



SOUTH AVENUE REDEVELOPMENT PLAN

Atlantic Highlands

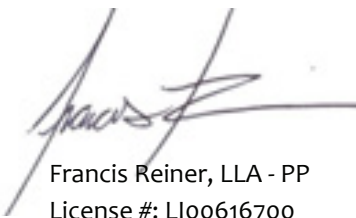
Block 139 Lot 5

Borough Of Atlantic Highlands

Monmouth County, NEW JERSEY

November 2022

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1.0: BACKGROUND INFORMATION:

The Borough of Atlantic Highlands is an ocean front borough located on the Sandy Hook Bay and South of the Raritan Bay boundary line.

The following is an excerpt of the 2019 Master Plan goals and objectives related to this redevelopment plan:

1. Maintain and enhance the borough architecture, scenic, and historical heritage assets for the future;
2. Limit future development and population density;
3. Encourage structural and aesthetic improvements in the business and entertainment and light industry districts to strengthen their commercial attraction, promote a viable economic base, and expand the choice of goods, services and employment available within the Borough;
4. Seek appropriate linkage and balance of waterfront open space and recreational activities with waterfront commercial and commuter activities to enhance the character and amenities available along the Bayshore. Improve the quality of the Borough's network of roadways, trails and gateways;
5. Maintain and improve municipal service systems where deemed necessary. Ensure that investment in infrastructure supports a sustainable pattern of land uses that builds on past public investment in roads, schools, utilities and public open space;
6. Retain the small-town residential character while continuing to thrive as an active, livable waterfront community;
7. Identify all of the natural resources within the Borough and develop comprehensive plans for the conservation of those resources.

As a part of the on-going initiatives to promote revitalization, the Borough has created this redevelopment plan that would support the goals and objectives of the Master Plan.



2.0: INTRODUCTION:

A. BASIS FOR THE PLAN:

This redevelopment plan has been prepared for Block 139, Lot 5 which is currently owned by Saint Agnes Roman Catholic Church. The plan includes the subdivision of Lot 5 into 9 single family homes, one recreation center with associated parking and one public park / open space.

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.

As per Resolution # 186-2019 on March 4th, 2021 the Mayor and Council designated and declared Block 139, Lots 5 an area in need of redevelopment without condemnation.

B. SURROUNDING AREA CONTEXT:

Block 139 Lot 5 is located in the western portion of the Borough within the R-1 single residential zone, which permits single family dwellings, houses of worship, parks and recreation and municipal uses. The property in question is located west of the Borough's Central Business District, and roughly 1,000 feet from the shoreline. Surrounding the property in question includes mostly single family residences and Saint Agnes Catholic Church. The block in which the property is located has frontage along South Avenue Avenue D and West Highland Avenue.

C. PROPERTY INFORMATION:

Block 139, Lot 5 is owned by Saint Agnes Catholic Church and is currently occupied by a mixture of uses consisting of Charles J. Hesse Parish Center, former Mother Theresa Regional Catholic School, the Saint Agnes Thrift Shop and open space. The property is surrounded by public streets on three side. along with lots 3, 4 and 6, located on the eastern portion of Block 139. The property is approximately 3.63 acres in size, and has a depth of roughly 354 feet. It's storm and wastewater is served by Bedford STP and is 100% Urban Primed land.



Figure 2.0: Redevelopment Plan Area

3.0: GENERAL PROVISIONS:

A. SITE PLAN & SUBDIVISION REVIEW:

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance of the Borough of Atlantic Highlands shall be submitted by the applicant for review specific to this Redevelopment Plan for completeness and compliance, prior to any submission to the Planning Board of the Borough of Atlantic Highlands, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

B. ADVERSE INFLUENCES:

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. NON-DISCRIMINATION PROVISIONS:

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

D. DURATION OF THE PLAN:

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Borough Council.

E. DEVIATION REQUESTS:

In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic

conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

In accordance with N.J.S.A. 40:55c(2), the Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the Conditional Uses or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Board of Commissioners and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

F. PROCEDURE FOR AMENDING THE APPROVED PLAN:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of \$3,500 and shall further reimburse the Borough for reasonable consulting costs, fees and expenses to undertake such amendment.

4.0: REDEVELOPMENT PLAN COMPONENTS:

A. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, 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 the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with this plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 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 and electric vehicle parking spaces within the project area to be in compliance with Electric Vehicle Charging Station Law (P.L. 2021, c. 171).
9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment

plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

B. NOTE ON PLAN TERMINOLOGY:

Throughout this Redevelopment Plan, a distinction is made between “shall” and “should.”

“Shall” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so.

C. TEMPORARY AND PERMANENT RELOCATION:

The Local Redevelopment and Housing Law requires that any Redevelopment Plan make adequate provision for temporary or permanent relocation of any resident in the project area. As the property does not include any existing residential units there is no requirement to relocate any residents as part of this Redevelopment Plan.

D. IDENTIFICATION OF PROPERTY TO BE ACQUIRED:

The Local Redevelopment and Housing Law requires that any Redevelopment Plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The properties have been designated as a non condemnation redevelopment area, as such the property is not subject to condemnation.

E. AFFORDABLE HOUSING:

The developer shall comply with the Borough’s affordable housing compliance regulations and shall either construct affordable housing units within the development or contribute to the Borough’s affordable trust fund to assist the Borough in meeting its COAH obligations.

