

BOROUGH OF ATLANTIC HIGHLANDS



PUBLIC PRESENTATION

FEBRUARY 13TH, 2023

DMR Architects

Borough of Atlantic Highlands

Presentation Outline:

1. Qualifications
2. Redevelopment Process
3. Benefits of Redevelopment
4. Parish Center Assessment
5. Conceptual Site Plans
6. DRAFT Redevelopment Plan



Qualifications

ABOUT DMR

45 Person Multi-Disciplinary Firm

- Professional Planning
- Landscape Architecture
- Architecture
- Interior Design
- Construction Administration

Public and Private Projects in New Jersey for over 30 year

- Municipal
- Board of Education
- Higher Education
- Private Sector (Mixed Use / Residential / Commercial)
- Redevelopment Projects

Current Planning and Redevelopment Consultant Clients

- | | | |
|------------------|----------------------|------------------|
| - East Brunswick | - Garfield | - Middletown |
| - Nutley | - Dunellen | - Ridgefield |
| - Bayonne | - North Arlington | - Hillsdale |
| - Elmwood Park | - Paramus | - Woodcliff Lake |
| - Hackensack | - Atlantic Highlands | |



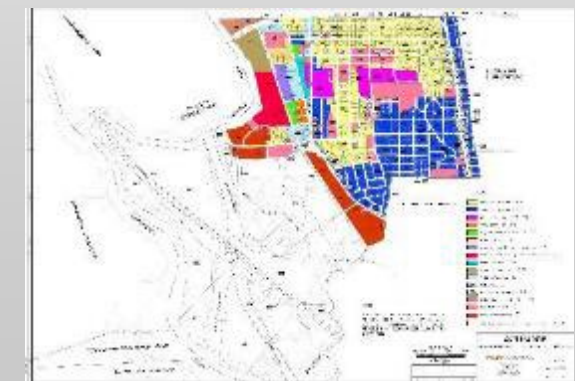
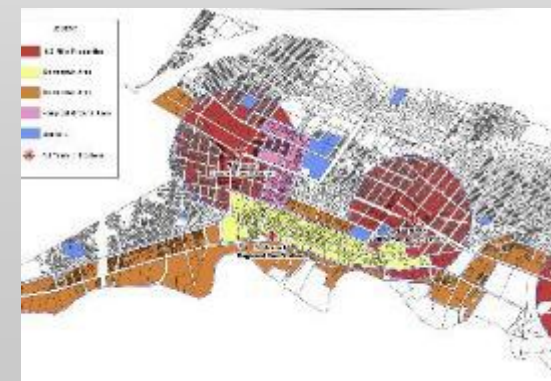
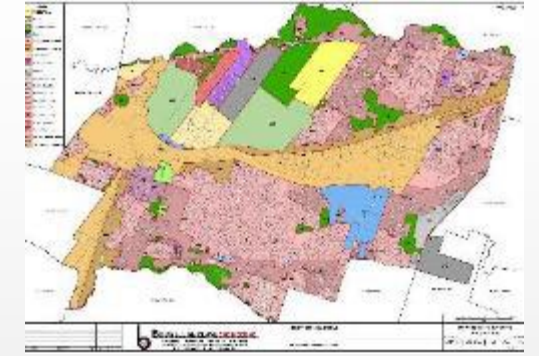
REDEVELOPMENT EXPERIENCE

Redevelopment Experience

- 14 years of Redevelopment Experience
- Over 1,000 properties designated
- Over 75 individual Redevelopment Plans
- Working in over two dozen municipalities
- Master Plans – Zoning Ordinances - Consulting

Project Types

- Master Plans
- Reexamination Studies
- Downtown Redevelopment Vision Plans
- Streetscape Design
- Parks and Open Space Planning
- Corridor Studies
- Planning Board Planner
- Climate Resiliency Planning
- Redevelopment Consulting





Redevelopment Process

Background:

1. Atlantic Highlands adopted Res. #14-2021
 - Area in need of Redevelopment **without condemnation**
2. Municipalities can designate properties as either and area in need of
 - Area in need of **Rehabilitation**
 - Area in need of **Redevelopment (with condemnation)**
 - Area in need of **Redevelopment (without condemnation)**



