

Borough of Red Bank

Non-Condensation Area in Need of Redevelopment Study

Planning Board Public Hearing, April 10, 2024



BFJ Planning

Agenda

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- 3 Study Area Conditions**
- 4 Evaluation of Redevelopment Statutory Criteria**
- 5 Next Steps**

Introduction and Background

Red Bank's train station area has long been an important part of its planning efforts

- Historically, State has recognized Red Bank as a “Regional Center”
- Borough's application for Transit Village designation initially submitted in 2019
 - NJDOT noted that Borough's current transit overlay zoning doesn't support Transit Village designation – transit-oriented development (TOD) should be allowed through new ordinances or redevelopment designation
- 2023 Master Plan looked closely at train station area and recommended:
 - Re-starting the Transit Village designation process;
 - Replacing overlay zoning with a more targeted TOD zoning district; and
 - Considering the redevelopment tool to facilitate TOD.
- Borough Council directed the Planning Board on Dec. 14, 2023, to conduct a Preliminary Investigation on whether the station and surrounding area qualifies as an Area in Need of Redevelopment.

Redevelopment Process

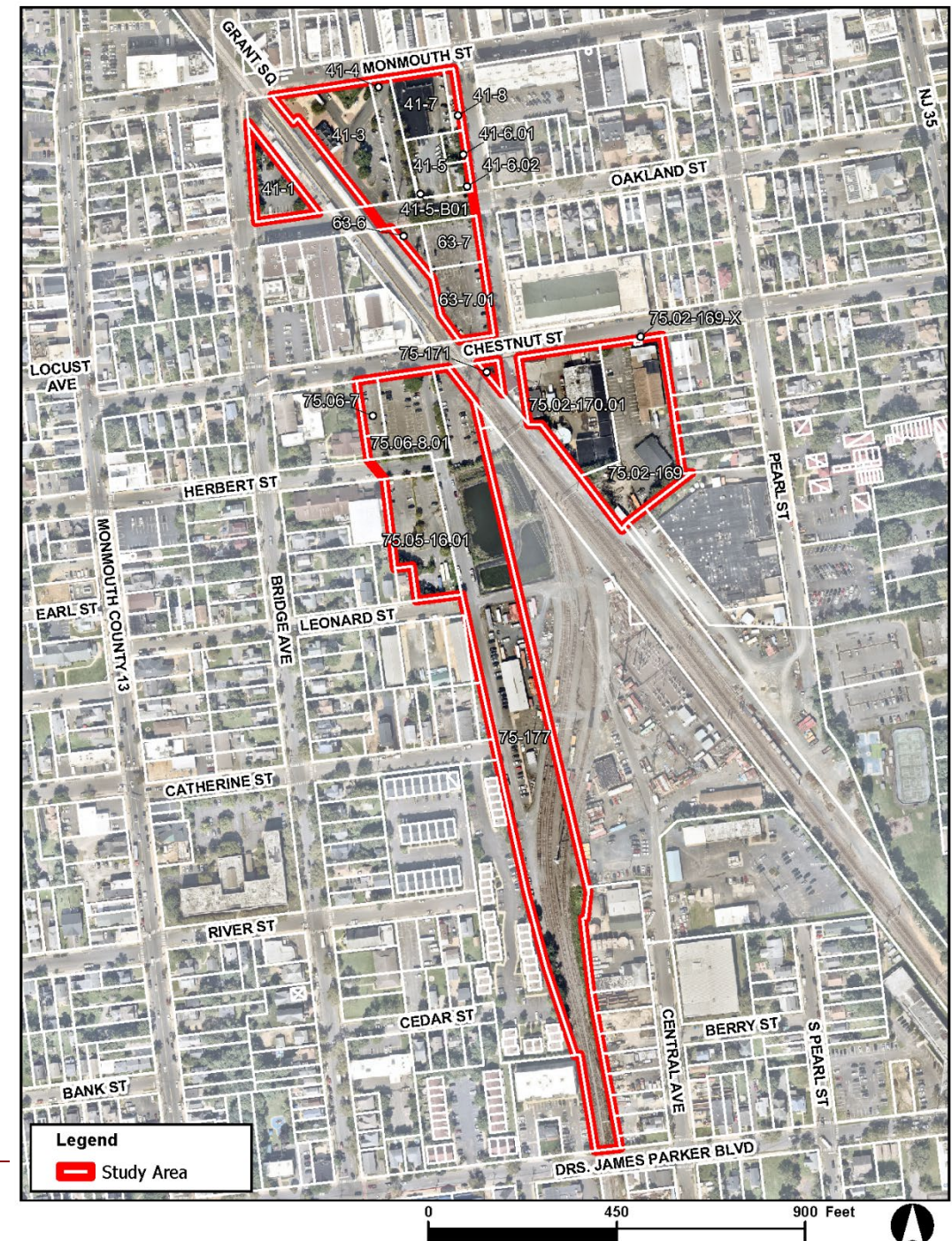
NJ's Local Redevelopment and Housing Law (LRHL)

