of Ship Bottom, a parcel just under 4 acres in size occupying a full block. The Area is bound by West 19th Street to the north, Central Avenue to the east, West 20th Street to the south and East Bay Terrace to the west.

The Area is developed with the Long Beach Island Grade School, which is in the central and eastern portion of the parcel. The eastern edge of the property includes athletic and play courts and a garden area. There are several discrete parking and loading areas along the north and south sides of the school building. A baseball / multi-purpose athletic field is located to the west of the school building. A separate playground area is at the southwest corner of the school along the West 20th Street frontage. The western edge of the Area is occupied by a school bus garage with seven bays facing East Bay Terrace and three bays facing West 20th Street.

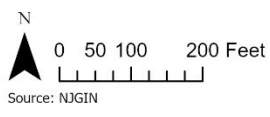
The school building was originally constructed in 1951. In the ensuing 70+ years of its existence, there have been several additions and modifications. An addition from 1961, was added to the north side of the school that contains several classrooms and offices. Two classrooms in an approximately 3,000 square foot addition were added to the east side of the gymnasium in approximately 1993. The media center, an approximately 4,100 square foot addition was added to the west side of the building in approximately 1994. The total area of the building today is 48,165 square feet. The Bus Garage was constructed in approximately 1956 and has a footprint of 7,216 square feet.

EXISTING ZONING

The Area is in the Borough's P "Public" Zone District. According to Chapter 16.20.010 of the Borough Code the P Public Districts states permitted uses include:

"Educational and recreational activities, including the operation of public and private day schools of elementary and/or high school grades licensed by the state of New Jersey, as well as municipal and county buildings, public libraries, public open space, public parks, public recreation and conservation areas, public parking areas, public restrooms and other "public purpose uses." Public purpose uses shall include radio and/or cellular antenna systems that may receive and transmit and re-transmit signals and may be installed on the water towers located in the Borough of Ship Bottom, subject to the approval of the land use review board and mayor and council."

Figure 2 shows the existing P Zoning and the R-2 Zoning for the surrounding residential properties.