F. LONG TERM FINANCING CONSIDERATIONS:

Due to the size, scale, vital location and anticipated nature of the potential projects contemplated under this plan, the Borough anticipates that it would be eligible for a PILOT if the project commences within five (5) years of plan adoption. After that time, the specific economic conditions would have to be reevaluated

to determine the duration of an exemption that would be deemed financially feasible and appropriate. The actual entry of any financial agreements for a long term tax exemption are subject to governing body approval under the processes required by law. In order for the Borough to determine if a PILOT is necessary the developer would be required to submit a preliminary fiscal impact analysis as part of the process.

G. ELECTRIC VEHICLES:

This redevelopment plan is to comply with the State requirement P.L., c.171 for the installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces for electric vehicles.

H. RELATION TO EXISTING ZONING:

The property is located in the R-1 Single Family Residential zone. This Redevelopment Plan supersedes the existing zoning with respect to the subject property.

I. MASTER PLAN CONSISTENCY:

Based on the information contained within this report, this Redevelopment Plan is consistent with the Borough's Master Plan. Further the plan does not conflict nor have any negative impacts with the State Plan, Borough of Atlantic Highlands's Master Plans, or surrounding municipalitie's Master Plans, which includes Middletown Township and Highlands Township. See Section 9 for analytical comparisons between this Redevelopment Plan and the Master Plans for Middletown and Highlands.

5.0: DEFINITIONS:

A. DEFINITIONS:

It is the intention of this Redevelopment Plan to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The definitions at Section 150-6 of the Borough's Land Use Ordinance shall apply to this Redevelopment Plan, except where superseded by the definitions contained hereinafter in this plan. Other applicable definitions are as follows:

1. **Facade:** The face of a building, or more specifically, the principle front of a structure that faces the street or open space
2. **Gable:** The section of a wall that encloses a pitched roof
3. **Trim/Exterior Trim:** An additional accent on the edges or outside of a design element, particular consisting of contrasting materials, orientation and color. Apply to both interior design attributes and exterior attributes
4. **Siding:** Cladding materials used for the exterior walls of a building
5. **Massing:** Refers to the general shape, layout and aesthetic design of any building or structure
6. **RSIS:** The Residential Site Improvement Standards included as sanctioned legislation by the State of New Jersey
7. **Pitched Roof:** A roof style that typically slopes downward in two parts at an angle separated by a central ridge at the top of the roof
8. **Column:** A load bearing vertical member supporting the weight of an upper floor, balcony, etc.
9. **Shingle:** An asphalt based design element, specifically used in designing roofs to provide an aesthetic and pleasing look
10. **Shutters:** a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.
11. **Wall:** A continuous vertical brick or stone structure that separates two different areas of land, either exterior or interior.
12. **HVAC:** Heating, Ventilation and Air Conditioning. A series of technological apparatuses designed to control the temperature, quality, and humidity of air in any enclosed area of space.

6.0: ZONING:

A. PERMITTED USES:

1. **Purpose:** This section establishes the uses permitted within the redevelopment area including accessory uses.
2. **Permitted Principal Uses:** The following uses are permitted:
 - a. Single Family Residential;
 - b. Park / Open space;
 - c. Parish / Civic / Recreational Center (Charles J. Hesse Parish Center);
3. **Prohibited Uses:** Any use not expressly stated as a permitted or accessory use is considered a prohibited use for this Redevelopment Plan.

B. ACCESSORY USES:

1. Accessory uses and structures shall be permitted, which are clearly and customarily incidental and subordinate to a permitted principal use on the same property. Examples of permitted accessory uses include, but are not limited to the following:
 - a. *See Section C for bulk standards*
 - i. Outdoor Storage; (Shall conform to Section 150-60 of Atlantic Highlands ordinance)
 - ii. Swimming Pools; (Shall conform to Section 150-54 of Atlantic Highlands ordinance)
 - iii. Driveways; (Shall conform to Section 150-54 of Atlantic Highlands ordinance)
 - iv. Porches, decks and patios; (Shall conform to Section 150-54 of Atlantic Highlands ordinance)
 - v. Rooftop decks; (Shall conform to Section 150-54 of Atlantic Highlands ordinance)
 - vi. Fences;
 - vii. Landscaping/Retaining Walls;
2. Accessory structures shall comply in all respects with the requirements of the principal structure.
 - a. Detached accessory buildings shall not be located on the front yard;
 - b. No accessory structure shall be constructed or placed on any lot other than the lot in which the principle use it is serving is located;
 - c. No detached accessory building shall be less than 5 feet from its principle use;
 - d. An accessory building which is attached to the principle use shall conform to the standards of the principle building;

C. BULK STANDARDS: DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS:

The following requirements apply to all development projects which shall meet the following criteria:

