

TOWNSHIP OF WALL

RESOLUTION NO. 20-0143

AUTHORIZATION TO DESIGNATE BLOCK 8 LOT 407 AND BLOCK 19 LOT 20 AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION PURSUANT TO N.J.S.A. 40A:12A-1 ET. SEQ.

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 N.J.S.A 40A:12A-6, prior to the Township Committee making a determination as to whether the study area qualifies as an area in need of redevelopment, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment without condemnation set forth in N.J.S.A. 40A:12A-5; and,

WHEREAS, Wall Township Municipal Code Chapter 141-2, Adoption of Redevelopment Plan, references the West Belmar Gateway Area Redevelopment Plan (Redevelopment Plan), prepared by Cheryl Bergilo P.P., AICP, Schoor DePalma, Inc, dated December 2003; and,

WHEREAS, , on June 12, 2019: the West Belmar Gateway Area Redevelopment subcommittee met and became aware of a possible discrepancy where the West Belmar Gateway Area Redevelopment Plan included Block 8 Lot 407 on the Plan Map as being part the West Belmar Gateway Area, but did not include this lot as one of the listed properties on page 2 of the Plan. Subsequently, the Wall Township Planner, Nora Coyne, P.P., AICP researched the matter and discovered that this lot, as well as Block 19 Lot 20, were both included on the West Belmar Gateway Area Redevelopment Plan Map, but were not listed on page 2 of the Plan. Additionally, neither lot was included in the 2003 West Belmar Gateway Redevelopment Area Determination Report prepared by Cheryl Bergailo P.P., AICP, Schoor DePalma, which was used to designate the West Belmar Gateway Area as an Area in Need of Redevelopment.

WHEREAS, on August 28, 2019, The Township Committee of the Township of Wall Adopted Resolution No. 19-0828 authorizing the Planning Board to undertake a preliminary investigation to determine whether Block 8, Lot 407 and Block 19, Lot 20 (Study Area) qualify for designation as an Area in Need of Redevelopment without Condemnation or Rehabilitation pursuant to the Local Redevelopment Housing Law (LRHL) N.J.S.A. 40a:12a et. seq.

WHEREAS, the Planning Board Special Board Planner, Nora Coyne, P.P., AICP, NJ Professional Planner No. 5967, prepared a the West Belmar Gateway Redevelopment Amendment Preliminary Investigation Report for Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, Block 8 Lot 407; Block 19 Lot 20, Township of Wall, Monmouth County, New Jersey, which was reviewed by the Planning Board and was made available to the public; and,

WHEREAS, the Planning Board Special Board Planner in her Redevelopment Amendment Preliminary Investigation Report for Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, Block 8 Lot 407; Block 19 Lot 20 determined that the subject area qualified as an area in need of redevelopment without condemnation pursuant to N.J.S.A. 40A:12-1 et. seq.; and,

WHEREAS, as required by N.J.S.A. 40A:12-1 et. seq. the Wall Township Planning Board conducted a public hearing on January 6, 2020 at the Wall Township Municipal Building to determine whether the Study Area should be designated as an area in need of redevelopment; and,

WHEREAS, on January 6, 2020 the Wall Township Planning Board determined by Resolution that the Study Area may be designated by the Township of Wall as an area in need of redevelopment without condemnation; and,

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wall hereby designates Block 8 Lot 407 and Block 19 Lot 20 on the Township of Wall Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways on the Township of Wall Tax Map as an area in need of redevelopment without condemnation; and,

BE IT FURTHER RESOLVED that the Township's Committee hereby authorizes the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, excluding the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area") in relation to the above-referenced property; and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJ Department of Community Affairs, Study Area Property Owners, Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED all Township officials including, but not limited to, the Mayor, Township Planner, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Keri Pagnoni, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution-n adopted by the Mayor and Council of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on January 22, 2020.



Keri Pagnoni, RMC
Deputy Municipal Clerk

Resolution of the Wall Township Planning Board

**Designating Block 8 Lot 407 and Block 19 Lot 20 of the West Belmar Gateway
Redevelopment Area as an Area in Need of Redevelopment without Condemnation
pursuant to NJS 40a:12A-1 et seq.**

WHEREAS, the Township Committee of the Township of Wall, Monmouth County, New Jersey authorized by Resolution No. 19-0828 the Township of Wall Planning Board to undertake a preliminary investigation to determine whether the following properties qualify for designation as an Area in Need of Redevelopment without Condemnation pursuant to N.J.S.A. 40a:12A-1 *et seq.*:

Block 8 Lot 407

Block 19 Lot 20

WHEREAS, pursuant to this authorization, the Planning Board engaged in the preparation of this preliminary investigation to determine whether the specified areas of the Township are in fact in need of Redevelopment without Condemnation; and

WHEREAS, the Planning Board prepared the Preliminary Investigation Report for Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, which contained maps showing the boundaries of the potential Redevelopment area and the location of properties included therein and provides a statement setting forth the basis for the investigation; and

WHEREAS, The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determination on whether the referred Study Area or portions thereof shall be designated as a “Non-Condemnation Redevelopment Area” prior to making its determination; and

WHEREAS, the documents and a map regarding such reports were made available for public review at the Land Use Office in the Wall Township Municipal Building located at 2700 Allaire Road, Wall, New Jersey; and

WHEREAS, the Wall Township Planning Board conducted a public hearing on Monday, January 6, 2020 at the Wall Township Municipal Building, located at 2700 Allaire Road, Wall, New Jersey; and

WHEREAS, Township Planner Nora Coyne, P.P., AICP prepared a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation for Block 8 Lot 407; Block 19 Lot 20 which was reviewed by the Board; and

WHEREAS, Nora Coyne made a presentation to the Board at the public hearing on January 6, 2020;

NOW, THEREFORE, BE IT RESOLVED, the Wall Township Planning Board does hereby make the following findings:

1. The study area is in the northeastern quadrant of Wall Township. Block 8 Lot 407 is a privately-owned parcel located at 2007 Highway 71 and situated to the southwest of the intersection of Second Avenue and Highway 71. The property is an L-shaped lot comprised of approximately 27,688SF (.64 acres) with frontage along Highway 71, Second Avenue, and Camp Meeting Street. It is developed with a single-family home and a detached garage accessed from Camp Meeting Street and Highway 71 by a dirt driveway. There are no significant environmental features present on the property.

2. Block 19 Lot 20 is a privately-owned parcel located at 1607 Highway 71 Rear. The property is situated on the western side of Highway Route 71, approximately 67 feet north of its intersection with Woodland Avenue. The parcel is immediately south of the Township of Wall/Borough of Belmar municipal boundary. The parcel is a triangular shaped lot and is comprised of approximately 2,763 SF (.06 acres). Development on the lot includes a two-story building used as a retail coffee shop. The building is split by the municipal border: it is physically located in Wall Township but assessed in the Borough of Belmar.
3. Map 4, Tax and Zoning Map illustrates the area and surrounding zoning as well as the underlying zoning in the WBGA that was in place prior to the adoption of the WBGA redevelopment Plan. Although the Map shows the study area as being within the WBGA Zone, it was recently discovered that the study area was not listed on page 2 of the WBGA plan, nor were these parcels included in the 2003 WBGA Redevelopment Area Determination Report prepared by Schoor DePalma, which was used to designate the WBGA as an Area in Need of Redevelopment. As a result, the WBGA Zone Map 4 as well as the existing zoning analysis in this section references the underlying zoning of the WBGA prior to the adoption of the WBGA Redevelopment Plan.