Long Beach Island Elementary School
Block 40, Lot 1
Ship Bottom, NJ



Figure 1 - Rehabilitation Area Aerial

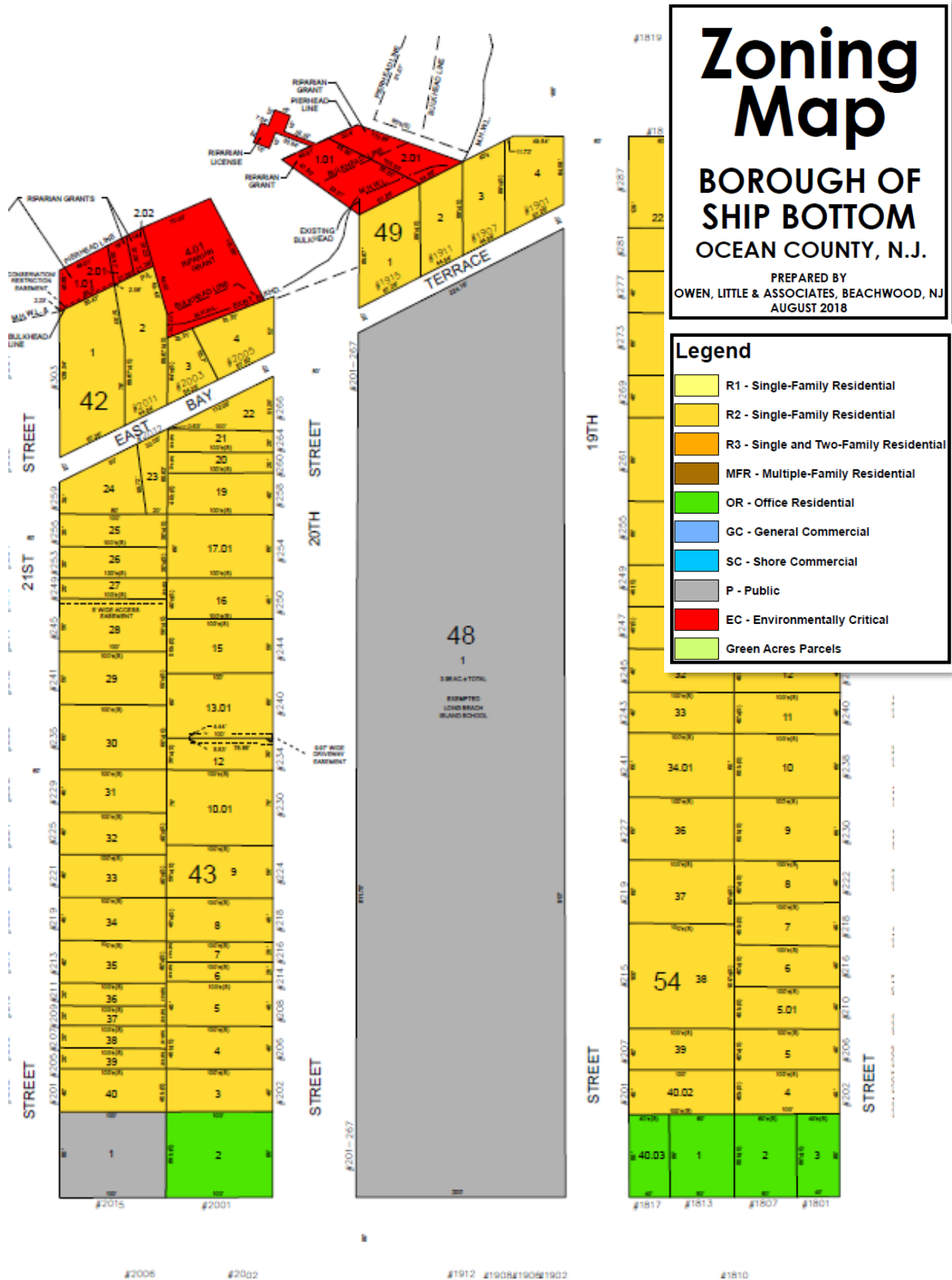


Figure 2 - Existing Zoning

PLAN PRINCIPLES, GOALS, AND OBJECTIVES

PURPOSE

The purpose of this Redevelopment Plan is to enable the redevelopment of the LBI Grade School property, which does not have a future as an elementary school according to the Long Beach Island Board of Education's long-range plans, which call for the school to be closed and consolidated with the Ethel Jacobsen Elementary School in Surf City. Since there is no viable future use for the Area as an educational facility, the purpose of the Redevelopment Plan is to enable a residential redevelopment that is consistent in scale with the surrounding R-2 Single-Family Residential Zone. In addition to permitting private residential redevelopment, a substantial portion of the property will be allocated for future public open space, parks, or recreation facilities.

GOALS AND OBJECTIVES

1. Enable the disposition and sale of the Long Beach Island Grade School while maintaining a portion of the Area for public purposes.
2. Encourage the development of climate resilient new residential structures that are consistent with the character of the adjacent residential neighborhoods.
3. Promote high quality architectural design to create a varied residential streetscape that blends with its surroundings.
4. Provide land for public open space and recreational uses to enhance the quality of life of Borough residents.
5. Maintain the existing circulation patterns around the Area.
6. Provide adequate parking on public and private property to support the residential and public uses.

RELATIONSHIP OF THE PLAN TO THE BOROUGH LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7.c, redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. The Redevelopment Plan shall supersede the existing P- Public Zone.

When utilizing the standards in this Redevelopment Plan, Borough regulations affecting development that are in conflict are superseded by this Plan. Existing engineering standards, performance standards, and definitions shall apply, unless otherwise noted.

No deviations from the Redevelopment Plan standards may be granted which would require a “d” variance pursuant to N.J.S.A. 40:55D-70d. In addition, no deviation shall be permitted from the maximum permitted building height. If any such deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Borough Mayor and Council. Requests for “d” variance or any type of height variance relief shall not be heard by the Borough’s Land Use Review Board.

