



**MIDDLETOWN
TOWNSHIP NJ**

Planning Board Hearing
July 27, 2023

ROUTE 36 CORRIDOR REDEVELOPMENT

Study Area Section B

Stan Slachetka, FAICP, PP

INTRODUCTION

- **Purpose:**
 - Determine whether properties in Route 36 Corridor qualify as an area in need of redevelopment
- **Authorization:**
 - Resolution 19-169 (adopted on June 3, 2019)
 - Resolution 22-265 (adopted on October 17, 2022)
- **Non-Condemnation:**
 - Per authorizing resolutions, the Study Area shall be subject to a non-condemnation redevelopment area designation.



REDEVELOPMENT

A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated but is commonly recognized as the process governed by the Local Redevelopment and Housing Law and undertaken in accordance with a redevelopment plan adopted by the municipality. If used correctly, it can transform a distressed area into an economically viable and productive part of the community.

The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities

THE LOCAL REDEVELOPMENT & HOUSING LAW

- ❑ P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.)
- ❑ Governs the redevelopment process in NJ
- ❑ Provides criteria and procedures for designating areas in need of redevelopment and rehabilitation
- ❑ Defines the roles of the various public agencies in the process
 - Governing Body
 - Planning Board
 - Redevelopment Entities
- ❑ Specifies the required components of a redevelopment plan and procedures for adopting the plan
- ❑ Establishes the powers granted to municipalities upon adoption of the redevelopment plan

THE FIVE REDEVELOPMENT STEPS

Step One: Determine if the Area is in Need of Redevelopment



Step Two: Prepare and Adopt a Redevelopment Plan



Step Three: Enter into an Agreement with a Redeveloper to Undertake a Redevelopment Project in Accordance with the Plan



Step Four: Review of the Proposed Redevelopment Project by the Planning Board



Step Five: A Completed Redevelopment Project and Implementation of the Community's Vision

DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

THE REDEVELOPMENT AREA *DESIGNATION PROCESS...*



Governing Body Resolution Directing the Planning Board to Undertake a Study

Specifies Condemnation or Non-Condemnation



Preparation of a Preliminary Investigation and Report



Public Notice of Hearing



Planning Board Hearing and Recommendation



Governing Body Resolution Designating the Area in Need of Redevelopment

Notice to Property Owners in the Redevelopment Area



Review of Resolution by NJ DCA

THE REDEVELOPMENT CRITERIA

- A. Substandard Building Conditions Resulting in Unwholesome Living or Working Conditions
- B. Discontinuance of the Use or Abandonment of Commercial, Office, and Industrial Buildings or with Significant Vacancies Over 2 Consecutive Years
- C. Public Land or Privately Owned Vacant Land that has been Vacant for 10 Years that Can't be Developed Privately
- D. Areas with Buildings and Improvements Exhibiting Dilapidation, Obsolescence, Overcrowding, Faulty Arrangement or Design, Lack of Ventilation, Light and Sanitary Facilities, Excessive Land coverage, or Deleterious Land Use – Causing Detrimental Impact

THE REDEVELOPMENT CRITERIA

- E. A Growing Lack or Total Lack of Proper Utilization of Areas Caused by the Condition of Title, Diverse Ownership of the Properties, or Other Similar Conditions Resulting in a Stagnant and Unproductive Condition
- F. Areas Impacted by Natural Disasters (5+ Acres)
- G. Urban Enterprise Zone (tax exemptions only)
- H. Consistency with Smart Growth Policies per Law or Regulation



506 properties within the
Route 36 Corridor Study
Area



Total of approximately 321
acres



Corridor length
approximately 5 miles

STUDY AREA

Map 1 - Regional Location Route 36 Redevelopment Study Middletown Township, Monmouth County, New Jersey

- Study Area
- Municipal Boundary
- Open Water
- Roadways**
 - Interstate or Toll Route
 - US or State Route
 - County Route
 - Henry Hudson Trail