Block 8, Lot 407

4. Block 8, Lot 407 is within the Public Open Space (POS) zone. The Wall township land use ordinance does not set forth any zoning standards for the POS zone. Section 140-17 of the Ordinance defines Public Open Space as “an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, a federal, state or county agency, or other public body for recreational or conservational uses.” To the north of the property, across Second Avenue, is vacant land and a non-conforming single-family

residential property in the WBGA Zone. The vacant land is approved for the construction of a Microbrewery. To the south is vacant Township-owned land in the WBGA Zone. To the east, across Highway 71, is the Township-owned Rash Field Park in the WBGA Zone. To the west are single-family residential properties in the R-7.5 Zone.

5. The areas of this property fronting Second Avenue, Camp Meeting Street, and the northern portion fronting Highway 71 are designated as Highway Business on the Township's 1999 Land Use Plan. The southern section fronting Highway 71 is designated as High Density Residential. While no changes were recommended to the general classification of the HB and High-Density designations in the 2005 and 2015 Master Plan Re-exam reports, the 2005 Master Plan Re-examination Report recognized the WBGR plan as the guiding document for the Route 71 Corridor to be redeveloped with an emphasis on a pedestrian-friendly downtown atmosphere. Recommendations were made to incorporate this plan into the Land Use Plan Element of the Township Master Plan. The 2015 Master Plan re-examination Report recommended that the Township continue to seek new development opportunities to effectuate the WBGA Redevelopment Plan.

Block 19, Lot 20

6. Block 19, Lot 20 is within the Highway Business (HB-20) Zone District. Directly to the north of the property is Block 168 Lot 17 in the Borough of Belmar located in Belmar's Central Business District (CBD-2) Zone. This property includes the remainder of the retail coffee shop building. To the south is Block 19 Lot 1 in the Township of Wall in Wall Township's WBGA Zone. This property includes the parking lot for the retail coffee shop. All three properties are under common ownership. To the east, across Highway 71 is a shopping center that includes a restaurant and fish market located in the Township of Wall's

WBGA Zone. Also to the east is a multi-unit retail shopping center in the Borough of Belmar. To the west are single-family homes in Wall Township's Residential (R-7.5) Zone.

7. The Land Use Plan Element did not designate this property and shows the municipal boundary running south of this property. The proximity to the municipal border and the fact that the property is physically in Wall Township, but assessed in Belmar Borough, has likely caused some confusion on this property that may have contributed to its being omitted of the original WBGA investigation and Redevelopment plan. All properties to the south are designated in the Highway Business designation. Properties to the north, east, and west are shown on the Land Use Plan as within Belmar Borough.
8. Based upon the advice of the Board's planner, the Board finds that pursuant to the Local Redevelopment and Housing Law, an area may be determined to need redevelopment if it meets one or more of the eight criteria listed below:
 - A. The generality of buildings is substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or open space as to be conducive to unwholesome living or working conditions.
 - B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purpose; the abandonment of such buildings, 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 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 properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
 - 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 of 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 palling board have also taken the actions and fulfilled the requirements as 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 area is consistent with smart growth planning principles adopted pursuant to law or regulation.
 - I. Pursuant to section 40A:12A-3, 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 part.
9. The Board finds, in accordance with the presentation of Wall Township Planner Nora Coyne, that Block 19, Lot 20 and Block 8, Lot 407 meet at least one of the criterion, as follows:
- A. Block 8 Lot 407 qualifies for criterion E. The exclusion of this lot from the Gateway Redevelopment Plan has left it in its previous zoning designation of Public Open

Space. The property is a privately-owned single-family home and Public Open Space is not an appropriate zoning designation for such a use. As such, there is a lack of proper utilization of the property by the condition of title or other similar condition which discourages the undertaking of improvements. Additionally, all other properties fronting the eastern side of Route 71 are within the WBGR area. As a result of this, the inclusion of this property with, or without change to its condition, is necessary for the effective redevelopment of the overall WBGA.

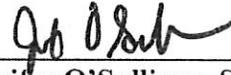
B. Block 19 Lot 20 qualifies for criterion E. This lot is a small piece of a larger development that includes a parking lot in Wall Township, with the remainder of the existing coffee shop in the Borough of Belmar. The Zoning designation of this property in the HB-20 Zone district makes it a significantly undersized lot. While it would also be undersized for the Gateway Zone, it is a small, HB-20 Zoned property completely isolated from any other Highway Business Zoning. The Property is the northern “Gateway” to the WBGR area as it is the northern most property on 71 in Wall Township. It is bound by the WBGA to the south and the Borough of Belmar Central Business District-2 to the north, neither of which is conducive to Highway Business Development.

10. Based on this analysis and study, and the recommendation of the Board’s Planner, the Planning Board hereby determines that Block 8 Lot 407 and Block 19 Lot 20 meet at least one of the qualifying criteria. As a result, it is recommended that Block 8 Lot 407 and Block 19 Lot 20 be considered by the Wall Township Committee for designation as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment Without Condemnation under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1, et seq.

CERTIFICATION

I hereby certify that I, the undersigned, am the secretary of the Planning Board of the Township of Wall, County of Monmouth, State of New Jersey and I hereby certify that the foregoing Resolution is a true copy of a resolution adopted by the Planning Board of the Township of Wall at a regular meeting held on January 6, 2020 and memorialized at the meeting held on January 6, 2020.



**Jennifer O'Sullivan, Secretary
Wall Township Planning Board**

West Belmar Gateway Redevelopment Amendment

Preliminary Investigation Report for Non-
Condemnation Area in Need of
Redevelopment, or Area in Need of
Rehabilitation

Block 8 Lot 407; Block 19 Lot 20
Township of Wall, Monmouth County, New Jersey

Adopted on Jan. 22, 2020


Nora Coyne, P.P., AICP
Professional Planner N.J. Lic. No. 33LI00596700

*The original of this document has been signed and
sealed in accordance with New Jersey Law*

Wall Township Committee

Kevin P. Orender, Mayor
George K. Newberry, Deputy Mayor
Dominick DiRocco
Timothy J. Farrell
Carl Braun

Wall Township Planning Board

Kristin Coman, Chair
Edward Thomson, Vice Chair
Stephen Barlow
Robert Baumgartner
Carl Braun, Committeeman
Timothy Farrell, Committeeman
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Introduction

Purpose

The purpose of this report is to identify whether the West Belmar Gateway Redevelopment Area could be amended to include two parcels immediately adjacent to the area. This investigation will study whether the properties at Block 8 Lot 407 (2770 Highway 71) and Block 19 Lot 20 (1607 Highway 71) in the Township of Wall meet the New Jersey statutory criteria to qualify as an area in need of Redevelopment or an area in need of rehabilitation. Pursuant to the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A), an area may be determined to be in need of Redevelopment or rehabilitation if it meets at least one of the criteria more thoroughly discussed in the redevelopment criteria of this study. The LRHL also permits the inclusion of additional parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed study area.

History

Following is a timeline of the major points of the West Belmar Gateway Redevelopment area that has led up to the basis of this study.

