

Area in Need of Redevelopment Report

Mother Teresa Regional School Property

Atlantic Highlands New Jersey

55 South Avenue (Block 139, Lot 5)

For a Determination of Suitability and Designated an Area in Need of Redevelopment in Accordance with N.J.S.A. 40A:12A-1 et seq.

Borough of Atlantic Highlands
Monmouth County New Jersey



2015 Aerial Map – source: NJDEP 2015 aerial mapping

Prepared: February 8, 2021

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Prepared by:

A handwritten signature in black ink that reads "T. Andrew Thomas". The signature is written in a cursive style.

T. Andrew Thomas, P.P.

Thomas Planning Associates, L.L.C.

P.O. Box 363

Brielle, New Jersey 08730

Prepared: February 8, 2021

The original document was signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Atlantic Highlands Mayor and Council

Loretta Gluckstein, Mayor
James Murphy, Council President
Brian Boms
Stephen Boracchia
Jon Crowley
Roy Delloso
Lori Hohenleitner

Business Administrator: Adam Hubeny, CPM, CRP, CPWM, CCC
Borough Clerk, Michele Clark, RMC, CMR
Borough Attorney: Jason Sena, Esq., Cutolo and Barros
Borough Engineer: Douglas Rohmeyer, P.E., CME Associates

Atlantic Highlands Planning Board

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Martin Hawley
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Deborah Murray
James Neff

Alternate 1 – Martin Crowther
Alternate 2 – Thomas Josko
Alternate 3 - Dave Krupinski
Alternate 4 – Michael Curry

Planning Board Attorney: Michael Steib, Esq.
Planning Board Engineer: Douglas Rohmeyer, P.E., CME Associates
Planning Board Planner: T. Andrew Thomas, P.P.
Planning Board Secretary: Kelly Snyder

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Introduction and Purpose

On November 6, 2019, the Atlantic Highlands Borough Council adopted Resolution 186-2019 authorizing and directing the Planning Board to undertake a preliminary investigation as to whether or not the Mother Teresa School property (Study Area) qualifies as a non-condemnation redevelopment area under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5).

In accordance with the Resolution of the Borough Council, the Planning Board authorized the Borough Planner on March 5, 2020 to investigate the Study Area pursuant to N.J.S.A. 40A:12A-1 et seq. including the preparation of a redevelopment area boundary map, preparing a report setting forth the basis for the investigation and including the findings of the property investigation. The Resolution further stated the Borough Council's intentions to review the Study Area as a non-condemnation redevelopment area.

This report provides an analysis of current conditions of the proposed redevelopment Study Area including a review of land uses, zoning and master plan policies, property and building evaluations, environmental conditions, and analysis of demographic data. The statutory criteria for redevelopment are then applied to these findings to determine whether a redevelopment designation is warranted. Lastly, the overall conclusions regarding the Study Area as a potential redevelopment area and next steps are presented.

Several maps are included in the report including: an Aerial Map showing the boundaries and location of the Study Area shown as Appendix 1; the applicable Tax Map shown as Appendix 2; Regional Location Map shown as Appendix 3; and the Existing Land Use Map of the site and surrounding area shown as Appendix 4.

Statutory Process and Authority

Under the New Jersey Local Redevelopment and Housing Law (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The Redevelopment Law requires a multi-step process in order for a municipal governing body and planning board to exercise redevelopment powers lawfully. This process is outlined in the seven steps below:

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the study area and the location of the various parcels therein.

3. The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution.
4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan, after a public hearing and review by the planning board, is referred to the governing body.
7. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Upon completion of the public planning process a municipality is able to exercise the municipal redevelopment powers granted under the Redevelopment Statute. These powers include:

- Acquiring property (including by exercise of eminent domain, if necessary).
- Clearing an area, install, construct or reconstruct streets, facilities, utilities and site improvements.
- Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys; contracting with public agencies for relocation of residents, industry or commerce.
- Making plans for voluntary repair or rehabilitation of buildings.
- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

This report meets the requirement listed under Step 3, above, for a preliminary investigation of the Study Area and provides the Planning Board and Borough Council with the necessary

information to determine the appropriateness of a redevelopment designation for the property within the Study Area.

Location of Study Area

Appendix 1 and Appendix 2 show the boundaries of the Study Area. Per Council resolution 186-2019, the area of preliminary investigation consists of the entire Mother Teresa School property shown as Block 139, Lots 5 that includes the school building, the attached Charles J. Hesse III, the Parish Center building, and the St. Agnes Thrift Shop building on Avenue “D”. The Study Area is located between South Avenue, West Highland Avenue and Avenue “D” as identified on the official Atlantic Highland Borough Tax Map No. 30 and contains a total of +/- 3.67 acres.

Block	Lot	Site Address	Acres	Land Use	Owner
139	5	55 South Avenue	+/- 3.67 Acres	Former School Building and Parish Center; and Thrift Shop	St. Agnes R.C. Church 55 South Street Atlantic Highlands, N.J.

The Study Area is located in the western portion of Atlantic Highlands just south of St. Agnes Church. The main access to the property is from South Avenue and with a secondary emergency access drive to the property from West Highland Avenue. The regional location of the Study Area is shown in Appendix 3.