0 0.5 1 2 Miles



Middletown Township,
1 Kings Highway
Middletown, NJ 07748



T&M Associates
11 Tindall Road
Middletown, NJ 07748
Phone: 732-671-6400

Prepared by: RED, 4/11/2023
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Middletown Township
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Map 1 - Regional Location.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



STUDY AREA SECTION 'B'

**Map 4 - Aerial Location (Section B1)
Route 36 Redevelopment Study
Middletown Township,
Monmouth County, New Jersey**

-  Study Area Boundary - Section B
-  Study Area Boundary - Section A
-  Parcel Boundary (Block_Lot #)
-  Roadway Network
-  Henry Hudson Trail

0 250 500 1,000
Feet



Middletown Township,
1 Kings Highway
Middletown, NJ 07748

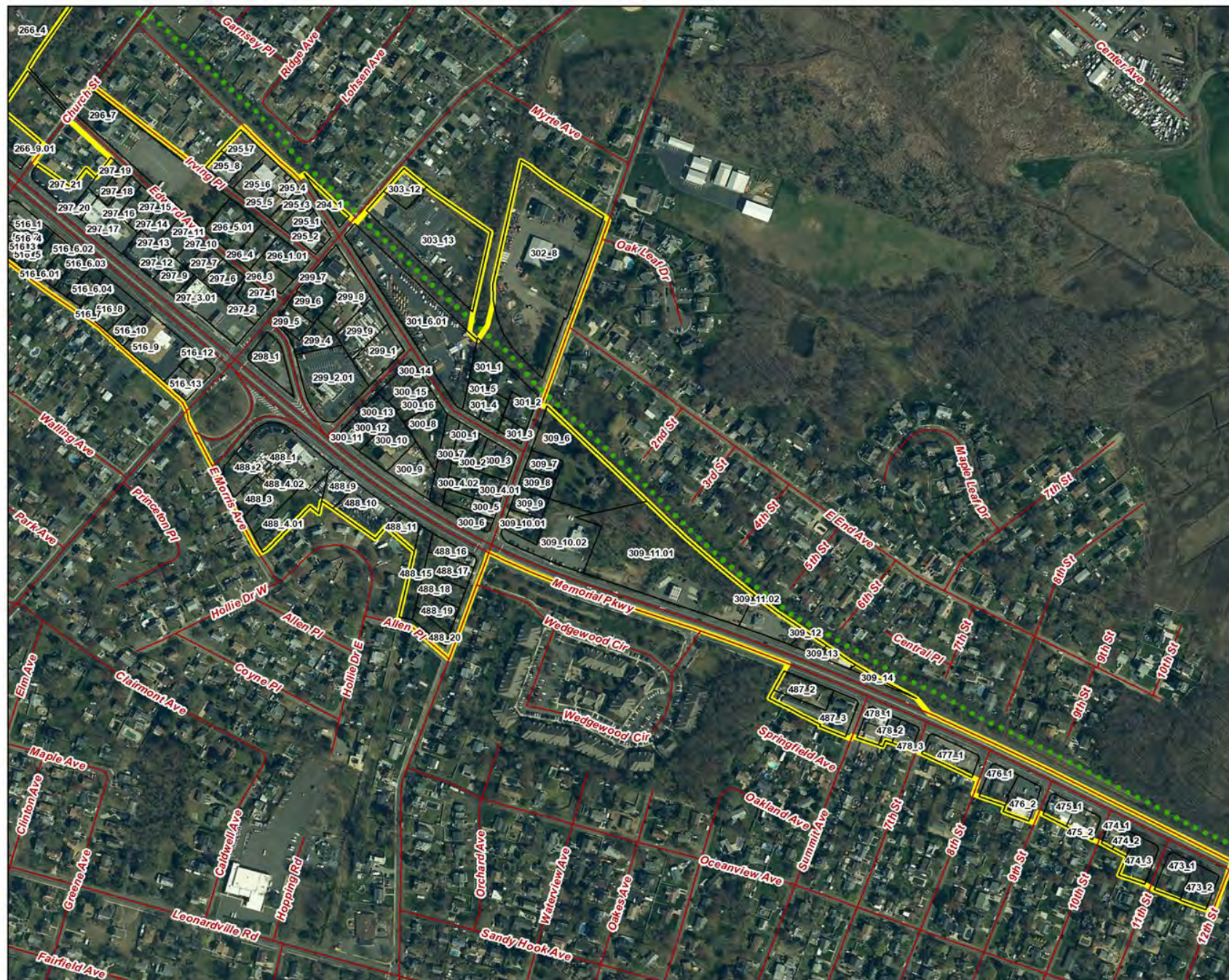


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Map 4 - Aerial Location (Section B1).mxd

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Map 5 - Aerial Location (Section B2)
Route 36 Redevelopment Study
Middletown Township,
Monmouth County, New Jersey

- Study Area Boundary - Section B
- Parcel Boundary (Block/Lot #)
- Roadway Network
- Henry Hudson Trail