Any deviations from bulk and other specific standards (except height) shall require “c” variance relief where noted in the Plan. The Land Use Review Board shall have the power to grant relief (except related to building height) to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

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

The Land Use Review Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan.

All development must be approved by the Land Use Review Board and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Borough Ordinances and by N.J.S.A. 40:55D-1, et seq.

Final adoption of this Redevelopment Plan by the Borough Mayor and Council shall be considered an amendment to the Borough Zoning Ordinance and Official Zoning Map.

LAND USE PLAN

The Redevelopment Plan shall contain a single land use district that is anticipated to be developed with a maximum of 21 residential units on subdivided fee simple lots and a parcel for public open space and recreation purposes with a minimum lot area of 60,000 square feet.

PERMITTED USES

The following uses shall be permitted principal uses. Any use not listed shall not be permitted.

Permitted Principal Uses

1. Detached single-family dwellings
2. Public playgrounds, public conservation areas, public parks, and public open space.
3. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family care homes for elderly persons and physically disabled adults subject to the standards and requirements for single-family dwelling units located in the same district.

Permitted Accessory Uses

1. Private residential swimming pools (subject to the standards in Ordinance Section 16.52.160) and other usual recreational facilities, customarily associated with residential dwelling units;
2. Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height, and altogether not exceeding 150 square feet in gross floor area;
3. Boat trailers, boats on blocks and boats on trailers to be parked or stored within any yard area, provided that they are set back from any property line the distance specified for accessory buildings in the bulk standards section of this Redevelopment Plan, vehicular access to the property is not impeded, and no more than one boat (on or off a trailer) or boat trailer may be parked or stored in the front yard. Their dimensions shall not be counted in determining total building coverage and they shall not be used for temporary or permanent living quarters while situated on the lot. All boats and trailers parked or stored on any property within the Borough shall be currently registered with the appropriate agency;
4. Off-street parking and private garages, either attached or detached (subject to the standards in Ordinance Section 16.52.080);
5. Fences and walls not to exceed four feet in height in front yards and six feet in height in side and rear yards;
6. Home occupations (subject to the definition in Ordinance section 16.08.020 and standards in Ordinance Section 16.28.010.H);
7. Signs (subject to the standards in Ordinance Section 16.28.010.F and Section 16.52.130);

8. Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67 (see Section 16.56.010 for standards).
9. Trash corrals (subject to the standards in Ordinance Section 16.60.010.I).

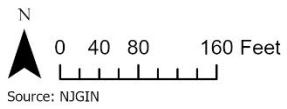
Maximum Residential Density

A maximum residential density of 21 units shall be permitted. An application to exceed the permitted number of residential units shall not be permitted.

Minimum Area Designated for Public Open Space and Recreation

A minimum area of 60,000 square feet shall be allocated for public open space and recreation. Figure 3 illustrates the anticipated portion of the Area that will be designated for public open space and recreation. This figure is meant to be illustrative and informational but shall not be considered dispositive for the future allocation of space for public open space and recreation. The public open space will be created through a dedication / donation of 30,000 square feet by the designated redeveloper and the purchase of the remainder by the Borough. It is anticipated that the Borough will utilize dedicated open space funds for a portion of the purchase. As such, the future use of the property will be regulated by N.J.S.A. 40:12-15.1 et seq.

If regrading is undertaken to facilitate residential development throughout the Area, the grading shall extend and tie-into the portion of the Area designated for public purposes. The Borough Engineer shall review and approve any comprehensive grading plans. The Borough Mayor and Council in their capacity as redevelopment entity shall outline obligations related to grading and other property improvements in the portion of the Area designated for public purposes in a redevelopment agreement.



Conceptual Land Use Plan
LBI Grade School Block 48, Lot 1 Rehabilitation Area
Ship Bottom, NJ



June 2024

Figure 3 - Conceptual Land Use Plan

BULK STANDARDS

The bulk standards for the Redevelopment Plan are as specified in the table and sub-sections below. Any deviation from these standards, except the maximum building height, shall require variance relief pursuant to the standards of N.J.S.A. 40:55D-70c. Deviations from the maximum building height shall not be permitted under this Plan and shall only be permitted through a plan amendment.