1. **Minimum Lot Area:**
 - a. Single Family 7,500 sq. ft. (75 ft x 100 ft minimum)
 - b. Recreation / Civic Center (if provided) 32,670 sq. ft. (0.75 ac)
 - c. Park / Open Space (if provided) 32,670 sq. ft. (0.75 ac)
2. **Minimum Front Yard Setback:**
 - a. Single Family 20 ft.
 - b. Recreation / Civic Center (if provided) 20 ft.
3. **Minimum Rear Yard Setback:**
 - a. Single Family 30 ft.
 - b. Recreation / Civic Center (if provided) 30 ft.
4. **Minimum Side Yard Setback:**
 - a. Single Family 10 ft.
 - b. Recreation / Civic Center (if provided) 20 ft.
5. **Screening:** All mechanical / HVAC equipment shall be screened and shall not be placed in the front yards of any lot with the exception of existing equipment;
6. **Maximum Number of Stories/Building Height:** 2.5 Stories (Max. 35'-0")
7. **Maximum Building Coverage:**
 - a. Single Family 25%
 - b. Recreation / Civic Center (if provided) 45%
8. **Maximum Impervious Surface Coverage:**
 - a. Single Family 50%
 - b. Recreation / Civic Center (if provided) 75%
9. **Minimum Public Park / Open Space:** 32,670 sq. ft. (0.75 ac) (if provided)
10. **Accessory Structures:** All accessory structures erected within the redevelopment area must adhere to the following regulations.
 - a. Maximum Height 1 Story (Max. 16'-0")
 - i. All Accessory uses shall be designed and built in accordance with Chapter 150-54 of the Borough's Land Use Regulations Ordinance
 - b. Sheds
 - i. Sheds shall not exceed a maximum of one per lot, may not exceed 150 square feet in area and shall not exceed 12 feet in height
 - c. Fences/Walls
 - i. No fence or wall erected within the redevelopment area shall exceed a total of 6 feet in height;
 - ii. Closed fences located within the front yard or 50 feet of any natural water body shall not exceed 48 inches in height;
 - iii. All fences shall be erected within the confines of the property line and may not be erected in such a manner that will encroach the right of way line;

- iv. Fences within the redevelopment area may not be erected with barbed wire, razor wire, cloth, or canvas;
- v. All supporting members of a fence shall be located on the inside of the fence, and if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion of the tract of land of the property upon which the fence is erected;
- vi. Tennis court fences, baseball and softball backstops and spectator protective fencing are exempt from the requirements of this section, provided they are not located within any required yard area. Located outside of any required yard area, they are subject to the height limitations of the particular zone district;
- vii. Fences shall be erected in a manner so as to permit the flow of natural drainage and shall not cause surface water to be blocked or dammed to create pooling;
- d. Driveways and Walkways
 - i. Within a residential zone district, an entry driveway or a walkway may cross any yard area except that no driveway shall be within five feet of a side lot line or a rear lot line;
 - ii. Within a nonresidential zone district, entry driveways and walkways may cross any yard area; however, other than crossing yards, driveways shall adhere to the yard requirements for accessory structures. Walkways in a nonresidential zone may be located in a yard area but they shall not encroach into any required buffer;
- e. Swimming Pools
 - i. No pool may be constructed or altered without the issuing of a permit;
 - ii. Pool walls and enclosures must be kept 10 feet from side and rear yard lines;
 - iii. The pool must be equipped with the means to be completely emptied when necessary, and the drainage method must be approved by the Borough before the issue of a permit;
 - iv. All electrical installments must be approved by the National Electrical Code;
 - v. An application must be accompanied by a clear copy of a property survey showing the exact location of the pool, its distance from all property lines and filters, and the location of the filter;
 - vi. All pools will be installed with a self locking four foot fence that is to enclose the entirety of the pool, unless for above ground pools, a proper swing up and self locking stair is provided;
 - vii. No pool may be filled until a Certificate of Use has been issued;
- f. Porches, Decks and Patios
 - i. A porch, deck, patio, or similar structure designed to adjoin the principle building shall conform to all bulk standards which dictate the principle use;
- g. Rooftop Decks
 - i. Rooftop decks shall require site plan approval prior to its construction;
 - ii. The rooftop deck shall be surrounded by a safety railing or parapet with a minimum height of four feet From the deck surface, which shall be designed and constructed in accordance with all applicable design standards, fire, health and safety codes and regulations. The design must also be such that use of the rooftop deck area is screened from view of adjacent properties

- iii. The maximum number of persons permitted on a rooftop deck at any given time shall not exceed that which is outlined in all fire, health and safety codes
- iv. The maximum rooftop deck coverage shall not exceed 50% of the total square footage of the roof area, And such coverage will be reduced below 50% as required in order to adhere to all fire, health and safety Codes
- v. The dimensional area occupied by any furnishings, equipment or structures for rooftop deck usage (excluding HVAC, mechanical or other mechanical equipment) shall not exceed 50% of the total area of the rooftop deck
- vi. All deck furnishings, with the exception of the aforementioned equipment above, shall be set back a minimum of 15 feet from the roof edge of the side of a building or structure contiguous to a public street or right-of-way and five feet from the roof edge of all other sides of a building or structure.
- vii. Any proposed rooftop deck lighting shall be properly shielded so that the light intensity is 0 footcandles at the property line of the property on which the rooftop deck is located
- viii. Rooftop decks may provide for shade or protection from inclement weather. Such protective devices shall not result in the enclosure of more than 50% of the sides of the rooftop deck area.
- ix. Use of rooftop decks shall be limited to the hours of 10:00 a.m. to midnight.

11. **Flood Mitigation / Storm-water Management Requirements:**

- a. The proposed development shall reduce the impacts to the Borough's storm water and sewer system in accordance with the Storm water Management Rules and the NJ Storm water Management Best Management Practices Manual.