0 250 500 1,000
 Feet



Middletown Township,
 1 Kings Highway
 Middletown, NJ 07748

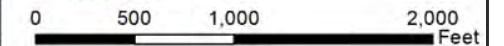
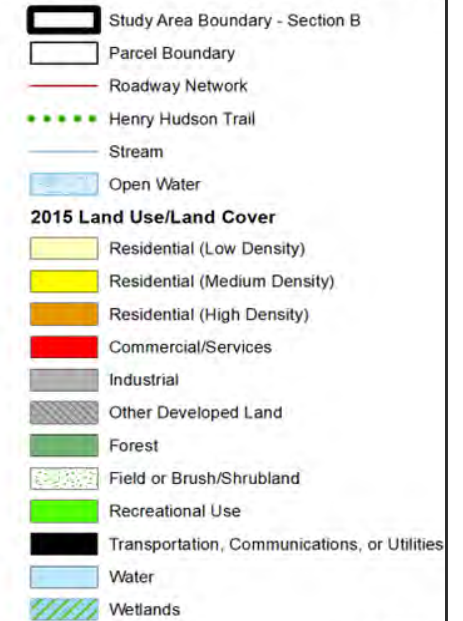


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 Map 5 - Aerial Location (Section B1).mxd

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Map 12 - Land Use Land Cover (Section B) Route 36 Redevelopment Study Middletown Township, Monmouth County, New Jersey



Middletown Township,
1 Kings Highway
Middletown, NJ 07748



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Map 12 - Land Use Land Cover (Section B).mxd

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Map 15 - MOD IV Land Use (Section B) Route 36 Redevelopment Study Middletown Township, Monmouth County, New Jersey

-  Study Area Boundary - Section B
 -  Parcel Boundary
 -  Roadway Network
 -  Henry Hudson Trail
 -  Stream
 -  Open Water
- MOD-IV Land Use**
-  Class 1 (Vacant)
 -  Class 2 (Residential [4 Families or Less])
 -  Class 4A (Commercial)
 -  Class 15A (Public School)
 -  Class 15C (Public)
 -  Class 15D (Charitable)
 -  Class 15E (Cemeteries and Graveyards)
 -  Class 15F (Other Exempt)

