

Redevelopment Study & Preliminary Investigation Report

Blocks 7, 8, 10, 11, 12, 13, 14, and 52 (all lots)

Prepared:
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Prepared for:
Borough of Keansburg
Monmouth County, New Jersey

Prepared by:



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

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Introduction

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as “the redevelopment study”) is to determine whether all properties in Blocks 7, 8, 10, 11, 12, 13, 14, and 52 (hereinafter referred to as “the Study Area,”) in the Borough of Keansburg qualify as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (commonly and hereinafter referred to as the “LRHL”). The Study Area properties (151 in total) are identified in Table 1 below. The Study Area boundaries are also shown on the accompanying municipal location map (Map 1) and aerial location map (Map 2).

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

The Keansburg Borough Council adopted Resolution 19-098 on July 17, 2019 requesting the Planning Board to undertake a preliminary investigation of the Study Area to determine whether it qualifies as an area in need of redevelopment pursuant to the LRHL. This resolution is included in this report as Appendix A.

This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40A:12A-6b(1)]. In accordance with N.J.S.A. 40A:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

It is noted that in directing the Planning Board to undertake the preliminary investigation and redevelopment study, the Borough Council identified that the Study Area shall be subject to a **non-condemnation** redevelopment area designation. Pursuant to N.J.S.A. 40A, the redevelopment area designation shall **not** authorize the municipality to use the power of eminent domain.

Study Area Description




The Study Area (see Map 2) is comprised of all properties in Blocks 7, 8, 10, 11, 12, 13, 14, and 52. The Study Area properties comprise approximately 15.1 acres of land area and is bound by Bay Avenue to the north of Block 8 and Beachway Avenue to the north of Blocks 10 and 13, Raritan Avenue to the east, Center Avenue to the south of Blocks 14 and 52 and Highland Boulevard to the south of Block 7, and Pinewood Place to the west. The Study Area is also bisected north to south by Carr Avenue and Highland Avenue and east to west by Seabreeze Way.





Table 1: List of Study Area Properties

Block 7	Block 10	Block 13
Lots 1, 2, 3, 4, 5, 6, 7.01, 7.02, 7.03, 8.01, 8.02, 9, 10.01, 10.02, 10.03, 10.04, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	Lots 1, 2, 2(C0001-C0014), 3, 4, 5, 6, 7, 8, 9	Lots 1, 2, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 3, 4, 5.01, 5.03, 7, 8
Block 8	Block 11	Block 14
Lots 1, 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19.01, 19.02, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, 9
	Block 12	Block 52
	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.01	Lots 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

**Map 1 - Regional Location
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey**



-  Study Area
-  Municipal Boundary
-  Open Water

- Roadways**
-  Interstate or Toll Route
 -  US or State Route
 -  County Route
 -  Henry Hudson Trail



0 0.5 1 2 Miles



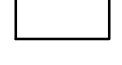



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Prepared by: JAC, 8/22/2019
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Keansburg
T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 1 - Regional Location.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Map 2 - Aerial Location
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey**

-  Study Area Boundary
-  Study Area Blocks
-  Parcel Boundary
-  Roadway Network



0 100 200 400
Feet



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Prepared by: JAC, 1/30/2020
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Keansburg
T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 2 - Aerial Location.mxd

*NOTE: This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is not
State-authorized.*



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

Land Use Analysis (Land Use Land Cover and MOD IV)

Existing land uses in the Study Area were evaluated through investigation of MOD-IV land use classifications and land use/land cover data as mapped by the New Jersey Department of Environmental Protection (NJDEP) in 2012. Land uses were also affirmed by the site visit conducted on August 14, 16, and 23, 2019, are referenced in Table 2 below, and are depicted in the photos in Appendix B¹.

According to NJDEP's land use/land cover (LULC) data, last updated in 2012, and as shown in Map 3, the land uses in the Study Area are categorized "Residential (High Density or Multiple Dwelling)" and "Commercial/Services." The commercial properties constitute the eastern half of the Study Area and consisting of most of the properties fronting on Carr Avenue, while the residential properties are the western half of the Study Area fronting on Highland Avenue, Bay Avenue, Maplewood Avenue, and Highland Boulevard.

The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all assessment records and produce all statutorily-required tax lists. As shown on Map 4, the MOD-IV values in 2019 that are represented within the Study Area include: Class 1 – Vacant; Class 2 – Residential; Class 4A – Commercial; Class 4C – Apartment; 15C – Public Property; and, Class 15F – "Other Exempt".

Land uses in the immediate vicinity of the Study Area include: residential to the south; public parking to the west across Beachway Avenue; commercial/recreational to the north across Bay and Beachway Avenues; and, multi-family residential to the east across Raritan Avenue.

¹ The photos in Appendix B are sorted in order of Block and Lot number and are labeled based on Block and Lot number. For example, photos for Block 7, Lot 1 are labeled as follows: "7-1-1," "7-1-2," etc.

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Table 2: Study Area Properties Site Visit Notes

Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
7	1		2	82-84 SEABREEZE	HADDAD, ISAM & ALHAM	One-story duplex. Inhabited.
7	2		2	80 SEABREEZE	ZAHNER, MARIE T	Two-story duplex. For rent sign on lot.
7	3		2	76 SEABREEZE	ZAHNER, JOHN A.	1 1/2 story single family detached dwelling. Inhabited (renter-occupied). For sale sign on lot.
7	4		2	74 SEABREEZE	CROCE, LOIS	1 1/2 story single family detached dwelling. Inhabited.
7	5		2	68 SEABREEZE	BURKE, KEVIN M & JENNIFER A WOODS-	Two-story single family detached dwelling. Vacant. For sale sign on lot.
7	6		2	66 SEABREEZE	ROCK, BRUCE T. & DEBORAH G.	Two-story single family detached dwelling. Inhabited.
7	7.01		2	64 SEABREEZE	WILSON, DAVID J & DONNA L.	Two-story single family detached dwelling. Inhabited.
7	7.02		2	62 SEABREEZE	KATZ, MICHAEL	One-story single family detached dwelling. Inhabited.
7	7.03		2	60 SEABREEZE	TREYGER, ALEKSANDR & DIAMOND, MARIN	Two-story single family detached dwelling. Inhabited.
7	8.01		2	42 SEABREEZE	DAVERN, MICHAEL & DORIO, APRIL	One-story single family detached dwelling. Inhabited. Elevated (ground floor parking, inhabited area above).
7	8.02		2	40 SEABREEZE	JUARBE, ANN MARIE	One-story single family detached dwelling. Inhabited.
7	9		2	38 SEABREEZE	ROMAN, WILLEM	Two-story single family detached dwelling. Inhabited.
7	10.01		2	29 HIGHLAND AVE	O'DEA, JAMES PATRICK	One-story single family detached dwelling. Inhabited. Elevated (ground floor garage/storage, inhabited area above).
7	10.02		2	31 HIGHLAND AVE	O'DWYER HOLDINGS LLC 31 HIGHLAND AV	One-story single family detached dwelling. Inhabited.
7	10.03		2	33 HIGHLAND AVE	RUSH, ROBERT R JR	One-story single family detached dwelling. Currently being elevated.
7	10.04		2	35 HIGHLAND AVE	DEHKORDI, HORA KOHI KAMALI, ETAL	One-story single family detached dwelling. Inhabited. Elevated (ground flood storage, inhabited area above).
7	11		2	37-39-41 HIGHLAND AVE	WOKAS, ERIC	Three one-story single-family detached dwellings. Inhabited. Parking area in side yard along Highland Boulevard.
7	12		2	27 HIGHLAND BLVD	MARQUES, NELSON & VICENTE, VASCO A	One-story single family detached dwelling with detached garage/accessory unit. Inhabited.
7	13		2	31 HIGHLAND BLVD	SOTO, IDA M & SALVADOR	Two-story single family detached dwelling. Inhabited.
7	14		2	35 HIGHLAND BLVD	35 HIGHLAND BLVD LLC	One-story single family detached dwelling. Shed structure in front yard.
7	15		2	41 HIGHLAND BLVD	KALFUS, ROBERT & IMELDA	One-story single family detached dwelling. Inhabited.
7	16		2	45 HIGHLAND BLVD	MIKSZA, MARIA	Two-story single family detached dwelling. Inhabited.
7	17		2	47 HIGHLAND BLVD	SHAIKH, SALMAN Z	Two-story single family detached dwelling. Inhabited.

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Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
7	18		2	51 HIGHLAND BLVD	GALLAGHER, HUGH	One-story single family detached dwelling. Vacant and boarded building. Evidence of former fire event (fire damage to roofing, shingles, walls, etc.). Dilapidated and unsafe.
7	19		2	53 HIGHLAND BLVD	ATRIUM DEVELOPMENT ASSOCIATES LLC	Two-story single family detached dwelling. Inhabited. Driveway in side yard.
7	20		2	59 HIGHLAND BLVD	59 HIGHLAND BLVD, LLC	2 1/2 story single family detached dwelling. Inhabited. Detached garage along Pinewood Place.
8	1		2	286 BEACHWAY	SEREVETAS, NICHOLAS	2 1/2 story single family detached dwelling. Inhabited. Detached garage along Pinewood Place.
8	2.01		2	284 BEACHWAY	SAUTNER, FRANK & KIMBERLY	2 1/2 story single family detached dwelling. Inhabited. Elevated structure (garage/parking below inhabited area).
8	2.02		2	282 BEACHWAY	RETTA, DANIEL & RAQUEL	One-story single family detached dwelling. Inhabited.
8	3.01		1	BEACHWAY	NEW POINT COMFORT BEACH	Vacant lot with overgrown vegetation.
8	3.02		2	58 BAY AVE	NEW POINT COMFORT BEACH	One-story single family detached dwelling. Inhabited. Overgrown vegetation in front yard.
8	4		1	BEACHWAY	NEW POINT COMFORT BEACH COMPANY	Gravel parking lot used as employee parking for amusement and water parks. There are two storage trailers in the eastern part of the lot.
8	5		1	BAY AVE	NEW POINT COMFORT BEACH CO.	Gravel parking lot used as employee parking for amusement and water parks. There are two storage trailers in the eastern part of the lot.
8	6		1	40 BAY AVE	40 BAY AVE., LLC	Vacant lot. Concrete sidewalk leading to where former residential structure once stood. For sale sign on lot.
8	7		2	32 BAY AVE	ANA REALTY CO LLC	2 1/2 story apartment building with four apartment units. For sale sign on lot.
8	8		2	30 BAY AVE	O'BRIEN, KATHLEEN, J.	Three-story single family detached dwelling. Inhabited.
8	9		2	28 BAY AVE	SHAHID, ALFRED & MARYANNA	Three-story single family detached dwelling. Inhabited.
8	10		2	26 BAY AVE	IMPRESSIVE ENTERPRISES, LLC	Two-story single family detached dwelling. Elevated structure (garage/storage below two floors of inhabited space). For sale sign on lot.
8	11		2	24 BAY AVE	KIERMAN, GEORGE	One-story single family detached dwelling. Inhabited. Elevated structure (storage below one floor of inhabited space).
8	12		2	22 BAY AVE	TROPE, CYNTHIA J	Two-story single family detached dwelling. Inhabited.
8	13		2	15-17 HIGHLAND AVE	SUNSHINE PROPERTIES III, LLC	Two-story multi-family building. Three apartment units. Inhabited.

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Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
8	14		1	19 HIGHLAND AVE	IGOE PROPERTIES, L.L.C.	Vacant lot used as off-street parking for adjacent residential uses.
8	15		1	27 HIGHLAND AVE	BRANCHPORT PROPERTIES, LLC	Vacant lot. Debris stored on site.
8	16		1	37 SEABREEZE	SIMI CONSTRUCTION CORP	Newly constructed/elevated two-story single family detached dwelling. Elevated structure (garage/storage below two floors of habitable space).
8	17		2	39 SEABREEZE	39 SEABREEZE LLC	One-story single family detached dwelling. Inhabited.
8	18		2	41 SEABREEZE	COOK, ALICE WILLOW, THOMAS E III, & RIC	Two-story single family detached dwelling. Inhabited. Elevated structure (garage/storage below two floors of inhabited space).
8	19.01		2	43 SEABREEZE	SALAMA, HANI & MELANIE	Two-story multi-family dwelling. Three apartment units.
8	19.02		2	47 SEABREEZE	LG 54 LLC	Two story single family detached dwelling. Inhabited.
8	20		2	49 SEABREEZE	URZUA, DYLLON L	One-story single family detached dwelling. Inhabited. Elevated structure (garage/storage below one floor of inhabited space).
8	21		1	51 SEABREEZE	URZUA, DYLLON & MALDONADO, CARLOS	Vacant side yard to adjacent Lot 20.
8	22		1	53 SEABREEZE	NEW POINT COMFORT BEACH CO.	Gravel parking lot used as employee parking for amusement and water parks. There are two storage trailers in the eastern part of the lot.
8	23		2	57 SEABREEZE	VALLI, FRANCIS S & MAXINE L	One-story single family detached dwelling. Gravel driveway encompasses majority of front yard. Inhabited.
8	24		2	59 SEABREEZE	TRIANA, JUAN CARLOS	Two-story single family detached dwelling. Inhabited.
8	25		2	61 SEABREEZE	BELTRE, RAFAEL	One-story single family detached dwelling. Inhabited.
8	26		2	63 SEABREEZE	LENGEN, MICHELE	Two-story single family detached dwelling. Inhabited.
8	27		2	65 SEABREEZE	TERZULLI, SABINO & BARBARA	Two-story single family detached dwelling. Inhabited.
8	28		2	67 SEABREEZE	STOVER, FRANCIS GARY JR	Two-story single family detached dwelling. Inhabited.
8	29		2	69-71 SEABREEZE	SUNSHINE PROPERTIES 1, LLC	Two-story duplex (two-units). Inhabited.
8	30		2	73 SEABREEZE	BRODEUR, IRENE & KHAN, ABDUL G	Two-story single family detached dwelling. Inhabited.
8	31		2	77 SEABREEZE	FREEMAN, MARC	One-story single family detached dwelling. Inhabited.
8	32		2	81-83 SEABREEZE	SEREVETAS, GREGORY	Two separate two-story duplex buildings (four total units). Inhabited.
10	1		1	288 BEACHWAY	MAZZA, MICHAEL & MICHELLE	Held in common ownership with Lots 8 and 9. Empty lot with building pad, informal parking of cars, and undermined/missing sidewalk.
10	2		1	BEACHWAY	COMFORT BY THE SEA CONDOMINIUMS	Condo building built in 2006 (common area)

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Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
10	2	CO001	2	276 BEACHWAY	BARROS, DANIEL	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO002	2	276 BEACHWAY	LOVECE, AUGUSTUS & CAROL HERMAN	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO003	2	76-3 BEACHWAY	LIU, ZACH	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO004	2	76-4 BEACHWAY	MARQUES, AURELIO & MARIA	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO005	2	76-5 BEACHWAY	BETTENHAUSEN II, RICHARD	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO006	2	76-6 BEACHWAY	MARCHITTO, MICHAEL & AMY F IRMIERE	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO007	2	76-7 BEACHWAY	WALL, THOMAS M	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO008	2	76-8 BEACHWAY	SCHMITT, FLORENCE & PAUL	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO009	2	76-9 BEACHWAY	CAB RENTALS LTD	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO010	2	76-10 BEACHWAY	LEDONNE, DIANE & PATRICK A	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO011	2	76-11 BEACHWAY	FALLONE, DOUGLAS B & PATMALNEE, LYNN	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO012	2	76-12 BEACHWAY	OLIVER, EDWARD	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO013	2	76-13 BEACHWAY	RYAN, WILLIAM J	"Comfort by the Sea Condominiums" building built in 2006
10	2	CO014	2	276 BEACHWAY UNIT 14	MARZULLO, FRANKLYN	"Comfort by the Sea Condominiums" building built in 2006
10	3		4A	274 BEACHWAY	COAST & COAST HOLDINGS LLC	Access/front entrance and outdoor dining for Amazing Chicken restaurant adjacent on Lot 5
10	4		4A	272 BEACHWAY/1 CARR	MAURER, JOHN J.	Beachway Arcade/Game Room (vacant/boarded building)
10	5		4A	9 CARR	COAST TO COAST HOLDINGS	Boarded building on the Carr Avenue side
10	6		4A	11 CARR	WJA PROPERTIES, LLC	"Slots of Fun." Mostly vacant on inside, but work being done. One-story building
10	7		4A	13 CARR	WJA PROPERTIES, LLC	"Slots of Fun." Mostly vacant on inside, but work being done. Two-story building
10	8		1	12 HIGHLAND AVE	MAZZA, MICHAEL & MICHELLE	Held in common ownership with Lots 1 and 9. Empty lot with building pad, informal parking of cars, and undermined/missing sidewalk.
10	9		1	14 HIGHLAND AVE	MAZZA, MICHAEL & MICHELLE	Held in common ownership with Lots 1 and 8. Empty lot with building pad, informal parking of cars, and undermined/missing sidewalk.
11	1		2	20 HIGHLAND AVE.	O'DWYER HOLDINGS LLC 20 HIGHLAND AV	Inhabited one-story single-family detached unit.
11	2		2	18 HIGHLAND AVE.	LEPORE, ROCCO	Four single-family detached units (14, 16, 18 Bay Avenue; 18 Highland Avenue)