- September 12, 2000: the Township Committee of the Township of Wall adopted Resolution No. 00-9909, which established a Redevelopment Advisory Committee to develop goals for the improvement and expansion of economic and open space opportunities along the Highway Route 71 Corridor known as the West Belmar area.
- October 3, 2001: Gateway Advisory Committee prepared the West Belmar Gateway Report, dated October 3, 2001, which outlined a recommended planning process to revitalize and Redevelop the West Belmar area.
- December 11, 2002: The Township formally examined Redevelopment of the area and authorized the Planning Board to undertake a redevelopment investigation through Resolution No. 02-1226.
- February, 3, 2003: the Planning Board adopted a resolution recommending the 2003 West Belmar Gateway Area Redevelopment Area Determination Report prepared by Cheryl Bergailo, P.P., AICP. The report identified each studied parcel and made a determination as to whether that parcel qualified as a Redevelopment Area pursuant to statute.
- February 12, 2003: The Township Committee accepted the Planning Board's recommendation and the West Belmar Gateway Area Redevelopment Area Determination Report and officially designated the studied area as an area in need of Redevelopment pursuant to the NJ LRHL by Resolution No. 03-214.
- November 24, 2003: The Planning Board recommended that the area outlined in the December, 2003 West Belmar Gateway Area (WBGA) Redevelopment Plan prepared by Cheryl Bergailo, P.P., AICP be designated as an Area in Need of Redevelopment.
- December 10, 2003: The Township Committee adopted Ordinance No. 37-2003, which approved the December, 2003 West Belmar Gateway Area (WBGA) Redevelopment Plan prepared by Cheryl Bergailo, P.P., AICP. (Plan) as the official Land Use Document for the WBGA. This ordinance is codified as Chapter 141 of the Wall Township Ordinance. As a result of this ordinance, the WBGA

Redevelopment Plan superseded all Land Use and Development Regulations and the Township's Official Zoning Map was amended to reflect the map presented in the Plan.

- April 12, 2004: The Township entered into a property exchange agreement to exchange the existing privately owned single-family residential property located at Block 6, Lot 7 for the Township-owned vacant property at Block 8 Lot 407. As part of the agreement, the Township relocated the single-family home on Block 6 Lot 7 to Block 8 Lot 407. The property exchange was completed by way of a deed recorded on March 4, 2005.
- June 12, 2019: the WBGA subcommittee met and became aware of a possible discrepancy where the Plan included Block 8 Lot 407 on the Plan Map as being part the WBGA, but did not include this lot as one of the listed properties on page 2 of the Plan. Subsequently, more research took place and it was discovered that this lot, as well as Block 19 Lot 20, were both included on the Plan Map, but were not listed on page 2 of the Plan. Additionally, neither lot was included in the 2003 WBGA Redevelopment Area Determination Report prepared by Schoor DePalma, which was used to designate the WBGA as an Area in Need of Redevelopment.

Study Authorization

On August 28, 2019, The Township Committee of the Township of Wall Adopted Resolution No. 19-0828 authorizing the Planning Board to undertake a preliminary investigation to determine whether Block 8, Lot 407 and Block 19, Lot 20 (Study Area) qualify for designation as an Area in Need of Redevelopment without Condemnation or Rehabilitation pursuant to the Local Redevelopment Housing Law (LRHL) N.J.S.A. 40a:12a Et Seq.

The adopted resolution is attached to this report as Appendix A.

Regional Location

As depicted in Map 1, Regional Location Map, the Study Area is located in the northeastern quadrant of Wall Township. Wall Township is located in the southeastern corner of Monmouth County, New Jersey and is traversed by New Jersey State Highway Routes 33, 34, 35, 71, and 138. The Garden State Parkway also runs north to south through the center of the Municipality. Wall Township is bordered by thirteen municipalities, which include Colts Neck Township, Tinton Falls Borough, Neptune Township, Belmar Borough, Lake Como Borough, Spring Lake Heights Borough, Spring Lake Borough, Sea Girt Borough, Manasquan Borough, Brielle Borough, Point Pleasant Borough, Brick Township, and Howell Township. The Township is also bordered by the Shark and Manasquan Rivers and its closest border is approximately one mile from the Atlantic Ocean. Wall Township is home to portions of Allaire State Park, Monmouth County Shark River Park, and Naval Weapons Station Earle. Monmouth Executive Airport, a privately owned, public use airport, is also located within Wall Township.

Study Area

Map 2 illustrates aerial imagery of the Study area. Appendix B includes photographs of the study area taken on November 7, 2019.

Block 8 Lot 407

Block 8 Lot 407 is a privately owned parcel located at 2007 Highway 71. The property is situated to the southwest of the intersection of Second Avenue and Highway 71. The property is an L-Shaped lot comprised of approximately 27,688 square feet (0.64 acres) with frontage along Highway 71, Second Avenue, and Camp Meeting Street. It is developed with a single-family home and a detached garage accessed from Camp Meeting Street and Highway 71 by a dirt driveway. As shown on Map 3, Environmental Features Map, the lot slopes from northwest to southeast. There are no significant



environmental features present on the property pursuant to New Jersey Department of Environmental Protection (NJDEP) Geographic Information Systems (GIS) mapping.

Block 19 Lot 20

Block 19 Lot 20 is a privately owned parcel located at 1607 Highway 71 Rear. The property is situated on the western side of Highway Route 71, approximately 67 feet north of its intersection with Woodland Avenue. The parcel is immediately south of the Township of Wall/Borough of Belmar municipal boundary. It is physically located in Wall Township, but is assessed in the Borough of Belmar. The parcel is a triangular shaped lot and is comprised of approximately 2,763 square feet (0.06 acres). Development on the lot includes a two-story building used as a retail coffee shop. The building is split by the municipal border. The lot is relatively flat and there are no significant environmental features present on the property pursuant to New Jersey Department of Environmental Protection (NJDEP) Geographic Information Systems (GIS) mapping.



There are no significant environmental features present on the property pursuant to New Jersey Department of Environmental Protection (NJDEP) Geographic Information Systems (GIS) mapping.

Zoning and Master Plan Review

Existing Zoning and Surrounding Land Uses

Map 4, Tax and Zoning Map illustrates the area and surrounding zoning as well as the underlying zoning in the WBGA that was in place prior to the adoption of the WBGA redevelopment Plan. Although the Map in the WBGA Redevelopment plan and the Township's official Zoning Map show the study area as being within the WBGA Zone, it was recently discovered that the study area was not listed on page 2 of the WBGA Plan, nor were they included in the 2003 WBGA Redevelopment Area Determination Report prepared by Schoor DePalma, which was used to designate the WBGA as an Area in Need of Redevelopment. As a result, the WBGA Zone mapping on Map 4 as well as the existing zoning analysis in this section references the underlying zoning of the WBGA prior to the adoption of the WBGA Redevelopment Plan.

Block 8 Lot 407

This property is within the Public Open Space (POS) Zone. The Wall Township Land Use Ordinance does not set forth any zoning standards for the POS zone. Section 140-17 of the Ordinance defines Public Open Space as, "an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, a federal, state, or county agency, or other public body for recreational or conservational uses."

To the north of the property, across Second Avenue, is vacant land and a non-conforming single-family residential property in the WBGA Zone. The vacant land is approved for the construction of a Microbrewery. To the south is vacant Township-owned land in the WBGA Zone. To the east, across Highway 71, is the Township-owned Rash Field Park in the WBGA Zone. To the west are single-family residential properties in the R-7.5 Zone.