0 500 1,000 2,000
Feet



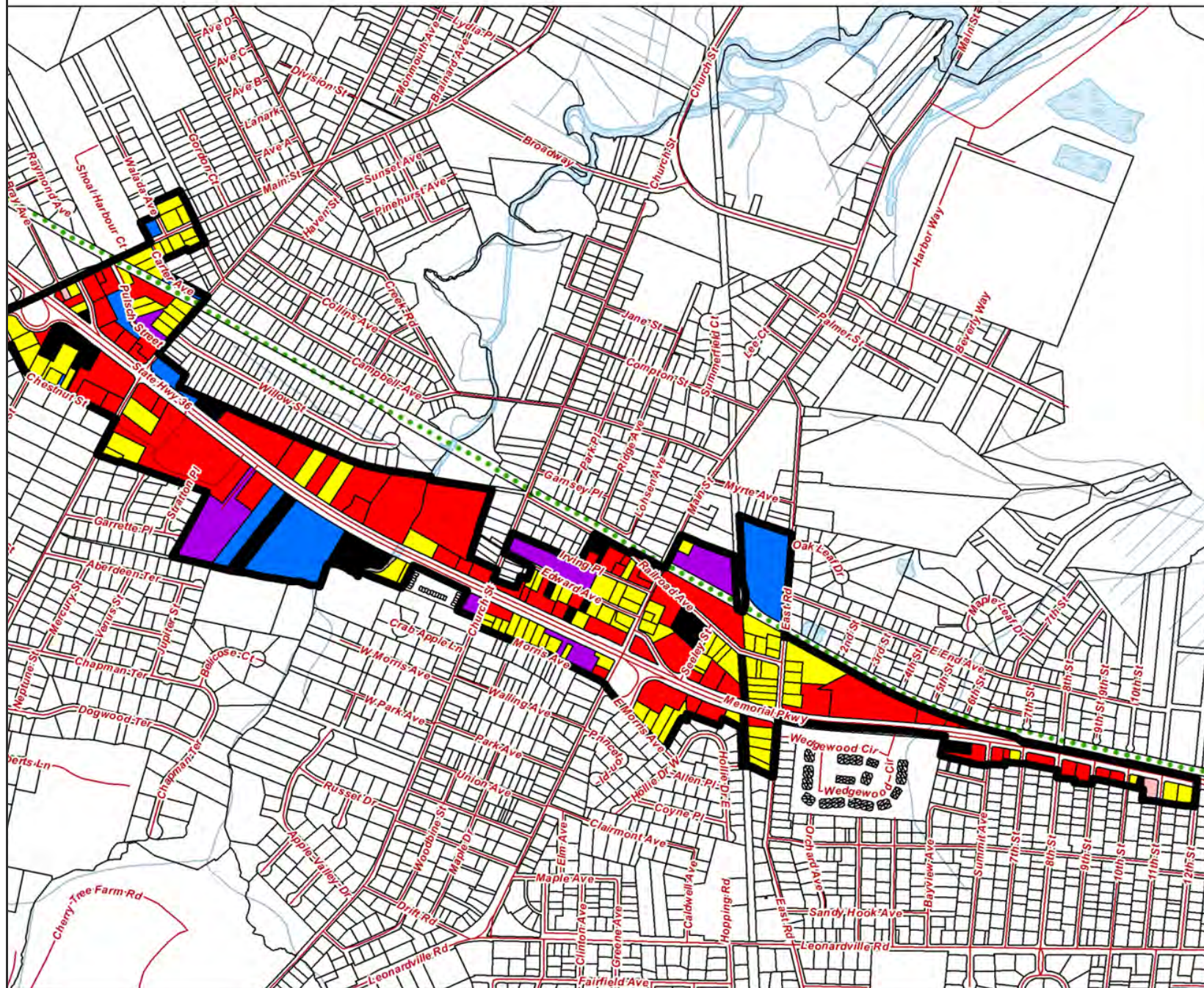
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Map 15 - MOD IV Land Use (Section B).mxd

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Map 18 - Existing Zoning (Sect. B) Route 36 Redevelopment Study Middletown Township, Monmouth County, New Jersey

-  Study Area Boundary - Section B
-  Parcel Boundary
- ZONING**
-  B-2 Business
-  B-3 Business
-  R-7 Single Family Residence High Density
-  R-10 Single Family Residence Medium Density
-  Undersized Parcel
-  Roadway Network
-  Henry Hudson Trail
-  Stream
-  Open Water