The Study Area contains three individual buildings including the former school building, the parish center/gymnasium and the thrift shop. The Study Area also contains: a parking area for 21 vehicle spaces along the eastern portion of the property; an open space area along the south side of the property; a children’s play area located at the northwest corner of the site with recreation equipment, and a second hardtop play area adjacent to and behind the school.

Existing and Surrounding Land Uses, Master Plan and Zoning Designations

Existing and Surrounding Land Uses

A map of the Study Area showing the existing land uses is shown on the Existing Land Use Map in Appendix 4. The individual buildings of the Study Area include: the former school building containing three stories and 19 classrooms; the one-story parish center/gymnasium; and the converted 3-story residential building that is utilized as a thrift shop by the St. Agnes Church. The Existing Land Use Map also shows the 21 vehicle parking area and the two children play areas. The specific uses at the Study Area are shown in the table below.

The area that is north and east of the Study Area across the street on South Avenue contains the St. Agnes Church. The remaining surrounding area includes single family houses along South Avenue, Avenue “D” and West Highland Avenue.

Building or Area	Existing Land Use Description
Building 1	Former School Building
Building 2	Parish Center – attached to school building
Building 3	Thrift Shop (converted former residential building)
Children’s play area - 1 (northwest)	Play area with playground equipment
Parish Center Parking	Parking Area – 21 spaces
Children’s hardtop recreation area	Hardtop recreation area (former parking)

The sizes of the three buildings are noted in the table below:

Building	Approx. Building Size (sq. ft.) (1)
School (former)	41,175 s.f.
Parish Center	7,100 s.f.
Thrift Shop	5,980 s.f.
Total	54,255 s.f.

(1) Approximate building sizes are taken from aerial photography measurements

The Mother Teresa School previously served elementary school students from pre-kindergarten to 8th grade but was closed by the Dioceses of Trenton in June 2016 due to declining enrollments and financial difficulties. Prior to the Covid 19 pandemic the school was utilized for occasional police training exercises and sometimes in conjunction with the Parish Center activities which are limited to the first floor bathrooms and cafeteria.

The Parish Center includes a one story full size gymnasium with full basketball court and stage area. It is utilized by the Church on occasions for special functions and is also rented out to different organizations during the year including basketball teams, dance clubs, and summer camps and utilizes the bathrooms in the school.

The Thrift Shop building, which was temporarily closed in July 2020, is a three-story converted house that had limited hours of operation. Each of the Thrift Shop floors contained particular items that were donated for sale including housewares, jewelry, furniture, shoes, linens, clothing, coats and Christmas items. The Thrift Shop benefited St. Agnes Church.

Master Plan

Atlantic Highlands adopted its current Master Plan on May 9, 2019. The current Master Plan designation for the Study Area is R-1 Single Family Residential.

The R-1 designation of the Master Plan states the following:

R-1 – Single Family Residential

- *The land use in this district is predominantly single family.*
- *Two-family conversions have been eliminated in this district.*
- *Conversion of houses containing 2 or more units to single family use is encouraged.*
- *Minimum lot size of 7,500 sq. ft.*

The Planning Board adopted its last Reexamination Report February 8, 2018. There were no recommended changes in either the Master Plan or the Reexamination Report for the Study Area.

Zoning

The current zoning for the Study Area and the surrounding area is R-1 Single Family Residential.

The permitted uses in the R-1 Zone include the following:

- (1) Single Family detached dwellings
- (2) Community residence for the developmentally disabled and victims of domestic violence (up to 6 residences)
- (3) Multiple recreation facilities such as playfields, tennis courts or swimming pools
- (4) Emergency facilities such as police stations or fire squads
- (5) Parks or open space and active or passive recreation
- (6) Municipal services or facilities

Conditionally permitted uses in the R-1 Zone include the following:

- (1) Home profession
- (2) Community residence for the developmentally disabled and victims of domestic violence (more than 6 but less than 16 residences)
- (3) Bed and breakfast establishments
- (4) Elementary or secondary school
- (5) Place of worship
- (6) Public utilities
- (7) Child-care centers

The bulk standards for the R-1 Zone are summarized in the following table with an indication whether the Study Area conforms to each of the standards:

**STUDY AREA CONFORMANCE TO
R-1 ZONING STANDARDS**

Requirement	Standard	Site	Study Area Conforms (Yes/No)
Minimum Lot Size	7,500 s.f.	3.67 Acres	Yes
Minimum Lot Frontage/Width	75 ft.	353.07'	Yes
Minimum Lot Shape Requirement (corner lot)	45 ft.	Greater than 45'	Yes
Maximum Lot Coverage – All Buildings	25%	+/- 16.8%	Yes
Maximum Lot Coverage – All Impervious Surfaces	50%	+/- 45%	Yes
Maximum Floor Area Ratio	0.40	+/-0.34	Yes
Minimum gross floor area (total floors more than 1 story)	1,500 s.f.	Greater than 1,500 s.f.	Yes
Maximum Building Height (Feet)/Stories	35 Ft. / 2 ½ Story	3 story (school bldg.)	No
Front Yard Setback	20 ft.	+/-40 ft.	Yes
Side Yard Setback	10 ft.	+/- 50 ft.	Yes
Rear Yard Setback	20 ft.	+/- 27 ft.	Yes
Parking Requirements	1 per teach and staff	21 spaces provided and 25 anticipated would be required based upon 19 classrooms and other support staff	No – potentially if site is fully utilized

As shown in the table above the Study Area conforms with most of the R-1 bulk standards with the exception of the number of stories (and potential height of building), and potentially the number of parking spaces.

