



Memorandum

*Via Facsimile 732/988-6433
and email (R. Cuttrell)*

TO: Neptune Township Committee

FROM: Stan Slachetka, P.P., AICP
Martin P. Truscott, P.P., AICP *mpt*

DATE March 7, 2008

RE: North End Ocean Grove Draft Redevelopment Plan
Proposed Revisions

As requested, this memorandum summarizes the revisions to the draft North End Redevelopment Plan requested by the Committee at the workshop meeting on Monday, February 11, 2008. A copy of the revised draft Redevelopment Plan has been provided to the Township Committee for its review under separate cover.

The revisions are as follows:

1. *Reduction in the Number of Hotel Rooms*

The number of permitted hotel rooms has been reduced from 100 rooms to 80 rooms. (*See revisions on Pages 5 and 11.*)

2. *Single-Family Land Use Along Spray Avenue*

Figures 2 and 3 and the text have been revised to require single-family detached dwellings along a portion of Spray Avenue across from existing single-family homes. The text of the Plan has been revised at *Pages 5 and 6* and the Land Use Plan map (Figure 2) on *Page 5*. As per a prior modification of the Plan, the bulk standards of the single family dwellings must be in accordance with the requirements of the HD-O Historic District Oceanfront zone district except that the flared setback along Spray Avenue must be adhered to, establishing the minimum front yard setback.

3. *Townhouses*

Although not requested by the Township Committee, townhouses have been eliminated as a permitted residential dwelling type, to be consistent with the existing land use pattern in Ocean Grove. *Please refer to Pages 11 and 13.*

4. *Role of Historic Preservation Commission*

The Redevelopment Plan contains numerous references to the requirement that the structures in the Redevelopment Plan area comply with the Ocean Grove architectural design guidelines and the Neptune

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Township HPC will determine consistency. The Plan has been modified to indicate that each building within the Redevelopment Area must comply with the historic district architectural guidelines at *Page 9*.

5. *Graphics*

The following figures have been modified:

- # 2 Land Use Plan (*Page 5*)
- # 3 Core Design Concepts (*Page 8*). Please note the schematic layout of the development has been modified to include the single family area along Spray Avenue and provide a mid-block access roadway terminating within the tract and continuing as a pedestrian walkway. The access road could be used by vehicles or limited to pedestrians. The entire access road and pedestrian path would create a view corridor and subdivide the tract into smaller blocks more consistent with the rectangular grid pattern of Ocean Grove.
- Figures #5 and #7 were deleted since both illustrations did not reflect the required single family residential area along the western portion of Spray Avenue.
- Figure #6 (Rendered Architectural Standards), now identified as Figure #5, has been revised to eliminate the stairs between the buildings.

6. *Master Plan Consistency*

The text of the Plan has been supplemented at *Page 20* with the reasons why the North End Redevelopment Plan advances the redevelopment and land use policies of the Township, consistent with Ordinance 08-05.

7. *Miscellaneous Text Revisions*

Revisions to the text from the February 6th draft are shown in either ~~strikeout~~ (~~thus~~) or **boldface type**. Other miscellaneous editorial changes are not itemized herein. These can be reviewed in the edited version of the Plan. Also note the supplemental text may have changed some of the page numbers.

We look forward to discussing this matter in further detail with the Township Committee, and to answering any questions and making any further revisions to the Redevelopment Plan that you may require.

SCS:MPT:lbw

cc: P. Huhn, Business Administrator (Via Facsimile 732/988-6433)
M. Bascom, CFO/Treasurer (Via Facsimile: 732-775-7600)
P. Howard, Deputy Township Clerk (Via Email: phoward@neptunetownship.org)