0 500 1,000 2,000
Feet



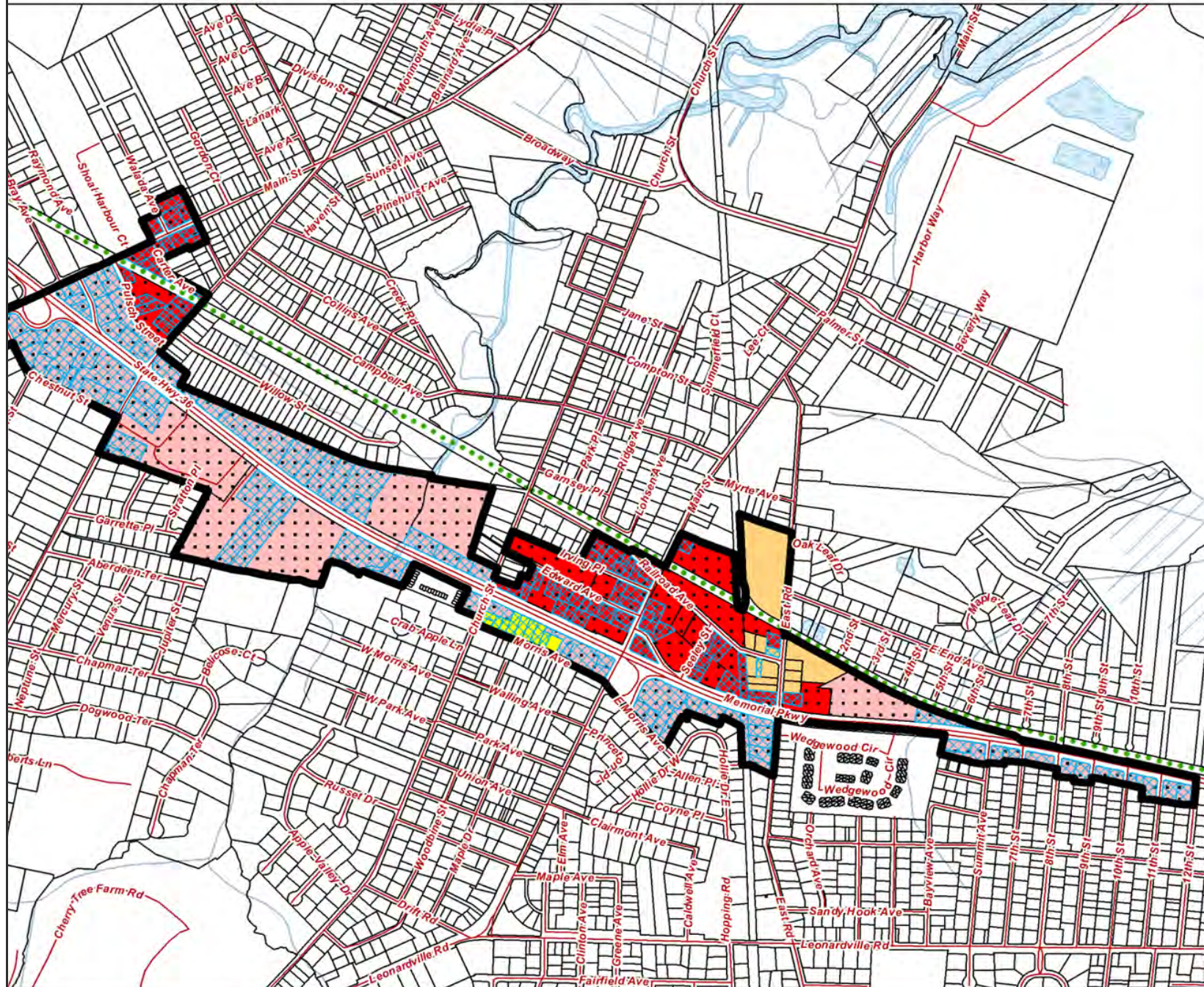
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Map 18 - Existing Zoning (Section B).mxd

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Map 9 - Environmental Constraints (Section B) Route 36 Redevelopment Study Middletown Township, Monmouth County, New Jersey

-  Study Area Boundary - Section B
-  Parcel Boundary
-  Roadway Network
-  Henry Hudson Trail
-  Stream
-  Open Water
-  Known Contaminated Site
-  Wetlands
-  Flood Hazard Area