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Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
11	3		15F	12 BAY AVE	HABCORE INC	Two two-story detached public housing units (10 and 12 Bay Avenue). 10 Bay has two units; 12 Bay has one unit and overgrown vegetation.
11	4		4A	19 CARR AVE	CARR AVENUE REALTY, LLC	Sonny's and Ricky's Walk-In Boys Arcade. Two-story boarded/vacant building. Broken window on second floor.
11	5		1	19 CARR AVE	CARR AVENUE REALTY, LLC	Sonny's and Ricky's Walk-In Boys Arcade. Two-story boarded/vacant building. Broken window on second floor.
11	6		4A	29 CARR AVE	CARR AVENUE REALTY, LLC	Former Longo's restaurant. Now a vacant lot with remaining building pad, floors, and debris.
11	7		1	19 SEABREEZE	HOFF, HARRY R	Vacant/grassy lot
11	8		1	21 SEABREEZE	DOJO MANAGEMENT LLC	Vacant/grassy lot
11	9		2	23 SEABREEZE	BARONE, JON	Two-story single-family detached residential; inhabited.
11	10		2	28 HIGHLAND AVE	O'DWYER HOLDINGS LLC 24,26,28,HIGH	Three one-story single-family detached structures (25 Seabreeze Way; 26 and 28 Highland Avenue)
11	11		2	24 HIGHLAND AVE	O'DWYER HOLDINGS LLC 24,26,28,HIGH	One-story single family detached
11	12		2	22 HIGHLAND AVE	VENTURA, ARMINDO	Two story two-family attached (Units 22A and 22B). Lot is for sale. Need to confirm if vacant.
12	1		1	34-36 HIGHLAND AVE	MIRRA, RICHARD J	Vacant lot with building foundation remains.
12	2		2	30 SEABREEZE	MARRERO, PETER J & ERICA	Newly constructed/elevated single-family detached structure.
12	3		15C	24 SEABREEZE	BORO OF KEANSBURG-VACANT	Vacant lot.
12	4		1	22 SEABREEZE	AZMY, EHAB ADEL & HANY	Vacant lot with remaining concrete driveway.
12	5		2	20 SEABREEZE	20 SEABREEZE, LLC	8/16/2019: Vacant and dilapidated residential structure in the process of being demolished. Demolition equipment on site. 8/23/2019: Building has been demolished.
12	6		1	37-39 CARR AVE	37-39 CARR AVENUE CORP	Vacant lot.
12	7		1	41-43 CARR AVE	37-39 CARR AVENUE CORP	Vacant lot.
12	8		4A	45-47 CARR AVE	CARR AVENUE TOPS LLC	Muay Thai Institute with apartments on second story.
12	9		4A	49-51 CARR AVE	CARR AVENUE TOPS LLC	Kazia Rae's restaurant with outdoor dining along Carr Avenue. Detached rear garage along Highland Blvd. There is waste/cooking oil stored in vat along sidewalk on Highland.
12	10		1	9 HIGHLAND BLVD	RONKO DEVELOPERS	Vacant lot used as parking.
12	11		2	44 HIGHLAND AVE	WOKAS,ERIC	Three one-story single-family detached structures (42, 42A, 44 Highland Avenue). Dilapidated and boarded rear structure along Highland Boulevard.

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Borough of Keansburg, Monmouth County, New Jersey

Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
12	12.01		2	40 HIGHLAND AVE	WOKAS, ERIC	One-story single family detached. There is a dilapidated rear shed structure.
13	1		1	260-262 BEACHWAY	RDS REALTY KEANSBURG LLC	Pier 260 development currently being redeveloped/constructed
13	2		1	RARITAN AVE	VILLAGE SQUARE CONDOMINIUMS	AKA Lot 2.01. Common area for Victoria Condominiums
13	2.02		4A	18-20 CARR AVE	BRUNO FAMILY TRUST	Vacant one-story commercial building with a "For Rent" sign along Carr Avenue. Vacant gravel lot in rear along Raritan Avenue.
13	2.03	C0001	2	11 RARITAN UNIT-1	U.I. TRADING INC	Victoria Condominiums - Built in 1989
13	2.04	C0002	2	11 RARITAN UNIT-2	MURRAY, ELLEN	Victoria Condominiums - Built in 1989
13	2.05	C0003	2	11 RARITAN UNIT-3	MURRAY, JOHN M.	Victoria Condominiums - Built in 1989
13	2.06	C0004	2	11 RARITAN UNIT-4	KANTOR, JOHN & IBOLYA, TRUSTEES	Victoria Condominiums - Built in 1989
13	2.07	C0005	2	11 RARITAN UNIT-5	COAST TO COAST HOLDINGS, LLC	Victoria Condominiums - Built in 1989
13	2.08	C0006	2	11 RARITAN UNIT-6	BURGESS, GEORGE JR & KATARZYNA	Victoria Condominiums - Built in 1989
13	2.09	C0007	2	11 RARITAN UNIT-7	DE'LORME, JASON	Victoria Condominiums - Built in 1989
13	2.1	C0008	2	11 RARITAN UNIT-8	FOULKES, ADRIAN	Victoria Condominiums - Built in 1989
13	2.11	C0009	2	11 RARITAN UNIT-9	CICCIONE, JOSEPH & FELICE	Victoria Condominiums - Built in 1989
13	3		4A	34 CARR AVE	34 CARR, LLC	Two-story building. First floor is vacant/boarded. One-story single-family detached building along Seabreeze Way (7 Seabreeze).
13	4		4A	30 CARR AVE	CENTRAL JERSEY RESTAURANT EQUIPMENT	Central Jersey Restaurant Equipment and Supplies. Vacant one-story building.
13	5.01		4A	22-28 CARR AVE	CENTRAL JERSEY RESTAURANT EQUIPMENT	Central Jersey Restaurant Equipment and Supplies. Vacant one-story building.
13	5.03		2	16 CARR AVE	BRUNO FAMILY TRUST	Two-story multi-family building with four apartments. Vacant/fenced in side yard with construction equipment stored on site.
13	7		4A	10 & 12 CARR AVE	BLACKSTONE RETAIL CAPITAL LLC	Vacant/boarded one-story building. Overgrown vegetation in rear yard.
13	8		4A	2-12 CARR AVE	VERDEROSA, JOSEPH	Former Rainbow House restaurant. Currently vacant/gutted interior. "Foreclosure" notice on door along Beachway Avenue.
14	1		15C	RARITAN AVE PARKING LOT	BORO OF KEANSBURG-PARKING LOT	Raritan Municipal Parking Lot. Mostly public/metered parking with some permitted spaces for Apple Jack II. Obsolete layout/design. Need repaving/restriping.



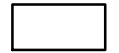
Redevelopment Study & Preliminary Investigation Report
Borough of Keansburg, Monmouth County, New Jersey

Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
14	1.02		1	62-64 CARR AVE	RUSSELL J. LENGYEL, LLC	Side yard to Apple Jack II with fencing/screening, outdoor dining, and off-street parking.
14	2		4A	38 CARR AVE	38 CARR AVENUE LLC	2 1/2-story mixed-use building. Nappy's Store and Deli on first floor and residential on second floor. Filled dumpster on sidewalk.
14	3		4C	40 CARR AVE	STINGRAY HOLDINGS, LLC	Two-story building. Ground floor office space. Two apartments on second floor. Residential access from Carr Avenue and parking lot in rear.
14	4		1	CARR AVE	42-44 CARR AVENUE LLC	Vacant/grassy lot. Fenced in except along perimeter of Lot 7.
14	5		1	CARR AVE	42-44 CARR AVENUE LLC	Vacant/grassy lot. Fenced in except along perimeter of Lot 7.
14	6		1	CARR AVE	42-44 CARR AVENUE LLC	Vacant/grassy lot. Fenced in except along perimeter of Lot 7.
14	7		4A	54 CARR AVE	PATEL, MAHESH	Vacant lot with remnants of building pad. Fenced in yard along front/Carr Avenue only.
14	8		4A	58 CARR AVE	MAHEKA SONS LLC	Two-story mixed-used building. Rico Taco Mex 2 restaurant on ground floor. Two apartments on second floor. Garbage/waste and cooking oil vat stored in rear along municipal parking lot.
14	9		4A	60 CARR AVE	RUSSELL J LENGYEL, L.L.C.	Two-story mixed-used building. Apple Jack II restaurant on ground floor. Two apartments on second floor.
52	1.01		1	50 HIGHLAND AVENUE	RYAN, JOHN	Vacant/grassy lot.
52	1.02		2	52 HIGHLAND AVE	PATTERSON, ROSEMARIE	One-story single-family detached inhabited lot.
52	2		4C	14 HIGHLAND BLVD	VALLARIO, DANIEL	Three-story multi-family residential building. Elevated to flood level (storage on ground floor). Five apartments on site. Detached garage along Highland Boulevard.
52	3		2	8 HIGHLAND BLVD	LEE, ROBERT E	Two-story single-family detached residential; inhabited. Violation notices on front windows. Damaged shingles.
52	4		4A	53-55 CARR AVE	CHAO, JOSEPH K. C.	One-story vacant building. For Sale sign on front windows.
52	5		4A	57 CARR AVE	ROSS, SHAWN	One-story vacant building. Former Bail Bonds office.
52	6		15C	59 CARR AVE	BORO OF KEANSBURG	One-story building. Keansburg Historical Society.
52	7		4A	63 CARR AVE	CANTRELLA, VINCENT & MARYLOU	One-story building. Barber shop and one other unit. Occupied trailer filled with storage in rear yard.
52	8		4A	67 CARR AVE	SHREE SAI NATH, LLC	Three-story vacant building. Former site of mini-mart on ground floor and multi-family residential on second and third floors. Dilapidated structure with broken windows and dilapidated stairs along Center Avenue.
52	9		2	139 CENTER AVE	PATEL, KALPESH & VANITA	Two-story single-family detached residential building with detached shed. For Rent sign in yard.

Redevelopment Study & Preliminary Investigation Report
Borough of Keansburg, Monmouth County, New Jersey

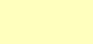





Block	Lot	Qual	MOD-IV Class	Location	Owner	Site Visit Notes
52	10		2	141 CENTER AVE	DESAI, SWAPNIL	Two-story single-family detached residential building. Inhabited.
52	11		2	58 HIGHLAND AVE	CHAO, JOSEPH K	Two-story multi-family building with multiple units. Debris and overgrown vegetation on site. Need to confirm if vacant.
52	12		2	143 CENTER AVE	CASTORO, ANNA	Two-story duplex (two-units). Inhabited.
52	13		2	56 HIGHLAND AVE	CHAO, JOSEPH	One-story single-family detached inhabited lot.
52	14		2	54 HIGHLAND AVE	ROBLES, ADRIAN	Two-story duplex (two-units). Inhabited.

Map 3 - Land Use Land Cover
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

-  Study Area Boundary
-  Study Area Blocks
-  Parcel Boundary

 Roadway Network

Land Use Land Cover (2012)

-  Residential
-  Commercial/Services
-  Recreational Land
-  Vegetated Dune
-  Beach
-  Open Tidal Bay



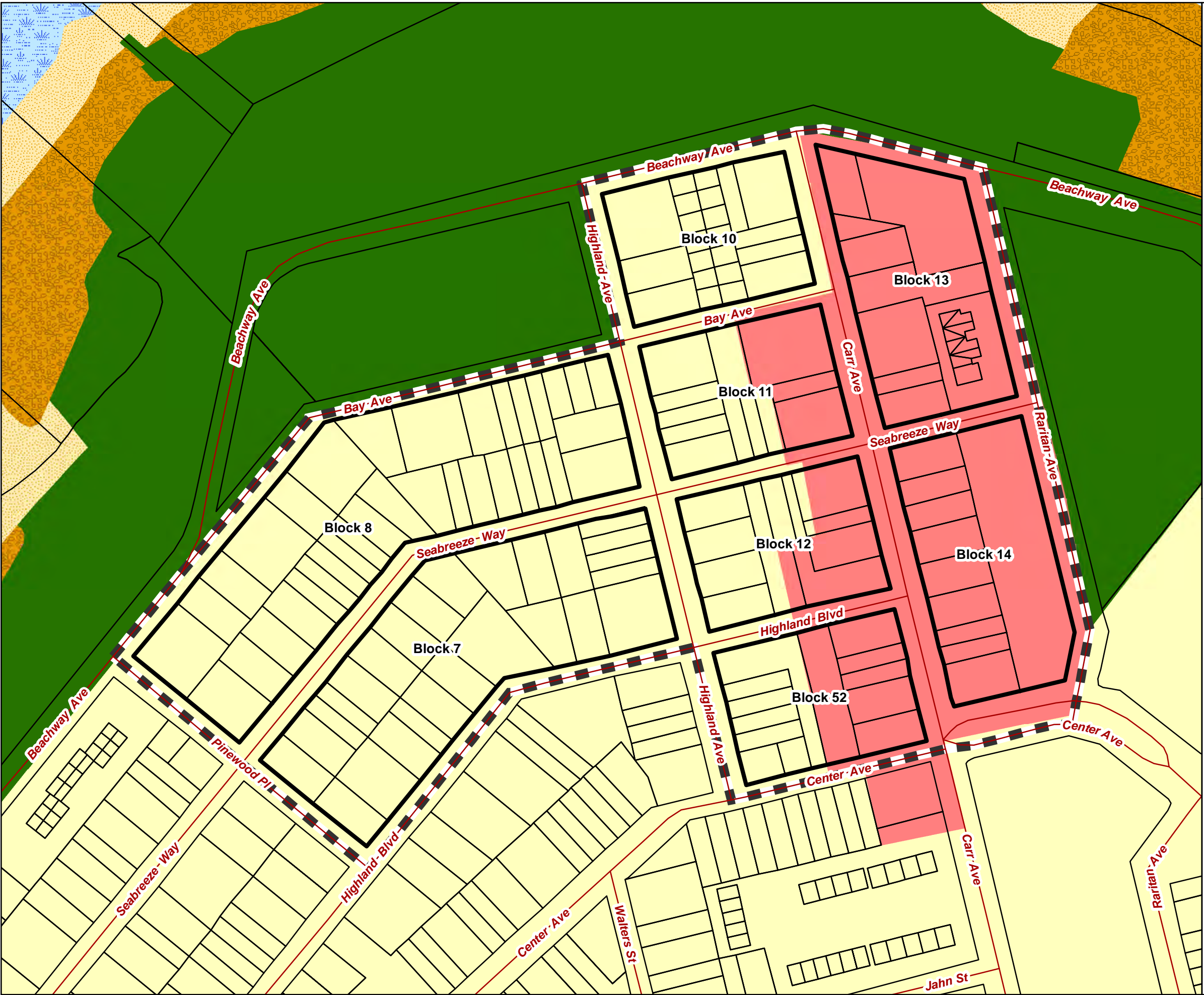
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Feet






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Prepared by: JAC, 1/30/2020
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Keansburg
T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 3 - Land Use Land Cover (2012).mxd


*NOTE: This map was developed using New Jersey
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product has not been verified by NJDEP and is not
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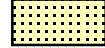
Map 4 - MOD IV Land Use (2019)
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

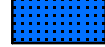
-  Study Area Boundary
-  Parcel Boundary
-  Roadway Network
- MOD IV Land Use (2019)**


 Class 1 - Vacant

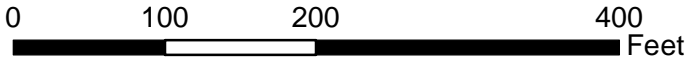
 Class 2 - Residential

 Class 4A - Commercial

 Class 4C - Apartment

 Class 15C - Public Property

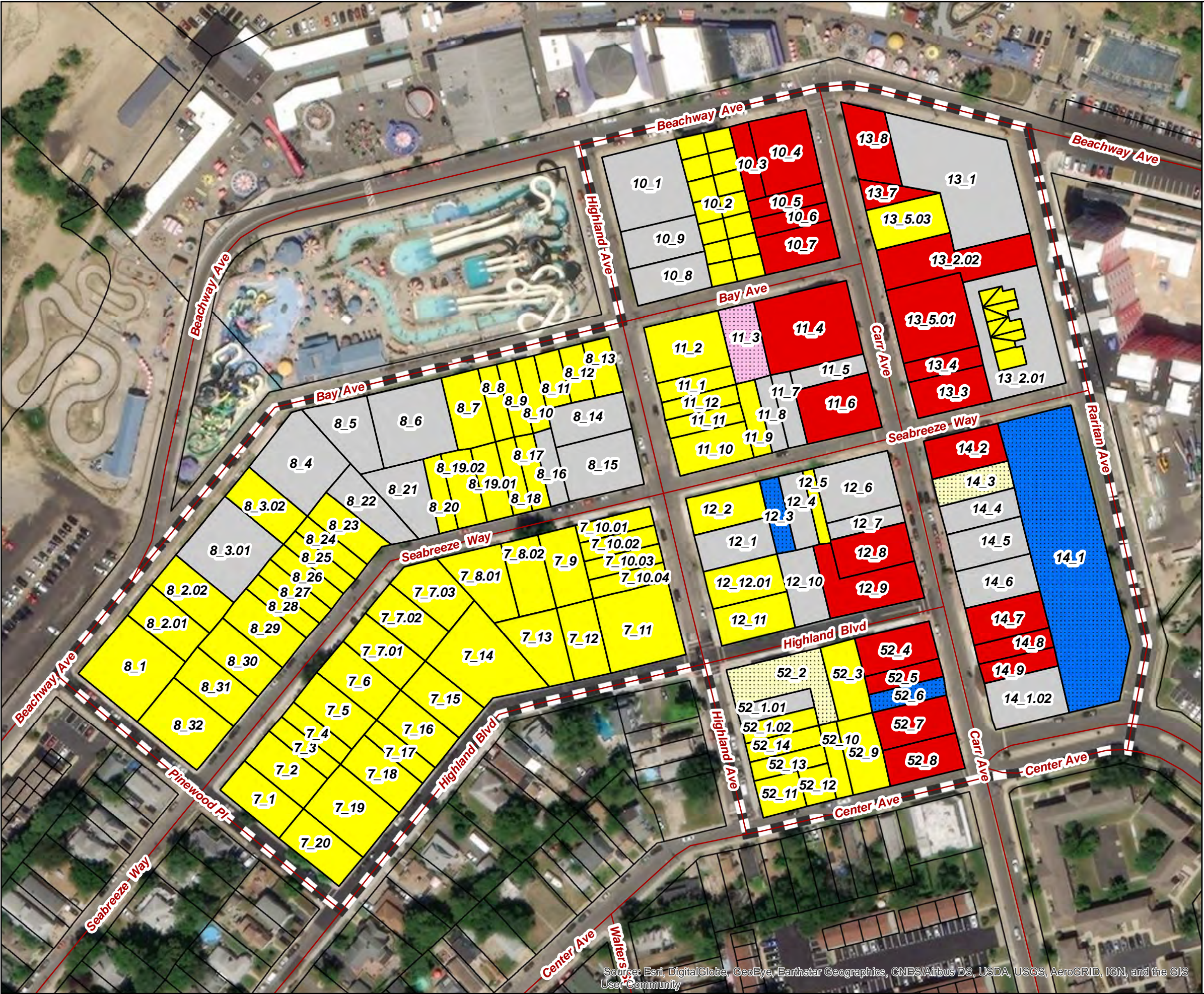
 Class 15F- Other Exempt



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Map 4 - MOD IV Land Use Land (2019).mxd

NOTE: This map was developed using New Jersey
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Zoning and Relationship to Zoning Ordinance

As indicated on the Borough of Keansburg Zoning Map, the Study Area is located within the B-2 (Mixed Use Residential and Commercial) and R-5 (Single Family Residential) zone districts. Specifically, Blocks 10, 11, 12, 13, and 14 are located entirely within the B-2 zone district. Blocks 7, 8, and 52 are located partially within the B-2 and partially within the R-5 zone districts.