12. **Infrastructure Improvements:**

- a. Any redevelopment project shall provide adequate potable water, storm water, sanitary sewer and other necessary utility infrastructure to the site, to the satisfaction of the Borough Engineer.
- b. All costs necessary for the infrastructure improvements (including off-site and off-tract) associated with a development project are the responsibility of the redeveloper, or shall be negotiated through a redevelopers agreement.
- c. The costs shall be paid by the redeveloper for off-site or off-tract improvements if they are associated with a larger municipal capital project, which shall be negotiated as part of a Redevelopment Agreement.

D. OTHER REQUIREMENTS:

- a. The existing parish / recreation center can remain along with the existing parking for the facility or can be removed as part of this redevelopment plan.
 - i. If the recreation center remains as part of a site plan applicaiton it along with the parking should be subdivided from the remaining portion of the redevelopment area.

- b. In the event the existing parish / recreation center remains, a public park / open space of 0.75 acres is encouraged to be provided within the redevelopment area.
 - i. If provided the park shall be located on one of the existing streets and / or a proposed new street, but in no circumstances be located at the rear of any proposed single family residential lots.
 - i. The final design of the public park / open space shall be reviewed and approved by the Mayor and Council prior to site plan application for any other portion of the redevelopment area;
 - ii. The public park / open space shall be completed prior to any TCO for the single family homes;
 - iii. At minimum the park shall include a 6' sidewalk with street trees every 30' on center with pedestrian scale lighting, benches and trash receptacles to be reviewed and approved by the Borough Engineer.
- c. Native plant materials shall be used for any planting within the public right of way or within the public park / open space.
- d. All single family home designs, materials and features shall be consistent with the Design Development Standards in accordance with Chapter 8.0 of this redevelopment plan.
 - i. Vinyl siding of any grade is strictly prohibited within this Redevelopment Plan.
- e. All project signage shall either meet the Borough of Atlantic Highlands Ordinance Article XII, "Signs" or submit a separate sign package to the Planning Board for review and approval.
- f. Street trees shall be planted equivalent to 30'-0" on center along all public street frontage, and open space within the redevelopment area.
 - i. Street tree species shall be approved by the Borough Engineer;
 - ii. No tree shall be planted which is identified by the New Jersey Department of Environmental Protection as an invasive species;
 - iii. Street trees should be installed at a 3.5" caliper;
 - iv. A min. 2 year watering plan shall be put into place for all street trees and trees located within a public right of way.

E. PARKING STANDARDS:**1. Parking Requirements:**

The minimum parking requirements for the Redevelopment Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
- Single Family Residential	RSIS (N.J.A.C 5:10)
- Recreation / Civic Center	Existing Spaces to Remain

2. **Zero-emission Vehicle Fueling and Charging Stations:** The Redevelopment Plan shall comply with the State ordinance P.L. 2021, c.171 to provide the required number and appropriate placement of Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready parking spaces for off street parking lots and does not pertain to residential lots.
3. **Additional Off-Street Parking Regulations:** For all parking standards not covered in this section refer to Article XI of the Borough of Atlantic Highlands Zoning Ordinance.

F. PLANTING AND LANDSCAPING REQUIREMENTS:

1. All plants, shrubs and trees shall be of native origin to New Jersey
2. At a minimum, the equivalent of at least two shrubs and one shade or ornamental tree of two-and-one-half-inch caliper or greater shall be provided for each 1,500 square feet of area of a residential development not covered by buildings or improvements and for each 1,000 square feet of nonresidential development. Existing healthy specimen trees may be included in satisfying these requirements. These plantings shall be in addition to any other landscaping requirements including landscaping of off-street parking areas and buffer areas.
3. Amount required. In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree for each five spaces shall be installed. Parking lot street frontage screening and perimeter screening shall be a minimum of five feet wide. Planting required within the parking lot is exclusive of other planting requirements, such as for street trees.
4. The landscaping should be located in protected areas, such as along walkways, in center islands, at the end of bays, or in diamonds between parking stalls. All landscaping in parking areas and on the street parking lot is exclusive of other planting requirements, such as for street trees.
5. A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted; the area between trees shall be planted with shrubs or ground cover or covered with mulch.
6. Additional Planting and Landscaping Regulations: Any regulations pertaining to planting and landscaping not explicitly stated in the aforementioned section of this redevelopment plan are subject to 150-85 of the Atlantic Highlands Landscaping Design Standards*

7.0: CONCEPT SITE PLAN:

The following represents two conceptual site plans for the proposed redevelopment area and is intended to only provide context. The written requirements of this redevelopment plan supersedes any conceptual plans or rendering shown within this report.



Figure 3: Concept Plan with Civic / Recreation Center remaining and public park / open space.



Figure 4: Concept Plan without Civic / Recreation Center remaining and without public park / open space.

8.0: ARCHITECTURAL & NEIGHBORHOOD DESIGN STANDARDS:

A. ARCHITECTURAL DESIGN STANDARDS:

1. **Intent:** The intent of the Architectural Design Standards is to set a vision for any development that occurs within the redevelopment area and to ensure the architectural design is consistent with the goals and objectives of the Borough combined with the architectural history of Atlantic Highlands.