State Planning Area

The New Jersey State Development and Redevelopment Plan was adopted March 1, 2001. The entire Study Area is contained within the Metropolitan Planning Area (PA1).

In the Metropolitan Planning Area, the State Plan's intentions and goals are to:

- provide for much of the state's future redevelopment;

- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

The developed character of Atlantic Highlands and the Study Area and its location in Planning Area 1 make it suitable for concentrating redevelopment within this area. The Borough zoning and master plan designations are consistent with State Plan policies and goals for the Study Area as discussed above.

Smart Growth Planning Areas

The New Jersey Smart Growth Law, P.L. 2004, c. 89 (the "SGL"), was signed into law on July 9, 2004 to encourage redevelopment in previously developed areas by establishing an expedited permitting process for projects in designated geographic "smart growth areas."

The definition of "Smart Growth Areas" was defined as follows:

"Smart growth area" means an area designated pursuant to P.L.1985, c.398 (C.52:18A-196 et seq.) as Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L.1968, c.404 (C.13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L.1979, c.111 (C.13:18A-8); an urban enterprise zone designated pursuant to P.L.1983, c.303 (C.52:27H-60 et seq.) or P.L.2001, c.347 (C.52:27H-66.2 et al.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.

The New Jersey Department of State, Office of Planning Advocacy prepared a map dated August 8, 2019 showing "Smart Growth Areas" within the state of New Jersey. The Mother Teresa School Study Area is within a designated "Smart Growth Area."

Environmental Conditions

Environmental conditions in the Study Area were analyzed in order to document the potential presence of critical features and any natural constraints on development. A site inspection and a review of the Geographic Information System (GIS) data from the N.J.D.E.P NJ-GeoWeb were utilized for this analysis. There were no environmental conditions found at the Study Area including no freshwater wetlands, steep slopes or critical habitat or stream corridors.

Catholic School Enrollment and Child Demographics

Both the Catholic school enrollments and the child population nationally have been declining since at least 2000. The United States Catholic school enrollments peaked in the early 1960s when nearly 13,000 schools enrolled more than 5.2 million students, according to the National Catholic Education Association. Since then, enrollments have decreased. In 1990 there were approximately 2.5 million students enrolled in 8,719 schools. By the 2019-2020 school year there were only 6,183 Catholic schools left nationwide enrolling about 1.7 million students, the Association stated in its annual report. The most serious impacts have been to elementary schools where enrollments declined 24.1 percent in 12 urban dioceses and 18.6 percent in the remainder of the nation.

New Jersey has also experienced a similar decline where the total number of Catholic schools declined by either closing schools or by combining schools. A total of ten (10) Catholic schools in New Jersey were slated to close, all located in northern New Jersey, according to the Archdiocese of Newark in May 2020.

In addition to the number of Catholic schools closing, the early childhood (including elementary and middle school age) population of New Jersey, Monmouth County and the Borough of Atlantic Highlands has also been declining. The following table shows the childhood population for ages 0 to 14 for New Jersey, Monmouth County and the Borough for 2000 and 2010 Census counts and the 2019 Census estimates.

**Children Population (0-14 years)
2000 to 2019
State of New Jersey, Monmouth County and Atlantic Highlands**

	2000 Census	2010 Census	2019 Census Estimate	Change (2000 to 2019)	Percent Change (2000 to 2019)
New Jersey	1,758,891	1,693,105	1,599,721	-159,170	-9.0%
Monmouth County	135,509	121,434	104,086	-31,423	-23.2%
Atlantic Highlands	866	704	684	-182	-21.0%

Source: U.S. Census of Population

This data shows the steady declines in the 0 to 14 year old population for New Jersey, Monmouth County and Atlantic Highlands. The decline is much greater in Monmouth County and Atlantic Highlands compared to New Jersey.

These statistics indicate that the need to reopen any school in Atlantic Highlands is unlikely based upon the recent population decreases.

Property and Building Evaluation

Buildings and site conditions were evaluated on February 20 and 26, 2020 and re-verified in early February 2021. The buildings on the site contain a combined total of approximately 54,255 square feet. The main school building was constructed in 1967, is rectangular in shape and extends approximately 230 feet along South Avenue. The Parish Center was constructed forty years later and dedicated on November 11, 2007 and was connected to the eastern side of the school building. The dimensions of the Parish Center/Gymnasium are approximately 70' x 102'.

The exterior of the school building appears to be in generally good to fair condition albeit it is more than 50 years in age. The façade of the building is brick and has an outdated design.