- * Redevelopment Process is iterative
- * Allows for Public Involvement in the process
- * The property is currently for sale
- * The Borough is not under contract to purchase

Redevelopment Process:

Step 1:

Area in Need of Redevelopment Investigation Study:

1. Mayor and Council / Planning Board / Mayor and Council hearings
2. Public involvement process at the Planning Board and Mayor and Council

Step 2:

If approved, Redevelopment Plan which creates the zoning for the site:

1. Mayor and Council / Planning Board / Mayor and Council hearings
2. Public involvement process at the Planning Board and Mayor and Council

Step 3:

Site Plan Application where the Board weighs in on the application:

1. Site Plan application typically permits 'c' bulk variances and not 'd' use / height variances
2. Planning Board reviews application in the same manner as a typical site plan application

Three Step Process:

Step 1: Investigation Study (3 to 4 month process)

- a. M & C initiates study (resolution)
- b. Refers study to the Planning Board
- c. Planning Board makes a recommendation
- d. Governing Body adopts (resolution)
- e. No time frame to proceed to the next step

If the properties are designated

1. Property was designated in 2019 as an area in need of redevelopment **without condemnation**
2. Allows permitted uses to remain
3. Allows businesses to continue to operate
4. Identified issues
5. **DOES NOT PERMIT CONDEMNATION OR EMINENT DOMAIN**



Redevelopment Criteria (40A:12A-5)

- a. Buildings substandard / unsafe / unsanitary / dilapidated / obsolescent OR not conducive to wholesome living/working
- b. Abandoned or discontinued commercial / industrial buildings; mostly vacant for two consecutive years; and/or are “untenantable”
- c. Publicly owned land or land vacant for at least 10 years that are not likely to be developed by private sector due to constraints
- d. Areas with improvements in such poor condition or of such poor or obsolete design that they are detrimental to the public health, safety and welfare;
- e. Lands which are underutilized or detrimental because legal / ownership obstacles prevent assembly/development
- f. Lands w/ ≥ 5 acres affected by disasters and lost value
- g. Lands in Urban Enterprise Zones
- h. If redevelopment of site will promote “smart growth”

Three Step Process:

Step 2: Redevelopment Plan (3 to 4 month process)

- a. M & C initiates Plan by Ordinance (First Reading)
- b. Refers study to the Planning Board for consistency review only
 - Includes public involvement
- c. Planning Board makes recommendation back to the M & C
- d. M & C adopts by ordinance (Second Reading)
 - Includes public involvement

If Plan is adopted

- a. Represents new zoning which supersedes the underlying zoning
- b. Allows for much greater control over conventional zoning
- c. Design standards
 - a. Architectural / Streetscape / Neighborhood
 - b. Stormwater management
 - c. Developer responsibilities / improvements (on & off tract)
- d. Sets requirements to be including in a redeveloper's agreement



Where Is The Borough In The Process

1. DRAFT Redevelopment Plan was introduced by the Mayor & Council in November
2. The DRAFT Plan was referred to the Planning Board for Consistency Review
3. The DRAFT Plan was never presented to the Planning Board
4. Since the process was not completed in 2022 **THE PROCESS IS REQUIRED TO START OVER.**

This Mayor & Council needs to determine how they would like to proceed.

1. Introduction of **A PLAN** would be the first step in the process
2. Mayor & Council would refer **A PLAN** to the Planning Board for Consistency Review (**Public Input**)
3. Planning Board would make a recommendation back to the Mayor and Council
4. Mayor and Council would have a Public Hearing (Second Reading) (**Public Input**)
5. Mayor and Council can revise the plan based on Planning Board and Public recommendations

Three Step Process:

Step 3: Site Plan Application

- a. Developer submits site plan application to the Planning Board
- b. Typically permits bulk variances ('c' variances)
- c. Typically does not permit use or height variances ('d' variances)
- d. A 'd' variance typically requires an amendment to the plan
- e. Planning Board reviews application
- f. Intention is that the site plan application is "as of right" with no to few variances