Block 19 Lot 20

This property is within the Highway Business (HB-20) Zone District. Below is a table representing the bulk requirements for the HB-20 zone as compared to the existing conditions of the site:

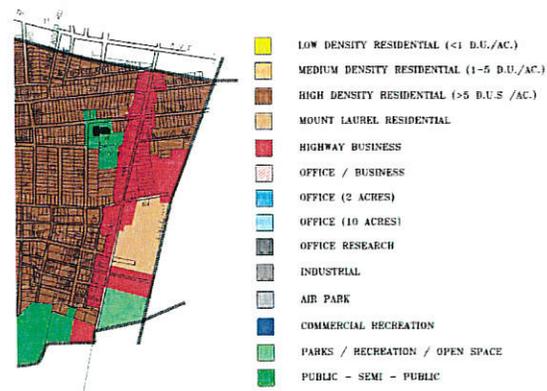
TABLE 1: Block 19 Lot 20 HB-20 Zone		
Parameter	Required	Existing
Lot Area (min)	20,000 sq. ft.	2,763 sq. ft. *
Lot Frontage (min)	100 ft.	0 ft. *
Lot Width (min)	100 ft.	16 ft. +/- *
Lot Depth (min)	100 ft.	140.54
Building Coverage (max)	20%	14% +/-
Impervious Coverage (max)	65%	85% +/- *
Front Yard Setback (min)	50 ft.	8 ft. +/- *
Side Yard Setback (min)	20 ft.	0 ft. north * 3 ft. +/- south *
Rear Yard Setback (min)	25 ft.	78 ft. +/-
Stories (max)	2	2
Building Height (max)	30 ft.	<35 ft.
* Indicates nonconforming condition in HB-20 Zone		
<i>Sources: 2015 Wall Township Parcel Layer; 2018 Wall Township Tax Map Sheet 49; Parking Lot Improvement Plan prepared by Evan D. Hill, P.E. dated 7/14/10 last rev., 8/9/10 (8 sheets).</i>		

Appendix C includes the schedule of permitted and conditional uses for nonresidential zone districts in Wall Township.

Directly to the north of the property is Block 168 Lot 17 in the Borough of Belmar located in Belmar’s Central Business District (CBD-2) Zone. This property includes the remainder of the retail coffee shop building. To the south is Block 19 Lot 1 in the Township of Wall in Wall Township’s WBGA Zone. This property includes the parking lot for the retail coffee shop. All three properties (Wall Township Block 19 Lots 1 and 19 and Belmar Borough Block 168 Lot 17) are under common ownership. To the east, across Highway 71 is a shopping center that includes a restaurant and fish market located in the Township of Wall’s WBGA Zone. Also to the east is a multi-unit retail shopping center in the Borough of Belmar. To the west are single-family homes in Wall Township’s Residential (R-7.5) Zone.

Master Plan Designation

The Highway Business Master Plan land use designation applies for all properties on the western side of Highway Route 71 from Woodland Avenue to the southern portion of Block 8 Lot 407. The Master Plan also designates all property on the eastern side of Highway 71 from the Belmar border to Rash field as within the HB designation with the exception of Block 6 Lot 6, which is a Township-owned property



that was formerly the site of the Wall Auto Wreckers yard.

Block 8 Lot 407

The areas of this property fronting Second Avenue, Camp Meeting Street, and the northern portion fronting Highway 71 are designated as Highway Business on the Township's 1999 Land Use Plan. The southern section fronting Highway 71 is designated as High Density Residential. The Land Use Plan describes the Highway Business designation as "an area of highway retail commercial uses typified by development along much of Highway 35." These uses include a mix of agricultural, office, retail, restaurant, and service uses. The high-density residential designation corresponds to the existing R-7.5, high-density multifamily, and mobile home park zones exceeding 5 units per acre. No changes were recommended to the general classification of the HB and High Density designations in the 2005 and 2015 Master Plan Re-examination reports. However, the 2005 Master Plan Re-examination Report recognized the WBGR Plan as the guiding document for the Route 71 Corridor to be redeveloped with an emphasis on a pedestrian-friendly downtown atmosphere. Recommendations were made to incorporate this plan into the Land Use Plan Element of the Township Master Plan. The 2015 Master Plan Re-examination Report recommended that the Township continue to seek new development opportunities to effectuate the WBGA Redevelopment Plan.

Block 19 Lot 20

The Land Use Plan Element did not designate this property and shows the municipal boundary running south of this property. The proximity to the municipal border and the fact that the property is physically in Wall Township, but assessed in Belmar Borough, has likely caused some confusion on this property that may have contributed it to being omitted of the original WBGA investigation and Redevelopment plan. All properties to the south are designated in the Highway Business designation. Properties to the north, east, and west are shown on the Land Use Plan as within Belmar Borough.

State Plan

The entire study area is within the New Jersey State Development and Redevelopment Plan (SDRP) Metropolitan State Planning Area (PA1). According to the SDRP the state goals for the Metropolitan Planning area are as follows:

- A. Provide for much of the state's future redevelopment.
- B. Revitalize Cities and Towns.
- C. Promote growth in compact forms.
- D. Stabilize older suburbs.
- E. Redesign areas of sprawl.
- F. Protect the character of existing stable communities.

Redevelopment/Rehabilitation Criteria

Redevelopment Statutory Criteria

Pursuant to the LRHL (NJS 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the eight criteria listed below.

- 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 properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 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:12A5 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 area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Pursuant to section 40A:12A-3, 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 part.

Rehabilitation Statutory Criteria

Pursuant to the LRHL (NJS 40A:12A-14), an area may be determined to be in need of rehabilitation if it meets one or more of the eight criteria listed below.

- A. A significant portion of structures are in a deteriorated or substandard condition.
- B. More than half of the housing stock in the delineated areas is at least 50 years old.
- C. There is a pattern of vacancy, abandonment or underutilization of properties in the area.
- D. There is a persistent arrearage of property tax payments on properties in the area.
- E. Environmental contamination is discouraging improvements and investment in properties in the area.
- F. A majority of the water and sewer infrastructure in the delineated areas is at least 50 years old and is in need of repair or substantial maintenance.

Qualifying Criteria

Block 8 Lot 407

Block 8 Lot 407 qualifies for criterion E. As discussed in the Existing Zoning Analysis, the exclusion of this lot from the Gateway Redevelopment Plan has left it in its previous zoning designation of Public Open Space. The property is a privately-owned single-family home and Public Open Space is not an appropriate zoning designation for such a use. As such, there is a lack of proper utilization of the property by the condition of title or other similar condition (private title with public zoning designation), which

discourages the undertaking of improvements. While the property is currently in a satisfactory condition, the ability to make improvements on the property due to inappropriate zoning, which only allows open space or recreational uses, is an unproductive condition likely to cause stagnation, which will lead to the degradation of the overall welfare of the community and have a negative impact on the surrounding area.

Qualifying Criteria Summary					
Block	Lot	Owner	Property Address	Use - Description	Qualifying Criteria
8	407	Griggs, Steven	2007 Highway 71	Single-family Residential	E, Necessary for Effective Redevelopment
19	20	1607 Highway 71, LLC	1607 Highway 71 Rear	Retail Coffee Shop (split by municipal border)	Necessary for Effective Redevelopment

Additionally, all other properties fronting the eastern side of Route 71, are within the WBGR area. As a result of this, and also for the reasons discussed the analysis for criterion E, the inclusion of this property with, or without change to its condition, is necessary for the effective redevelopment of the overall WBGA.

Block 19 Lot 20

As previously discussed, this lot is a small piece of a larger development that includes a parking lot in Wall Township, with the remainder of the existing coffee shop in the Borough of Belmar. The Zoning designation of this property in the HB-20 Zone district makes it a significantly undersized lot. While it would also be undersized for the Gateway Zone, it is a small, HB-20 Zoned property completely isolated from any other Highway Business Zoning. The property is the northern "Gateway" to the WBGR area as it is the northern most property on 71 in Wall Township. It is bound by the WBGA to the south and the Borough of Belmar Central Business District-2 to the north, neither of which is conducive to Highway Business Development. As a result, the inclusion of this property with, or without change to its condition, is necessary for the effective redevelopment of the overall WBGA.

