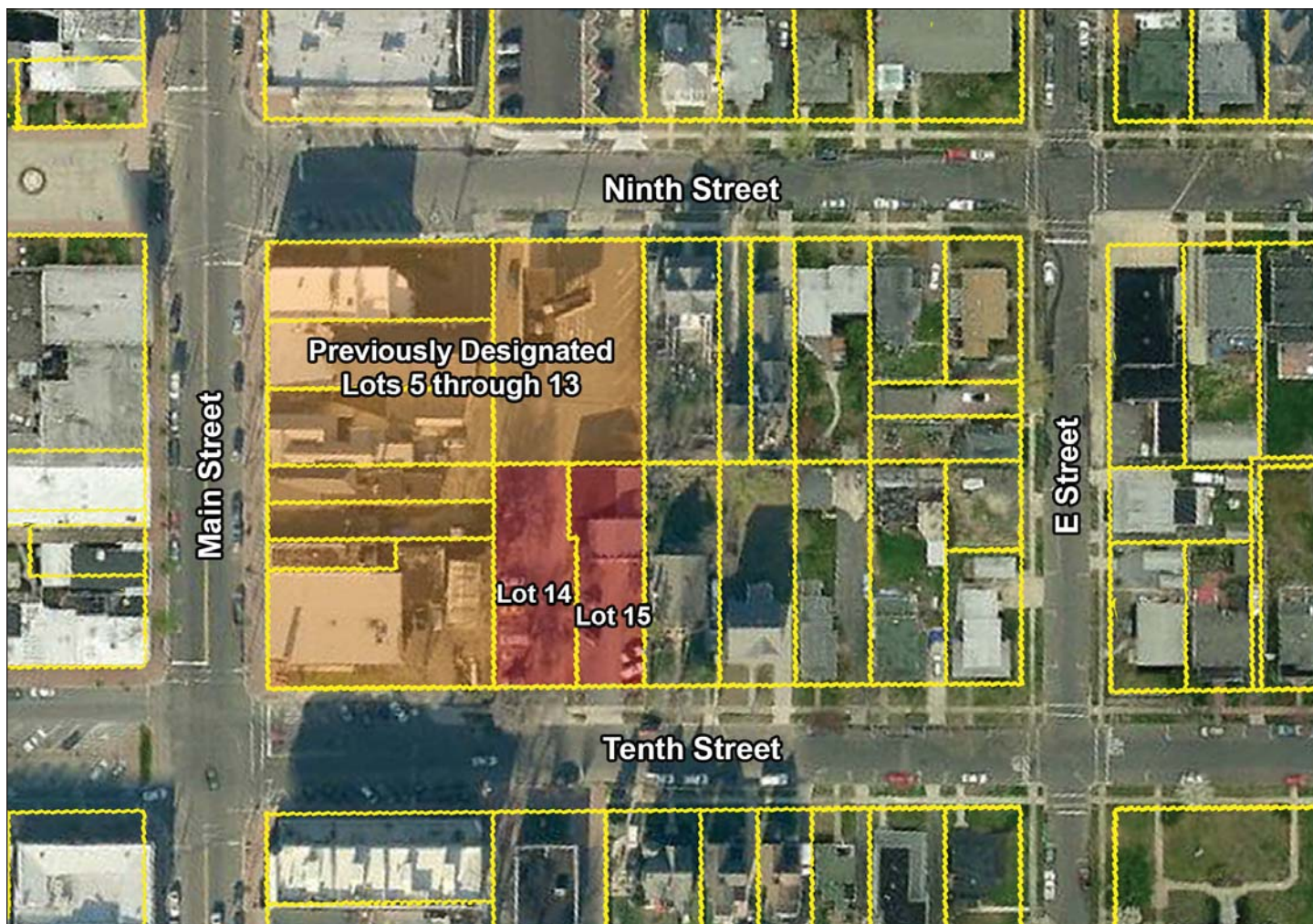


Preliminary Investigation for Determination of an Area in Need of Redevelopment for Block 95, Lots 5, 7, 8, 9, 10, 11, 12, 13, 14 & 15*



Prepared For:

Borough of Belmar
601 Main Street
Belmar, NJ 07719

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* Lots 14 & 15 have been included in this study as an amendment of the original approved Investigation Study

August 2017

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ACKNOWLEDGMENTS

Mayor and Council

Mayor Matt Doherty
Councilman Brian Magovern
Councilman Mark Walsifer
Councilman Thomas Brennan
Councilwoman Jennifer Nicolay

Planning Board

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Colleen Connolly

1. PURPOSE:

The Borough of Belmar adopted Resolution No. 2017-84 on July 17th, 2017 which provided a designation of a Redevelopment Area without the use of condemnation for Block 95 Lots 5, 7, 8, 9, 10, 11, 12 and 13. In addition, the Planning Board believes it is in the Borough of Belmar's best interest to investigate whether Block 95 Lots 14 and 15 can be added to the Redevelopment Area. The Planning Board authorized an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties located East of Main Street between Ninth and Tenth Street, specifically including Block 95 Lot 14 and 15 satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment without condemnation.

2. INTRODUCTION:

This report is written pursuant to Section 6 of the LRHL, serving as the "statement setting forth the basis for investigation." The LRHL requires the following procedures:

- a. No area of a municipality shall be determined 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:40:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b. 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 a redevelopment area.