- Gives municipalities planning and financial tools to facilitate revitalization of properties that meet certain criteria.
- Redevelopment designation can allow for the use of eminent domain – however, eminent domain is NOT authorized in Red Bank's designation study.
- Once designated, a redevelopment plan is created for the area, establishing the standards for future development.
 - Unlike traditional zoning, redevelopment plans can include design requirements, form-based approaches, required community amenities/improvements, and other elements unique to the needs of the study area.
- Redevelopment designation requires meeting specific criteria set by the State.

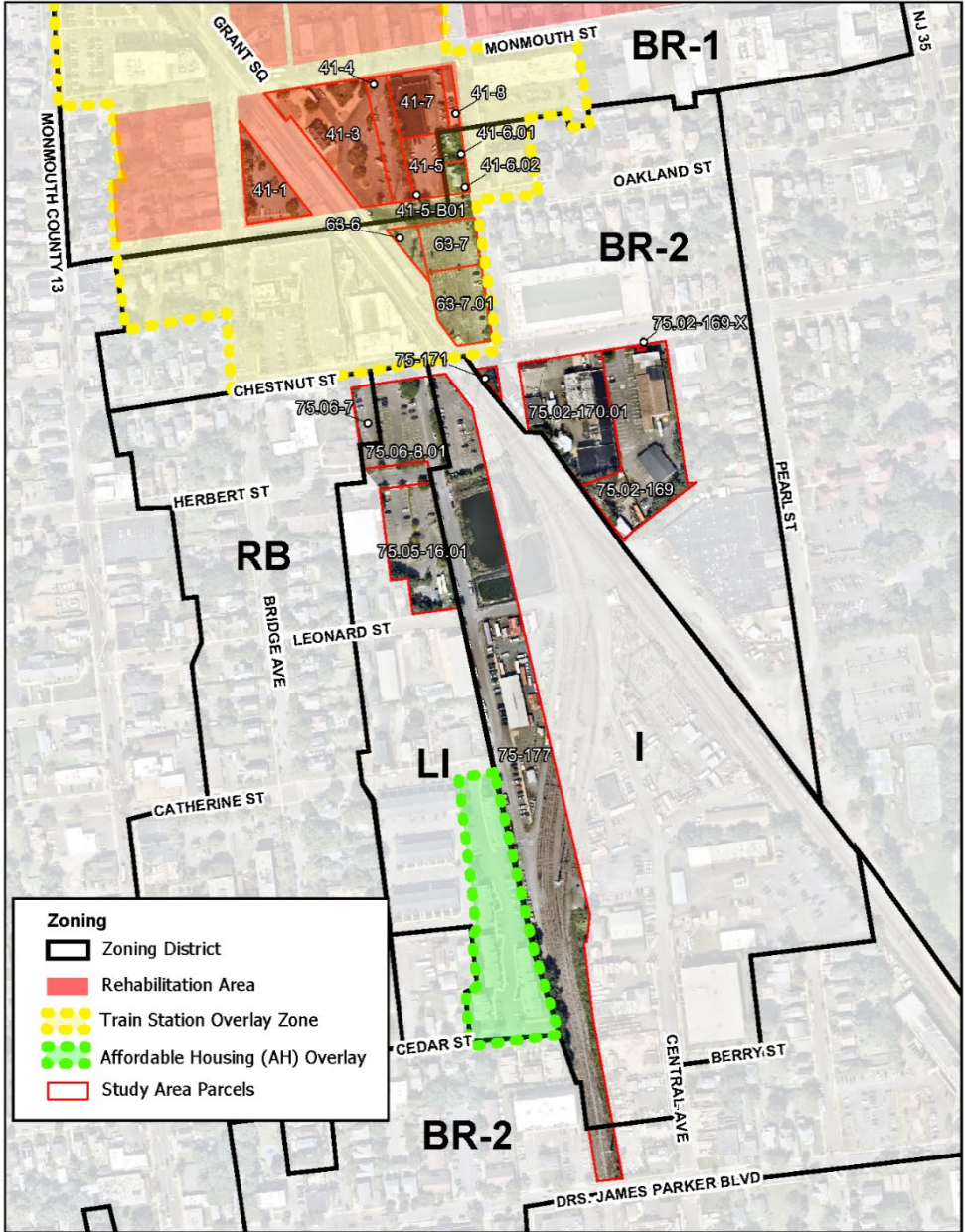
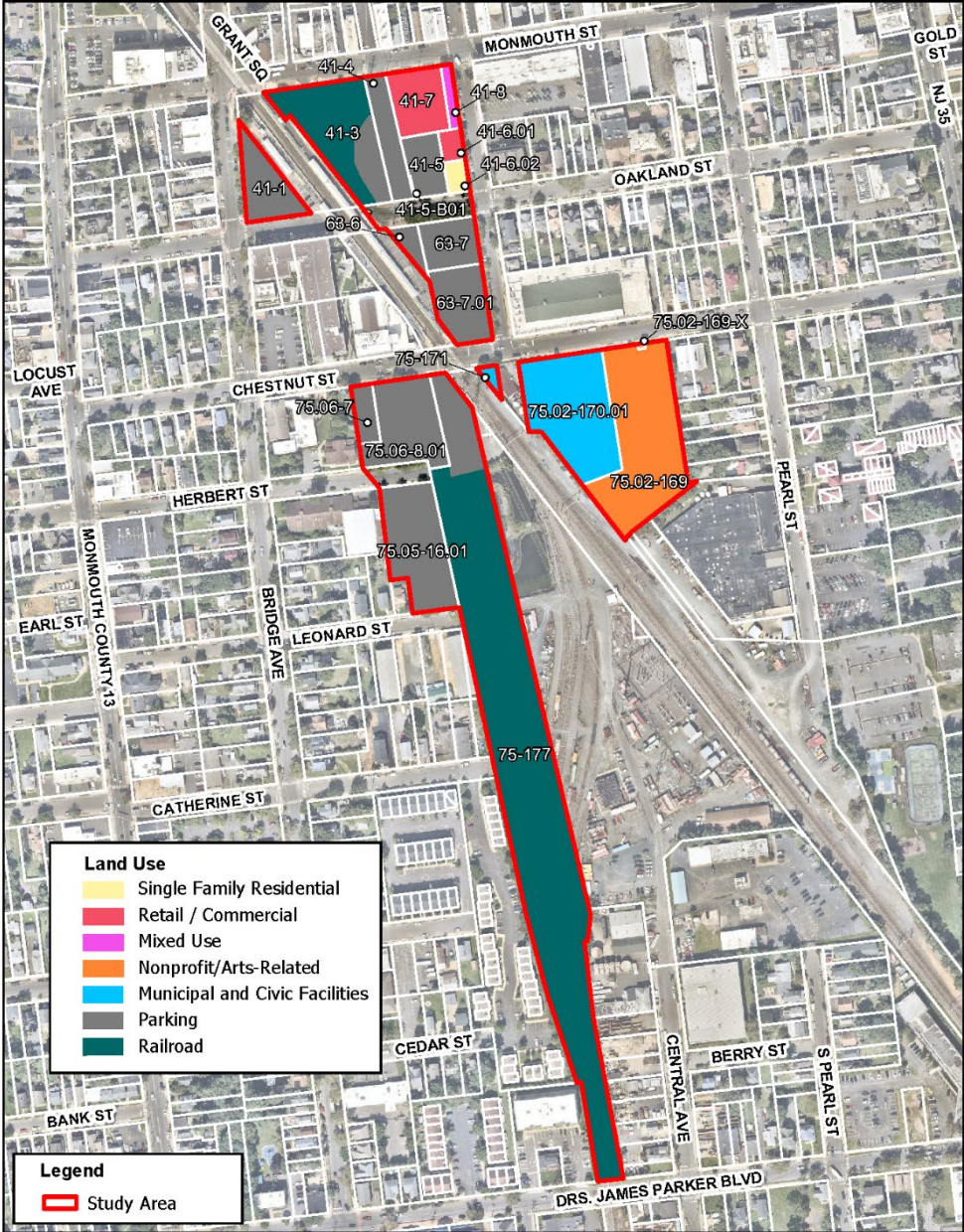
Study Area Conditions

Overview

- Approximately 13 acres
- Includes train station area, NJ Transit rail yard, Borough's DPW facility, and several privately owned parcels
- Primary land use is surface parking
- Zoning is a mix of business (BR-1 and BR-2), industrial (I and LI), and Train Station (TS) overlay zoning
- Portion of study area is within designated Rehabilitation Area