Recommendations and Conclusion

Recommendations

In order for an area to meet the Area in Need of Redevelopment designation, it must be demonstrated that at least one of the statutory requirements of the LRHL is satisfied or that a parcel is otherwise necessary for the effective redevelopment of the area in need of redevelopment. A careful analysis of the study area's existing conditions, land uses, and zoning was completed. A site visit, review of statewide GIS data, and municipal tax, land use department, and construction department, records was performed. Based on this analysis and study, it was determined that Block 8 Lot 407 qualifies for criteria E, and is also necessary for the effective redevelopment of the area. Block 19 Lot 20 was also determined to be

necessary for the effective redevelopment of the area. As a result, it is recommended that Block 8 Lot 407 and Block 19 Lot 20 be considered for designation as a non-condemnation area in need of redevelopment.

Next Steps

Upon adoption of a resolution by the Planning Board memorializing the recommendations of this study, the Township Committee may adopt a resolution designating the study area as an area in need of redevelopment. The Township Committee may then authorize the preparation of an amendment to the WBGA Redevelopment Plan incorporating the properties into the Plan and setting forth specific reuse plans, goals, objectives and design criteria for the area.

Maps

Map 1: Regional Location Map

Map 2: Aerial Map

Map 3: Environmental Features Map

Map 4: Tax and Zoning Map



 Study Area

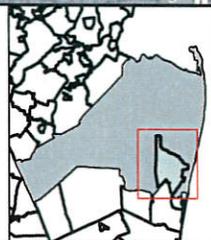
N
↑

0 1,750 3,500 7,000 10,500

1 inch = 7,000 feet

Sources:
 ESRI USA Topo Map (USGS Topographic Map), Last Modified 10/5/17
 NJGIN NJ Counties Layer
 Wall Township Parcel Layer

Notes:
 All data is estimated and has not been field verified.



**Redevelopment Preliminary
 Area Investigation Report
 West Belmar Gateway
 Redevelopment Expansion
 Block 8 Lot 407; Block 19 Lot 20**

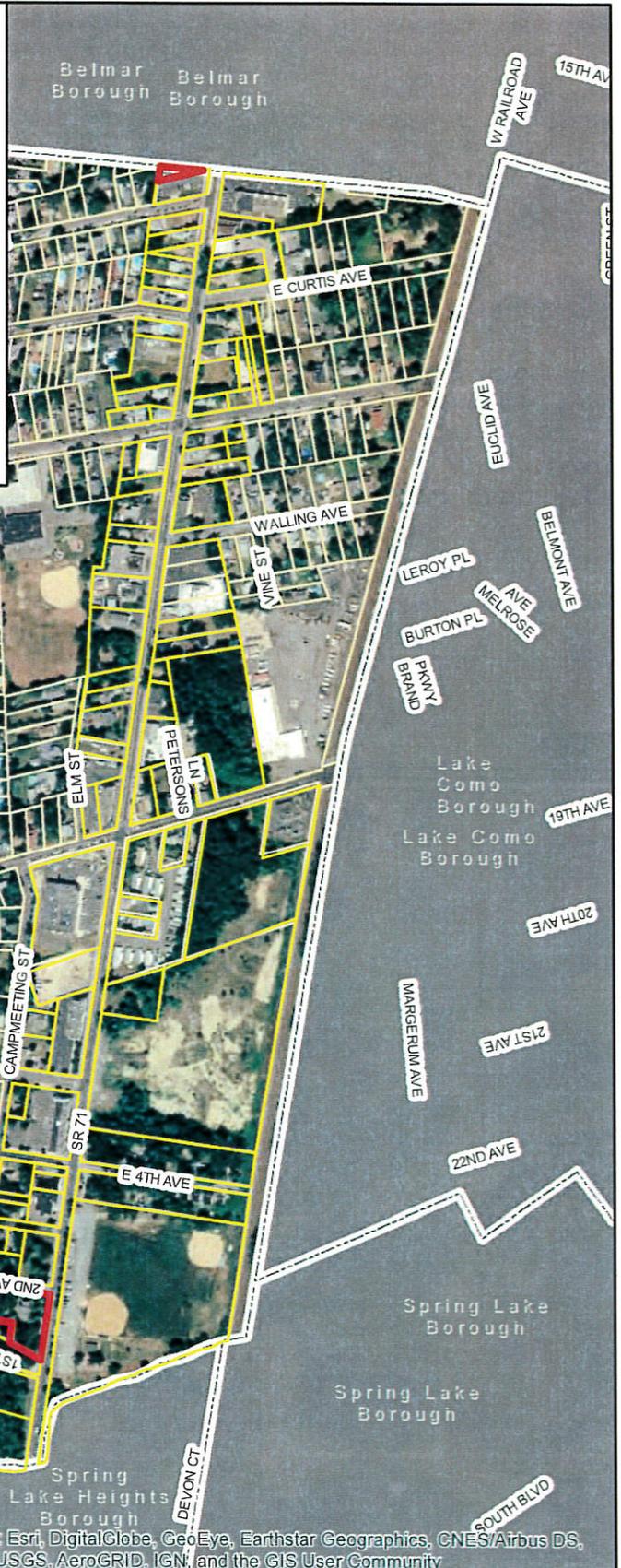
Regional Location Map
 Map 1 of 4

Basis of the Investigation

On December 10, 2003, the Township Committee of the Township of Wall adopted Ordinance No. 37-2003, which approved the December, 2003 West Belmar Gateway Area (WBGA) Redevelopment Plan prepared by Schoor DePalma, Inc. (Plan) as the official Land Use Document for the WBGA. As a result of this ordinance, the WBGA Redevelopment Plan superseded all Land Use and Development Regulations and the Township's Zoning Map was amended to reflect the map presented in the Plan.

On June 12, 2019, the WBGA subcommittee met and became aware of a possible discrepancy where the Plan included Block 8 Lot 407 on the Plan Map as being part of the WBGA, but did not include this lot as one of the listed properties on page 2 of the Plan. Subsequently, more research took place and it was discovered that this lot, as well as Block 19 Lot 20, were both included on the Plan Map, but were not listed on page 2 of the Plan. Additionally, neither lot was included in the 2003 WBGA Redevelopment Area Determination Report prepared by Schoor DePalma, which was used to designate the WBGA as an Area in Need of Redevelopment.

On August 28, 2019, The Township Committee of the Township of Wall Adopted Resolution No. 19-0828 Planning Board to undertake a preliminary investigation to determine whether Block 8, Lot 407 and Block 19, Lot 20 (Study Area) qualify for designation as an Area in Need of Redevelopment without Condemnation pursuant to the Local Redevelopment Housing Law (LRHL) N.J.S.A. 40a:12a Et Seq.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Study Area
- Gateway Parcels
- Surrounding Parcel Boundary

Scale

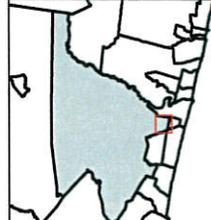
0 250 500

1 inch = 500 feet

North Arrow

Sources:
 ESRI USA Topo Map (USGS Topographic Map), Last Modified 10/5/17
 2015 Wall Township Parcel Boundary
 Wall Township Zoning Map last revised 2/6/19

Notes:
 All data is estimated and has not been field verified.