Additionally, tax blocks 10, 11, 12, 13, 14, and 52 are also located within the Redevelopment Plan Overlay (Sub-Area 3), as outlined in the Redevelopment Plan for: Main Street Node, Carr and Raritan Avenues, Route 36 Gateway.

Figure 5 depicts the zoning districts and redevelopment overlay zones as they apply to the Study Area. Land use regulations for the zoning districts are outlined in the following subsections.

Map 5 - Existing Zoning
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

-  Study Area
-  Parcel Boundary
-  Roadway Network
-  Zoning Boundary
-  Beachway Avenue Waterfront
Redevelopment Area Overlay
-  "Borough-Wide" Redevelopment Plan
Overlay

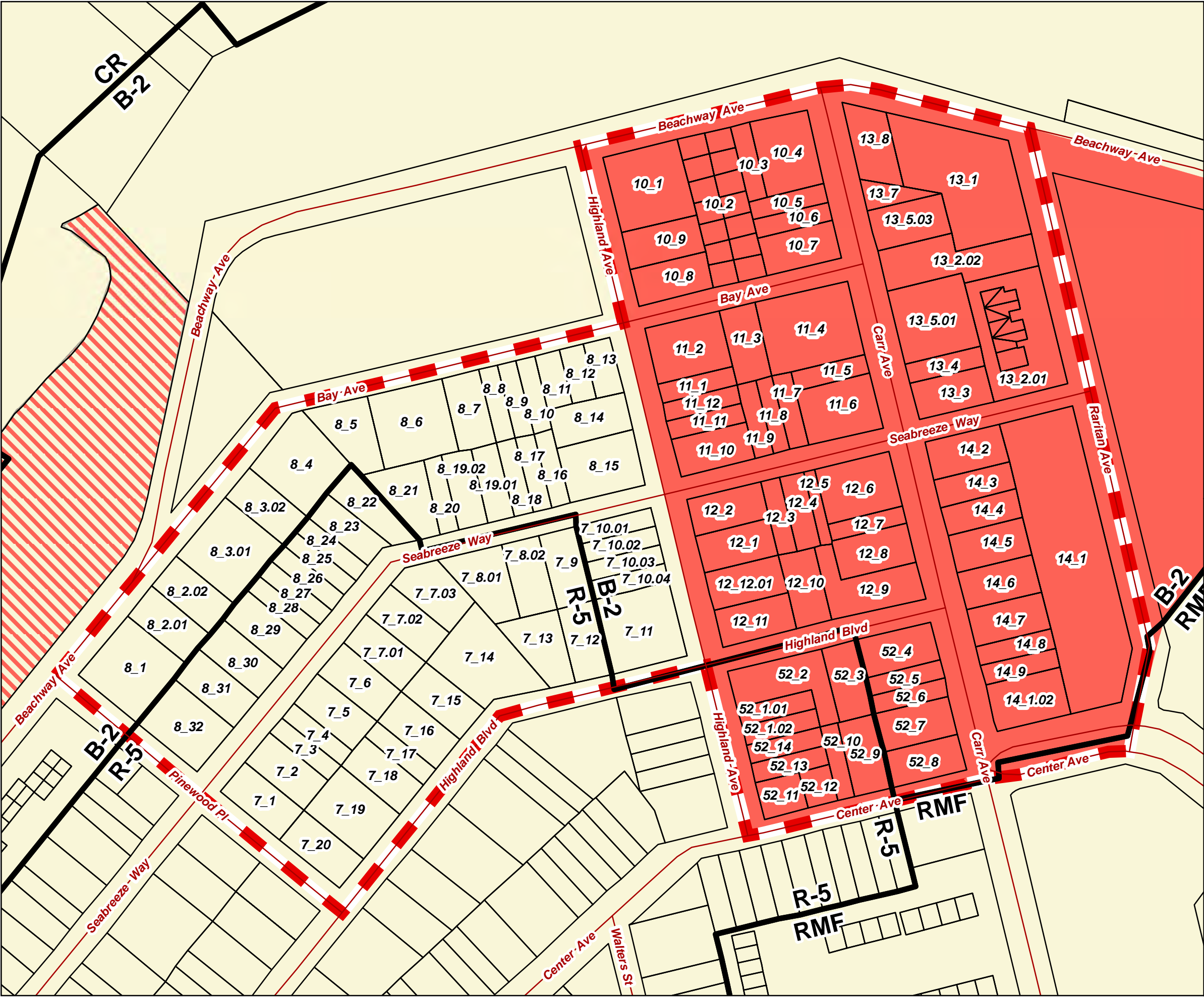
Zone District	
R-5	Single Family Residential
RMF	Residential Multi-Family
B-2	Mixed Use - Residential and Commercial
CR	Conservation Recreation
Redevelopment Plan Overlay Areas	
Beachway Avenue Waterfront Redevelopment District	
"Borough-Wide" Redevelopment Plan Overlay	



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Map 5 - Existing Zoning.mxd

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Underlying Zoning: Principal Permitted Uses

The principal permitted uses of the B-2 (Mixed Use Residential and Commercial) zone district include: professional offices; business offices; financial institutions; retail trade; personal services; detached single-family dwellings; Federal, State, County, or municipal buildings and facilities; essential services; auctions; community residences for the developmentally disabled and shelters for victims of domestic violence; amusement parks; amusement arcades; marinas; and, water transportation.

The principal permitted uses of the R-5 (Single Family Residential) Zone District include: detached single-family dwellings; municipal parks, playgrounds, and other such governmental facilities; fraternal organizations and lodges; essential services; and, community residences for the developmentally disabled and shelters for victims of domestic violence.

Underlying Zoning: Bulk and Yard Standards

The bulk and yard standards for the B-2 and R-5 zone districts are shown in Table 3.

Table 3: Bulk and Yard Standards – B-2 and R-5 Zone Districts

Standard	B-2 Mixed Use Commercial & Residential	R-5 Single Family Residential
Minimum Lot Area, Interior Lot (sq. ft.)	5,000	5,000
Minimum Lot Area, Corner Lot (sq. ft.)	7,000	7,500
Minimum Lot Frontage, Interior Lot (ft.)	50	50
Minimum Lot Frontage, Corner Lot (ft.)	70	75
Minimum Front Yard Setback, Principal Structure (ft.)	10	25
Minimum Side Yard Setback, Principal Structure (ft.)	-	7.5 (one) / 15 (both)
Minimum Rear Yard Setback, Principal Structure (ft.)	10	25
Minimum Side Yard Setback, Accessory Building (ft.)	5	5
Minimum Rear Yard Setback, Accessory Building (ft.)	5	5
Minimum Side Yard Setback, Accessory Structure (ft.)	5	5
Minimum Rear Yard Setback, Accessory Structure (ft.)	5	5
Minimum Lot Shape Diameter, Interior Lot (ft.)	50	35
Minimum Lot Shape Diameter, Corner Lot (ft.)	70	42
Maximum Building Height, Principal Structure (ft. / stories)	35 / 3	35 / 2.5
Maximum Building Height, Accessory Building (ft. / stories)	12 / 1	12 / 1
Minimum Gross Residential Ground Floor Area, 1 story (sq. ft.)	800	800
Minimum Gross Residential Ground Floor Area, 1 1/2 stories (sq. ft.)	700	700
Minimum Gross Residential Ground Floor Area, 2 stories (sq. ft.)	600	600
Minimum Gross Non-Residential Floor Area (sq. ft.)	600	-
Maximum Lot Coverage, All Buildings (%)	80	50
Maximum Lot Coverage, Principal Building (%)	50	25
Maximum Floor Area Ratio	0.5	-

Of particular importance to this Redevelopment Study is the identification of undersized lots (i.e., properties whose area is smaller than the minimum lot area as required by the Zoning Ordinance and as summarized in Table 3 above). Tables 4 and 5 below summarize how many of the 128 Study Area properties² are undersized for their zoning, based on which tax block or zoning district they are located in, respectively. Map 6 also depicts the geographic distribution of the undersized lots.

As outlined in Table 4, of the 128 Study Area properties, 86 (or 67.2 percent) are undersized. When considered on a block by block basis, Table 4 also shows that in all Blocks except for Block 13, more than half of the properties are undersized lots.

Table 4: Undersized Lots, by Block

	Block Number								Totals
	7	8	10	11	12	13	14	52	
# of Lots	26	35	9	12	12	9	10	15	128
# of Undersized Lots	18	22	6	9	7	4	7	13	86
% of Undersized Lots	69.2%	62.9%	66.7%	75.0%	58.3%	44.4%	70.0%	86.7%	67.2%

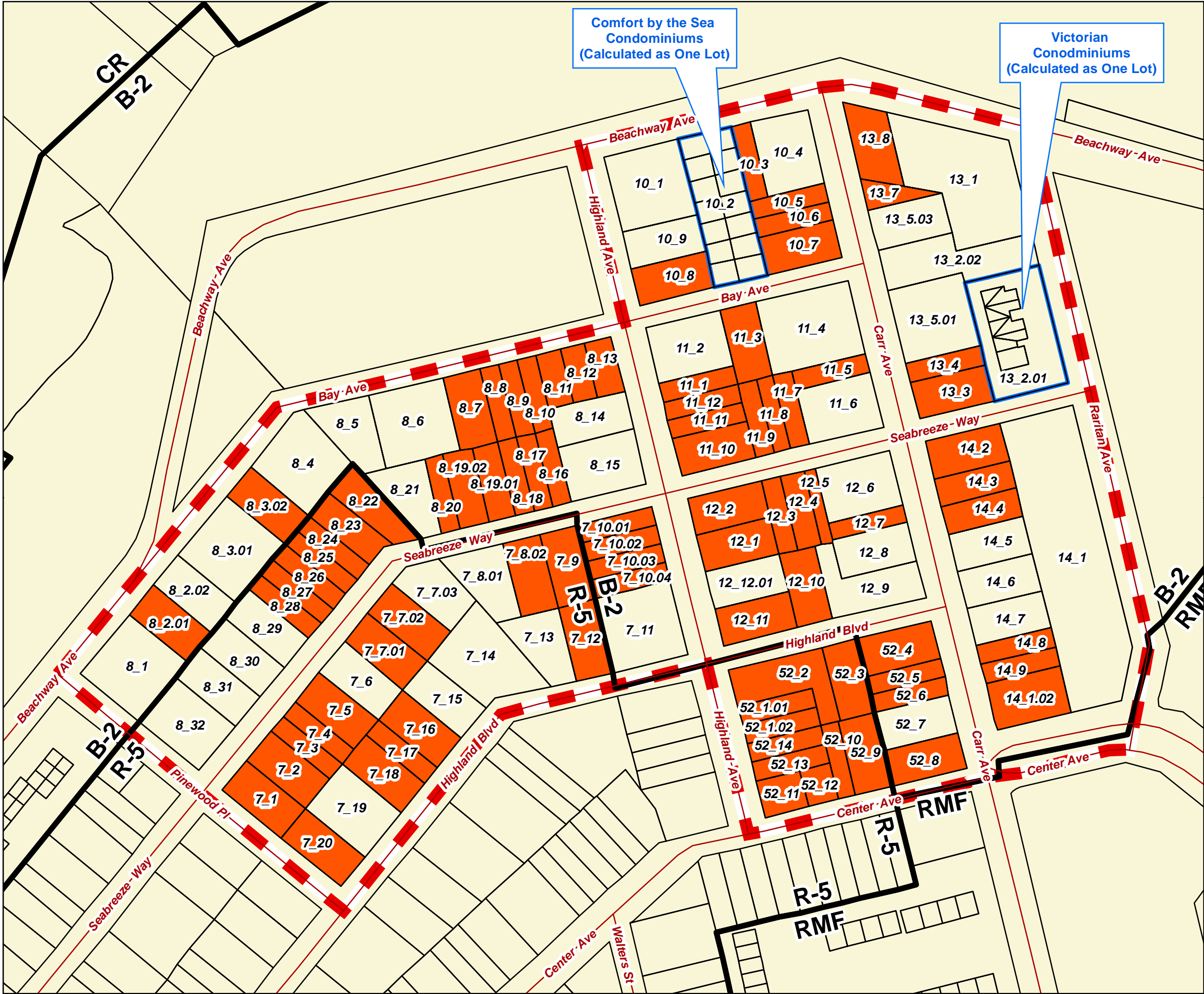
Table 5 identifies undersized lots by zoning district. 56 out of 86 (or 65.1 percent) of the properties zoned B-2 (Mixed-Use Residential and Commercial) are undersized, and 30 out of 42 (or 71.4 percent) of the properties zoned R-5 (Single Family Residential) are undersized.

Table 5: Undersized Lots, by Zone

	Zone District		Totals
	B-2	R-5	
# of Lots	86	42	128
# of Undersized Lots	56	30	86
% of Undersized Lots	65.1%	71.4%	67.2%

As it relates to a redevelopment designation study, it is important to identify properties that are undersized lots for their zoning requirements. The condition of a property being an undersized lot could *potentially* lead to conditions of overcrowdedness or faulty lot arrangement, which has relevancy to the application of the “D” criterion for redevelopment, which is discussed further in this Redevelopment Study. However, the condition of a property as undersized, when independent of other factors as outlined in the redevelopment criteria, does not necessarily warrant a property to be designated in need of redevelopment.

² It is noted that the Study Area comprises 151 separate tax parcels. However, for the purpose of the analysis of undersized lots, the condominium developments located at Block 10, Lot 2 (Comfort by the Sea Condominiums) and Block 13, Lot 2.01 (Victorian Condominiums) were counted as one lot each (based on the total land area of the entire condominium tract), reducing the total number of properties to 128 in this calculation.

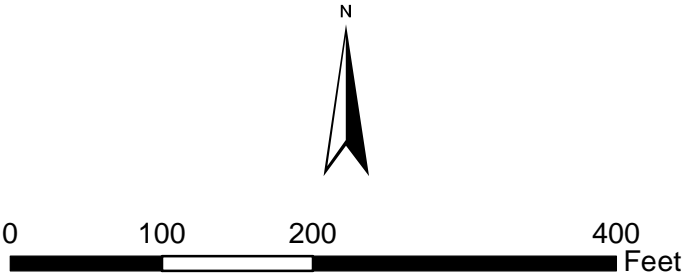


Map 6 - Undersized Lots
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

- Study Area
- Undersized Lots
- Condo Developments
- Parcel Boundary
- Roadway Network
- Zoning Boundary

Zone District	
R-5	Single Family Residential
RMF	Residential Multi-Family
B-2	Mixed Use - Residential and Commercial
CR	Conservation Recreation

Minimum Lot Area (sq. ft.)	B-2 Zone	R-5 Zone
Interior Lot	5,000	5,000
Corner Lot	7,000	7,500



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Map 6 - Undersized Lots.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Redevelopment Plan Overlay for: Main Street Node, Carr and Raritan Avenues, Route 36 Gateway

In 2006, the Borough of Keansburg adopted the Redevelopment Plan for the Main Street Node, Carr and Raritan Avenues, and Route 36 Gateway (also referred to as the “Borough-wide” or “Scattered Sites” Redevelopment Plan under the Borough’s rehabilitation designation status. This Redevelopment Plan includes four sub-areas spanning the Borough. Specifically, Sub-Area 3 of the Redevelopment Plan (as shown in Map 7) includes six of the tax blocks included in this Study Area (Blocks 10, 11, 12, 13, 14, and 52), an area bound by Beachway Avenue to the north, Raritan Avenue to the east, Center Avenue to the south, and Highland Avenue to the west.

The goal of this Redevelopment Plan is to “return vacant and non-productive properties to full productivity by creating new development opportunities for private and public-private investment.” The Redevelopment Plan also seeks to facilitate the development of year-round mixed-use development, offer a range of housing opportunities, provide economic development opportunities, and ensure a long-term productive reuse of each of the redevelopment parcels.

The Redevelopment Plan serves as an overlay to the Borough’s underlying zoning designation. Permitted uses for Sub-Area 3 include: retail; office; residential apartments located on the second floor or above; townhouse development or apartments on tracts of three acres or greater; educational or quasi-educational establishments; offices; personal services; public offices; and, non-profit, civic, or philanthropic uses.