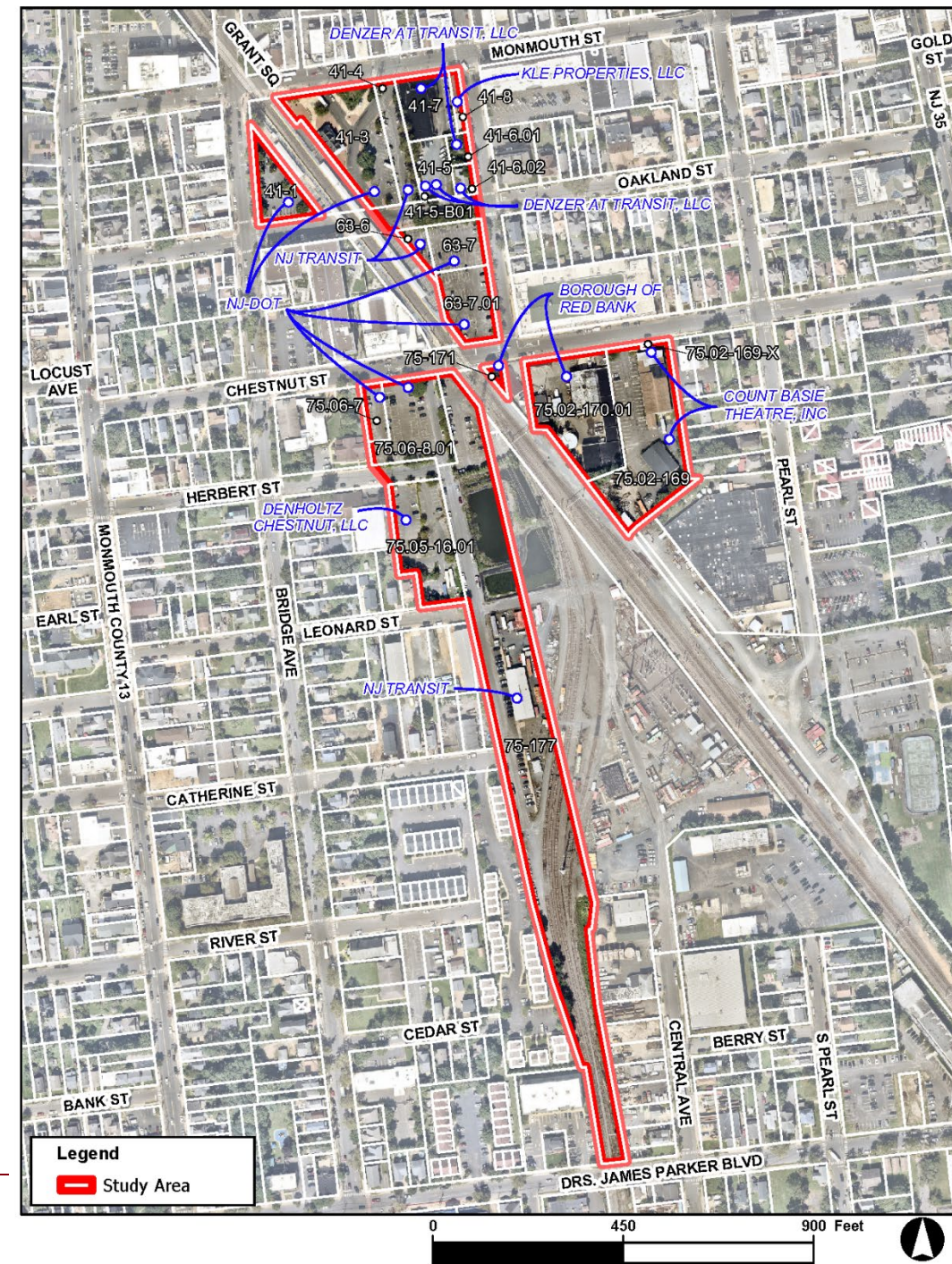
Study Area Conditions



Study Area Conditions

Property Ownership and Tax Data

- All properties held by five owners:
 - NJ Transit/related entities: 9 properties, 8.42 acres
 - Denholtz Properties: 5 properties, 1.73 acres
 - Borough of Red Bank: 2 properties, 1.19 acres
 - Count Basie Theatre: 1 property, 1.52 acres
 - KLE Properties: 1 property, 0.09 acre
- Total assessed value is \$13.5 million, 2023 tax revenue \$109,530



Study Area Conditions

Site Conditions

- Vary by lot, but generally:
 - Significant areas of underutilized parking and very limited landscaping/green space
 - Some issues with drainage due to impervious coverage, lack of stormwater infrastructure
 - Privately occupied buildings in generally good shape, some maintenance needed
 - Numerous building and site issues on DPW property (deteriorated structures, lack of functionality/storage space, stormwater problems, monitoring for environmental contamination)
 - Some undesirable uses for downtown/transit area (billboard, auto storage)
 - Pedestrian environment disrupted by railroad tracks, inconsistent sidewalks. No designated bike lanes in study area.
 - High-tension electrical wire bisects study area north-south.