The interior of the school building shows signs of wear in several of the rooms including missing ceiling panels, windows that are taped or missing and deteriorating floor and wall tiles. The school has two gas powered furnaces in working order and are currently used to heat the first floor adjacent to the Parish Center for the bathrooms and cafeteria. There is no air conditioning in the building with the exception of the first floor cafeteria and a few smaller conference/administration rooms in the school which have window units.

The Parish Center is 12 years in age and appears to be in good condition both inside and outside.

The parking lot, which is utilized for the Parish Center and school, is in generally good condition throughout. It contains 21 parking spaces including two designated handicap spaces.

The blacktop recreation area behind the school is in fair condition and has some cracks in the pavements that are in need of repair.

Site Photos

Several site photos were taken of both the interiors of the buildings and the exterior site showing the condition and layout of the site. Photos were taken on February 20 and 26, 2020 during the site investigation and re-verified in early February 2021. A brief summary of the photos are as follows:

- Photos 1 and 2 show the interior and exterior of the St. Agnes Thrift Shop building.
- Photos 3 through 6 show the front of the Mother Teresa School, and some interior views of the building showing some of the deterioration to the building.
- Photos 7 and 8 show the interior and exterior of the Parish Center / Gymnasium
- Photo 9 shows the northeast playground area

- Photos 10 through 12 show the rear of the school property including the hardtop play area, secondary access route from West Highland Avenue. Parish Center and rear of the school building and open space area.



Photo 1 – St. Agnes Thrift Shop building. Photo taken from Avenue D.



Photo 2 – St. Agnes Thrift Shop building. First floor sales area.



Photo 3 – Mother Teresa School Building. Photo taken from South Avenue



Photo 4 – Interior of Mother Teresa School Building. Photo taken in workshop room



Photo 5 – Interior of Mother Teresa School Building. Typical classroom



Photo 6 – Interior of Mother Teresa School Building. Stairwell window



Photo 7 – Parish Center /Gymnasium. Photo taken from South Avenue



Photo 8 – Parish Center / Gymnasium inside



Photo 9 – Children’s playground located in northeastern corner of site.
Photo taken from Avenue D



Photo 10 – Rear of School building and Parish Center. Photo taken from West Highland Avenue



Photo 11 – Rear of School building and St. Agnes Thrift Shop.
Photo taken from West Highland Avenue



Photo 12 – Rear of School – hardtop play area

Consideration of Conditions For An Areas In Need Of Redevelopment

For an area to be found to be in need of redevelopment, existing conditions must meet at least one of the eight criteria that are specified under the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-5. These include:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the

purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated Study Area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to these criteria, the Redevelopment Law states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Application of the Statutory Criteria to the Redevelopment Study Areas Properties

The Study Area has been evaluated based upon a number of criteria including existing land uses, environmental conditions, census data, zoning, master plan, state plan designation, physical characteristics, exterior building conditions, conformance to zoning regulations and a review of building layout and circulation. A summary of the property analysis is presented below along with an assessment with respect to the eight redevelopment criteria to determine which, if any, are met.

The Mother Teresa School building has several contributing factors to be considered as an “area in need of redevelopment” including:

- The major contributing factor is the fact that the school building is obsolete based upon a potential future use as a school due to declining Borough and regional children populations which minimizes the likelihood of reopening.
- The school has been vacant for nearly five years. The site and buildings will continue to deteriorate since they are not being fully utilized or maintained.
- The design of the building is very specific for school use and was designed and opened more than 50 years ago.
- The school shows some signs of deterioration in the interior including taped up windows, missing or damaged floor and ceiling panels and tiles in several rooms.

- The vacant facilities and site invite potential trespassing since the balance of the property is not being fully utilized.

These factors all contribute to the overall obsolete conditions of the site which impact the general welfare of the Borough.

It is anticipated that the site will continue to deteriorate in the future without a major re-design and /or redevelopment of the school building.

Based upon this analysis the obsolete nature of the use and the present condition of the school building are detrimental to the health, safety, and welfare of the Borough and demonstrate that the evidence necessary for criterion “d” of the Redevelopment Law has been met.

The site meets the definition of a “Smart Growth Area” due to its presence in Metropolitan Planning Area 1. The location of the site in Planning Area 1 and its potential as a redevelopment area is consistent with the New Jersey Development and Redevelopment Plan goals for future redevelopment.

While the subject site is not specifically addressed within the adopted Borough Master Plan (May 9, 2019) it still provides guidance with respect to redevelopment in two sections of the Master Plan as follows:

VII. PRINCIPLES, OBJECTIVES, ASSUMPTIONS, POLICIES AND STANDARDS

PRINCIPLES

*In order to promote the conservation of desirable community features, restrain future development on scarce un-built land, and guide preservation, restoration and **redevelopment** efforts, this Master Plan is based on the following principles:*

9. *To encourage restoration as well as **redevelopment** of substandard sites, buildings and streetscapes which contribute to the improvement and enhancement of the community.*
13. *To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of existing land use patterns and densities, **redevelopment** needs and conservation principles.*

ASSUMPTIONS

2. *There will be continued long-term economic expansion within the region. While little or no population growth is expected in Atlantic Highlands and land use and population density are effectively at the*

*limits of capacity, there will be opportunities to enhance the economic base of the community by virtue of its recreational waterfront and favorable access within a developing region, and by pursuing **redevelopment** initiatives that build on the existing appeal and advantages enjoyed by the Borough.*

IV. VISION, GOALS AND OBJECTIVES

- *Review the requirements of the “Local Redevelopment and Housing Law,” P.L. 1992 C. 79 (N.J.S.A. 40A:12A-1 et seq.) as amended by P.L.2013, c.159 to determine the most efficient manner to prepare and implement any **redevelopment** plans the Borough may establish.*

These Master Plan redevelopment guidelines are applicable to the Study Area and consistent with smart growth planning principles.