0 500 1,000 2,000
Feet



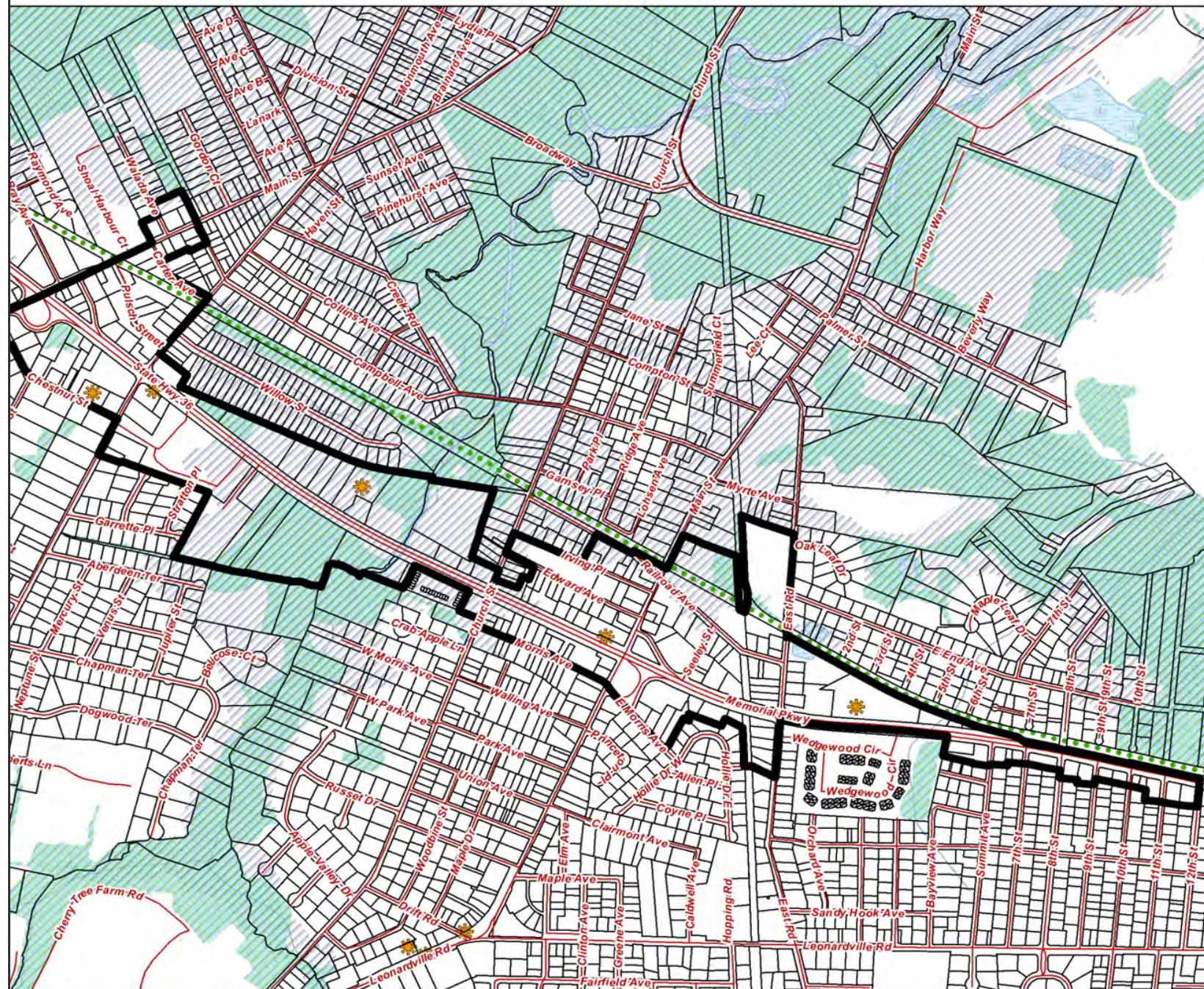
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Map 9 - Environmental Constraints (Section B).mxd