Since this Redevelopment Plan was adopted in 2006, the majority of the properties in the four sub-areas have not yet been redeveloped in line with the vision of the Redevelopment Plan. This also includes the majority of the properties within Blocks 10, 11, 12, 13, 14, and 52. The fact that an adopted Redevelopment Plan has sat largely unfulfilled for 13 years since the date of adoption speaks to the importance of prioritizing the redevelopment and revitalization efforts for these areas.

Map 7 Redevelopment Sub - Area 3

Borough of Keansburg
Monmouth County, NJ



3/9/2006



0 25 50 100
Feet
1 inch equals 100 feet

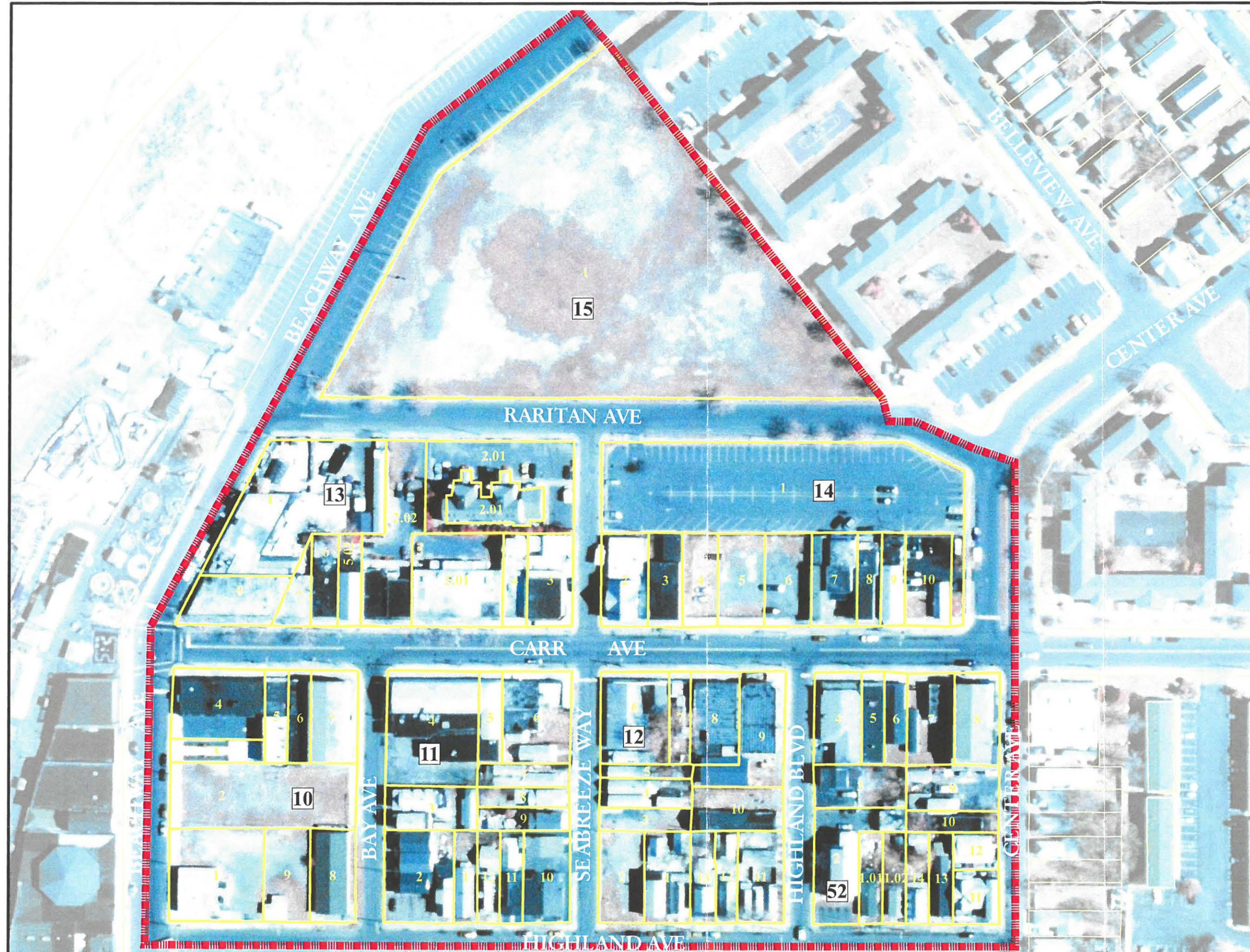
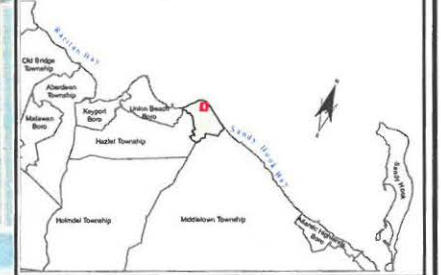
Legend

- Parcels
- Redevelopment Sub - Area

Data Sources:

Parcels - Monmouth County GIS
Aerial - NJOIT 2002

Project Location



Master Plan Planning Context

The Borough of Keansburg adopted its last comprehensive Master Plan in 1988. The Borough subsequently adopted reexamination reports in 2003, 2012, and 2015. Additionally, the Borough also adopted the Route 36 to Bayfront Corridor Resiliency Plan in 2015 as an amendment to the Master Plan. The following sub-sections summarize these Master Plan documents and their relevancy to this Redevelopment Study and the consideration of the potential for redevelopment within the Study Area.

1988 Comprehensive Master Plan

The 1988 Master Plan references the Borough's original Master Plan, which was prepared in 1962. The 1962 Master Plan identifies the intersection of Carr Avenue and Beachway Avenue as one of the two major commercial areas and year-round business districts within the Borough. At that time, this area was noted to be "run down and in need of improvement."

The Principles and Objectives section of the 1988 Master Plan states, "the challenge for Keansburg is to identify and capitalize on opportunities for redevelopment and revitalization while working to maintain and improve the community's livability."

The following objectives of the 1988 Master Plan are relevant to this Redevelopment Study:

1. Encourage the most appropriate use of land consistent with its suitability for development.
2. Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
3. Promote a desirable visual environment.
4. Encourage development that contributes to the revitalization of the community.
5. Improve and maintain residential neighborhoods by encouraging rehabilitation of existing dwellings and residential construction at suitable densities.
6. Maintain and attract beneficial commercial uses.
7. Guide waterfront development to maintain visual and pedestrian access to the Bayshore for the general public while encouraging development that is suitably scaled, compatible with public facilities and services, and appropriate to a waterfront location.
8. Utilize available funding sources, at the Federal, State, and County level to revitalize the community.

One of the policies discussed in the 1988 Master Plan relates to housing and neighborhood improvement. Specifically, this policy states that much housing in the Borough is in need of rehabilitation and improvement, and that many dilapidated or obsolete buildings should be removed and replaced with standard housing. This policy encourages rehabilitation of the existing housing stock and the replacement of obsolete housing with new construction.

Another policy relates to economic development. Specifically, this policy encourages development and redevelopment that contributes to the long-term economic health of the community.

The Economic Plan Element recommends the borough explore applicable tools and measures available at the State level in order to induce economic development and to reverse the economic distress the Borough has faced.

The Land Use Plan Element recommends innovative redevelopment of commercial recreation areas that contributes to the community's economic base and to the waterfront's potential for recreation. The plan envisions redevelopment that encompasses mixed use development (residential, retail, restaurant, entertainment, and marina uses).

As can be seen above, there are several objectives, policies, and recommendations in the 1988 Master Plan that are relevant to and support the redevelopment of the Study Area.

2003 Master Plan Reexamination Report

The 2003 Master Plan Reexamination Report largely reaffirms and continues most of the objectives, policies, and recommendations from the 1988 Master Plan, including those referenced above. The 2003 report also states that it should remain the Borough's intention to explore opportunities for mixed-use development and other commercial and recreational uses that could enhance the waterfront's potential. Additionally, this report also emphasizes the importance of development and redevelopment of the Bayfront area in order to enhance the long-term economic health of the community.

As it specifically relates to redevelopment as defined under the LRHL, the 2003 Master Plan Reexamination Report recommends the Borough study the Main Street, Beachway, and Carr Avenue commercial districts as well as the residential district near the beachfront between Carr Avenue and Laurel Avenue to determine applicability of an "area in need of redevelopment" designation.

2012 Master Plan Reexamination Report

The 2012 Master Plan Reexamination Report recognizes the Borough's 2005 Borough-wide "area in need of rehabilitation" designation, which allows the Borough the ability to adopt redevelopment plans for any property within the Borough. The 2012 report also references the Beachway Avenue Waterfront Redevelopment Plan (adopted in 2005 with subsequent amendments in 2016 and 2017), and the Redevelopment Plan for: Main Street Node, Carr and Raritan Avenues, Route 36 Gateway (discussed later in this Redevelopment Study).

2015 Master Plan Reexamination Report

The 2015 Master Plan Reexamination Report was the first Master Plan review prepared and adopted in the wake of Superstorm Sandy, and one of the underlying

themes of this plan is the need to emphasize storm recovery, resiliency, and revitalization as part of the Borough's land use planning policy approach.

The 2015 plan largely reaffirmed the objectives, policies, and recommendations addressed in the prior planning documents. However, the planning policy related to revitalization of the Borough's commercial corridors was revised to reference Carr Avenue and Beachway Avenue, as follows: "The Borough should work toward improving and enhancing the visual appearance of commercial corridors in the Borough (Main Street, Church Street, Carr Avenue, Beachway Avenue, and Route 36) by establishing standards to guide development. Additionally, municipal actions to stimulate revitalization through streetscape improvements and incentives for private sector participation should be emphasized."

As it relates to redevelopment, the 2015 Master Plan Reexamination Report specifically recommends the Borough consider reviewing/studying additional areas of the Borough for "area in need of redevelopment" designations, with special attention on the waterfront areas of the Borough.

2015 Route 36 to Bayfront Corridor Resiliency Plan

The 2015 Route 36 to Bayfront Corridor Resiliency Plan (CRP) was prepared in 2015 concurrently with the 2015 Master Plan Reexamination Report and under the Post Sandy Planning Assistance Grant Program as part of the Borough's recovery and resiliency planning efforts. The CRP is a long-term vision plan for targeted commercial revitalization in the Borough, with some of the plan's goals focusing on encouraging resilient commercial development along vital corridors and encouraging growth to promote long-term recovery by increasing tax base and reduce repetitive loss.

The CRP provides specific recommendations for six of the tax blocks included in this Study Area (Blocks 10, 11, 12, 13, 14, and 52), as follows:

1. Development of additional year-round mix of commercial and residential uses to promote tourism such as boutique hotel or bed-and-breakfast.
2. Foster a pedestrian environment and incorporate public parking opportunities that are screened from the pedestrian.
3. Focus land uses on entertainment and recreation, including restaurants and establishments serving alcohol.
4. Allow pop-up/temporary food/drink establishments to fill in the gaps for vacant properties and buildings.
5. Ground level retail required to incorporate flood proofing.

The CRP was adopted in 2015 as a component and an amendment to the Borough's Master Plan.

Redevelopment Designation Statutory Requirements

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- 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: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 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.

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, 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 a part (N.J.S.A. 40A:12A-3.).

In preparing this report, the project team analyzed and considered the applicability of the aforementioned statutory criteria for redevelopment on the Study Area, pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5). A description of the site conditions existing in the Study Area, as well as discussion as to how the properties in the Study Area meet the relevant statutory criteria of the LRHL, is outlined in the following sub-sections.

The project team utilized the following resources and documentation in preparing this redevelopment study:

- Tax records (Borough of Keansburg tax maps, Borough of Keansburg Tax Assessor and Tax Collector office, MOD IV data, and historical assessment data);
- Borough of Keansburg Building/Code Enforcement records;
- GIS records (NJDEP, NJDOT, NJGIN, FEMA, Monmouth County);
- Historic aerials (www.historicaerials.com); and,
- Site visits (conducted on August 14, 16, and 23, 2019). Photos from the site visit are located in Appendix B.

“A” Criterion – Deterioration of Buildings

A property meets the “A” criterion for redevelopment if the following applies:

“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.”

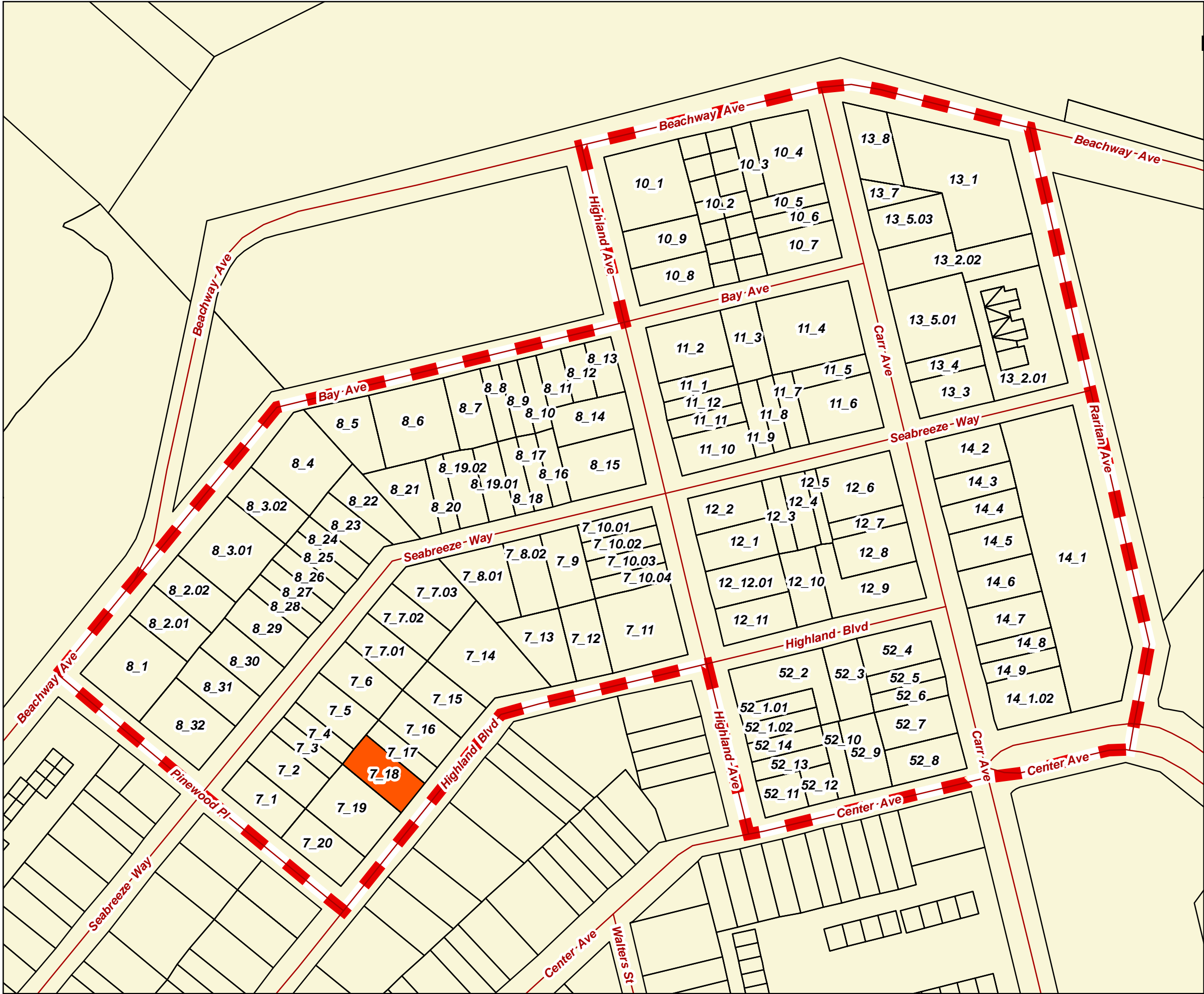
During the site visits conducted on August 14, 16, and 23, 2019, the project team assessed the site/layout and physical building conditions of the Study Area properties in order to review the applicability of the “A” criterion to the Study Area.

This Redevelopment Study finds that the only Study Area property that meets the “A” criterion for redevelopment is Block 7, Lot 18 (51 Highland Boulevard), as shown in Map 8 below.

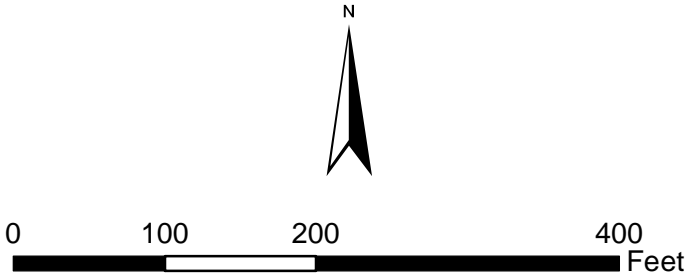
Block 7, Lot 18 has a damaged residential structure resulting from a fire event, as evidenced by structural damage to the roof, front and side surfaces, and boarded windows throughout the structure. There is burned/damaged and hanging siding, roofing, and debris scattered around the structure. Though the building is boarded up, it is accessible to the public and is located along the side yard line shared with adjacent Lot 19. These two structures are in close proximity of one another, serving as a potential hazard for the inhabitants of Lot 19.

For the reasons stated above, Block 7, Lot 18 exhibits a substandard, unsafe and dilapidated building that is conducive to unwholesome living conditions.

Map 8 - "A" and "D" Criteria Findings
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey



- Study Area
- Meets the "A" and "D" Criteria
- Parcel Boundary
- Roadway Network



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Prepared by: JAC, 1/30/2020
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Keansburg
T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 8 - A and D Criterion Findings.mxd

NOTE: This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is not
State-authorized.

“B” Criterion – Abandoned Commercial and Industrial Buildings

A property meets the “B” criterion for redevelopment if the following applies:

“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.”