Study Area Conditions



Underutilized station parking



Drainage/pavement issues



Billboard



Rail yard infrastructure



DPW garage building



Rear of Count Basie property

Evaluation of Redevelopment Statutory Criteria

To Be Determined an Area in Need of Redevelopment, Parcels must meet one or more of these criteria:

A: Buildings that are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or are lacking in light, air or space.

B: The discontinuance or abandonment of the use of buildings for a period of consecutive 2 years. The abandonment of building has fallen into such disrepair that it is untenable.

C: Publicly owned land or unimproved vacant land for a period of 10 years; not likely to be developed through the instrumentality of private capital.

D: Areas containing buildings or improvements which are dilapidated, obsolete, overcrowded, or other deleterious conditions.

E: Underutilized properties caused by the condition of the title, diverse ownership, or other conditions resulting in stagnation.

F: Areas greater than 5 acres which have buildings or improvements that have been destroyed by natural disaster or other casualty resulting in a material depreciation of the property.

G: Property is located within an Urban Enterprise Zone designation.

H: Property is consistent with Smart Growth planning principles.

Evaluation of Redevelopment Statutory Criteria

Other Considerations:

- Individual properties, blocks, or lots that don't meet the statutory criteria can still be included in an area in need of redevelopment, if one or more of those conditions are prevalent in the area as a whole, under ***Section 3*** of the LRHL:
 - *“a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”*
- Best practices for redevelopment planning call for Criterion H (Smart Growth) not to be used as the sole basis for redevelopment designation, but it can be considered along with one or more criteria.

Evaluation of Redevelopment Statutory Criteria

Relevant Criteria:

- A (substandard/dilapidated/obsolete buildings): Lots 75-171 & 75.02-170.01 (DPW site)
- B (discontinuance/abandonment): N/A
- C (public/vacant land unlikely to be developed due to site conditions): N/A
- D (dilapidated/obsolete buildings/sites): All lots except Lots 41-6.02 (single-family house), 41-7 (auto service), 41-8 (restaurant/apartments), and 75.02-169 (Count Basie)
- E (underutilized/stagnant property): Lots 41-4 (power lines) and 41-5-B01 (billboard)
- F (areas affected by natural disaster/casualty): N/A
- G (property within Urban Enterprise Zone): N/A
- H (smart growth): All lots except Lots 75-171, 75.02-169, and 75.02-170.01 (DPW and Count Basie sites)
- Section 3: Lots 41-6.02 (single-family house), 41-7 (auto service), and 75.02-169 (Count Basie)

Evaluation of Redevelopment Statutory Criteria

Conclusion: All sites except Lot 41-8 (restaurant) meet redevelopment designation criteria

Block/Lot	Size (Acres)	Criteria								Section 3
		A	B	C	D	E	F	G	H	
41-1	0.41				x				x	
41-3	1.01				x				x	
41-4	0.34				x	x			x	
41-5	0.28				x				x	
41-5-B01	N/A				x	x			x	
41-6.01	0.09				x				x	
41-6.02	0.08								x	x
41-7	0.43								x	x
41-8	0.09								x	
63-6	0.11				x				x	
63-7	0.33				x				x	
63-7.01	0.47				x				x	
75-171	0.04	x			x					
75-177	4.88				x				x	
75.02-169	1.52									x
75.02-170.01	1.15	x			x					
75.05-16.01	0.85				x				x	
75.06-7	0.16				x				x	
75.06-8.01	0.71				x				x	

Next Steps

- Planning Board public hearing and recommendation to Borough Council
- Borough Council resolution designating a redevelopment area and directing Planning Board to prepare a redevelopment plan, *including additional community engagement* and addressing:
 - Local objectives for appropriate land uses, density population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
 - Proposed land uses and building requirements in the project area.
 - Adequate provision for temporary and permanent relocation of residents in the project area.
 - Identification of any property within the redevelopment area proposed to be acquired in accordance with the plan.
 - Relationship of the plan to the master plan of contiguous municipalities, county master plan and State Development and Redevelopment Plan.
 - List of any affordable housing that will be removed within the redevelopment area, if any.
 - Plan for the replacement of affordable housing, if any.
 - Proposed location of zero-emission vehicle fueling and charging.