This demonstrates evidence necessary for Criterion “h” of the Redevelopment Law to be met.

The St. Agnes Thrift Shop building, the Parish Center/Gymnasium and balance of the property, while not necessarily obsolete, can be included as part of the redevelopment area for the effective redevelopment of the property pursuant to the Redevelopment Statute which states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

In summary, the investigation of the Study Area has identified the requisite conditions prescribed under N.J.S.A. 40A:12A5d and other mitigating factors that are sufficient to designate the Mother Teresa School property (Block 139, lot 5) as an Area in Need of Redevelopment.

Subsequent Procedural Steps

Upon receipt of this Preliminary Investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the Borough newspaper of record once each week for two consecutive weeks and a copy of the notice is required to be mailed to the last owner of record of each property within the proposed Redevelopment Area.

Once the hearing has been completed, the Planning Board can make a recommendation to the Borough Council that the delineated area, or any part, should or should not be determined to be a Redevelopment Area. The Borough Council may then adopt a resolution determining that the delineated area, or portion thereof, is a Redevelopment Area. Notice of such a determination is then sent to each objector, if any, who has sent in a written protest. The next step of the process is the creation of a Redevelopment Plan to guide development within the delineated redevelopment area.

Preparation of a Redevelopment Plan

A Redevelopment Plan is the second and primary planning document in the redevelopment process. A Redevelopment Plan is required to be adopted by ordinance by the Borough Council before any redevelopment or site improvements are initiated. Under N.J.S.A. 40A-7a, a Redevelopment Plan is required to address the following:

1. The plan relationship to 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 provisions for temporary and permanent relocation, as necessary, of residents in the project area.
4. Identification of any property within the Redevelopment Area which is proposed to be acquired.
5. The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
6. Pursuant to N.J.S.A. 40A:12A-7c, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations.