Atlantic Highlands is known as a Victorian Town, in which a large number of their Victorian styled buildings have been preserved and restored to retain the Borough's small town charm, as well as providing potential interests in historical site tours, making the Borough a sought after destination for tourists and history buffs alike. Some of the historical sites that emulate many of the craftsman, victorian, and colonial revival styles include, but are not limited to, the housing units along 8th Avenue, located in the north eastern quadrant of the Borough, The Strauss Mansion which is also located on 8th Avenue and is home to the Atlantic Highlands Historical Society and is also used as a mansion, and the Thomas Paine House, which is currently in use as a private bed and breakfast, located at 170 Ocean Boulevard.

These standards are intended to ensure high quality, scaled development complementing the architectural history of Atlantic Highlands. Any future development is subject to these provisions and shall be built in accordance with the minimum design standards specified in this section.

2. **Building Style:** Architectural styles that are permitted to be used for the single family homes within the redevelopment area include: Colonial Revival, Craftsman and Victorian architectural styles.
 - a. **Colonial Revival:** Primarily characterized by intricate entrances, cornice treatments with specific window treatments, it is also known to incorporate deep front porches along the entire front facade. Roof eaves tend to be deep, often with decorative brackets and ornate detailing.
 - b. **Craftsman:** Primarily characterized by broad, open porches, roofs with deep overhangs and exposed rafter tails or decorative brackets. In addition, it often includes asymmetric compositions, grouped windows with a variety of upper muntin patterns, expressive trim, rafters and porches with brackets.
 - c. **Victorian:** Primarily made up of Italianate, Second Empire, Stick-Eastlake, and Queen Anne styles. Italianate style structures have flat roof lines, corniced eaves, angled bay windows and Corinthian-columned porches. Stick-Eastlake structures include square bays, flat roof lines and free-style decorations. Queen Annes have a gabled roof, shingled insets, angled bay windows under the gable and on occasion a tower.
3. **Primary Architectural Standards:** The single family lots shall be designed with only one of the three architectural styles so that all nine single family homes have the same architectural design palette.
4. **Primary Architectural Characteristics / Components:** The following characteristics shall be incorporated into the design of the single family homes based on the individual style.
 - a. **Craftsman:**
 - i. **Siding:** Typically consists of cut shingles, wood, or fiber cement board. Lap siding should have 4 inch min. reveal. Can have a brick base for porches and supports for half columns.
 - ii. **Roofs & Base:** Roof pitches vary from 4 to 8 in 12. For Gable L forms, the pitch on the street facing gables range from 4 to 6 in 12. Gable and shed dormers help to introduce light into half-story and attic spaces.
 - iii. **Massing:** Includes gable orientations such as one and a half story L gables, which are similar to

typical L gables, however they involve 4 to 6 in 12 gables facing the street, and a main roof pitch of 5 to 8 inches in 12 pitch.

- iv. **Trim/Exterior Trim:** Designs do not typically feature an exterior trim, in which the main trim consists of wood, fiber, cement board, composition board, or polymer millwork for built-up sections. Historic polymer reproductions are also permitted. Two styles of trim provide variety across Craftsman houses a formal 4 to 6-inch wide trim with simple cap mold, or a tapered 6-inch wide board.
- v. **Eaves:** These are a dominant characteristic. There are two types of eaves in the style: A. Boxed eave, 24-inch deep, slope & B. Exposed 2 x 8-inch rafter tails set 16 to 24 inches on center, and cut perpendicular to the ground. Eave profiles have an 8 to 12 inch frieze board above the window head trim. This frieze board may either touch the window head trim directly, or rest 8 inches above.

b. Colonial:

- i. **Siding:** Consists mainly of Stucco, wood, fiber cement board with 4 to 8 inch lap, or cut shingles.
- ii. **Roofs & Base:** Consist of 7 to 10 in 12 and on Gambrel roof pitch a combination of 0 in 12 to 36 in 12 at the eave, and 6 in 12 to 10 in 12 above the pitch break. The first floor of the Colonial Revival house is set at a minimum of 18 inches above finished grade. Clapboard houses should have an 8-inch-high skirt board. When foundation vents are used, they should be centered under windows.
- iii. **Massing:** Consists of two story side gables (5 in 12 and gable roof pitch is 7 in 12), two story front and/or hip gables (Hipped or front-gabled rectangular volume. Hip roof pitch is typically 7 in 12 and gable roof pitch is 8 in 12), two story L gables (Cross-gabled volume. The gable facing the street has a roof pitch of 8 in 12), and one and a half story gambrels (Rectangular volume with a gambrel roof parallel to the street).
- iv. **Trim/Exterior Trim:** Consist of materials such as stucco, wood, fiber cement board, composition board, or polymer millwork for built-up sections. Exterior trims pertain to window and door designs that feature 6-inchwide flat trims with or without a cap molding. The trim can also feature a backband. Brick buildings feature 2-inch brickmold.
- v. **Eaves:** Consist of three profiles: Boxed eave, with a 12- to 18-inch soffit depth; shallow soffit on the rake, the classic Colonial Revival eave detail. Deep boxed eave with heavy brackets with hipped roofs. Boxed eave modified for gambrel roofs. Eave profiles have an 8- to 12-inch frieze board above the window head trim. This frieze board may either touch the window head trim directly, or rest 8 inches above.

c. Victorian:

- i. **Siding:** Consists of wood or fiber cement board siding with 4 inch min. lap reveal, cut shakes.
- ii. **Roofs & Base:** Steep, with gable and or hip, with other shapes occasionally used for emphasis. Queen Anne elements are steep gables, hips, pyramids or cones, sometimes with distorted shapes and frequently with varying heights. A front facing dominant gable is characteristic. Tower elements can be either rounded or square in form. The Mansard roof shapes can be varied to

provide distinctive architectural details and include straight with curbs on either end; Straight with a flare; Concave; Convex; and S-Curves. The roof pitch is steep and varies from 8 to 20 in 12.