General Bulk Standards

Bulk Standards	Requirements
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Lot Frontage	50 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback*	15 feet 10 feet for a corner lot "secondary frontage"***
Minimum Side Yard Setback*	10 feet 1 / 15 feet both 5 feet for a corner lot interior side
Minimum Rear Yard Setback*	20 feet
Maximum Building Height^	2.5 stories / 32 feet
Maximum Lot Coverage by Building, Including Pools	50%
Maximum Impervious Coverage	75%
Maximum Principal Structure Habitable Floor Area***	3,500 square feet
Accessory Building Side or Rear Yard Setback	5 feet
Accessory Building Distance to other building	5 feet
Maximum Accessory Building Height	15 feet
Accessory Building Placement	Side or rear yard subject to setback requirements or setback the minimum required front yard setback from the street side of a corner lot.

*Permitted encroachments into setbacks shall be regulated by Section 16.60.010.K of the Borough Code.

**The "secondary frontage" of a corner lot shall be the longer of the two frontages.

***Habitable floor area shall be finished living, sleeping, or conditioned storage space with a ceiling height of at least 7 feet. Habitable floor area shall not be permitted below base flood elevation.

^Building height will be measured as defined by the Borough Code. For the avoidance of doubt, in the event that residential property in the Area is regraded to at least 16 inches of fill, the development is entitled to measure building height from the elevation of the top of the ground level slab, a maximum of 4 inches

above the required fill, or above the required fill grade if no slab is proposed as outlined in Section 16.08.020 of the Borough Code.

Parking Standards

A minimum of three (3) off-street parking spaces shall be provided for each detached residential dwelling.

DESIGN STANDARDS

This section details the design standards within the Rehabilitation Area. Any deviation from these standards should be considered by the Land Use Review Board and may be granted as a design exception pursuant to the standard for exceptions from site plan regulations at N.J.S.A. 40:55D-51.a. Where design or engineering standards are not specified in this Plan, the standards set forth in the Borough Ordinance shall apply.

Architectural Design Standards

1. Exposed cinder block or other unfinished masonry foundations shall not be permitted. Where elevated structures require substantial masonry foundations, they shall be obscured from view by architectural features, landscaping, and other aesthetic means.
2. The Borough's Ordinance has determined that the excessive uniformity or similarity in the exterior design or appearance of buildings is detrimental. As such, the following standards shall apply to residential development:
 - a. Standard architectural models shall be permitted, but no more than 20% of the dwellings in the Area shall have an identical or excessively similar design and no two consecutive houses facing the same street frontage shall have an identical or excessively similar design.
 - b. For purposes of this section, "excessively similar design" shall be defined as buildings with a combination of identical, or nearly identical elements that include: window placement and style, roof design, roof pitch, roof lines, chimney placement, overhangs, porches, arrangement of doors and entryways, orientation of garages, and floor plans.
 - c. A variety of exterior materials and colors shall be used along with a mix of architectural plans to differentiate the homes.

Fence and Wall Standards

1. Fences and walls shall be subject to the standards in Ordinance Section 16.52.030 and the measurement procedure at Section 16.60.010.L
2. In addition to item 1, Chain link fence shall not be permitted.

Lighting Standards

1. Lighting shall adhere to the standards set forth in Section 16.52.040.
2. All lighting fixtures used for exterior and site lighting shall use LED lamps.
3. All light fixtures shall be shielded to prevent off-site spillage and glare. Where lighting is proposed as part of a municipal recreation facility, it shall include house side shields to hide the light source and prevent glare visible from nearby residential properties.
4. Exterior light fixtures shall specify a Kelvin value not to exceed 4,000K except where cooler lights are necessary for security purposes or as part of a municipal recreation facility.