Benefits of Redevelopment

1. Proactive versus Reactive (municipal approach)
2. Iterative Process
 - Mayor and Council initiates
 - Planning Board Reviews (Step 1 & 2 - Public Involvement)
 - Mayor and Council adopts (Step 1 & 2 - Public Involvement)
3. Does not require the municipality to own the property
4. Does not require property owners consent
 - Typically creates additional value to the property owner
5. Creates new zoning that provides for greater design control over conventional zoning
6. Typically includes a redevelopment agreement
7. Allows municipality to require things conventional zoning does not
 - Offsite improvements
 - Architectural and Neighborhood Design Standards



Parish Center Assessment

Building Assessment

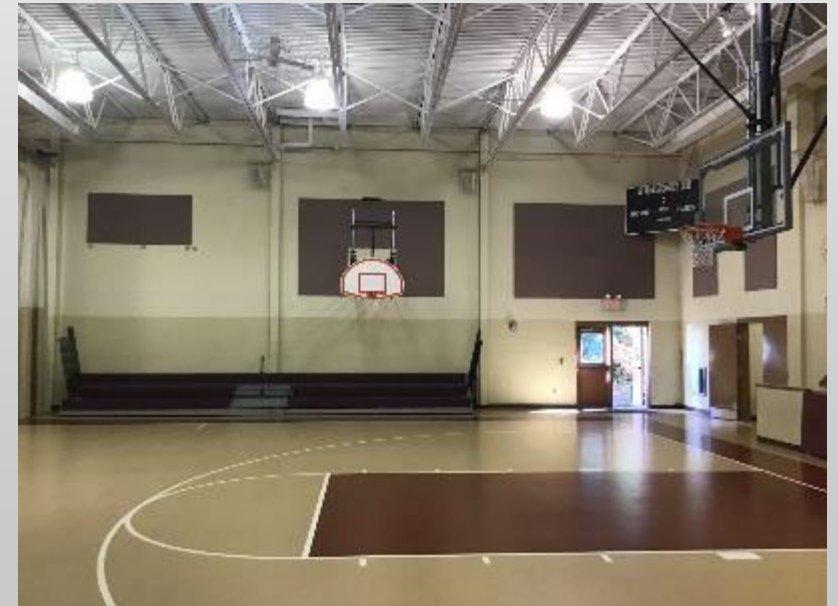
1. Facility Assessment

- Interior
- Exterior
- Roofing
- Structural
- Fire Suppression
- Plumbing
- Mechanical
- Electrical

2. Code Assessment

- Occupancy (Change in Use)
- Plumbing Fixtures

3. Would require a change in Use



Building Assessment

MINIMUM REQUIRED FOR OCCUPANCY:

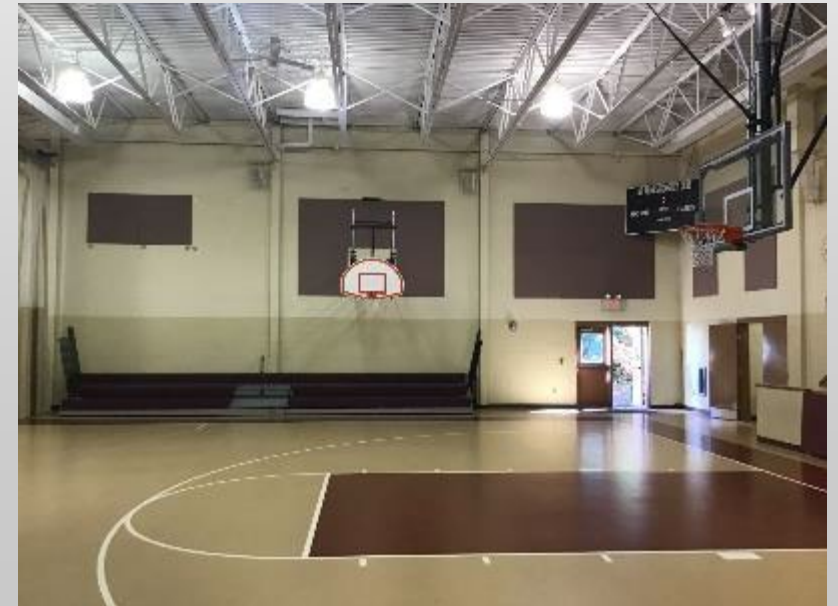
- a. New incoming water service, backflow prevention, and water heater.
- b. New incoming natural gas service to feed the existing RTUs.
- c. New incoming fire suppression service, backflow prevention, and fire suppression system.
- d. The building is adjoined by the school to the west. **An addition is required in order to isolate the existing structure and accommodate the new utilities additional toilet fixtures.**
- e. ADA accessible toilets to accommodate five (5) water closets and five (5) lavatories in each bathroom.
- f. New fire alarm panel and third-party monitoring (by Owner). Replacement of all existing fire alarm devices and installation of new devices as required.