- iii. **Massing:** Consists of Simple Mansard Rooves, Centered Wing or Gable, Asymmetrical type compound floor plans typically with a front facing wing that varies from one to two stories, Towered and Townhouse Style which includes urban styled type with distinctive steeply pitched mansard roof located on the upper floor.
- iv. **Trim/Exterior Trim:** Style does not feature an exterior trim. The main trim consists of wood, fiber, cement board, composition board, or polymer millwork for built-up sections. Shouldered window trim with counsoles and a complex sash trim are acceptable.
- v. **Eaves:** In Victorian Design, there is minimal to no usage of eaves.

5. **Secondary Architectural and Material Standards:** The following represent secondary standards and materials that should be considered as part of the design.

a. **Craftsman:**

- i. **Facade Composition and Combinations:** Characterized by an asymmetrical but balanced placement of doors and windows. Typically, windows occur in pairs and multiples, or as sidelights for oversized ground floor windows. Entrance doors are most often under porches and off center.
- ii. **Walls:** Consist of one-story houses and have a minimum floor-to-ceiling height of 9 feet. Two story houses have a minimum floor-to ceiling height of 9 feet on the first floor, and 8 feet on the second floor. Standard window head heights are 7 to 8 feet on the first floor, and 7 to 8 feet on the second floor. On clapboard houses, corner boards should be no less than nominal 5/4 by 6 inches. On two-story houses, material, color, or trim can occur near the second floor sill or first floor window head lines. This material change give Craftsman houses their distinctive low horizontal character. The first floor of the Craftsman house is typically set 18 inches above finished grade. Skirtboards are uncommon. Clapboard or shake cladding materials should not come within 8 inches of finished grade; only durable materials like brick, stone, and stucco may come into direct contact with the soil. Foundation vents are centered under windows when used.
- iii. **Porches & Eaves:** Consist of gable-end, shed or combinations of the two roof forms. Typically the porches have deep eaves with the same rafter or cornice treatment as the main house. Gable-end porches are designed to express the structural elements.
- iv. **Columns:** Consist of wood, fiberglass, or composition board box columns. Column types include square posts, tapered box columns, and round Tuscan columns.
- v. **Doors:** Often stained wood with either a plank or panel design. Doors may have decorative, leaded glass sidelights and transoms in Arts and Crafts patterns.
- vi. **Windows:** Should be double-hung, energy-efficient wood, PVC, aluminum-clad, or aluminum, with external divided lights. Windows to have projecting sill nosing. Windows on the first floor are

usually either ganged together in 3-, 4-, 5- combinations or are entirely composed of large picture windows. Windows on the second floor may be single, paired, or in sets of three. Special accent windows are often incorporated into the composition. Window pane patterns include 6 over 1, 3 over 1, 1 over 1, and 8 over 1. Dormer windows are ganged together in wide gabled or shed dormers.

- vii. **Shutters:** Not typically included in Craftsman designed buildings.
- viii. **Roofing:** Consist of wood milled top rails with square balusters on solid railings of wood, cut shingle, siding, or brick.
- ix. **Foundations:** Concrete, brick, or stone veneer.

b. Colonial:

- i. **Facade Composition and Combinations:** Characterized by a symmetrical and balanced placement of doors and windows. Though single window openings are most common, standard windows can be grouped for emphasis. The differing placement of entrance doors on narrow and wide front houses responds to traditional floor plans. Entrance doors are located near the corner in narrow houses and at the center in wide houses.
- ii. **Walls:** Consist of one-story houses and have a minimum floor to ceiling height of 9 feet. Two-story houses have a minimum floor-to-ceiling height of 9 feet on the first floor, and 8 feet on the second floor. Standard window head heights are 8 to 9 feet on the first floor, and 7 to 8 feet on the second floor. On clapboard houses, corner boards should be minimum nominal 5/4 by 6 inches. There is always a frieze board above the windows.
- iii. **Porches & Eaves:** Typically one or two stories tall with either flat, shed, or shallow hipped roofs. Shed or hip porches typically have a 3 in 12 to 4 in 12 pitch.
- iv. **Columns:** Include 10- and 12-inch round Doric columns; 12-inch Ionic columns; three-quarter height paired Doric columns, and 8- to 10-inch full-height tapered box columns. Single-story porches have 9- to 10-foot tall columns, and columns on two-story porches are 9- to 10-feet tall on the ground floor and 8- to 9-feet tall on the second. For double porches with classical or tapered columns, 12-inch wide columns are used on the ground floor, while 10-inch columns are used above. Porch column bays should be more narrow than wide.
- v. **Doors:** Typically have six panels, while surrounds frequently incorporate sidelights and transoms. Doors are typically 6 feet 8 inches tall and 3 feet wide.
- vi. **Windows:** Should be double-hung, energy-efficient wood, PVC, aluminum-clad, or aluminum, with external divided lights. Windows are vertical in proportion. Window muntin patterns are 6 over 1 or 6 over 6 on both floors, and window panes are more vertical in proportion than square. Standard windows are double hung. Flat arches and stone and precast lintels are common over windows set in masonry walls.