Township of Wall
Redevelopment Preliminary
Area Investigation Report
West Belmar Gateway
Redevelopment Expansion
Block 8 Lot 407; Block 19 Lot 20
Aerial Map
Map 2 of 4



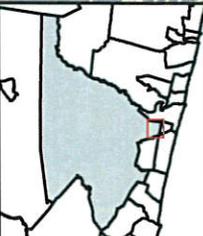
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	kcs1		SLOPE
	cea		15-20%
	2 Ft. Contour		20-25%
	Stream		25% & Greater
	Wetlands		
	StudyArea		

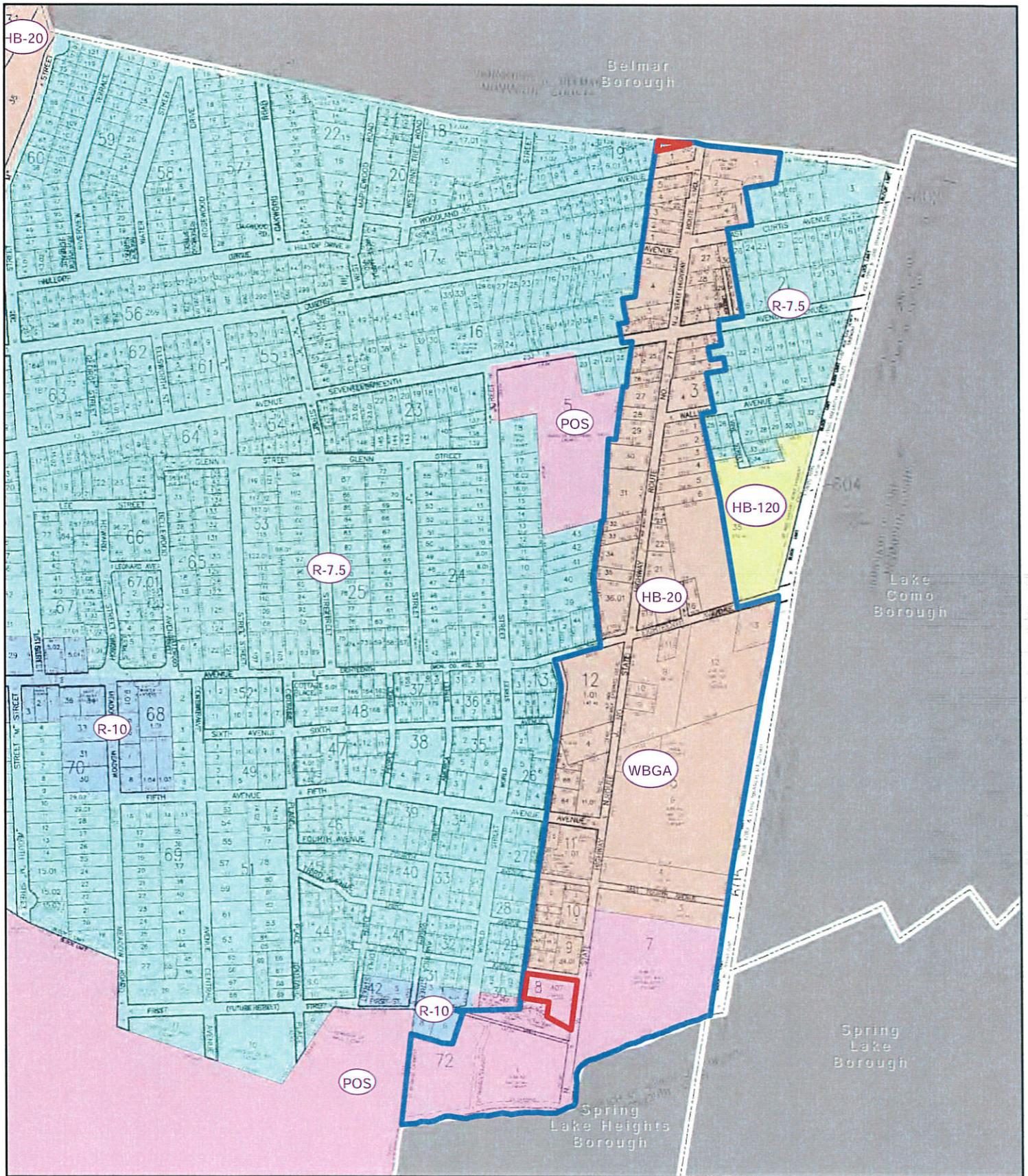
0 250 500
1 inch = 500 feet

- Sources:**
- 2015 Wall Township Parcel Layer.
 - NJDEP Known Contaminated Site List (KCSL) for NJ (Non-Homeowner) Fall 2009.
 - NJDEP Streams of Monmouth County, NJ (1:24,000)
 - Wetlands (from Land Use/Land Cover 2012 Update), Edition 20150217 (Land_U_2012_wetland)
 - Monmouth County 2-foot contours
 - Monmouth County Steep Slopes

Notes:
All data is estimated and has not been field verified. No mapped wetlands, streams, steep slopes, KCSL, or CEA exist within the Study Area.



Township of Wall
Redevelopment Preliminary
Area Investigation Report
West Belmar Gateway
Redevelopment Expansion
Block 8 Lot 407; Block 19 Lot 20
Environmental Features Map
Map 3 of 4



Legend:

- StudyArea
- WBGA
- HB-120
- HB-20
- POS
- R-10
- R-7.5

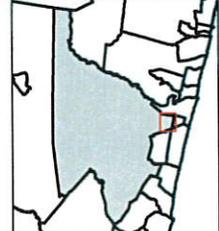
0 250 500
1 inch = 500 feet

Sources:

- 2015 Wall Township Parcel Layer.
- 2018 Wall Township Tax Map Sheets 48, 49, 61, 62, 66, 67, & 68.
- Wall Township Zone Map dated 7/14/11, last revised 2/6/19.

Notes:

All data is estimated and has not been field verified.



Township of Wall
Redevelopment Preliminary
Area Investigation Report
West Belmar Gateway
Redevelopment Expansion
Block 8 Lot 407; Block 19 Lot 20
Tax and Zoning Map
Map 4 of 4

Appendix

Appendix A: Resolution No. 19-0828

TOWNSHIP OF WALL

RESOLUTION NO. 19-0828

AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTIES ADJACENT TO THE WEST BELMAR GATEWAY REDEVELOPMENT ZONE QUALIFY FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION OR AN AREA IN NEED OF REHABILITATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ

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 Township Committee has identified two parcels that were shown on the map attached to the plan entitled West Belmar Gateway Area Redevelopment Plan dated December 2003, and prepared by Cheryl Bergailo, P.P., AICP, but were not identified on page two of the Plan, which provided a description of the Redevelopment area by block and lot; and

WHEREAS, Township Committee desires to explore whether these two parcels commonly known as the following on the Township of Wall Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways:

Block	Lot
8	407
19	20

(the "Study Area") may be considered an Area in Need of Redevelopment Without Condemnation, or an Area in Need of Rehabilitation and

WHEREAS, the Local Redevelopment and Housing Law sets forth specific procedures and criteria for establishing an Area in Need of Redevelopment Without Condemnation, or an Area in Need of Rehabilitation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Committee making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment Without Condemnation, or an Area in Need of Rehabilitation, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the applicable statutory criteria set forth in N.J.S.A. 40A:12A et. seq.; and

WHEREAS, the Township Committee wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an (the "Study Area") may be considered an Area in Need of Redevelopment Without Condemnation, or an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-5 and in accordance with the investigation and hearing process set forth at N.J.S.A. 40A:12A-6.