To assess the applicability of the “B” criterion, it is necessary to first identify properties that have been used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes. Of the Study Area properties, 23 have a MOD-IV property class assessment of 4A (Commercial), and none are assessed as Class 4B (Industrial). The 23 properties with a Class 4A classification are as depicted in Map 9 below and include the following:

- Block 10, Lots 3, 4, 5, 6, and 7
- Block 11, Lots 4 and 6
- Block 12, Lots 8 and 9
- Block 13, Lots 2.02, 3, 4, 5.01, 7, and 8
- Block 14, Lots 2, 7, 8, and 9
- Block 52, Lots 4, 5, 7, and 8

This Redevelopment Study assessed these properties for records of significant vacancies in order to determine applicability of the “B” criterion for redevelopment.

Water Meter Records

The Borough maintains records of water main readings, which are reviewed and updated on a quarterly basis. This Redevelopment Study assessed the water main readings for properties with buildings that are used for non-residential purposes. If a property has a water meter reading of “0” for more than two years, that is one indication that the building or property may exhibit significant vacancies.

Appendix C depicts the Borough’s quarterly water meter reading records for the relevant properties. Table 6 below summarizes the information presented in Appendix C, including identification of properties with non-residential buildings whose water meters read “0” for more than two years and when the last meter reading identified water usage on site.

Redevelopment Study & Preliminary Investigation Report
Borough of Keansburg, Monmouth County, New Jersey

Table 6: Water Meter Records for Commercial Properties

Block	Lot	Address	Comment
10	4	272 Beachway Avenue	No water usage since December 5, 2012
10	6	11 Carr Avenue	No water usage since before June 1, 2012*
10	7	13 Carr Avenue	The only reading on records is "0" usage on June 11, 2012. There are no readings since then, indicating the meter has been shut off or removed.*
11	4	19 Carr Avenue	No water usage since before June 1, 2012*
11	5 ³	19 Carr Avenue	No water connection (no reading available)
13	2.02	18-20 Carr Avenue	No water usage since before June 1, 2012*
13	3	34 Carr Avenue	The commercial use on the ground floor commercial unit has had no water usage since March 3, 2016.
13	7	10 & 12 Carr Avenue	Except for a reading of 2,000 gallons on September 11, 2018, there has been no water usage since before June 1, 2012. * This is the same meter that is used at 2-12 Carr Avenue.
13	8	2-12 Carr Avenue	Except for a reading of 2,000 gallons on September 11, 2018, there has been no water usage since before June 1, 2012.*
52	4	53-55 Carr Avenue	No water usage since September 10, 2013
52	5	57 Carr Avenue	No water usage since before June 1, 2012*
52	8	67 Carr Avenue	No water usage since March 5, 2013

*Reading of "0" on all historical records, which date back to June 1, 2012 (the time the Borough updated computer systems to track water meter records).

As shown above, there are 12 Study Area properties that exhibit little or no water usage for at least two years based on Borough water meter records. These are all properties assessed as commercial uses under the MOD-IV property class assessment (with the exception of Block 11, Lot 5 as identified below). The absence of water usage for at least two years on properties assessed as commercial uses represents a significant vacancy for the purposes of this Redevelopment Study.

Significant Vacancies for at Least Two Consecutive Years

In addition to the water meter records identified above, the Route 36 to Bayfront Corridor Resiliency Plan provides further evidence of significant vacancies for certain commercial buildings/properties within this Redevelopment Study Area. This plan, as previously mentioned, was adopted in 2015 as a component and an amendment to the Borough's Master Plan. The plan identified or depicted the following properties as having vacant or unoccupied commercial buildings as of 2015:

- Block 10, Lots 3, 4, 5, 6, and 7
- Block 11, Lots 4 and 5
- Block 13, Lots 2.02, 3, 4, 5.01, 7, and 8
- Block 52, Lots 4, 5, and 6

³ It is noted that Block 11, Lot 5 has a MOD-IV property class assessment of Class 1 (Vacant). However, this property, which is held in common ownership with adjacent Lot 4, has a building on site that appears to be part of the same use on Lot 4. For this reason, Lot 5 was identified and considered for compliance with the "B" criterion for redevelopment.






Appendix D includes excerpts from the 2015 Route 36 to Bayfront Corridor Resiliency Plan, specifically as they relate to corridor field observations that the plan outlines specific to Blocks 10, 11, 12, 13, 14, and 52 within this Redevelopment Study Area.

“B” Criterion Findings

Based on the foregoing analysis, **the following Study Area properties exhibit significant vacancies of buildings previously used for commercial purposes for at least two consecutive years, and as such meet the “B” criterion for redevelopment** (as shown in Map 9 below):

- **Block 10, Lots 4, 6, and 7**
- **Block 11, Lots 4 and 5**
- **Block 13, Lots 2.02, 3, 7, and 8**
- **Block 52, Lots 4, 5, and 8**

Map 9 - "B" Criterion Findings
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

-  Study Area Boundary
-  Parcel Boundary
-  Class 4A Commercial Properties
-  Meets the "B" Criterion
-  Roadway Network



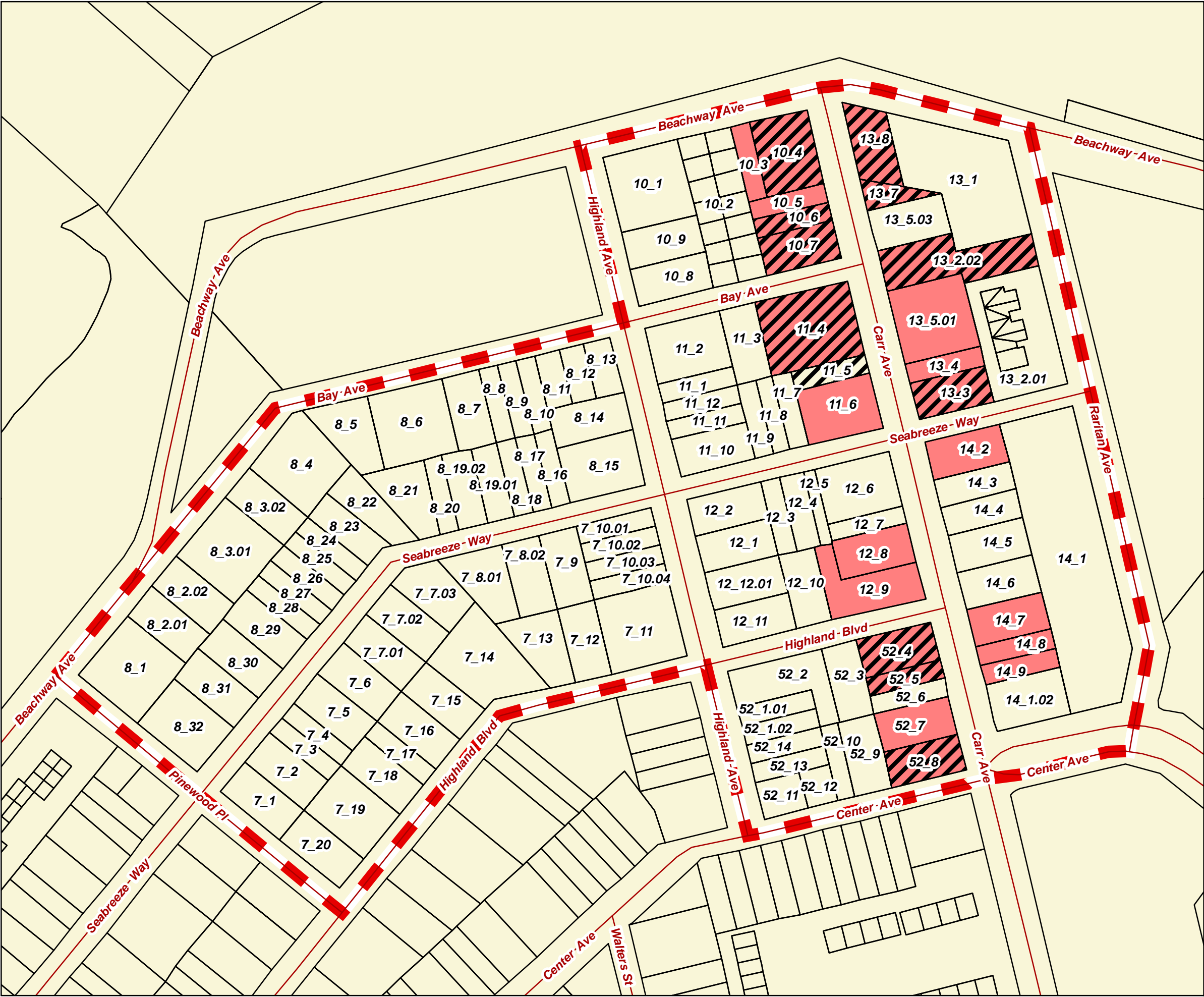
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Map 9 - B Criterion Findings.mxd

NOTE: This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is not
State-authorized.



“C” Criterion – Public and Vacant Land

A property meets the “C” criterion for redevelopment if the following applies:

“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.”

As noted earlier in this Redevelopment Study, there multiple properties in the Study Area that are vacant land. However, it is determined that none of the properties in the Study Area are particularly remote or located away from other developed portions of the Borough. All properties in the Study Area front on a public right of way (of which Carr Avenue is a County maintained road), are located in sewerred areas, and have no evidence of brownfield conditions. For these reasons, **this Redevelopment Study finds that none of the properties in the Study Area meet the “C” criterion for redevelopment.**

“D” Criterion – Obsolete Layout and Design

A property meets the “D” criterion for redevelopment if the following applies:

“Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or lack of 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.”

During the site visits conducted on August 14, 16, and 23, 2019, the project team assessed the site/layout and building conditions of the Study Area properties in order to review the applicability of the “D” criterion to the Study Area.

This Redevelopment Study finds that the only Study Area property that meets the “D” criterion for redevelopment is Block 7, Lot 18 (51 Highland Boulevard), as shown in Map 8 above.

As previously discussed under the discussion of the “A” criterion for redevelopment, Block 7, Lot 18 has a damaged residential structure resulting from a fire event, as evidenced by structural damage to the roof, front and side surfaces, and boarded windows throughout the structure. There is burned/damaged and hanging siding, roofing, and debris scattered around the structure. Though the building is boarded up, it is accessible to the public and is located along the side yard line shared with adjacent Lot 19. These two structures are in close proximity of one another, serving as a potential hazard for the inhabitants of Lot 19.

For the reasons stated above, Block 7, Lot 18 is an area with buildings or improvements which, by reasons of dilapidation is detrimental to the health and safety of the community.

“E” Criterion – Condition of Title and Diverse Ownership

A property meets the “E” criterion for redevelopment if the following applies:

“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.”

It is noted that this redevelopment study identifies no issues with the Study Area property related to the condition of its title that would impede land assemblage or discourage the undertaking of improvements, and as such there is no stagnant or unproductive condition of the land apparent. For these reasons, **none of the Study Area properties meet the “E” criterion for redevelopment.**

“F” Criterion – Fire and Natural Disasters

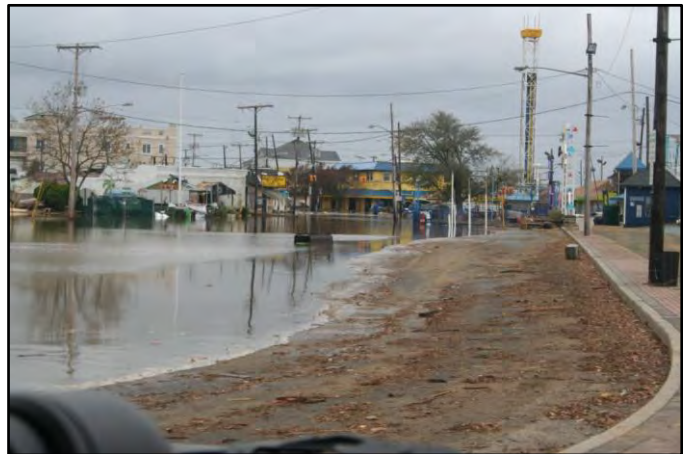
A property meets the “F” criterion for redevelopment if the following applies:

“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.”

Damages from Superstorm Sandy

Superstorm Sandy struck on October 29, 2012 and caused extensive destruction to the Borough of Keansburg from both storm surge and wind damage. In June 2014, the Borough of Keansburg adopted a Strategic Recovery Planning Report (SRPR) that outlined the extent of the damages from Superstorm Sandy to the Borough, which include the following:

- Forced evacuation of hundreds of Borough residents from their homes;
- Flood waters ranging from two to six feet in depth inundating approximately 50 percent of the structures in the Borough;
- Breaches of protective dunes at four separate locations;
- 2.6 miles of dunes (encompassing the entire Borough coastline) that were substantially damaged from storm surge and flooding;
- 5 destroyed homes;
- 347 “substantially damaged” properties (encompassing damage of any origin sustained by a structure whereby the total costs of restoring the structure to its before-damaged condition would equal or exceed 50% of



the structure's pre-storm market value);

- Loss of power for up to 14 days;
- 40,400 cubic yards of disaster generated debris throughout the Borough (including 1,800 cubic yards of vegetative debris, 25,200 cubic yards of construction and demolition, 9,800 cubic yards of White Goods [major appliances], and 3,600 cubic yards of sand);
- Inoperability due to damages of the Police Department building;
- Extensive damages to the Borough's parks;
- Significant damage to 22 roads in the Borough;
- Prevention of the circulation of emergency vehicles; and,
- Many local businesses (mainly centralized on Carr Avenue, but also on Main Street and Church Street), were unable to recover and left empty store frontage throughout the Borough's commercial centers.

In addition, in the immediate aftermath of Superstorm Sandy, Borough officials and staff at T&M Associates conducted walk throughs of the Borough to assess impacts and damages from Superstorm Sandy on properties. Table 7 below identifies for the Study Area properties whether the property faced: possible structural damage; a submerged gas meter; structural foundation damage; possible electrical damage; or, other damages as noted. The damages identified below are as indicated in site visit notes from November 6, 8, 9, 10, 12, 14, and 16, 2012. The properties identified in Table 7 are also shown in Map 10 below.

Table 7: Damages from Superstorm Sandy

Block	Lot	Address	Damages from Superstorm Sandy					
			1	2	3	4	Other	
			1 = Possible Structural Damage					
			2 = Gas Meter Submerged					
3 = Foundation Damage								
4 = Possible Electrical Damage								
7	7.01	64 SEABREEZE WAY	x	x		x		
7	7.02	62 SEABREEZE WAY	x	x		x		
7	7.03	60 SEABREEZE WAY	x	x		x		
7	8.01	42 SEABREEZE WAY	x	x		x		
7	8.02	40 SEABREEZE WAY	x	x		x		
7	9	38 SEABREEZE WAY	x	x		x		
7	10.01	29 HIGHLAND AVENUE	x	x				
7	10.02	31 HIGHLAND AVE	x	x				
7	10.03	33 HIGHLAND AVENUE	x	x				
7	10.04	35 HIGHLAND AVENUE	x	x			No gas meter found. Detached chimney foundation	
7	11	37-39-41 HIGHLAND AVE	x	x			Loose chimney (41 Highland Avenue)	
7	12	27 HIGHLAND BLVD	x	x	x	x	Front end wall pushed in.	
7	13	31 HIGHLAND BLVD	x			x		
8	7	32 BAY AVE	x	x		x		
8	8	30 BAY AVE	x	x		x		
8	9	28 BAY AVE	x	x		x		
8	10	26 BAY AVE	x	x		x		
8	11	24 BAY AVE	x	x		x		





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Borough of Keansburg, Monmouth County, New Jersey

Block	Lot	Address	Damages from Superstorm Sandy				
			1	2	3	4	Other
			1 = Possible Structural Damage 2 = Gas Meter Submerged 3 = Foundation Damage 4 = Possible Electrical Damage				
8	13	15-17 HIGHLAND AVE	x	x			Wall collapse/displacement
8	14	19 HIGHLAND AVE					House in disrepair/vacant
8	16	37 SEABREEZE WAY	x	x		x	Bowing in east wall
8	17	39 SEABREEZE WAY	x	x	x	x	East foundation wall
8	18	41 SEABREEZE WAY	x	x		x	
8	19.01	43 SEABREEZE WAY	x	x		x	
8	19.02	47 SEABREEZE WAY	x	x		x	
8	20	49 SEABREEZE WAY	x	x	x	x	Washout southeast corner
8	23	57 SEABREEZE WAY	x	x		x	
8	24	59 SEABREEZE WAY	x	x		x	Front steps floated away
8	25	61 SEABREEZE WAY	x	x		x	
8	26	63 SEABREEZE WAY	x	x		x	
8	32	81-83 SEABREEZE WAY	x	x		x	
10	1	288 BEACHWAY	x	x		x	
10	2	BEACHWAY	x	x		x	
10	2 (CO001-CO014)	276 BEACHWAY (UNITS 1-14)	x	x		x	
10	3	274 BEACHWAY	x	x		x	
10	4	272 BEACHWAY/1 CARR AVE	x	x		x	
10	5	9 CARR AVE	x	x		x	Gas/electrical meter removed
10	7	13 CARR AVE	x	x		x	Cracked bricks at southeast corner of building
11	1	20 HIGHLAND AVE.	x	x			
11	2	18 HIGHLAND AVE.	x	x	x	x	
11	3	12 BAY AVE	x	x		x	
11	4	19 CARR AVE	x	x		x	
11	5	19 CARR AVE	x	x		x	
11	6	29 CARR AVE	x	x		x	Meter pulled
11	7	19 SEABREEZE WAY	x	x			
11	8	21 SEABREEZE WAY	x	x			Possible roof damage
11	9	23 SEABREEZE WAY		x			
11	10	28 HIGHLAND AVE		x			
11	11	24 HIGHLAND AVE	x	x			
11	12	22 HIGHLAND AVE	x	x			
12	1	34-36 HIGHLAND AVE	x	x			
12	4	22 SEABREEZE WAY	x	x			
12	5	20 SEABREEZE WAY	x	x			
12	8	45-47 CARR AVE	x	x		x	Walls leaning
12	9	49-51 CARR AVE	x	x			
12	11	44 HIGHLAND AVE	x	x			
13	1	260-262 BEACHWAY	x	x		x	Crumbling wall
13	2.02	18-20 CARR AVE	x	x		x	
13	3	34 CARR AVE	x	x		x	
13	5.01	22-28 CARR AVE	x	x		x	
13	7	10 & 12 CARR AVE	x	x		x	