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ANALYSIS OF THE STATUTORY CRITERIA AS APPLIED TO STUDY AREA SECTION 'B'

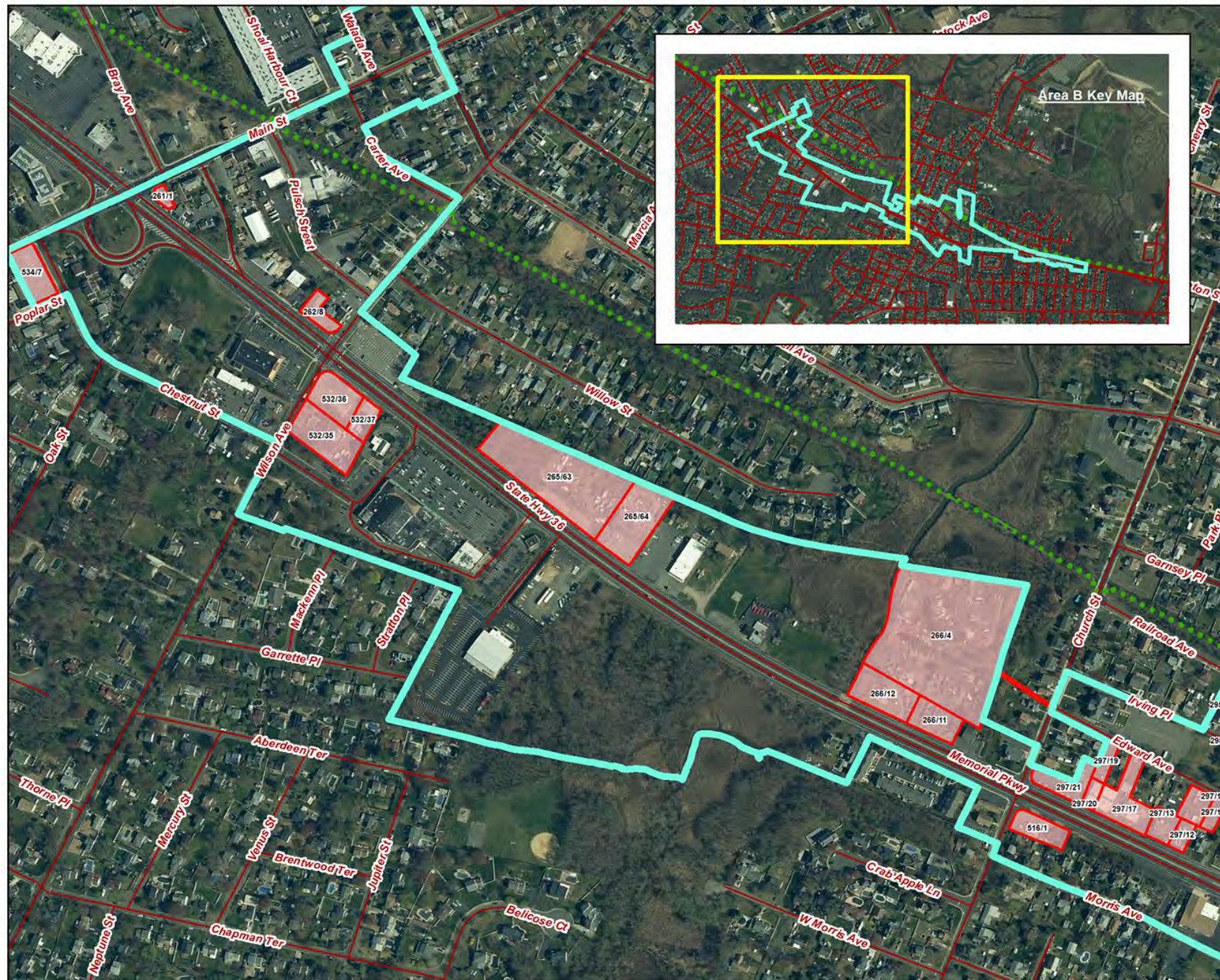
FINDINGS

SECTION 'B'