Figure 4 – Kelvin Color Temperature Scale (Source: Larson Electronics)

Lot and Block Configuration / Streets, Curbs, and Sidewalks

1. Development pursuant to this Plan shall conform to the Lot and Block Configuration standards in Ordinance Section 16.52.050 and the Streets, Curbs, and Sidewalks standards in Ordinance Section 16.52.150, except as noted below.
2. East Bay Terrace is an existing street with a 20' wide right-of-way. Subdivided building lots shall be permitted to have frontage on East Bay Terrace without requiring a dedication of right-of-way or road widening easement.

Recycling and Refuse Collection Standards

A designated area for the storage of recycling and refuse cans shall be identified either within a garage or other building storage area, an exterior enclosure in a side or rear yard, or in a trash corral designed in accordance with the standards in Ordinance Section 16.60.010.I

Stormwater Management Standards

Stormwater management requirements shall adhere with the standards set forth in Chapter 16.92 "Stormwater Control" of the Borough Code and any other regulatory requirements.

Utility Standards

Utility requirements shall adhere to the standards set forth in the applicable sections of Chapter 16.52 and any other ordinance requirements.

CONFORMANCE WITH BOROUGH OBJECTIVES

The LRHL (N.J.S.A. 40A:12A-7.a(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Borough’s Master Planning documents.

2018 COMPREHENSIVE MASTER PLAN REEXAMINATION (OWEN, LITTLE & ASSOCIATES, INC.)

The Borough’s 2018 Master Plan Re-examination Report includes a Municipal Public Access Plan and a Sustainability Element that includes a Coastal Vulnerability Assessment. The Sustainability Element identifies the coastal flood hazards using the mapped risk, observed impacts from Superstorm Sandy and other events, and the projected sea level rise models. The topography, historic fill, and built environment in the Borough (and throughout Long Beach Island) create potential hazards in the face of sea level rise and coastal flooding. The Borough’s drainage and stormwater management systems are identified as being outdated and lacking comprehensive planning and efficiency, which impacts the regularity and severity of flooding.

The mapping included in the Sustainability Element shows that the Long Beach Island Grade School was inundated by Superstorm Sandy and is projected to be impacted by Category 2 storms and above and with 2 feet of sea level rise and above.

The goals and objectives of the Master Plan focus on maintaining the overall patterns of development in the Borough.

2021 MASTER PLAN REEXAMINATION REPORT (T&M ASSOCIATES)

The planned closure of the Long Beach Island Grade School is noted as a significant change to the assumptions, policies, and objectives that underpin the Master Plan. The Reexamination Report notes that the school is planned to close due to declining enrollment and planned improvements at the Ethel A. Jacobsen Elementary School in Surf City. The Reexamination Report notes that the Grade School property is “anticipated to be an essential component of the Borough’s comprehensive recreation and open space plan.”

The Reexamination Report identifies nuisance flooding, which is related to high levels of impervious cover in the Borough, as a significant concern. The athletic field that occupies about thirty percent of the property is an important porous area that helps mitigate nuisance flooding.

The Reexamination Report recommends that the school remain a public use and states that would be consistent with the following master plan goals and objectives:

- Community Facilities:
 - Maintain and support the acquisition of additional parcels to be used for community facilities.
 - Provide adequate municipal, education and cultural facilities to meet the needs of Ship Bottom residents and vacationers.
- Recreation and Open Space:
 - Maintain existing parkland and support the acquisition of additional parcels to be used for open space and recreation.
- Environmental Sustainability:
 - Protect, maintain and conserve the natural resources of Ship Bottom for continued environmental quality and health of all residents.
 - Encourage provision of such environmentally friendly features as rain gardens, porous pavement and natural landscapes with native plantings as appropriate.

RELATIONSHIP TO OTHER PLANS

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7.a(5)(c)).

In 2001, the State Planning Commission adopted the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- 1) Revitalize the State's cities and towns.
- 2) Conserve the State's natural resources and systems.
- 3) Promote beneficial economic growth, development and renewal for all New Jersey residents.
- 4) Protect the environment, prevent and clean up pollution.
- 5) Provide adequate public facilities and services at a reasonable cost.
- 6) Provide adequate housing at a reasonable cost.
- 7) Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- 8) Ensure sound and integrated planning and implementation statewide.