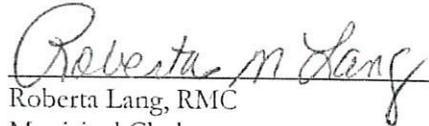
NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby directs the Wall Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment Without Condemnation, or an Area in Need of Rehabilitation under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1, et seq.; and

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supportive documentation; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED All Township officials including, but not limited to, the Mayor, Township Director of Engineering and Planning, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on August 28, 2019.


Roberta Lang, RMC
Municipal Clerk

Appendix B: Site Photographs



Block 1 Lot 20 (east/front) façade facing Hwy 71

Block 8 Lot 407 (north/side) façade facing 2nd Ave.



Block 8 Lot 407 (east/front) façade facing Hwy 71.



Block 8 Lot 407 (north/side) façade of detached garage facing 2nd Ave.



Appendix C: Schedule of Permitted Uses (Non-residential Zones)

LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 3

Township of Wall

Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
January 2004

[Amended 3-10-2004 by Ord. No. 3-2004; 6-23-2004 by Ord. No. 14-2004; 7-14-2004 by Ord. No. 15-2004; 12-8-2004 by Ord. No. 32-2004; 12-8-2004 by Ord. No. 38-2004; 3-9-2005 by Ord. No. 9-2005; 4-13-2005 by Ord. No. 12-2005; 6-8-2005 by Ord. No. 18-2005; 4-12-2006 by Ord. No. 9-2006; 7-18-2007 by Ord. No. 19-2007; 4-8-2009 by Ord. No. 5-2009; 4-8-2009 by Ord. No. 6-2009; 4-8-2009 by Ord. No. 7-2009; 7-14-2010 by Ord. No. 9-2010; 2-9-2011 by Ord. No. 5-2011; 3-9-2011 by Ord. No. 8-2011; 7-13-2011 by Ord. No. 18-2011; 9-14-2011 by Ord. No. 22-2011; 4-4-2012 by Ord. No. 7-2012; 8-8-2012 by Ord. No. 11-2012; 11-20-2012 by Ord. No. 18-2012; 2-27-2013 by Ord. No. 2-2013; 5-22-2013 by Ord. No. 14-2013; 6-26-2013 by Ord. No. 15-2013; 4-23-2014 by Ord. No. 9-2014; 2-25-2015 by Ord. No. 2-2015; 4-27-2016 by Ord. No. 2-2016; 11-22-2016 by Ord. No. 13-2016; 6-28-2017 by Ord. No. 5-2017; 7-26-2017 by Ord. No. 6-2017; 7-24-2019 by Ord. No. 7-2019; 9-25-2019 by Ord. No. 14-2019]

NAICS Code ²	Use	Highway Business				Office Business		Commercial Recreation		Office Park	Office Research	General Industrial	Airport						
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AF		
111	Agriculture - crops		P	P	P	P													
11211	Beef cattle					P													
1124	Sheep and goats					P													
11212	Dairy farms					P													
11299	General livestock					P													
11293	Fur-bearing animals					P													
11292	Horses and other equines					P													
113	Forestry					P													
115112	Crop planting cultivating					P													
115113	Crop harvesting					P													
	Utilities																		
22112	Electric utilities																		
221210	Gas utilities																		
22131	Water supply - irrigation																		
4	Solar energy systems																		
233	Construction Building construction - general contractors and operative builders																		

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ^e	Use	Highway Business				Office Business			Commercial Recreation		Office Park	Office Research	General Industrial	Airport				
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AF ^f	
234 (except 234990)	Heavy construction other than building construction - contractors																	
234990	All other heavy construction (limited to marine and tennis court repair)															P		
235	Special trade contractors	C	C												P			
23511	Special trade contractors; plumbing, heating, air-conditioning and solar system contractors	C ^u	C ^u									C ^s		C ^s (OR-2 only)	P			
	Manufacturing																	
3118	Bakery products															P		
3113	Sugar and confectionery products															P		
315	Apparel and other cloth fabrics															P		
321	Lumber and wood products, except furniture															P		
323	Printing															P		P
324191	Petroleum, oil, grease products															C		
32562	Toilet preparation manufacturing															P (GI-2 only)		
326299	Other rubber product manufacturing															P		
327	Stone, clay, glass and concrete																P	
337	Furniture and fixtures															P		
333414	Heating equipment, except electric and warm air and plumbing fixtures															P		
33231	Fabricated structural metal products (except 322313)																P	
33272	Screw machine products																P	
332813	Coating, engraving and allied products																P	

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ^e	Use	Highway Business					Office Business			Commercial Recreation			Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport AIF
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10			
333	Machinery manufacturing															P	
334	Computer and electronic product															P	
333924	Industrial trucks and equipment																
3344	Electronic equipment and components															P	
3345	Measuring, analyzing and control instruments; photo; medical and optical goods; watches and clocks															P	
3353	Electrical equipment and components																
33621	Motor vehicle body and trailer manufacturing (limited to emergency vehicles)															P	
339116	Dental lab														P	P	P
33916	Surgical appliance and supplies manufacturing														P		
3399	Miscellaneous manufacturing														P	P	
	Wholesale Trade																
42	Durable goods																P
42113	Tire distribution																P
42121	Furniture															P (OR-2 only)	
4214	Professional and commercial equipment															P	P
4216	Electrical goods															P	P
4217	Hardware, heating and plumbing															P	P
4219	Miscellaneous (except 42193)															P	P
42199	Musical instruments, musical supplies and musical recordings wholesale/distribution															P	
4221	Paper and paper products															P	P
4222	Drugs, drug proprietaries and druggists' sundries															P	P
4223	Apparel, piece goods and notions															P	P
42241	General line groceries															P	P
42242	Frozen foods															P	P
42245	Confectionery															P	P

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ⁸	Use	Highway Business				Office Business			Commercial Recreation		Office Park	Office Research	General Industrial	Airport							
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	P	GI-2, -5 and -10	AF			
42249	Groceries and related products, not elsewhere classified (except bagging of tea and cleaning of dried food and spices)														P			P			
4228	Beer, wine and distilled alcoholic beverages																	P		P	
42292	Books, periodicals, newspapers																	P		P	
42293	Flowers, nursery stock, florist supplies																	P		P	
42294	Tobacco and tobacco products																	P		P	
42299	Miscellaneous nondurable goods (except animal and raw material classes)																	P		P	
	Retail Trades																				
	Plazas ^{8,9}	P	P																		
	Shopping centers ^{4,7}				P	P															
	Neighborhood shopping centers ^{4,7}	P																			
44321	Computer maintenance repair																				
441	Auto supply	P	P	P	P	P															
4411	Motor vehicles - new and used		C	C	C	C															
44121	Recreational vehicle dealers				C	C	C														
441221	Motorcycle dealers				C	C	C														
441222	Boat dealers				C	C	C														
442	Home furniture, furnishing and equipment	P	P	P	P	P															
443	Home supply	P	P	P	P	P															
444	Building materials and garden equipment and supplies dealers																				
44411 and 444110	Home centers						P ¹⁰														
444120	Paint and wallpaper stores	P	P	P	P	P															
444130	Hardware stores	P	P	P	P	P															
44422	Retail nurseries	C	C	C	C	C															
445	Food stores	P	P	P	P	P															
44512	Fast-food convenience stores (with gasoline station)						C	C													