- 33 Parcels in need of redevelopment
- 8 needed for the effective redevelopment of the area (3 also in need of redevelopment)
- Some in common ownership
- Clustered in several locations within the study area
- A combination of the 'a', 'b', and 'd' criteria
- Findings detailed in Appendix E

Block	Lot	AREA B							Needed for the Effective Redevelopment of the Area
		A	B	C	D	E	F	H	
261	1	✗	✗	✗	✓	✗	✗	✗	✗
262	8	✗	✓	✗	✗	✗	✗	✗	✗
265	63	✓	✗	✗	✓	✗	✗	✗	✗
265	64	✗	✗	✗	✓	✗	✗	✗	✗
266	4	✗	✗	✗	✓	✗	✗	✗	✗
266	11	✗	✗	✗	✓	✗	✗	✗	✗
266	12	✗	✗	✗	✓	✗	✗	✗	✗
295	1	✗	✗	✗	✗	✗	✗	✗	✓
295	2	✗	✗	✗	✗	✗	✗	✗	✓
295	3	✗	✗	✗	✗	✗	✗	✗	✓
295	4	✗	✗	✗	✗	✗	✗	✗	✓
295	5	✗	✗	✗	✗	✗	✗	✗	✓
295	6	✗	✗	✗	✓	✗	✗	✗	✗
295	7	✗	✗	✗	✓	✗	✗	✗	✗
297	10	✗	✗	✗	✓	✗	✗	✗	✗
297	11	✗	✗	✗	✓	✗	✗	✗	✗
297	12	✗	✗	✗	✓	✗	✗	✗	✗
297	13	✗	✗	✗	✓	✗	✗	✗	✗
297	17	✗	✗	✗	✓	✗	✗	✗	✗
297	19	✗	✗	✗	✓	✗	✗	✗	✗
297	20	✗	✗	✗	✓	✗	✗	✗	✗
297	21	✗	✗	✗	✓	✗	✗	✗	✗
299	1	✗	✗	✗	✓	✗	✗	✗	✗
299	8	✗	✗	✗	✓	✗	✗	✗	✗
299	9	✗	✗	✗	✓	✗	✗	✗	✗
300	9	✗	✗	✗	✓	✗	✗	✗	✗
309	11.02	✗	✗	✗	✓	✗	✗	✗	✗
309	12	✗	✗	✗	✓	✗	✗	✗	✓
309	13	✗	✓	✗	✗	✗	✗	✗	✗
309	14	✗	✓	✗	✗	✗	✗	✗	✗
488	1	✗	✗	✗	✓	✗	✗	✗	✗
488	9	✗	✗	✗	✓	✗	✗	✗	✗
488	10	✗	✗	✗	✓	✗	✗	✗	✗
516	1	✗	✓	✗	✗	✗	✗	✗	✗
532	35	✗	✗	✗	✓	✗	✗	✗	✓
532	36	✗	✓	✗	✓	✗	✗	✗	✗
532	37	✗	✗	✗	✓	✗	✗	✗	✗
534	7	✗	✗	✗	✓	✗	✗	✗	✓

Map 22 - Section B1
Route 36 Redevelopment Study
Middletown Township,
Monmouth County, New Jersey



- Study Area Boundary - Section B
- Roadway Network
- Henry Hudson Trail
- Parcel with ≥ 1 Criteria Met (B/L)

0 150 300 600 Feet



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 1 Kings Highway
 Middletown, NJ 07748



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Map 23 - Section B2 **Route 36 Redevelopment Study** **Middletown Township,** **Monmouth County, New Jersey**

-  Study Area Boundary - Section B
-  Roadway Network
-  Henry Hudson Trail
-  Parcel with ≥ 1 Criteria Met (B/L)

0 150 300 600
Feet



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1 Kings Highway
Middletown, NJ 07748



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Map 23.mxd

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QUESTIONS?