- vii. **Shutters:** Should be sized and mounted as if operable to cover the adjacent window or door.
- viii. **Roofing:** Consists of standing seam metal and or architectural asphalt/ fiberglass shingles.
- ix. **Foundations:** Concrete, brick, or stone veneer.

c. **Victorian:**

- i. **Facade Composition and Combinations:** Varied from symmetrical square or rectangular to asymmetrical L-shaped with some have tower elements that could either be squared or rounded. There is a wide variety of roof forms, with the mansard being the most notable Victorian feature. The facades are often highly decorated with ornate detailing on the porches, windows, doors and along the roofline.
- ii. **Walls:** Consist of a first floor of the main body which is typically elevated high at 3 to 5 feet above ground. The floor-to-ceiling height on the first floor should be 9 feet. The secondary floor-to-ceiling height should be 8 feet. Corners should be finished with stone quoins made of wood, or by simple vertical boards painted in even darker shades.
- iii. **Porches & Eaves:** Can have gable ends or shed roof forms, extending up into the main house roof form with chamfered or turned posts and often have gingerbread around the porches, eaves and windows.
- iv. **Columns:** Identical to craftsman design.
- v. **Doors:** Varies with double front sash door, single panel design doors with large decorative, leaded glass. As with windows, doors should be recessed as deeply as possible. Simple detailing around doors is encouraged.
- vi. **Windows:** Should be paired in either groups of two or three and vary in shape from Italianate, round topped, square headed, pedimented or scrolled panels and are usually tall, slender and always wood framed. Smaller round windows can be tucked into smaller location across the frieze or beneath the cornice. Windows to be double hung with large paneled glass with a standard one over one, double hung sash. All windows shall have a divided-light appearance. Windows should decrease in size between floors with the largest windows on the first floor. Wood trim painted can be used with a darker colored sash.
- vii. **Shutters:** Include plank/board or panel-style louvered shutters which are encouraged as an accent. Wrought iron lift-off hinges, shutter dogs, and latches are also encouraged.
- viii. **Roofing:** Prefers slate as roof material with tin and wood materials also being used. Architectural asphalt/ fiberglass shingles or slate profile fiberglass shingles, or slate. Shingles can have multiple colors with intricate patterns.
- ix. **Foundations:** Concrete, brick, or stone veneer.

d. Additional Design Standards:**i. Yard:**

- Buildings shall be set on the lot relative to the build-to zones and setbacks specified per the requirements of this redevelopment plan. Homes should be set close to the sidewalks to promote social interaction from porches to the sidewalk.
- Primary building facades should orient toward the primary street, unless the lot is located on a corner lot, an alley or a public open space, in which case the primary building orientation should be toward both the public street, the alley and/or the public open space.

ii. Perimeter Fences & Walls:

- All fences shall be wood or iron in materials. Vinyl or plastic fences are not allowed.
- Perimeter privacy fences (wood) shall have a maximum height of 6'-0". All fence posts on privacy and picket fences must break the top plain of the fence panel.

9.0 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLAN STUDIES:

A. State Development and Redevelopment Plan (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Volume II – State Plan Goals and Policies include the following:
 - a. Revitalize the State's Cities and Town Centers: Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals;
 - b. Conserve the State's Natural Resources and Systems: Conserve the State's natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan's vision and goals;
 - c. Promote Beneficial Economic Growth: Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals;
 - d. Protect the Environment, Prevent and Clean up Pollution: Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards;
 - e. Provide Adequate Housing at Reasonable Cost: Provide adequate housing at reasonable cost through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan's vision and goals;

- g. Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value: Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan's vision and goals;
 - h. Ensure Sound, Coordinated and Integrated Statewide Planning: Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan's vision and goals.
 - i. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.
2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:
- a. "Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal."
 - b. "It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state." (N.J.S.A. 52:18A-196 (d))
3. The State Plan Policy Map (SPPM)
- a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the Borough of Atlantic Highlands in Planning Area 1 - the Metropolitan Planning Area and states:
 - b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey Borough metropolitan region; the Philadelphia/Camden/



Figure 4: NJ SDRP State Plan Map Metropolitan Area 1

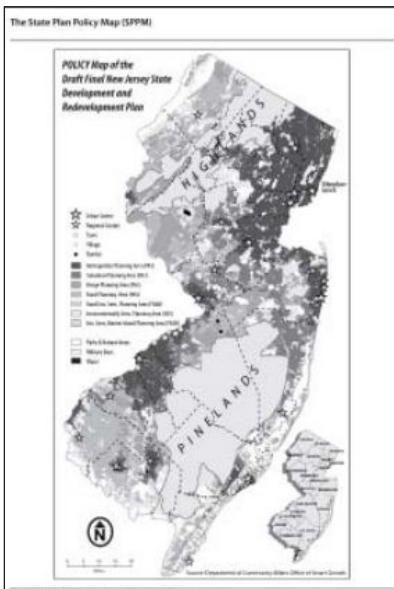


Figure 4.1: NJ State Development and Redevelopment Plan Policy Map

Trenton Metropolitan Region; and on a smaller scale the Easton/ Phillipsburg Metropolitan Region;