Building Assessment

ENVELOPE + SYSTEMS UPGRADES:

- a. Replacement of three (3) Roof Top Units & one (1) exhaust fan. Installation of railing at three (3) leading edge locations. Relocation of fan to clear conflict with intake air of the adjacent Roof Top Unit.
- b. The original building is a one-story structure with a low slop roof pitched from the center (running north-south) to the east and west. The Exterior walls are all finished with split-faced CMU veneer which appears to be in good condition. **We recommend the roofing and metal coping be replaced.**
- c. While the entry doors need to be patched, repaired, and repainted the 2021 IBC would require an automatic opener be added to the building. **We recommend new frames, doors, hardware and an automatic opener be added.**



Building Assessment

OPTIONAL IMPROVEMENTS

- a. There is some built-up landscaping within 5 feet of the building perimeter which needs to be maintained. **Excess mulch and soil should be removed to expose the building weeps which are concealed and not visible in several instances around the façade.**
- b. Grade at the exterior of the building front (north) is relatively flat and level. The grade increases toward the east on the north side of the site. There appears to be a slight back-pitch on the entry walkway. **Installation of a trench drain at this location, leading to a small retention pit, may help with this issue.**
- c. A set of steps connect the multi-purpose room to the parking lot at the northeast and a landing connects the same room to the parking lot at the southeast. The landing and bottom step along this faced vary slightly in elevation based on the slope of the parking area. **We recommend a visual strip be added to the edge of the steps and landings at the east to increase visibility.**
- d. The front entry doors and rear egress door show signs of deterioration. **We recommend the existing doors and frames be replaced aluminum frames with Fiberglass Reinforced Panels.**



Building Assessment

- a. The grade at the south increases by approximately 2-3 feet southward. A ramp at the south end of the multi-purpose room leads upward to the parking area at the south of the site. Ramp appears to have a 9-10% slope which is not acceptable. **We recommend a railing be added at this exit to meet ADA requirements.**
- b. The Main Entry is finished with painted gypsum & CMU walls with an acoustical tegular lay-in ceiling. The flooring appears to be a vinyl tile with rubber base. **Upgrades of lobby finishes are not required, but can be included in the budget if deemed necessary.**
- c. Floors in the Multi-Purpose Room are finished with rubberized sports flooring over a slab on grade. The ceiling is painted exposed truss structure. The adjoining storage rooms are painted CMU with acoustical ceilings. The flooring is vinyl tile with rubber base. The storage room adjoining the stage has a stair with treads. **Upgrades to the sports flooring, storage areas, and stage are not required, but included in the budget for Owner consideration.**
- d. Exterior Light Fixtures may be approaching the end of their life and more efficient fixtures can be installed. We recommend replacement of all interior lighting, exit signs, door lights, and site lighting as well as exit signs.



Building Assessment

CONCLUSIONS

- The existing facility is structurally sound.
- Several existing utilities are fed from the adjacent school and new utilities will need to be provided in order for the existing building to operate as a standalone structure.
- The proposed Change of Use triggers several requirements from the NJAC Rehab Code, including installation of fire suppression and enlarged toilet capacity.
- Minimum improvements for occupancy include an addition, new utilities, and replacement of existing building mechanical equipment.
- The owner should be advised that any work at the facility will be governed by the NJ IBC 2021 edition which goes in to effect on March 6, 2023.