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code'	Use	Highway Business					Office Business			Commercial Recreation		Office Park	Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10					CR-40
44512	Fast-food convenience stores (single use only)				P	P										
446110	Pharmacies and drug stores		P	P	P	P										
4471	Gasoline service stations				C	C	C								C	
448	Apparel and accessory	P	P	P	P	P										
451	Sporting goods, hobby, book and music stores		P	P	P	P										
452	General merchandise stores	P	P	P	P	P										
453 (except 45393 and 453930, manufactured home dealers)	Miscellaneous store retailers		P	P	P	P										
453310	Antique shops only, no other use	P	P	P	P	P										
454	Nonstore retailers (except 45421)														P	P
	Transportation/ Warehousing															
481	Transportation by air															
488	Arrangement of transportation of freight and cargo														P	P
48849	Motor freight terminals															
4889	Miscellaneous service incidental to transportation (except 488999)														C	
49311	Warehousing (except mini warehouses and self-storage)														P	P
	Information/Insurance/ Finance															
511	Printing, publishing and allied industries														P	P
511130	Book publishers	P														
512131	Motion-picture theaters (except drive-in)								C							
513	Communications (except 513322)		P	P	P	P	P	P	P	P	P	P	P	P	P	P
513322	Cellular telecommunications															C (10 only)

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 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ^a	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P	P	P	P	P		P	P	P		P
522390	Check-cashing facilities															
523	Securities, commodity brokers															
51412	Libraries		C	C	C	C	C	C	C	C		P	C	C		
524	Insurance carriers	P	P	P	P	P	P	P	P	P		P	P	P		P
	Real Estate/Rental/Leasing															
53	Real estate	P	P	P	P	P	P	P	P	P		P	P	P		P
531	Real estate-related offices															
53113	Mini warehousing and self-storage															
532	Miscellaneous equipment rental and leasing						P	P	P							P
5321	Auto rental lease w/o drivers			P	P	P	P	P	P							P
53223	Video tape rental	P	P	P	P	P	P	P	P							
	Security System Services (Except Locksmith)															
561621	Security system services (except locksmith)													P		
	Professional/Scientific/Technical Services - Finance															
541	Engineering, accounting, research, etc. (except 5417, 56121)															
54111	Legal services	P	P	P	P	P	P	P	P	P		P	P	P	P	P
541511	Computer program services	P	P	P	P	P	P	P	P	P		P	P	P	P	P
54194	Veterinary services		P	P	P	P	P	P	P	P		P	P	P	P	P
5417	Research, development and testing															
5611	Office administration services															
56111	Management services office						P	P	P	P						
56121	Management services facilities						P	P	P	P						
56151	Travel agencies	P	P	P	P	P	P	P	P	P		P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P	P						
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P	P						

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ¹	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport		
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10					
55	Holding and other investment offices		P	P	P	P	P	P	P	P			P	P			AF	P	
5613	Employment services		P	P	P	P	P	P	P	P				P					
56143	Business service centers: document scanning and copying only without printing services		P	P	P	P	P	P	P	P				P					
56173	Landscape and horticultural services							P	P	P								P	
	Services to Dwellings																		
5617	Services to dwellings and other buildings							P	P	P								P	
56174	Carpet cleaners																	P	
	Educational Services																		
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P	P									
61111	Elementary and secondary schools		C	C	C	C	C	C	C	C				P	C	C	C		
61121	Junior college - technical institute		C	C	C	C	C	C	C	C					C	C	C		
6114	Vocational schools		P	P	P	P	P	P	P	P					P	P	P		P
6115	Schools and educational services		P	P	P	P	P	P	P	P					P	P	P		P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P	P					P	P	P		
	Health Services																		
+	Emergency care facilities		P	P	P	P	P	P	P	P					P	P	P		P
+	Offices, executive or administrative		P	P	P	P	P	P	P	P					P	P	P		P
61162	Sports and recreation instruction																		
611620	Sports and recreation instruction														P				P (OR-2 and OR-5 only)
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)																		P (OR-10 only)
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P					P	P	P		P

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Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10				
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P				
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P				
621340	Offices of physical, occupational and speech therapists and audiologists		P	P	P	P												
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P	P	P	P	P	P				
621511	Medical lab																	
62161	Home health care services		P	P	P	P	P	P	P	P	P	P	P	P				P
621910	Ambulance services																	
62311	Nursing and personal care facilities					C	C											
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P	P				
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P				P
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P	P	P	P	P	P				P
62441	Child day-care services	P	P	P	P	P	P	P	P	P	P	P	P	P				P
621492	Kidney dialysis centers																	
	Arts/Entertainment/Recreation Services																	
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P	P				
711320	Promoters of performing arts																	P
71211	Museums and art galleries aviation only																	P
71391	Public golf courses, private golf courses, country club						P											P
71394	Physical fitness facilities	P	P	P	P	P	P	P	P	P	P	P	P	P				P
713940	Ice skating rinks																	
71395	Bowling centers				P	P												
713990	Other amusement and recreation (except billiard/pool/dance hall)																	
	Accommodation and Food Services																	
7211	Hotels (excluding motels, cabins)					C	C											C
721214	Sports and recreational camps																	C

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts'
 January 2004

NAICS Code ³	Use	Highway Business						Office Business				Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10		
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P		P	P					P
72221	Fast-food restaurants only				C	C												
72211	Eating places with liquor license, except fast food		P	P	P	P	P	P	P	P		P	P					P
72241	Drinking places with live entertainment		C															
	Other Services																	
811	Miscellaneous repair service				C	C												
8111	Auto repair shop (except 81121)		C	C	C	C												P
811121	Body shops																	C
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P												C
811192	Car washes		P	P	P	P												
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P												P
81211	Beauty shops	P	P	P	P	P												
812111	Barber shops	P	P	P	P	P												
81219	Miscellaneous personal services	P	P	P	P	P												
8122	Funeral service (excluding crematories)	P	P	P	P	P						P						
812210	Funeral homes and funeral services (excluding crematories)																	P
81222	Cemeteries																	
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
812332	Industrial laundries																	P

LAND USE AND DEVELOPMENT REGULATIONS

- ¹ P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- ² Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- ³ NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- ⁴ Uses not classified by NAICS code.
- ⁵ Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- ⁶ Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- ⁷ Solar system contractors only per § 140-155.
- ⁸ Except solar system contractors per § 140-155.
- ⁹ Except NAICS 72241 Drinking places with entertainment.
- ¹⁰ Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- ¹¹ Conditions of § 140-158 shall apply.

Wall Township Committee Resolution No. 00-9909, September 12, 2000.

Wall Township Committee Resolution No. 02-1226, December 11, 2002.

Wall Township Committee Resolution No. 03-214, February 12, 2003.

Wall Township Committee Resolution No. 37-2003, December 10, 2003.

Wall Township Committee Resolution No. 19-0828, August 28, 2019.

Wall Township Tax Map Sheets 48, 49, 61, 62, 66, 67, & 68, Edward J. Lau, P.L.S, John S. Truhan Engineers, Inc, December 2013.

Wall Township Zoning Map, dated 7/14/2011, last revised 2/6/19.

West Belmar Gateway Area Redevelopment Area Determination Report, Cheryl Bergailo, P.P., AICP, Schoor DePalma, Inc., 2003.

West Belmar Gateway Area Redevelopment Plan, Cheryl Bergailo, P.P., AICP, Schoor DePalma, Inc., December 2003.

West Belmar Gateway Report, T&M Associates & RKG Associates, Inc., October 3, 2001

Wetlands (from Land Use/Land Cover 2012 Update), Edition 20150217 (Land lu 2012 wetland).