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Block	Lot	Address	Damages from Superstorm Sandy				
			1	2	3	4	Other
			1 = Possible Structural Damage 2 = Gas Meter Submerged 3 = Foundation Damage 4 = Possible Electrical Damage				
13	8	2-12 CARR AVE	x	x		x	Chimney separated from structure; back wall collapsed.
14	1	RARITAN AVE PARKING LOT					Damage to parking meters in parking lot.
14	2	38 CARR AVE	x	x		x	
14	3	40 CARR AVE	x	x		x	
14	7	54 CARR AVE	x	x		x	
14	8	58 CARR AVE	x	x		x	
14	9	60 CARR AVE	x	x		x	
52	1.01	50 HIGHLAND AVENUE	x	x			
52	1.02	52 HIGHLAND AVE	x	x			
52	2	14 HIGHLAND BLVD	x	x			
52	3	8 HIGHLAND BLVD	x	x			
52	4	53-55 CARR AVE	x	x			Minor crack to concrete wall
52	5	57 CARR AVE		x			
52	6	59 CARR AVE	x	x			Approximately 4 feet of flood water entered the building and damaged the carpet, moldings, wall paneling, wall insulation, wood doors, door trim, floor heaters, copper heat pipes, window sills, mini-blinds, counter top, shelving, electrical outlets and switches, circuit breakers, hot water heater, and the water boiler. Contents owned by the Historical Society that were inside of the building were also damaged.
52	7	63 CARR AVE	x	x			Façade cracks
52	8	67 CARR AVE	x	x			
52	9	139 CENTER AVE	x	x			
52	10	141 CENTER AVE		x	x		Damage to front porch foundation
52	11	58 HIGHLAND AVE	x	x			
52	12	143 CENTER AVE	x	x			Possible structural damage to east wall
52	13	56 HIGHLAND AVE	x	x			
52	14	54 HIGHLAND AVE	x	x			

Map 10 - Superstorm Sandy Damages
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

-  Study Area Boundary
-  Superstorm Sandy Damages
-  Parcel Boundary
-  Roadway Network



0 100 200 400 Feet



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Middletown, NJ 07748
Phone: 732-671-6400

Prepared by: JAC, 1/30/2020
Source: NJDEP; NJDOT; NJGIN;
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T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 10 - Superstorm Sandy Damages.mxd

NOTE: This map was developed using New Jersey
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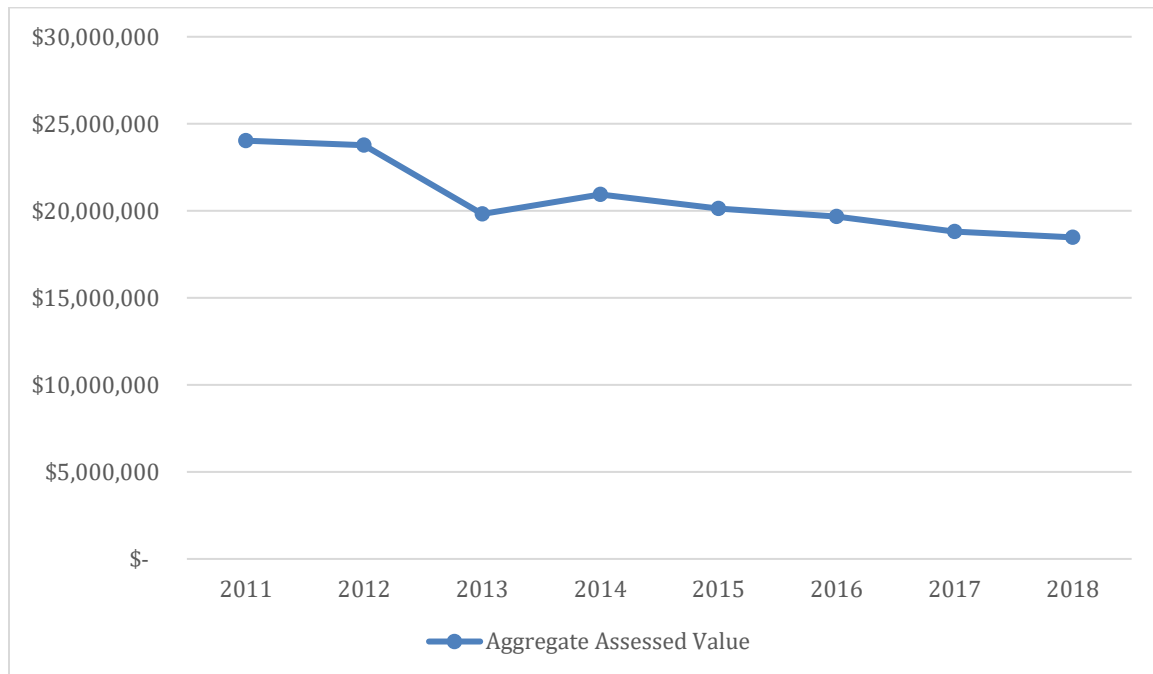


Analysis of Aggregate Assessed Value

The impacts of this destruction are reflected in the material depreciation of the aggregate assessed value of the Study Area. Indeed, the aggregate assessed value of the Study Area was \$24,030,000 (incl., \$9,173,700 in land value and \$14,856,300 in improvement value) during the 2011 tax year, and the aggregate assessed value of the Study Area was \$18,475,800 (incl., \$6,725,600 in land value and \$11,750,200 in improvement value) during the 2018 tax year. This represents a depreciation of \$5,554,200 or approximately 23.1 percent, with the most significant reduction occurring between the 2012 and 2013 tax years illustrating the significant impact of Superstorm Sandy.

The material depreciation of the Study Area's aggregate assessed value in the period from the 2011 through the 2018 tax years is shown in Figure 1 below:

Figure 1: Aggregate Assessed Value of Study Area Properties (Overall)

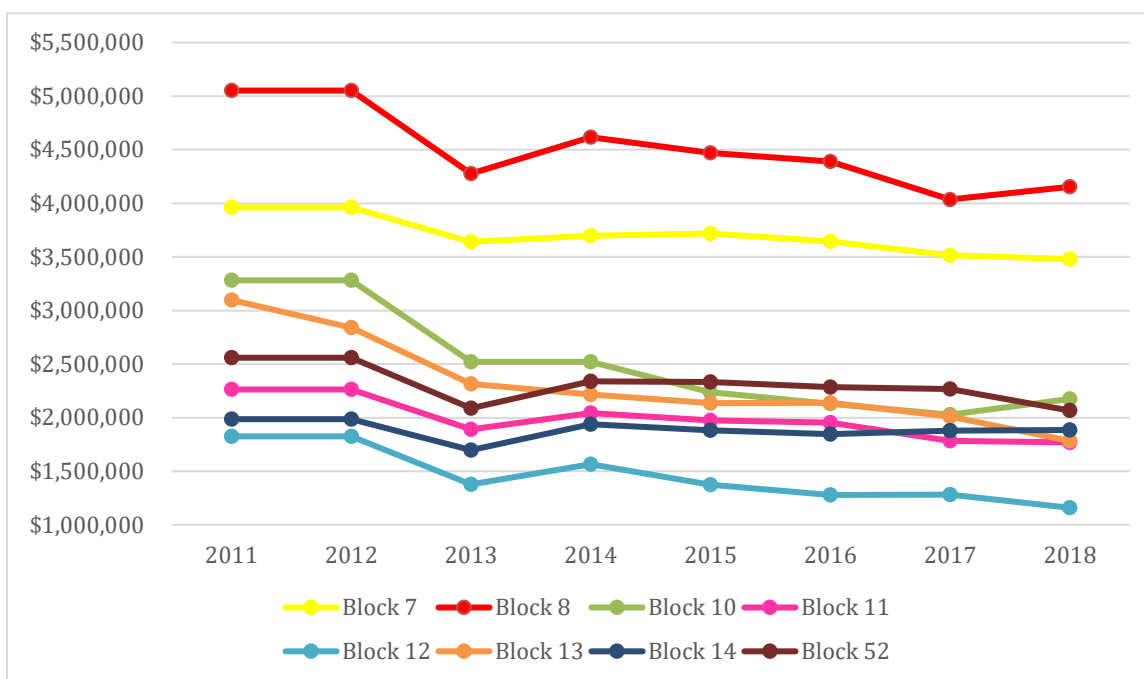


The depreciation in the aggregate assessed value of the Study Area is not only apparent when the Study Area is examined in its entirety, but also when the impact on the assessed value is examined at the tax block level. Indeed, there was depreciation in aggregate assessed value in each of the tax blocks that comprise the Study Area during the period from 2011 through 2018. Depreciation ranged from 5.1 percent within Block 14 to 42.4 percent within Block 13.

The patterns of depreciation in each of the individual tax blocks that comprise the Study Area are shown in Figure 2 below:

Redevelopment Study & Preliminary Investigation Report
Borough of Keansburg, Monmouth County, New Jersey

Figure 2: Aggregate Assessed Value of Study Area Properties (Individual Blocks)



*Note: Any recent uptick in value does not affect the overall conclusion as in each case the value is less than before Superstorm Sandy.

Additional information on depreciation of individual tax blocks is provided in Table 8 below:

Table 8: Depreciation of Aggregate Assessed Value of Study Area Properties (By Block)

Block	2011 Aggregate Assessed Value	2018 Aggregate Assessed Value	Depreciation	Percent Depreciation
7	\$3,962,100	\$3,480,100	\$482,000	12.2%
8	\$5,052,600	\$4,153,900	\$898,700	17.8%
10	\$3,281,800	\$2,175,900	\$1,105,900	33.7%
11	\$2,263,200	\$1,769,800	\$493,400	21.8%
12	\$1,826,000	\$1,159,500	\$666,500	36.5%
13	\$3,098,200	\$1,783,900	\$1,314,300	42.4%
14	\$1,986,500	\$1,886,100	\$100,400	5.1%
52	\$2,559,600	\$2,066,600	\$493,000	19.3%

Clearly, there has been a significant and material depreciation of the Study Area's aggregate assessed value in the period from the 2011 through the 2018 tax years. This depreciation appears to be directly caused by Hurricane Sandy. This is demonstrated by the fact that the most significant reduction in value occurred between the 2012 and 2013 tax years. In fact, during the ten-year period between the 2002 and 2011 tax years prior to Superstorm Sandy, the aggregate assessed value of the Study Area grew by \$13,349,100, or approximately 125 percent, from

\$10,680,900 in the 2002 tax year to \$24,030,000 in the 2011 tax year, in contrast to the decline in value that took place after Superstorm Sandy.

“F” Criterion Findings

Based on the above, and considering that the Study Area contains a total of 15.1 acres, it is clear that **all of the Study Area properties meet the “F” criterion for redevelopment.**

“G” Criterion – Urban Enterprise Zone

The “G” criterion for redevelopment under the LRHL relates to municipalities designated as an Urban Enterprise Zone under the Urban Enterprise Zone Act of 1983. The Borough of Keansburg is not located within an Urban Enterprise Zone. For this reason, **none of the Study Area properties meet the “G” criterion for redevelopment.**

“H” Criterion – Smart Growth Consistency

A property meets the “H” criterion for redevelopment if the following applies:

“The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Smart growth is an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy (the “OPA”) has developed the definition of a “Smart Growth Area” to include an area classified as one of the following:

1. Metropolitan Planning Area (PA1) in the State Plan;
2. Suburban Planning Area (PA2) in the State Plan;
3. A designated center in the State Plan;
4. An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;
5. A smart growth area designated by the New Jersey Meadowlands Commission; or,
6. A Pinelands Regional Growth Area, Pinelands Village, or Pinelands Town as designated by the New Jersey Pinelands Commission.

This Redevelopment Study recognizes that the Study Area properties are in the Metropolitan Planning Area (PA-1) in the New Jersey State Plan; as such, item 1 above applies to the Study Area properties. However, the location of a site in the PA-1 without furthering other smart growth principles does not qualify a property under the “H” criterion. It is further noted that the Borough of Keansburg Master Plan does not specifically call out the Study Area properties as areas intended for smart growth or transit-oriented development with a variety of transportation options.

For the reasons stated above, the Study Area properties are not located in areas that have been developed in a manner consistent with smart growth planning principles. The designation of the properties within the Study Area as an area in need of redevelopment would not be consistent with smart growth planning principles, and for this reason, **none of the Study Area properties meet the “H” criterion for redevelopment.**

Needed for Effective Redevelopment

The LRHL permits the inclusion of parcels that do not meet the statutory criteria in a redevelopment area if they are necessary for the effective redevelopment of the area:

“A redevelopment area may include land, 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 conditions, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3).”

This Redevelopment Study finds that **none of the Study Area properties are needed for the effective redevelopment of the area.**







Redevelopment Study Findings

Based on the assessment discussed above, this analysis finds that the Study Area properties meet the statutory criteria for redevelopment as outlined in Table 9 and Map 11 below.

Table 9: Redevelopment Study Findings

Redevelopment Criteria	Qualifying Properties
A	Block 7, Lot 18
B	Block 10, Lots 4, 6, and 7 Block 11, Lots 4 and 5 Block 13, Lots 2.02, 3, 7, and 8 Block 52, Lots 4, 5, and 8
C	None
D	Block 7, Lot 18
E	None
F	All Study Area Properties
G	None
H	None

Map 11 -
Redevelopment Study Findings
Carr Avenue Redevelopment Study
Borough of Keansburg,
Monmouth County, New Jersey

-  Study Area
-  Parcel Boundary
-  Meets the "A" and "D" Criteria
-  Meets the "B" Criterion
-  Meets the "F" Criterion (All Study Area Properties)
-  Roadway Network



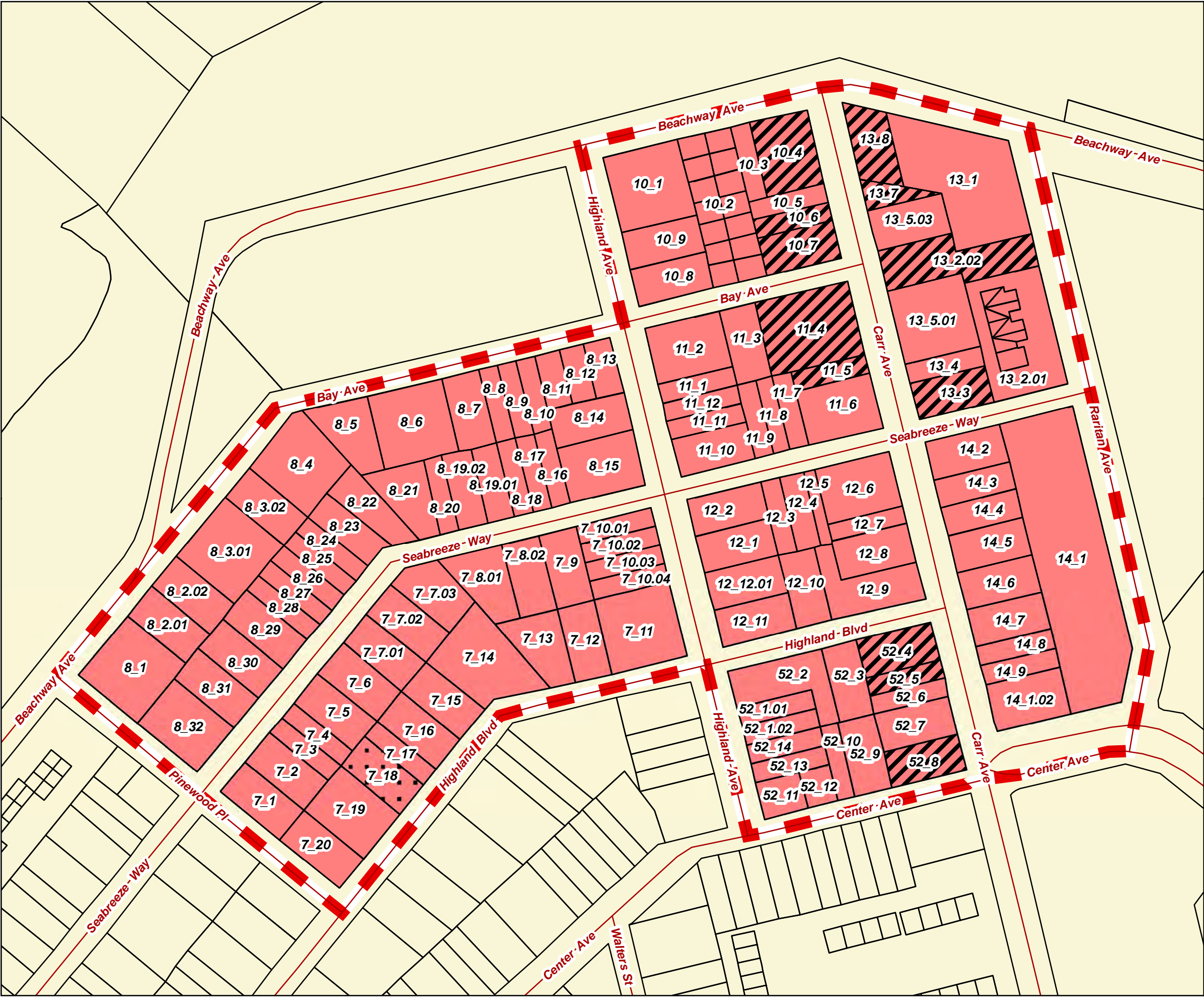
0 100 200 400
Feet



T&M Associates
11 Tindall Road
Middletown, NJ 07748
Phone: 732-671-6400

Prepared by: JAC, 1/30/2020
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Keansburg
T&M File Path: G:\Projects\KNBG\01500\GIS\Projects\
Map 11 - Redevelopment Study Findings.mxd

NOTE: This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is not
State-authorized.