Parish Center Cost Estimate

Existing Area: 8,690 sf


Addition: 760 sf


Necessary improvements for Occupancy: \$ 600,000

Envelope and System Upgrades: \$ 806,000

Optional Improvements: \$ 418,000

Total \$1,825,000

Atlantic Highlands Feasibility Study			
1-Story Building			
A-3 Assembly Use			
Existing Area (SF)		8,690	
Addition (SF)		760	
Total Renovated Area		9,450	
Item Description		Cost	
Priority 1: Necessary Improvements			
1	Incoming Water Service	\$	15,000
1	Incoming Gas Service	\$	20,000
1	Incoming Fire Suppression Service	\$	35,000
1	Addition (Masonry, Steel, Decking)	\$	120,000
1	Roofing – Metal Coping (Addition only)	\$	30,000
1	Interior Partitions & Ceilings + Finishing	\$	45,000
1	Plumbing Fixtures, Map Sink	\$	90,000
1	Fire Suppression	\$	75,000
1	Lighting & Electrical	\$	50,000
1	Fire Alarm	Included above	
1	Communications / Security	Excluded, By Owner	
Direct Work		\$	480,000
General Conditions 10%		\$	48,000
Allowance for Contingency 15%		\$	72,000
Priority 1	Subtotal	\$	600,000
Priority 2: Envelope and Systems Upgrades			
2	Roofing – Metal Coping	\$	270,000
2	Entry Doors + Automatic Opener	\$	25,000
2	Mechanical Equipment (RTU + Fan)	\$	350,000
Direct Work		\$	645,000
General Conditions 10%		\$	64,500
Allowance for Contingency 15%		\$	96,750
Priority 2	Subtotal	\$	806,250
Priority 3: Optional Improvements			
3	Regrade Entry, Trench Drain, Landscaping	\$	25,000
3	Replace exterior doors (east + south)	\$	30,000
3	Replace Finishes	\$	220,000
3	Replace Exterior Lights	\$	60,000
Direct Work		\$	335,000
General Conditions 10%		\$	33,500
Allowance for Contingency 15%		\$	50,250
Priority 3	Subtotal	\$	418,750
Priority 1	Necessary for Occupancy	\$	600,000
Priority 2	Envelope + Systems Upgrades	\$	806,250
Priority 3	Optional Improvements	\$	418,750
TOTAL		\$	1,825,000



Conceptual Site Plans

Initial Iterations

Conceptual Site Plans

Asked to consider potential redevelopment options for the property

Reviewed the existing zoning

Created conceptual site plans for multiple types of development types

- Single Family
- Townhomes
- Multi-family
- Adaptive Reuse of the Existing School

Options included:

- Parish Center
- With and without the former school building
- With and without the thrift shop

Existing Zoning

Zone District:	R-1
Min. Lot Area:	7,500 sf
Min. Lot Width:	75 ft
Setbacks:	
- Front Yard	20 ft
- Side Yard	15 ft
- Side Yard (total)	20 ft
- Rear Yard	20 ft
Building Height:	35 ft
Building Stories:	2.5 st
Max. Lot Coverage:	50%
Max. Bldg. Coverage:	25%
Max. FAR:	0.40

NOT ALL OPTIONS WERE VIABLE

OPTIONS ARE NOTHING MORE THAN OPTIONS

Single Family Layout (with Parish Center, Thrift Shop and public open space)



CONCEPTUAL SITE PLAN 1A SINGLE FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	10 units
Parking:	
Single Family:	20 sp (2.0)
Parish Center:	22 sp
Public Park:	1.0 ac
Notes:	
1. Lot Size:	5,000 sf (50 x 100)
2. Building Footprint:	2,000 sf
3. Setbacks	
- Front Yard:	20 ft
- Side Yard:	5 ft
- Rear Yard:	30 ft
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change.

Single Family Layout (with Parish Center and Open Space and without Thrift Shop)



CONCEPTUAL SITE PLAN 1B SINGLE FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	13 units
Parking:	
Single Family:	26 sp (2.0)
Parish Center:	22 sp
Public Park:	1.0 ac
Notes:	
1. Lot Size:	5,000 sf (50 x 100)
2. Building Footprint:	2,000 sf
3. Setbacks	
- Front Yard:	20 ft
- Side Yard:	5 ft
- Rear Yard:	30 ft
4. Concepts are based on available GIS data and are conceptual in nature,	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change.

