

**DOVER ROAD REDEVELOPMENT PLAN
FIRST AMENDMENT TO REDEVELOPMENT PLAN
BOROUGH OF SOUTH TOMS RIVER
OCEAN COUNTY, NEW JERSEY**



Prepared for the:
*Mayor and Council of the
Borough of South Toms River, New Jersey*

September 2017

Introduction and Process

Introduction and Process is amended to read as follows:

The process for designating Lots 11.02 and 12 in Block 20 (hereinafter referred to as the “Tract”) as an “Area in Need of Redevelopment” was initiated by the Borough of South Toms River Council Resolution #2017-47 adopted on January 9, 2017. This Resolution authorized the Planning Board to conduct an investigation to determine if Lots 11, 12, and 13 in Block 20 qualify as a non-condemnation area in need of redevelopment pursuant to the statutory criteria outlined in the Local Redevelopment and Housing Law (LRHL).

Plan Principles, Goals and Objectives

Plan, Principles, Goals and Objectives is amended to read as follows:

The Dover Road Redevelopment Area represents a significant development opportunity within the Borough. The 2013 Borough Master Plan identified the Area as a priority economic development site. The properties have been in an unproductive state since the closure and demolition of the former concrete block plant. At this time, the Borough Council wants to supplement the existing SED Special Economic Development Zone standards to support the redevelopment of the site with a multi-family housing development. The proposed development will capitalize on the site’s proximity to the Garden State Parkway, and provide new market-rate and affordable housing opportunities.

Relationship of Plan to Borough Land Development Regulations

Relationship of Plan to Borough Land Development Regulations third paragraph is amended to read as follows:

The Dover Road Redevelopment District outlined in this Plan supplements the existing zoning within the Area. The use, bulk, and design standards outlined herein shall apply to the Principal Permitted Uses and Accessory Uses outlined in this Plan. The use, bulk, and design standards in the existing SED Special Economic Development Zone standards for the Area shall remain in full force and effect.

Relationship of Plan to Borough Land Development Regulations fourth paragraph is amended to read as follows:

Any deviation from the standards permitted by this Plan or the existing SED Special Economic Development Zone, which would typically result in a “d” variance, shall be addressed as an amendment to the Plan. The Land Use Board shall not have authority to allow deviations, which would result in a “d” variance. The Land Use Board shall have power to grant relief from other bulk and dimensional requirements of this Plan and those contained in the existing SED Special Economic Zone to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the N.J.S.A. 40:55D-70c.

Bulk Standards

Bulk Standard Table is amended to read as follows:

Minimum <u>Tract</u> area	15 acres
Minimum Building Setback to Lot 11.01	30 feet
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Minimum Building Setback to Lot 1.01 (JCP&L ROW)	12 feet
Minimum Building Setback to Residential Units	75 feet
Minimum Building Setback to Parking	10 feet
Minimum Building Separation	30 feet
Maximum Building Coverage	25% <u>of the Tract</u>
Maximum lot coverage (all impervious surfaces)	70% <u>of the Tract</u>
Maximum Residential Density <u>of the Tract</u>	17 Units / acre
Maximum height	3 Stories / 40 feet