Appendix A: Borough Council Resolution #19-098

RESOLUTION 19-098

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE BOROUGH PLANNING BOARD TO INVESTIGATE WHETHER THOSE CERTAIN PARCELS, CONSISTING OF THE ENTIRETY OF BLOCKS 7, 8, 10, 11, 12, 13, 14 AND 52 ON THE BOROUGH TAX MAPS SHOULD BE DESIGNATED AS AN "AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION)"

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), authorizes the Borough of Keansburg (the "**Borough**") to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the municipal council of the Borough (the "**Borough Council**") must authorize the planning board of the Borough (the "**Planning Board**") to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to review and make recommendation whether the Study Area (as defined below) meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment (non-condemnation), concerning the parcels commonly known on the Borough tax maps as:

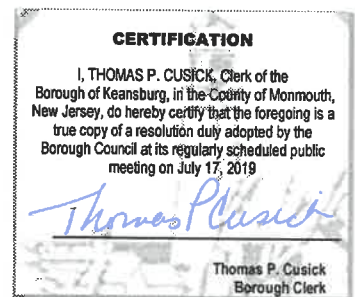
- Block 7, Lots 1, 2, 3, 4, 5, 6, 7.01, 7.03, 8.01, 8.02, 9, 10.01, 10.02, 10.03, 10.04, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20;
- Block 8, Lots 1, 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19.01, 19.02, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32;
- Block 10, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9;
- Block 11, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12;
- Block 12, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12.01;
- Block 13, Lots 1, 2.02, 3, 4, 4.01, 5.01, 5.03, 7, and 8;
- Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9; and
- Block 52, Lots 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 (collectively, the "**Study Area**"); and

WHEREAS, the redevelopment area determination requested hereunder authorizes the Borough and the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (hereinafter referred to as a "**Non-Condemnation Redevelopment Area**").

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment.
3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Borough or Borough Council to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condernation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or some of the Study Area as an area in need of redevelopment.
7. This Resolution shall take effect immediately.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Ms. Ferraro			✓			
Mr. Tonne			✓			
Mr. Hoff			✓			
Mr. Foley		✓	✓			
Mr. Cocuzza	✓		✓			



Appendix B: Site Visit Photos



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7-2-1



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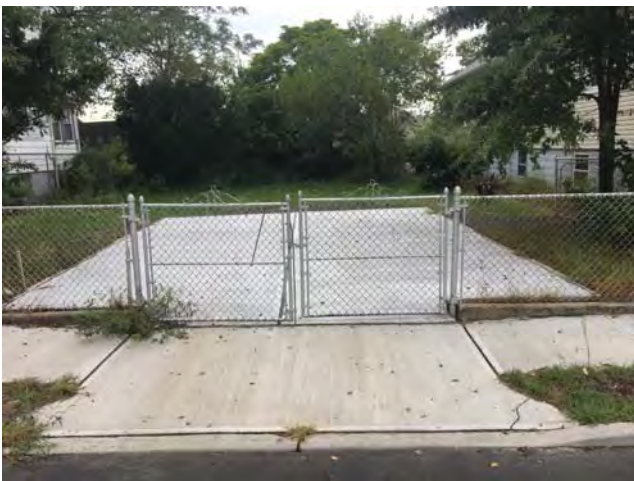
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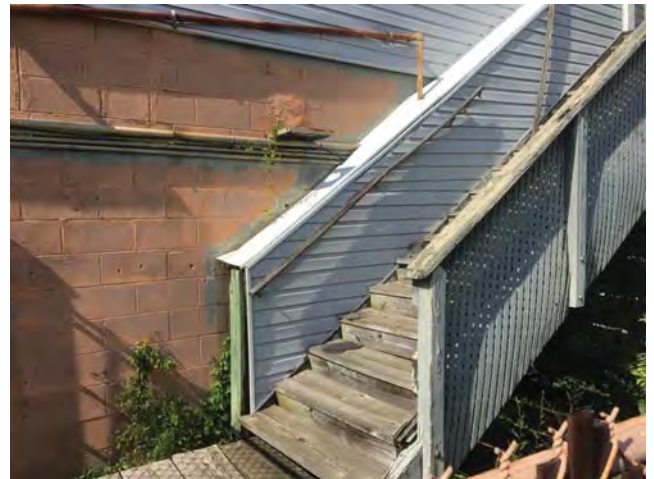
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Appendix C: Water Meter Records for Commercial Properties

[illegible]

413-0		9 CARR AVE	(Block 10, Lot 5)			1.00 213	Water/ Sewer Standard	Meter:	1 Meter Group: 1	Status: Read
C	1	COAST TO COAST HOLDINGS				1.00 211	METER NUM: B80382221	Serial Num:		
W:	1 S: 1	B80382221	1000	7	102	200				
						1.00 113	2012 2 06/05/12 R	538000	0	1
						1.00 111	2012 3 06/05/12 S	538000	0	1
							2013 1 12/05/12 S	539000	1000	28
							2013 2 03/06/13 S	539000	0	55
							2013 3 06/05/13 S	539000	0	97
							2013 4 09/10/13 S	539000	0	143
							2014 1 12/03/13 S	539000	0	186
							2014 2 03/11/14 S	539000	0	223
							2014 3 06/09/14 S	539000	0	271
							2014 4 09/08/14 S	539000	0	310
							2015 1 12/02/14 S	539000	0	335
							2015 2 03/17/15 S	539000	0	377
							2015 3 06/04/15 S	539000	0	420
							2015 4 09/02/15 S	539000	0	479
							2016 1 12/04/15 S	539000	0	545
							2016 3 03/30/16 I	539000	0	631
							2016 3 03/30/16 R	0	0	631
							2016 3 06/02/16 S	0	0	652
							2016 4 08/31/16 S	1000	1000	702
							2017 1 12/02/16 S	1000	0	751
							2017 2 03/02/17 S	1000	0	804
							2017 3 05/31/17 S	1000	0	859
							2017 4 09/11/17 S	1000	0	925
							2018 1 12/06/17 S	1000	0	976
							2018 2 03/06/18 S	1000	0	1051
							2018 3 06/07/18 S	2000	1000	1094
							2018 4 09/12/18 S	4000	2000	1135
							2019 1 12/05/18 S	12000	8000	1158
							2019 2 03/11/19 S	12000	0	1194
							2019 3 06/03/19 S	24000	12000	1225
							2019 4 09/05/19 S	33000	9000	1253
								34000		

415-0	11 CARR AVE	(Block 10, Lot 6)	1.00 213	Water/Sewer Standard Meter:	1 Meter Group: 1	Status: Read
C 1	CARR ENTERPRISES, LLC		1.00 211	METER NUM: B02311762	Serial Num:	
W: 1 S: 1	B02311762	1000 7 102 220	1.00 113	2012 2 06/01/12 R	52000	0 1
			1.00 111	2012 3 06/01/12 S	52000	0 1
				2012 4 09/11/12 S	52000	0 2
				2013 1 12/05/12 S	52000	0 28
				2013 2 03/06/13 S	52000	0 55
				2013 3 06/05/13 S	52000	0 97
				2013 4 09/10/13 S	52000	0 143
				2014 1 12/03/13 S	52000	0 186
				2014 2 03/12/14 S	52000	0 225
				2014 3 06/09/14 S	52000	0 271
				2014 4 09/08/14 S	52000	0 310
				2015 1 12/02/14 S	52000	0 335
				2015 2 03/17/15 S	52000	0 377
				2015 3 06/02/15 S	52000	0 416
				2015 4 09/01/15 S	52000	0 478
				2016 1 12/02/15 S	52000	0 544
				2016 2 03/01/16 S	52000	0 599
				2016 3 06/02/16 S	52000	0 652
				2016 4 08/31/16 S	52000	0 702
				2017 1 12/02/16 S	52000	0 751
				2017 2 03/02/17 S	52000	0 804
				2017 3 05/31/17 S	52000	0 859
				2019 4 09/05/19 S	52000	0 1253
						0


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Range of Accounts: 441-0 to 441-0 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

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[illegible]

441-0		45-47 CARR AVE	(Block 12, Lot 8)				3.00 213	Water/Sewer Standard Meter:		1 Meter Group: 1 Status: Read		
C	3	DRESSLER, JOHN					3.00 211	METER NUM: 802339674	Serial	Num:		
W:	1 S:	1	802339674	1000	7	102	430	3.00 113	2012 2 06/01/12 R	1506000	0	1
								3.00 111	2012 3 06/01/12 S	1531000	25000	1
									2012 4 09/11/12 S	1557000	26000	2
									2013 1 12/05/12 S	1578000	21000	28
									2013 2 03/06/13 S	1597000	19000	55
									2013 3 06/05/13 S	1619000	22000	97
									2013 4 09/10/13 S	1646000	27000	143
									2014 1 12/03/13 S	1669000	23000	186
									2014 2 03/11/14 S	1695000	26000	223
									2014 3 06/09/14 S	1723000	28000	271
									2014 4 09/08/14 S	1766000	43000	310
									2015 1 12/02/14 S	1868000	102000	335
									2015 2 03/17/15 S	1927000	59000	377
									2015 3 06/02/15 S	1959000	32000	416
									2015 4 09/01/15 S	2002000	43000	478
									2016 1 12/02/15 S	2046000	44000	544
									2016 2 03/01/16 S	2089000	43000	599
									2016 3 06/02/16 S	2120000	31000	652
									2016 4 08/31/16 S	2170000	50000	702
									2017 1 12/02/16 S	2198000	28000	751
									2017 2 03/02/17 S	2293000	95000	804
									2017 3 05/31/17 S	2424000	131000	859
									2017 4 09/11/17 S	2456000	32000	925
									2018 1 12/06/17 S	2491000	35000	976
									2018 2 03/06/18 S	2537000	46000	1051
									2018 3 06/07/18 S	2553000	16000	1094
									2018 4 09/12/18 S	2577000	24000	1135
									2019 1 12/05/18 S	2594000	17000	1158
									2019 2 03/11/19 S	2626000	32000	1194
									2019 3 06/03/19 S	2646000	20000	1225
									2019 4 09/05/19 S	2683000	37000	1253
										1177000		

BOROUGH OF KEANSBURG
Detailed Meter Reading Report by Account Id

```
Range of Accounts: 4661-0 to 4661-0      Status: Both  
Range of Dates: First to 12/31/19        Service Type: All      Reading Type Includes:  
Range of Years: First to Last             Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y  
Range of Periods: First to Last           Location to Print: Property Reset: Y Interim: Y Consumption: Y  
Range of Cycles: First to Last            Minimum Usage: -9999999999 Max Usage: 9999999999  
Range of Acct Types: First to Last         Range of City Ids: First to Last Estimate Flag Includes:  
Range of Sections: First to Last          Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y  
Read: Y Do Not Read: Y Retired: Y
```

Account Id	Location		Units Code	Year Prd Date	Type Est Flag	Readings	Usage	Roll Flag	Ref Num
Type Section Name	Cycle METER NUM	Mult Size Book Page							
Bill Group									
4661-0	18-20 CARR AVE	(Block 13, Lot 2.02)	1.00 213	Water/Sewer Standard Meter:	1 Meter Group: 1 Status: Read				
C 1	CARR ENTERPRISES, LLC		1.00 211	METER NUM: B02237330	Serial Num:				
W: 1 S: 1	B02237330	1000 7 102 530	1.00 113	2012 2 06/01/12 R	944000	0	1		
			1.00 111	2012 3 06/01/12 S	944000	0	1		
				2012 4 09/11/12 S	944000	0	2		
				2013 1 12/05/12 S	944000	0	28		
				2013 2 03/05/13 S	944000	0	55		
				2013 3 06/03/13 S	944000	0	97		
				2013 4 09/10/13 S	944000	0	143		
				2014 1 12/02/13 S	944000	0	186		
				2014 2 03/10/14 S	944000	0	223		
				2014 3 06/09/14 S	944000	0	271		
				2014 4 09/08/14 S	944000	0	310		
				2015 1 12/02/14 S	944000	0	335		
				2015 2 03/16/15 S	944000	0	377		
				2015 3 06/01/15 S	944000	0	416		
				2015 4 08/31/15 S	944000	0	478		
				2016 1 12/01/15 S	944000	0	544		
				2016 2 03/01/16 S	944000	0	599		
				2016 3 06/01/16 S	944000	0	652		
				2016 4 08/29/16 S	944000	0	702		
				2017 1 12/01/16 S	944000	0	751		
				2017 2 03/02/17 S	944000	0	804		
				2017 3 05/31/17 S	944000	0	859		
				2017 4 09/08/17 S	944000	0	925		
				2018 1 12/06/17 S	944000	0	976		
				2018 3 06/06/18 S	944000	0	1094		
				2018 4 09/11/18 S	944000	0	1135		
				2019 1 12/05/18 S	944000	0	1158		
				2019 2 03/11/19 S	944000	0	1194		
				2019 3 06/03/19 S	944000	0	1225		
						0			

```

Range of Accounts: 431-1 to 431-1 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

```

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref			
Type	Section Name							Flag			Flag	Num			
	Cycle	METER NUM	Mult	Size	Book	Page									
Bill	Group														
431-1	34 CARR AVE (Block 13, Lot 3)	2.00	213	Water/Sewer	Standard	Meter:	1	Meter Group: 1	Status: Read						
C	2	34 CARR AVE, LLC	2.00	211	METER NUM: B84641421	Serial	Num:								
W: 1	S: 1	B84641421	1000	7	102	350	2.00	113	2012	2	06/01/12	R	438000	0	1
			2.00	111	2012	3	06/01/12	S	444000	6000		1			
					2012	4	09/24/12	S	444000	0		12			
					2013	1	12/20/12	S	444000	0		46			
					2013	2	03/06/13	S	444000	0		56			
					2013	3	06/12/13	S	444000	0		103			
					2015	2	03/18/15	S	496000	52000		378			
					2015	3	06/10/15	C	6000	6000		432			
					2015	4	08/31/15	S	529000	33000		478			
					2016	1	12/01/15	S	549000	20000		544			
					2016	2	03/03/16	S	556000	7000		602			
					2016	3	06/01/16	S	556000	0		652			
					2019	2	04/26/19	I	556000	0		1216			
					2019	2	04/26/19	R	0	0		1216			
					2019	4	09/05/19	S	0	0		1253			
										124000					

Range of Accounts: 431-2 to 431-2 Status: Both
 Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
 Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
 Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
 Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
 Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
 Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
 Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
	Bill Group											

431-2	34 CARR AVE	(Block 13, Lot 3)	1.00	203	Water/Sewer Standard Meter:	3	Meter Group: 1	Status: Read
R 1	34 CARR AVE. LLC		1.00	201	METER NUM: 883245036		Serial Num:	
W: 1 S: 1	883245036	1000 7 102 370	1.00	103	2018 4 06/26/18 R	0	0	1126
	883245036	1000 7 102 370	1.00	101	2019 3 06/11/19 S	26000	26000	1230
	807878059	1000 7 102 370			2019 4 09/05/19 S	31000	5000	1253
							31000	

Water/Sewer Standard Meter: 2 Meter Group: 1 Status: Retired
 METER NUM: 883245036 Serial Num:
 2018 4 06/26/18 I 0 0 1126
 2018 4 06/26/18 R 0 0 1125
 0

Water/Sewer Standard Meter: 1 Meter Group: 1 Status: Retired
 METER NUM: 807878059 Serial Num:
 2012 2 06/01/12 R 499000 0 1
 2012 3 06/01/12 S 500000 1000 1
 2012 4 09/24/12 S 500000 0 12
 2013 1 12/20/12 S 500000 0 46
 2013 2 03/06/13 S 500000 0 56
 2013 3 06/12/13 S 500000 0 103
 2015 2 03/18/15 S 504000 4000 378
 2015 3 06/10/15 C 6000 6000 432
 2015 4 08/31/15 S 517000 13000 478
 2016 1 12/01/15 S 531000 14000 544
 2016 2 03/03/16 S 541000 10000 602
 2016 3 06/01/16 S 550000 9000 652
 2016 4 08/29/16 S 564000 14000 702
 2017 1 12/01/16 S 566000 2000 751
 2017 2 03/02/17 S 572000 6000 804
 2017 3 05/31/17 S 579000 7000 859
 2017 4 09/08/17 S 586000 7000 925
 2018 1 12/06/17 S 592000 6000 976
 2018 2 03/05/18 S 605000 13000 1051
 2018 3 06/06/18 S 613000 8000 1094
 2018 4 06/26/18 I 614000 1000 1125
 121000

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BOROUGH OF KEANSBURG
Detailed Meter Reading Report by Account Id

Page No: 1

Range of Accounts: 431-3 to 431-3 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
	Bill Group											