APPENDIX

Appendix 1 - Aerial Map

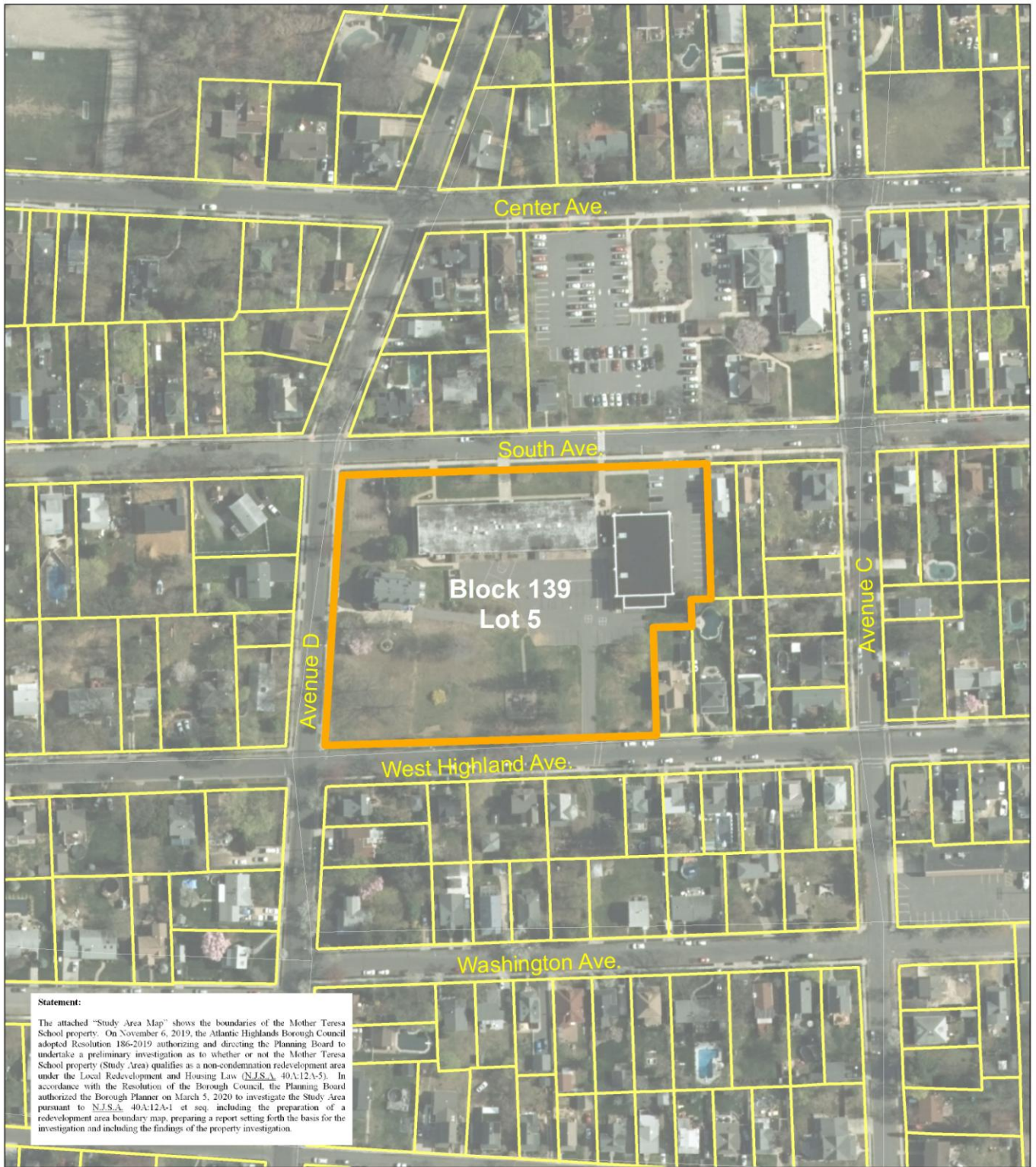
Appendix 2 - Tax Map

Appendix 3 - Regional Location Map

Appendix 4 - Existing Land Use Map

Appendix 5 - Resolutions

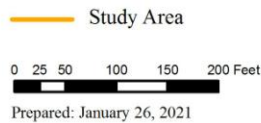
Appendix 1 - Aerial Map




Statement:

The attached "Study Area Map" shows the boundaries of the Mother Teresa School property. On November 6, 2019, the Atlantic Highlands Borough Council adopted Resolution 186-2019 authorizing and directing the Planning Board to undertake a preliminary investigation as to whether or not the Mother Teresa School property (Study Area) qualifies as a non-condemnation redevelopment area under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). In accordance with the Resolution of the Borough Council, the Planning Board authorized the Borough Planner on March 5, 2020 to investigate the Study Area pursuant to N.J.S.A. 40A:12A-1 et seq. including the preparation of a redevelopment area boundary map, preparing a report setting forth the basis for the investigation and including the findings of the property investigation.

**AERIAL MAP
STUDY AREA
Mother Teresa School Property
Block 139, Lot 5
55 South Avenue
Atlantic Highlands, N.J.**



Sources: NJDEP GIS data; NJDOT GIS data.
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.

 THOMAS PLANNING ASSOCIATES, LLC Professional Planning and G.I.S. Consultants P.O. Box 363 Brielle, N.J. 08730-0363	
T. Andrew Thomas, P.P. Tel: (732) 554-8711 attd@tpa.com	Thomas A. Thomas, P.P. Tel: (732) 616-2289 tom@tpa.com

Appendix 2 - Tax Map



SHEET

31

SHEET

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SHEET

29

REVISIONS		
DATE	LIC. NO.	NAME
JULY, 1991	27475	WILLIAM E. COYLE
MAY, 1995	27475	FREDERICK M. MOLLER, P.E.
MARCH 2016	0527098	GLEN J. LLOYD, P.L.S.

William E. Coyle
 Frederick M. Moller Associates
 Licensed Land Surveyor
 License No. 11772
 P.O. Box 268; 95 First Avenue
 Atlantic Highlands, N.J. 07716

THIS TAX MAP SHEET IS A DIGITIZED COPY OF THE TAX MAP ORIGINALLY PREPARED BY FREDERICK M. MOLLER, P.L.S., AND CHARLES C. WIDDIS, P.E. & P.L.S., DATED JANUARY 1996 AND REVISIONS THROUGH MAY 1995. THE ORIGINAL TRACINGS ARE FILED IN THE TAX ASSESSORS OFFICE.

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF

TAXATION
 ON JUNE 20, 1996,
 SIGNED BY J.H. DITMAR
 AND ASSIGNED SERIAL
 NUMBER 438

TAX MAP
BOROUGH OF ATLANTIC HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY

SCALE 1"=50' JAN., 1996

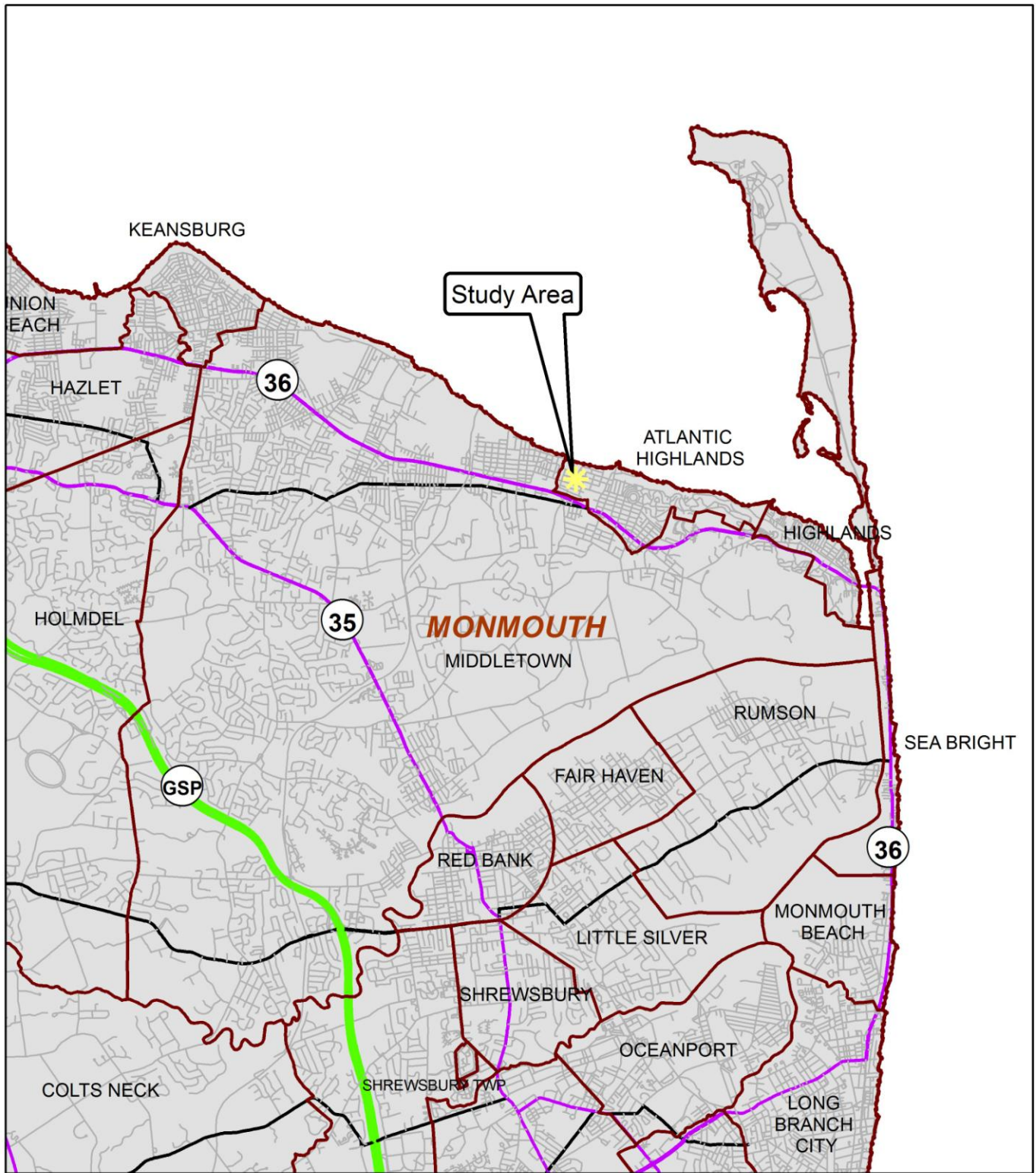
Frederick M. Moller
 Licensed Land Surveyor
 License No. 5610
 81 Memorial Parkway
 Atlantic Highlands, N.J.

Charles C. Widdis
 Licensed P.E. & L.S.
 License No. 9284 242
 Rockwell Ave.
 Long Branch, N.J.

SHEET

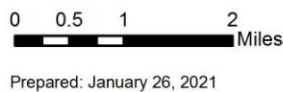
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Appendix 3 - Regional Location Map



**REGIONAL LOCATION
STUDY AREA**
Mother Teresea School property
 Block 139, Lot 5
 55 South Avenue
 Atlantic Highlands, N.J.

Sources: NJDEP GIS data; NJDOT GIS data.
 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.



THOMAS PLANNING ASSOCIATES, LLC
 Professional Planning and GIS Consultants
 P.O. Box 563
 Brielle, N.J. 08730-0563

T. Andrew Thomas, P.P.
 38 (732) 558-6111
 andy@tpa.com

Thomas A. Thomas, P.P.
 38 (732) 436-2289
 tom@tpa.com

Appendix 4 - Existing Land Use Map



**EXISTING LAND USE MAP
STUDY AREA**

Mother Teresa School Property

Block 139, Lot 5
55 South Avenue
Atlantic Highlands, N.J.



Sources: NJDEP GIS data; NJDOT GIS data.
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

0 25 50 100 150 200 Feet

Prepared: January 26, 2021

THOMAS PLANNING ASSOCIATES, LLC
Professional Planning and GIS Consultants
P.O. Box 965
Bridle, NJ 08758-0965

T. Andrew Thomas, P.P.
Tel: (732) 538-8713
atl@tpa.com

Thomas A. Thomas, P.P.
Tel: (732) 618-2189
tom@tpa.com

Appendix 5 – Resolutions



BOROUGH OF ATLANTIC HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 186-2019

RESOLUTION AUTHORIZING AND DIRECTING THE BOROUGH OF THE ATLANTIC HIGHLANDS PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTY LOCATED AT MOTHER TERESA REGIONAL SCHOOL, 55 SOUTH AVENUE AND IDENTIFIED WITH MORE PARTICULARITY AS BLOCK 139, LOT 5 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF THE ATLANTIC HIGHLANDS QUALIFIES AS A NON CONDEMNATION REDEVELOPMENT AREA UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to the required redevelopment procedures specifically set forth in *N.J.S.A. 40A:12A-6*, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