- These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime;
- In the Metropolitan Planning Area, the State Plan's intent is to do the following:
 - Provide for much of the State's future development and redevelopment;
 - Revitalize Cities and Towns;
 - Encourage distinctive, attractive neighborhoods with a strong sense of place;
 - Provide for mixed-use concentrations of residential and commercial activity;
 - Create a wide range of residential housing opportunities and choices with income mix;
 - Prioritize clean-up and redevelopment of brownfields and greyfields sites;
 - Create cultural centers of state-wide significance;
 - Re-design any existing areas of low-density sprawl;
- This redevelopment plan aligns with the goals for the Metropolitan Planning area (PA1) by providing a well thought out, compact single family residential designed area that promotes preservation of the existing neighborhood character of the Borough while making use of under utilized lands by providing accessible open space within a residential community.

B. 2016 Monmouth County Master Plan:

In 2016, the Monmouth County Planning Board adopted a resolution to craft a county wide Master Plan, which outlines specific goals and objectives relevant to the advancement of land use, technology, and inter

coordination amongst the municipalities of the county.

The overall goals are:

1. Promote a comprehensive approach to planning and coordinate these efforts among all levels of government and with our community stake holders;
2. Promote protection conservation of natural and cultural resources to guarantee long term sustainability;
3. Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay;

Amongst the various goals stated within the Master Plan, Goal #3 is the most relevant to this redevelopment plan, as that goal states “To promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay”. This redevelopment plan, which plans to promote single family residential, supports this goal by specifying requirements that promote thoughtful redevelopment and promoting like-wise neighborhood character. The Master Plan also states in subsection H of the third goal “To promote and endorse the use of enhanced streetscapes, landscapes, and design amenities that promote a safe and secure neighborhood, as well as attractive and appealing built environments”. This redevelopment plan has provides three separate architectural design styles including Craftsman, Colonial Revival and Victorian. Having specific design standards ensures that any development will be consistent with the community and neighborhood while it promotes the preservation of the Borough’s small town charm and character.

C. Borough of Atlantic Highlands 2019 Master Plan

The Borough’s Master Plan report provides strategies for redevelopment. The Master Plan report noted that:

1. Goals and Objectives stated in the Master Plan Reports excerpts include but are not limited to:
 - a. Focus on preserving the Borough’s unique historic and bayside community character, while providing a vision for the future.
 - b. Include recommendations and data of the Recommendations Report entitled “Getting to Resilience” prepared by the Jacques Cousteau National Estuarine Research Center – January 2015. Information for the Master Plans of the adjacent municipalities has been included with any projects, goals or objectives that could have an impact on the Borough.
 - c. Propose directions influenced by new concepts in planning, coupled with previous planning concerns established in the 1990, and 1996 Master Plans.
 - d. Reflect the recently prepared and adopted September 19, 2016 Monmouth County Master Plan.
 - e. Update the population and housing data of prior Master Plans using the latest 2010 Census data and 2015 American Fact Finder database which distributes census and survey data collected by the Census Bureau.

- f. Include revised language for natural resource categories already identified in the prior Master Plans.
- g. Revise the Land Use Element and provide districts and proposed future objectives that support the policies of this plan and are consistent with the Borough's Zoning Map.
- h. Include a revised Housing Plan Element that meets the statutory requirements of the Fair Housing Act (N.J.S.A. 52:27D-310, et seq.), the Municipal Land Use Law (N.J.S.A. 40:55D-28), and Fair Share Housing Center (FSHC) Settlement Agreement approved by Court Order on May 24, 2018.
- i. Provide GIS mapping to designate existing circulation networks and proposed circulation networks. Scenic roadways will be identified based on Monmouth County Scenic Roadway Plan standards.
- j. Respond to several standards and policies pertaining to environmental issues and to fair share housing issues, which have been adopted by major State agencies that directly affect the development capabilities of the remaining vacant lands within the Borough of Atlantic Highlands.

This Redevelopment Plan aligns with component A of the Atlantic Highlands 2019 Master Plan. This redevelopment plan aims to provide open space and residential housing options for future and/or current residents while also utilizing applicable architectural design elements that retain the Borough's small town charm and consistent design.

D. Neighboring Township Master Plans in relation to Atlantic Highlands

1. Middletown Township: In 2014, Middletown conducted a re-examination of their previously adopted Master Plan written in 2004. The Master Plan identified disaster mitigation as a key component as a result of Super Storm Sandy, and also identified 12 major redevelopment areas, none of which are near the target area of this redevelopment plan. The redevelopment target area is located in the north central quadrant of the Borough, is not located on the border of Middletown or Highlands, and therefore will not have an impact on the zoning or components of Middletown's master plan
2. Borough of Highlands: The Township of Highlands adopted their Master Plan Re-examination in 2016. The Master Plan Re-examination report made specific note of the Central Business District Redevelopment plan, in which the area extends horizontally across the center of the Borough, covering the entirety of the CBD within Highlands. This is the largest redevelopment area within the Borough, along with the Shadow Lawn Redevelopment plan of 2018. This redevelopment plan will not have any significant impact on the zoning parameters, redevelopment areas, or the Master Plan components of the Borough of Highlands.