431-3	34 CARR AVE	(Block 13, Lot 3)	1.00	203	Water/Sewer	Standard	Meter:	1	Meter Group: 1	Status: Read					
R	1	34 CARR AVE. LLC	1.00	201	METER NUM: B84641418		Serial	Num:							
W:	1	S: 1 B84641418	1000	7	102	400	1.00	103	2012	2	06/01/12	R	191000	0	1
			1.00	101	2012	3	06/01/12	S	204000	13000		1			
					2012	4	09/24/12	S	238000	34000		12			
					2013	1	12/20/12	S	245000	7000		46			
					2013	2	03/06/13	S	246000	1000		56			
					2015	2	03/18/15	S	281000	35000		378			
					2015	3	06/10/15	C	6000	6000		432			
					2015	4	08/31/15	S	303000	22000		478			
					2016	1	12/01/15	S	314000	11000		544			
					2016	2	03/03/16	S	323000	9000		602			
					2016	3	06/01/16	S	331000	8000		652			
					2016	4	08/29/16	S	340000	9000		702			
					2017	1	12/01/16	S	347000	7000		751			
					2017	2	03/02/17	S	354000	7000		804			
					2017	3	05/31/17	S	365000	11000		859			
					2017	4	09/08/17	S	374000	9000		925			
					2018	1	12/06/17	S	389000	15000		976			
					2018	2	03/05/18	S	400000	11000		1051			
					2018	3	06/06/18	S	405000	5000		1094			
					2018	4	09/11/18	S	413000	8000		1135			
					2019	1	12/05/18	S	422000	9000		1158			
					2019	2	03/11/19	S	433000	11000		1194			
					2019	2	04/26/19	I	438000	5000		1216			
					2019	2	04/26/19	R	0	0		1216			
					2019	3	06/11/19	S	3000	3000		1230			
					2019	4	09/05/19	S	10000	7000		1253			
										263000					

Range of Accounts: 459-0 to 459-0 Status: Both
 Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
 Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
 Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
 Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
 Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
 Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
 Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref			
Type	Section Name							Flag			Flag	Num			
	Cycle	METER NUM	Mult	Size	Book	Page									
	Bill Group														
459-0	2-12 CARR AVE	(Block 13, Lot 8)	2.00	213	water/Sewer	Standard	Meter:	1	Meter Group: 1	Status: Read					
C	2	VERDEROSA, JOSEPH	2.00	211	METER NUM: B64987194	Serial Num:									
W: 1	S: 1	B64987194	1000	7	102	620	2.00	113	2012	2	06/01/12	R	25000	0	1
							2.00	111	2012	3	06/01/12	S	25000	0	1
									2012	4	09/11/12	S	25000	0	2
									2013	1	12/05/12	S	25000	0	28
									2013	2	03/05/13	S	25000	0	55
									2013	3	06/03/13	S	25000	0	97
									2013	4	09/17/13	S	25000	0	161
									2014	1	12/02/13	S	25000	0	186
									2014	2	03/10/14	S	25000	0	223
									2014	3	06/09/14	S	25000	0	271
									2014	4	09/08/14	S	25000	0	310
									2015	1	12/02/14	S	25000	0	335
									2015	2	03/16/15	S	25000	0	377
									2015	3	06/01/15	S	25000	0	416
									2015	4	08/31/15	S	25000	0	478
									2016	1	12/01/15	S	25000	0	544
									2016	2	03/01/16	S	25000	0	599
									2016	3	06/01/16	S	25000	0	652
									2016	4	08/29/16	S	25000	0	702
									2017	1	12/01/16	S	25000	0	751
									2017	2	03/02/17	S	25000	0	804
									2017	3	05/31/17	S	25000	0	859
									2017	4	09/08/17	S	25000	0	925
									2018	1	12/06/17	S	25000	0	976
									2018	2	03/05/18	S	25000	0	1051
									2018	3	06/06/18	S	25000	0	1094
									2018	4	09/11/18	S	27000	2000	1135
									2019	1	12/05/18	S	27000	0	1158
									2019	2	03/11/19	S	27000	0	1194
									2019	3	06/03/19	S	27000	0	1225
									2019	4	09/05/19	S	27000	0	1253
														2000	

Same water meter/
reading for 10 & 12
Carr Avenue (Block
13, Lot 8)

```

Range of Accounts: 1923-0 to 1923-0 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

```

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
Bill	Group											
1923-0	53-55 CARR AVE	(Block 52, Lot 4)	2.00	213	Water/Sewer	Standard Meter:	1	Meter Group: 1	Status: Read			
C	2	CHAO, JOSEPH K. C.	2.00	211	METER NUM: B02076801	Serial Num:						
W: 1	S: 1	B02076801	1000	7	102	710	2.00	113	2012 2 06/01/12 R	1887000	0	1
			2.00	111	2012 3 06/01/12 S				1925000	38000		1
					2012 4 09/11/12 S				1979000	54000		2
					2013 1 12/06/12 S				2002000	23000		28
					2013 2 03/05/13 S				2002000	0		55
					2013 3 06/04/13 S				2002000	0		97
					2013 4 09/10/13 S				2003000	1000		143
					2014 1 12/03/13 S				2003000	0		186
					2015 3 06/04/15 S				2003000	0		420
					2015 4 08/31/15 S				2003000	0		478
					2016 1 12/04/15 S				2003000	0		545
										116000		

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BOROUGH OF KEANSBURG
Detailed Meter Reading Report by Account Id

Page No: 1

Range of Accounts: 1924-0 to 1924-0 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
	Bill Group											

1924-0	57 CARR AVE	(Block 52, Lot 5)	1.00	213	Water/Sewer	Standard Meter:	1	Meter Group: 1	Status: Read	
C 1	ROSS, SHAWN		1.00	211	METER NUM: B71475482	Serial Num:				
W: 1 S: 1	B71475482	1000 7 102 720	1.00	113	2012 2	06/01/12	R	0	0	1
			1.00	111	2012 3	06/01/12	S	0	0	1
					2012 4	09/18/12	S	0	0	8
					2013 1	12/05/12	S	0	0	28
					2013 2	03/06/13	S	0	0	55
					2013 3	06/05/13	S	0	0	97
					2013 4	09/10/13	S	0	0	143
					2014 1	12/03/13	S	0	0	186
					2014 2	03/11/14	S	0	0	223
					2014 3	06/09/14	S	0	0	271
					2014 4	09/08/14	S	0	0	310
					2015 2	03/17/15	S	0	0	377
					2015 3	06/02/15	S	0	0	416
					2015 4	09/01/15	S	0	0	478
					2016 1	12/02/15	S	0	0	544
					2016 2	03/01/16	S	0	0	599
								0	0	

```

Range of Accounts: 1925-0 to 1925-0 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

```

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
Bill Group												
1925-0	59 CARR AVE	(Block 52, Lot 6)	0.00	299	Water/Sewer	Standard	Meter:	1	Meter Group: 1	Status: Do Not Read		
C 1	BORO OF KEANSBURG		0.00	199	METER NUM: B73427980		Serial Num:					
W: 1 S: 1	B73427980	1000 7 102 730			2012	2 06/01/12	R	363000	0			1
					2012	3 06/01/12	S	363000	0			1
					2012	4 09/18/12	S	363000	0			8
					2013	1 12/05/12	S	364000	1000			28
					2013	2 03/06/13	S	364000	0			55
					2013	3 06/05/13	S	364000	0			97
					2013	4 09/10/13	S	364000	0			143
					2014	1 12/03/13	S	364000	0			186
					2014	2 03/11/14	S	364000	0			223
					2015	4 06/17/15	I	364000	0			441
					2015	4 06/17/15	R	0	0			441
									1000			

Range of Accounts:	1927-0	to	1927-0	Status:	Both			
Range of Dates:	First	to	12/31/19	Service Type:	All	Reading Type Includes:		
Range of Years:	First	to	Last	Name to Print:	Bill To	Standard:	Y	Final: Y
Range of Periods:	First	to	Last	Location to Print:	Property	Reset:	Y	Interim: Y
Range of Cycles:	First	to	Last	Minimum Usage:	-9999999999	Max Usage:	9999999999	Prorated Final: Y
Range of Acct Types:	First	to	Last	Range of City Ids:	First	to	Last	Consumption: Y
Range of Sections:	First	to	Last	Range of Bill Group Ids:	First	to	Last	Estimate Flag Includes:
Read:	Y	Do Not Read:	Y	Retired:	Y	Actual:	Y	Estimate: Y
						Customer Reads:	Y	

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
Bill Group												
1927-0	63 CARR AVE (Block 52, Lot 7)	1.00	213	Water/Sewer Standard Meter:	1	Meter Group: 1	Status: Read					
C 1	CANTRELLA, VINCENT & MARYLOU	1.00	211	METER NUM: B02085060		Serial Num:						
W: 1 S: 1	B02085060	1.00	113	2012	2	06/01/12	R		245000	0		1
		1.00	111	2012	3	06/01/12	S		252000	7000		1
				2012	4	09/18/12	S		262000	10000		8
				2013	1	12/05/12	S		271000	9000		28
				2013	2	03/06/13	S		272000	1000		55
				2013	3	06/05/13	S		273000	1000		97
				2013	4	09/10/13	S		293000	20000		143
				2014	1	12/03/13	S		392000	99000		186
				2014	2	03/11/14	S		418000	26000		223
				2014	3	06/09/14	S		422000	4000		271
				2014	4	09/08/14	S		429000	7000		310
				2015	1	12/02/14	S		434000	5000		335
				2015	2	03/17/15	S		446000	12000		377
				2015	3	06/02/15	S		448000	2000		416
				2015	4	09/01/15	S		452000	4000		478
				2016	1	12/02/15	S		456000	4000		544
				2016	2	03/01/16	S		461000	5000		599
				2016	3	06/02/16	S		464000	3000		652
				2016	4	08/31/16	S		466000	2000		702
				2017	1	12/02/16	S		467000	1000		751
				2017	2	03/02/17	S		468000	1000		804
				2017	3	05/31/17	S		470000	2000		859
				2017	4	09/11/17	S		473000	3000		925
				2018	1	12/06/17	S		474000	1000		976
				2018	2	03/06/18	S		481000	7000		1051
				2018	3	06/07/18	S		487000	6000		1094
				2018	4	09/12/18	S		490000	3000		1135
				2019	1	12/05/18	S		497000	7000		1158
				2019	2	03/11/19	S		501000	4000		1194
				2019	3	06/03/19	S		502000	1000		1225
				2019	4	09/05/19	S		504000	2000		1253
										259000		

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BOROUGH OF KEANSBURG
Detailed Meter Reading Report by Account Id

Page No: 1

Range of Accounts: 1928-0 to 1928-0 Status: Both
Range of Dates: First to 12/31/19 Service Type: All Reading Type Includes:
Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Roll	Ref
Type	Section Name							Flag			Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page						
	Bill Group											

1928-0	67 CARR AVE	(Block 52, Lot 8)	2.00	213	Water/Sewer	Standard	Meter: 1	Meter Group: 1	Status: Read			
C	2	SHREE SAI NATH, LLC	2.00	211	METER NUM: 874814976	Serial Num:						
W:	1	S:	1	874814976	1000	7	102	750				
			2.00	113	2012	2	06/01/12	R	6357000	0		1
			2.00	111	2012	3	06/01/12	S	6404000	47000		1
					2012	4	09/11/12	S	6476000	72000		2
					2013	1	12/06/12	S	6595000	119000		28
					2013	2	03/05/13	S	6626000	31000		55
					2013	3	06/04/13	S	6626000	0		97
					2013	4	09/10/13	S	6626000	0		143
					2014	1	12/03/13	S	6626000	0		186
					2014	2	03/11/14	S	6626000	0		223
					2014	3	06/10/14	S	6626000	0		271
					2014	4	09/08/14	S	6626000	0		310
					2015	1	12/03/14	S	6626000	0		335
					2015	2	03/16/15	S	6626000	0		377
					2015	3	06/02/15	S	6626000	0		416
					2016	1	12/02/15	S	6626000	0		544
					2016	2	03/02/16	S	6626000	0		599
					2017	4	08/21/17	I	6626000	0		917
					2017	4	08/21/17	R	0	0		917
					2017	4	09/11/17	S	0	0		925
					2018	1	12/06/17	S	0	0		976
					2018	2	03/06/18	S	0	0		1051
					2018	3	06/07/18	S	0	0		1094
					2018	4	09/13/18	S	0	0		1135
					2019	1	12/05/18	S	0	0		1158
					2019	2	03/12/19	S	0	0		1194
					2019	3	06/03/19	S	0	0		1225
					2019	4	09/05/19	S	0	0		1253
										269000		

Appendix D: Pages from 2015 Route 36 to Bayfront Corridor Resiliency Plan

Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey

Block: 10	Lots: 1-7	Use(s): Commercial, Residential
Property Location: Beachway Avenue from Highland Avenue to Carr Avenue, and Carr Avenue from Beachway Avenue to Bay Ave.		Zoning District(s): B-2
		
Views of the vacant and residential lots on Block 10 as seen from Beachway Avenue.		
		

Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey



Views of the commercial buildings on Block 10 as seen from Beachway Avenue. These buildings are both currently vacant.



Views of the commercial buildings on Block 10 as seen from Carr Avenue. These buildings are both currently vacant.

Conditions: Lot 1 is completely vacant and has some paved areas. With the exception of the residential building, the buildings on Block 10 are unoccupied. Beachway Avenue and Carr Avenue in this area have on street metered parking spaces.

**Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey**

Block: 11	Lots: 4, 5, & 6	Use(s): Commercial, Vacant
Property Location: Carr Avenue, from Bay Avenue to Seabreeze Way		Zoning District(s): B-2
 <p>Vacant and commercial buildings on Block 11 as seen from across Carr Avenue.</p> <p>Conditions: All buildings on this block remain closed since Hurricane Sandy, with the exception of Longo's eatery, located on the corner of Carr Avenue and Seabreeze Way. This portion of the road contains uniform street lighting, on street parking meters, and trash receptacles that could be replicated in other sections of the study area.</p>		

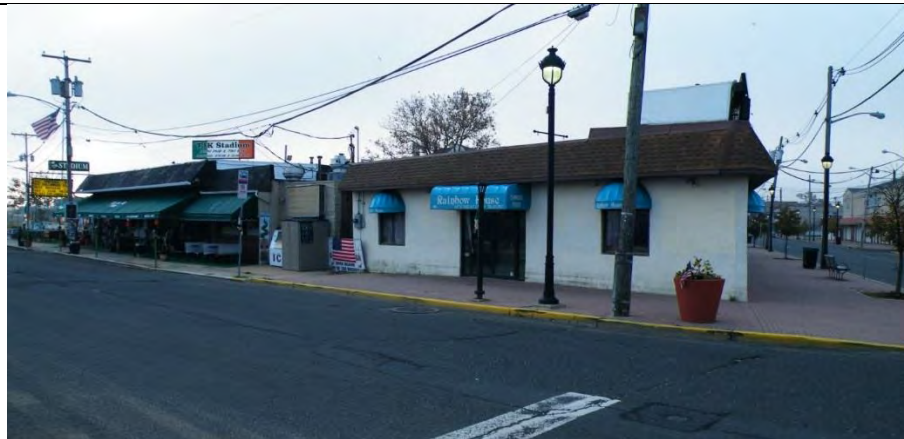
**Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey**

Block: 13	Lots: 1, 2.02, 3, 4, 5.01, 5.03, 7, & 8	Use(s): Commercial, Residential
Property Location:		Zoning District(s):
		

Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey



Vacant commercial buildings and one occupied residential building on Block 13, located on Carr Avenue from Beachway Avenue to Seabreeze Way.



Route 36 to Bayfront Corridor Resiliency Plan Borough of Keansburg, Monmouth County, New Jersey



A vacant restaurant, and TJK's Stadium bar and restaurant, fronting on Beachway Avenue, as seen from across Beachway.

Conditions: Vacant commercial buildings on Block 13 are typical of this section of town and Carr Avenue. Lot 3 has an unmaintained/empty sign bracket that could be implemented at active commercial establishments throughout the study area. This portion of the road fronting on Carr Avenue contains uniform street lighting, on street parking meters, and trash receptacles that could be replicated in other sections of the study area.

**Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey**

Block: 12	Lots: 6-9	Use(s): Vacant, Commercial
Property Location: Carr Avenue, from Seabreeze Way to Highland Blvd.		Zoning District(s): B-2
 <p>A view of the vacant and commercial lots on Block 12, as seen from across Carr Avenue.</p>		
<p>Conditions: This block contains some streetscape design that could be replicated in other sections of the study area, including uniform street lighting, on-street parking meters, trash receptacles, and planters. While half of Block 12 that fronts on Carr Avenue is vacant, the other half has active commercial activity.</p>		

**Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey**

Block: 52	Lots: 4-8	Use(s): Commercial, Public
Property Location: Carr Avenue, from Highland Blvd to Center Avenue.		Zoning District(s): B-2
		
Views of the vacant commercial and public buildings on Block 52, as seen from across Carr Avenue.		
		
Commercial buildings on Block 52, looking westward from across Carr Avenue.		
<p>Conditions: Half of the buildings on Block 52 are currently vacant, including commercial buildings and the Keansburg Historical Society, which have all closed since Hurricane Sandy hit Keansburg. On the corner of Carr Avenue and Center Avenue, the liquor store/bar and barber shop remain open. This section of Carr Avenue does not utilize the same sidewalk type as is found farther north on Blocks 10, 11, 12, and 13. In addition, south of Blocks 10-13, the streetscape elements such as uniform lighting, parking meters, trash receptacles, and planters are not continued.</p>		

Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey

Block: 14	Lots: 1.02, 2-9	Use(s): Commercial, Apartment, Vacant
Property Location: Carr Avenue North, from Center Avenue to Seabreeze Way		Zoning District(s): B-2



Route 36 to Bayfront Corridor Resiliency Plan
Borough of Keansburg, Monmouth County, New Jersey



Views of the commercial, apartment, and vacant uses on Block 14 as seen from Carr Avenue and across Carr Avenue.

Conditions: Commercial uses on Block 14 include Nappy's Food store, Tutto Bene Catering and Specialty Foods, and Apple Jack II Sports Bar and Grille. There is also a vacant lot and a multi-family apartment building. The northern section of Block 14 utilizes the same sidewalk type that was mentioned previously. Also on Block 14, the streetscape elements such as uniform lighting, parking meters, and trash receptacles, are not continued or uniform throughout.