Single Family Layout (with Parish Center and without Thrift Shop and Open Space)



CONCEPTUAL SITE PLAN 1C SINGLE FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	21 Lots
Parking:	
Single Family:	42 sp (2.0)
Parish Center:	22 sp
Public Park: 0.0 ac	
Notes:	
1. Lot Size:	5,000 sf (50 x 100)
2. Building Footprint:	2,000 sf
3. Setbacks	
- Front Yard:	20 ft
- Side Yard:	5 ft
- Rear Yard:	30 ft
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change.

Townhome Layout (with Parish Center, Thrift Shop and Open Space)



CONCEPTUAL SITE PLAN 2A TOWNHOME LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Townhomes:	20 units
Parking:	
Townhomes:	40 sp (2.0)
Parish Center:	22 sp
Public Park:	1.0 ac
Notes:	
1. Lot Size:	20 ft x 106 ft typ.
2. Building Footprint:	800 sf
3. Setbacks	
- Front Yard:	30 ft
- Side Yard:	0 ft
- Rear Yard:	30 ft to center line
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	

Ground Level - NTS

Residential Levels Typ. - NTS



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change

Townhome Layout (with Parish Center, Open Space and without Thrift Shop)



CONCEPTUAL SITE PLAN 2B TOWNHOME LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Townhomes:	24 units
Parking:	
Townhomes:	48 sp (2.0)
Parish Center:	22 sp
Public Park:	1.0 ac
Notes:	
1. Lot Size:	20 ft x 106 ft typ.
2. Building Footprint:	800 sf
3. Setbacks	
- Front Yard:	30 ft
- Side Yard:	0 ft
- Rear Yard:	30 ft to center line
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change.

Townhome Layout (with Parish Center, and without Thrift Shop and Open Space)



CONCEPTUAL SITE PLAN 2C TOWNHOME LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Townhomes:	48 units
Parking:	
Townhomes:	96 sp (2.0)
Parish Center:	22 sp
Public Park:	0.0 ac
Notes:	
1. Lot Size:	20 ft x 106 ft typ.
2. Building Footprint:	800 sf
3. Setbacks	
- Front Yard:	20 ft (street)
- Side Yard:	25 ft (courtyard)
- Rear Yard:	0 ft
- Rear Yard:	24 ft to center line
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change

Rehabilitation of Existing School and Single Family (with Parish Center and Thrift Shop)



CONCEPTUAL SITE PLAN 3A MULTI-FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:
Multi-Family: 33 units
Single Family: 6 lots

Parking:
Surface: 38 sp (1.15)
Parish Center: 22 sp

Public Park: 0.25 ac

Notes:

- Existing Building to be renovated
- Unit Sizes Typ.
 - 1 bedroom: 670 sf
 - 2 bedroom: 1,340 sf
- Single Family Setbacks
 - Front Yard: 20 ft
 - Side Yard: 5 ft
 - Rear Yard: 30 ft
- Concepts are based on available GIS data and are conceptual in nature.
- Concepts are subject to change and intended to provide approximate development yield.



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022



Note: This plan is conceptual in nature and is subject to change.

Multi-family Layout (with Parish Center and Open Space)



CONCEPTUAL SITE PLAN 3B MULTI-FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:
MF Building 1: 32 units
MF Building 2: 32 units

Parking:
Surface: 94 sp (1.46)
Parish Center: 22 sp

Public Park: 1.0 ac

Notes:

1. Existing Building to be renovated
2. Unit Sizes Typ.
 - 1 bedroom: 750 sf
 - 2 bedroom: 1,050 sf
3. Setbacks
 - Front Yard: 20 ft
 - Rear Yard: 60 ft
4. Concepts are based on available GIS data and are conceptual in nature.
5. Concepts are subject to change and intended to provide approximate development yield.




ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 2022

Note: This plan is conceptual in nature and is subject to change





Conceptual Site Plans

Revised Iterations

Single Family Layout (in compliance with underlying zoning)



CONCEPTUAL SITE PLAN 1 SINGLE FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	9 Lots
Parking:	
Single Family:	18 sp (2.0)
Parish Center:	22 sp
Public Park:	0.88 ac
Notes:	
1. Lot Size:	7,500 sf (75 x 100)
2. Building Footprint:	2,000 sf
3. Setbacks	
- Front Yard:	20 ft
- Side Yard:	10 ft
- Rear Yard:	30 ft
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 12TH, 2022

Note: This plan is conceptual in nature and is subject to change



Single Family Layout with Townhomes



CONCEPTUAL SITE PLAN 2 SINGLE FAMILY / TOWNHOME LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	6 Lots
Townhomes:	10 Units
Parking:	
Single Family:	12 sp (2.0)
Townhomes:	20 sp (2.0)
Parish Center:	22 sp
Public Park: 0.88 ac	
Notes:	
1. SF Lot Size:	7,500 sf (75 x 100)
2. TH Lot Size:	2,000 sf (20 x 100)
3. Setbacks	
- Front Yard:	20 ft
- Side Yard:	10 ft
- Rear Yard:	30 ft
4. Concepts are based on available GIS data and are conceptual in nature.	
5. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 12TH, 2022



Note: This plan is conceptual in nature and is subject to change.

Single Family Layout with Multi-family (Ground Level)



Ground Level - NTS

CONCEPTUAL SITE PLAN 3A MULTI-FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	6 Lots
Multi Family:	22 Units
Parking:	
Single Family:	12 sp (2.0)
Multi Family:	33 sp (1.5)
Parish Center:	22 sp
Public Park: 0.88 ac	
Notes:	
1. SF Lot Size:	7,500 sf (75 x 100)
2. Setbacks	
- Front Yard:	20 ft
- Side Yard:	10 ft
- Rear Yard:	30 ft
3. Concepts are based on available GIS data and are conceptual in nature.	
4. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 12TH, 2022



Note: This plan is conceptual in nature and is subject to change

Single Family Layout with Multi-family (Upper Levels Typ.)



Residential Levels Typ. - NTS

CONCEPTUAL SITE PLAN 3B MULTI-FAMILY LAYOUT

DEVELOPMENT SUMMARY

Residential:	
Single Family:	6 Lots
Multi Family:	22 Units
Parking:	
Single Family:	12 sp (2.0)
Multi Family:	33 sp (1.5)
Parish Center:	22 sp
Public Park: 0.88 ac	
Notes:	
1. SF Lot Size:	7,500 sf (75 x 100)
2. Setbacks	
- Front Yard:	20 ft
- Side Yard:	10 ft
- Rear Yard:	30 ft
3. Concepts are based on available GIS data and are conceptual in nature.	
4. Concepts are subject to change and intended to provide approximate development yield.	



ATLANTIC HIGHLANDS - SOUTH AVENUE

CONCEPTUAL SITE PLAN

SEPTEMBER 12TH, 2022



Note: This plan is conceptual in nature and is subject to change.



Draft Redevelopment Plan

STATUTORY REQUIREMENTS / PROCESS:

DRAFT Redevelopment Plan:

1. The DRAFT Plan was consistent with the underlying zoning
2. The DRAFT Plan was consistent with the Borough's Master Plan
3. The DRAFT Plan provided a higher level of design standards intended to protect the community and the adjacent neighborhoods
4. The DRAFT Plan included requirements conventional zoning does not permit
5. The DRAFT Plan was at the beginning stages of the process and would have included multiple public involvement opportunities

Permitted / Prohibited / Accessory Uses:

PERMITTED USES:

Residential

1. Single Family Dwellings

Open Space/Recreation

1. Parks / Open space
2. Parish / Civic / Recreation Center
(Charles J. Hesse Parish Center)

PROHIBITED USES:

1. Any use not expressly stated as a permitted or accessory use is considered a prohibited use under the criteria of this Redevelopment Plan

ACCESSORY USES:

1. Outdoor storage; Swimming Pools; Driveways; Porches Decks and Patios; Rooftop Decks; Fences; Landscaping / Retaining Walls
2. All Accessory Structures shall conform to the regulations put forth in Section 150-60 of The Borough of Atlantic Highlands Land Use Regulation parameters*
3. All Accessory uses shall comply in all respects with the requirements of the principle structure



Bulk Standards:

Min. Lot Area:

- a. Single Family (75 x 100 min.) 7,500 sq. ft. (R-1)
- 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)

Minimum Front Yard:

- a. Single Family 20 ft. (R-1)
- b. Recreation / Civic Center 20 ft.