WHEREAS, as a provision of the amendment to *N.J.S.A. 40A:12-6*, the Legislature has directed that the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the Mayor and Council find it to be in the best interest of the Borough and its residents to authorize the Borough Planning Board pursuant to *N.J.S.A. 40A:12-4* and *N.J.S.A. 40A:12-6* to undertake such preliminary investigation of the study area which includes 55 South Avenue, identified on the Atlantic Highlands Tax Map as Block 139, Lot 55 ("study area"); and

WHEREAS, the Mayor and Council wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the proposed study area qualifies as a Non-Condensation Redevelopment Area pursuant to *N.J.S.A.40A:12A-5*;

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of the Atlantic Highlands that the Atlantic Highlands Planning Board is hereby authorized and directed to conduct the necessary prellminary investigation, to determine whether the Study Area qualifies as a Non-Condensation Redevelopment Area under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this resolution is to be forwarded to the Atlantic Highlands Planning Board.

Motion: Approve Resolution **Moved by** Councilwoman Hohenleitner; **Seconded by** Councilwoman Kennedy

Vote: Motion carried by a unanimous roll call vote (**summary:** Yes = 5).

Yes: Councilman Boracchia, Councilman Crowley, Councilwoman Hohenleitner, Councilwoman Kennedy, Councilman Murphy

No: None

Absent: Councilman Dellosso

I, Michelle Clark, Municipal Clerk of the Borough of Atlantic Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Regular Meeting, held November 6, 2019. WITNESS my hand this 7th day of November 2019.



Michelle Clark
Municipal Clerk

PLANNING BOARD OF THE BOROUGH OF
ATLANTIC HIGHLANDS
RESOLUTION APPOINTING PLANNING CONSULTANT
FOR SPECIAL SERVICES

WHEREAS, the Planning Board of the Borough of Atlantic Highlands (hereinafter "Municipality") is a contracting unit pursuant to the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq.; and

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-24, the Planning Board may employ, or contract for, and fix the compensation of, experts and other staff and services as it may deem necessary for its use within the budget provided by the Governing Body for such purposes; and

WHEREAS, pursuant to the provisions of the Borough Ordinance Development Regulations, Article III, Section 3.1.H, the Borough Council shall make provisions in its budget and appropriate funds for the expenses of the Planning Board and the Planning Board may employ or contract for the services of experts and other staff and services as it may deem necessary; and

WHEREAS, by Resolution 186-2019 the Governing Body of the Borough of Atlantic Highlands authorized and directed the Planning Board to conduct the necessary preliminary investigation to determine whether 55 South Avenue, Block 139, Lot 55 ("Study Area") qualifies as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board having determined that it is necessary and appropriate to retain the services of a Planning Consultant for the purpose of preparing the aforesaid documents for submission to the Borough Council for its consideration; and

WHEREAS, the Planning Board having determined that it can, within its current budgetary constraints, engage a Planning Consultant to accomplish the Preliminary Investigation Report; and

WHEREAS, the Planning Board having submitted a request for proposal to planning consulting firms, and having received proposals from Planning Consultants, and having reviewed and considered the proposals and the credentials and qualifications of all persons having submitted a proposal to provide the aforesaid services; and

WHEREAS, following the aforesaid review, the Planning Board has determined that Thomas Planning Associates possesses the necessary knowledge, experience and background to perform the aforesaid services; and

WHEREAS, the Planning Board having further found that the proposal for providing services of Thomas Planning Associates is competitive and reasonable; and

WHEREAS, an appointment to provide said services may be made without competitive bidding as a "professional service", pursuant to the provisions of the Local Public Contracts Law as the said person is authorized by law to practice and this profession is regulated by law and/or is exempt from N.J.S.A.

40A:11-1 et seq., which requires that the award of contract for "professional services" without competitive bidding must be publicly advertised; and

WHEREAS, under all of the circumstances presented, the Planning Board finds that Thomas Planning Associates has provided the most favorable proposal in the context of price and credentials and qualifications to perform the services;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Atlantic Highlands on this 5th day of March, 2020 that Thomas Planning Associates be and is hereby appointed to perform the aforesaid services with respect to preliminary investigation to determine whether 55 South Avenue, Block 139, Lot 55 ("Study Area") qualifies as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq..

BE IT FURTHER RESOLVED that notice be given by public advertisement that on the 5th day of March, 2020 the Board did appoint Thomas Planning Associates to serve in the aforesaid capacity to the Planning Board pursuant to the requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

OFFERED BY: Mr. McGoldrick

SECONDED BY: Mr. Sonnek-Schmelz

ROLL CALL:

YES: Mr. Boms, Mr. Hawley, Mr. Caccamo, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz

NO: None

ABSTAIN: None

ABSENT: Mr. Dougherty, Mr. Pepe



Secretary, Planning Board
Borough of Atlantic Highlands

I hereby certify that the above is a true and exact copy of the Resolution passed by the Planning Board of the Borough of Atlantic Highlands at its meeting conducted on March 5, 2020



Secretary, Planning Board
Borough of Atlantic Highlands