This Plan is broadly consistent with the SDRP and specifically advances stated goals 1, 5, and 7 of the SDRP.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. This Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

- 1) Provide for much of the state’s future redevelopment.
- 2) Revitalize cities and towns.
- 3) Promote growth in compact forms.
- 4) Stabilize older suburbs.
- 5) Redesign areas of sprawl.
- 6) Protect the character of existing stable communities.

This Plan directly advances stated goals 1, 2, 3, and 5 for Planning Area 1.

OCEAN COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)).

Ocean County’s most recent Comprehensive Master Plan was adopted in 2011. The Plan does not include any direct comments, goals, objectives, or recommendations that are pertinent to Ship Bottom. However, the Plan acknowledges the need to support redevelopment and smart growth projects and to pursue the acquisition of future open space and recreation lands through a variety of sources.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). The Borough of Ship Bottom shares borders with Surf City Borough to the north and Long Beach Township to the south.

Long Beach Township’s most recent Master Plan Update was prepared by Owen, Little & Associates, Inc. and adopted on December 13, 2017. Among the broad goals in the master plan are a desire to “Maintain the low-density, single-family character of the community”; “increase the supply of recreational services to permanent and seasonal residents where and when feasible”, and “continue upgrades to the Township infrastructure.” The zoning districts identified in the 2017 Master Plan are not proposed to change and are consistent with the general land use patterns in Ship Bottom.

Surf City Borough’s most recent Master Plan Reexamination and Update was prepared by Owen, Little & Associates, Inc. and adopted on April 17, 2019. The Borough has maintained a set of goals since adopting its first Master Plan in 1978, which include maintaining and improving the quality of housing in the Borough, acquiring open space and recreation lands before demand for such drives up acquisition costs, and focus traffic movement on arterial streets to protect interior residential neighborhoods. The Surf City master plan

recognizes that the land use patterns in the borough are consistent with those in neighboring municipalities, including Ship Bottom.

This Redevelopment Plan proposes a continuation of the general development pattern seen in Ship Bottom, which is consistent with the land use patterns in the neighboring municipalities of Long Beach Township and Surf City Borough.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

REDEVELOPMENT ENTITY

The Ship Bottom Mayor and Council shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate or conditionally designate a redeveloper prior to the submission of an application to the Land Use Review Board for any approval based on the standards of this Redevelopment Plan.

PROPERTY TO BE ACQUIRED

The LRHL at N.J.S.A. 40A:12A-7.a(4) requires an identification of any property to be acquired within the Area. This Redevelopment Plan is based on an “area in need of rehabilitation” designation, which does not authorize the acquisition of property through eminent domain. The Borough of Ship Bottom intends to acquire a portion of the Area for public purposes; however, that will be undertaken through a voluntary transaction.

RELOCATION ASSISTANCE

The LRHL at N.J.S.A. 40A:12A-7.a(3) requires a provision for temporary or permanent relocation of residents that will be displaced by a Redevelopment Plan. There are no occupied residential structures within the Area. As such, no residents will be displaced temporarily or permanently as a result of this Redevelopment Plan.

AFFORDABLE HOUSING UNITS

The LRHL at N.J.S.A. 40A:12A-7.a(6) requires an inventory of housing units affordable to low- and moderate-income households that are to be removed as a result of implementation of the redevelopment plan. No occupiable residential structures currently on the site. Therefore, no affordable housing units are identified to be removed as part of the implementation of this Plan.

AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of applicable law, the Ship Bottom Borough Mayor and Council may amend, revise or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

DURATION OF THE REDEVELOPMENT PLAN

The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied the conditions that warranted the rehabilitation designation may be deemed to no longer exist. This shall also be reflected in covenants established between the Borough and a redeveloper in accordance with N.J.S.A. 40A:12A-9.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL associated with redevelopment plans for areas in need of rehabilitation shall apply to the implementation of this Plan.