Minimum Rear Yard

- a. Single Family 30 ft (R-1 - 20 ft)
- b. Recreation / Civic Center 30 ft

Minimum Side Yard

- a. Single Family 10 ft. (R-1 - 15 ft)
- b. Recreation / Civic Center 20 ft

Screens: All mechanical / HVAC equipment shall be screened and shall not be placed in front yards of any lot with the exception of existing equipment

Max Building Height: 2.5 Stories (Max 35'-0") (R-1)

Max Coverage:

- a. Single Family 25% (R-1)
- b. Recreation / Civic Center 45%

Max Impervious Coverage:

- a. Single Family 50% (R-1)
- b. Recreation / Civic Center 75%



Parking Standards:

- 1. Parking Requirements:**

	Parking Ratio
a. Single Family Residential	RSIS (N.J.A.C 5:10)
b. Recreation / Civic Center	Existing Spaces to Remain
- 2. Zero-Emission Vehicle Fueling and Charging Stations:** This 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



Other Requirements:

1. Flood Mitigation / Storm Water Management Requirements;
2. Infrastructure Improvements;
3. Ingress / Egress requirements;
4. Any road improvements and the associated costs are the responsibility of the developer
5. Project fencing shall meet Borough Ordinance Sect. 150-54;
6. Streetscape improvements along all property frontage;
7. Signage shall meet Borough ordinance Article XII or submit a separate package to the Planning Board;
8. Project shall comply with requirements of the Borough's Fire Official;
9. All residential parking shall conform to the New Jersey Residential Site Improvements Standards (RSIS);
10. Plan provides for Affordable Housing



Architectural Design Standards:

Building Architectural Materials & Character:

1. Colonial Revival;

- i. Primarily characterized by intricate entrances, cornice treatments with specific window treatments, and is also known to incorporate deep front porches along the entire front façade. Roof eaves often tend to be deep with decorative brackets and ornate detailing

2. Craftsman Type;

- i. Primarily characterized by broad, open porches, roofs with deep overhangs and exposed rafter tails or decorative brackets. Additionally, they often include asymmetric compositions, grouped windows with a variety of upper muntin patterns, expressive trim, and rafters and porches with brackets

3. Victorian Style:

- i. 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 rooflines and free-style decorations. Queen Annes have a gabled roof, shingled insets, and angled bay windows under the gable, and on occasion, a tower

Primary Architectural Standards: Single Family lots shall be designed with only one of the three aforementioned styles so that all nine single family homes have the same design palette

Architectural Characteristics / Components: The details and components of the materials listed in Section 8 of the redevelopment plan shall be incorporated into all single-family homes that are to be part of the redevelopment area

Borough of Atlantic Highlands Master Plan Consistency

Goals most consistent with DRAFT Redevelopment Plan

1. **Overall Goal:** Focus on preserving the Borough's unique history and bayside community character, while providing a vision for the future
2. **Housing Goal:** Limit future development and population density
3. **Housing Objectives:**
 1. Develop townwide policies to restrain additional housing development so as to maintain the small-town character of the Borough
 2. Develop ways to discourage overdevelopment of infill lots as much as possible
 3. Continue to improve the balance between housing development and open space preservation, with the aim of providing residents increased opportunities for active and passive recreation.....
 4. Examine possible ordinance changes regarding existing housing and new construction to encourage single family housing compatible with the existing historic structures within historic districts.
 5. Review the requirements of the Local Redevelopment and Housing Law to determine the most efficient manner to prepare and implement any redevelopment plans the Borough may establish.
 6. Promote zoning that provides for the protection and enhancement of existing housing units that can serve as affordable housing.

Borough of Atlantic Highlands Master Plan Consistency

CONSISTENCY REVIEW:

1. This Redevelopment Plan includes the following items:
 1. Consistent with the underlying Residential Zone
 2. Permits Single Family Residential (Does not permit any other type of residential use)
 3. Requires a minimum 7,500 sf lot (Same as underlying zone)
 4. Provides Architectural Design Standards
2. Redevelopment Plan sets limits consistent with the underlying zoning.
3. Plan does not allow overdevelopment.
4. Plan includes options for recreation and open space as components of the plan.
5. Plan includes architectural design standards intended to be consistent with the existing residential look a feel of the community.



Thank you