3. AREA OF INVESTIGATION OVERVIEW AND CONTEXT:

Belmar is located in Monmouth County and was originally incorporated as Ocean Beach on April 9, 1885, from portions of Wall Township. On April 16, 1889, it became the City of Elcho, which lasted for a few weeks until the name was changed to the City of Belmar Borough as of May 14, 1889. The city acquired its current name, Borough of Belmar, on November 20, 1890. The borough's name means "beautiful sea" in Italian.

According to the United States Census Bureau, the borough had a total area of 1.647 square miles including 1.045 square miles of land and 0.602 square miles of water.

Belmar borders the Atlantic Ocean to the east, and the Monmouth County municipalities of Avon-by-the-Sea to the north, Neptune Township to the northwest, Wall Township to the west, and Lake Como and Spring Lake to the south.

As of the 2010 Census, there were 5,794 people, 2,695 households, and 1,267 families residing in the borough with 3,931 housing units. The racial makeup of the borough was 87.06% (5,044) White, 3.49% (202) Black or African American, 0.24% (14) Native American, 0.91% (53) Asian,

0.14% (8) Pacific Islander, 5.66% (328) from other races, and 2.50% (145) from two or more races. Hispanic or Latino of any race were 16.76% (971) of the population.

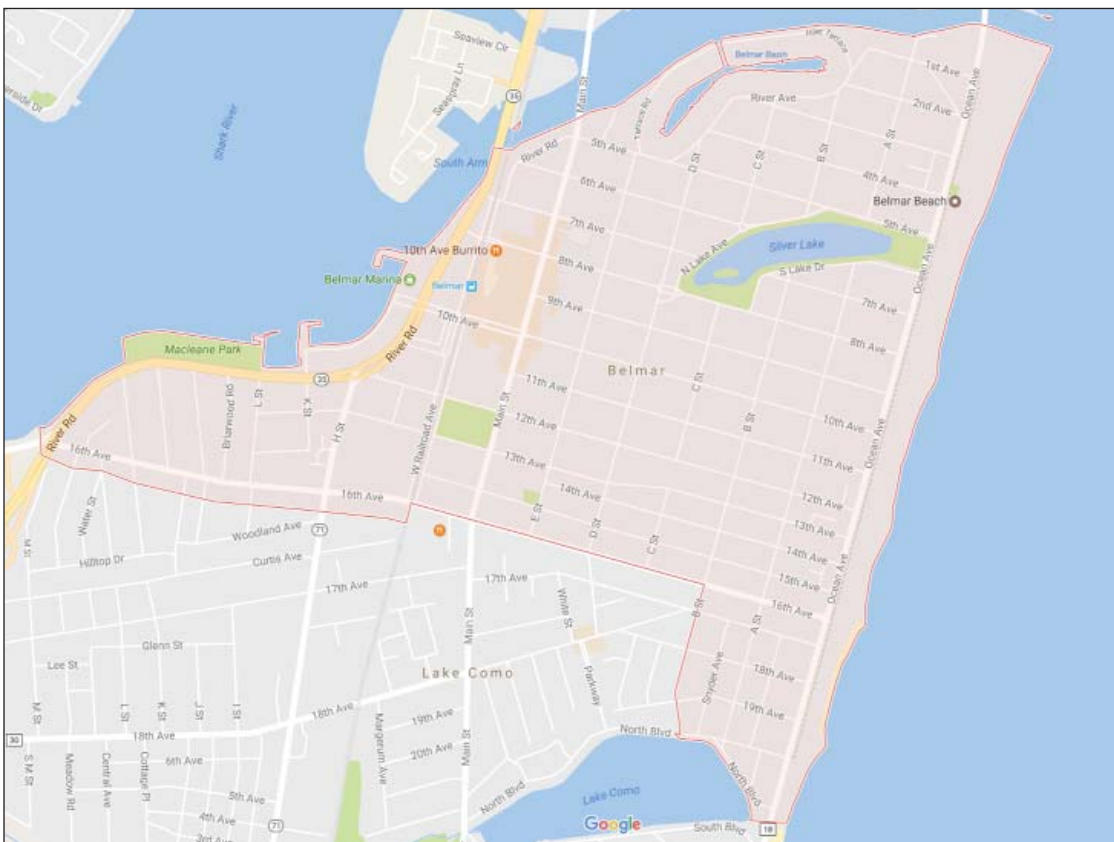
There were 2,695 households out of which 18.1% had children under the age of 18 living with them, 33.9% were married couples living together, 8.8% had a female householder with no husband present, and 53.0% were non-families. 41.9% of all households were made up of individuals, and 12.1% had someone living alone who was 65 years of age or older. The average household size was 2.14 and the average family size was 2.98.

In the borough, the population was spread out with 16.8% under the age of 18, 8.3% from 18 to 24, 29.1% from 25 to 44, 30.9% from 45 to 64, and 14.8% who were 65 years of age or older. The median age was 41.9 years.

The Census Bureau's 2006-2010 American Community Survey showed that median household income was \$59,928 and the median family income was \$59,929. The per capita income for the borough was \$35,223 and about 9.2% of families and 12.8% of the population were below the poverty line, including 16.6% of those under age 18 and 10.6% of those age 65 or over.

4. PROPERTY DESCRIPTION:

The area of investigation is comprised of ten (10) properties located in the CBD-1 Zone



Map 1: Borough of Belmar

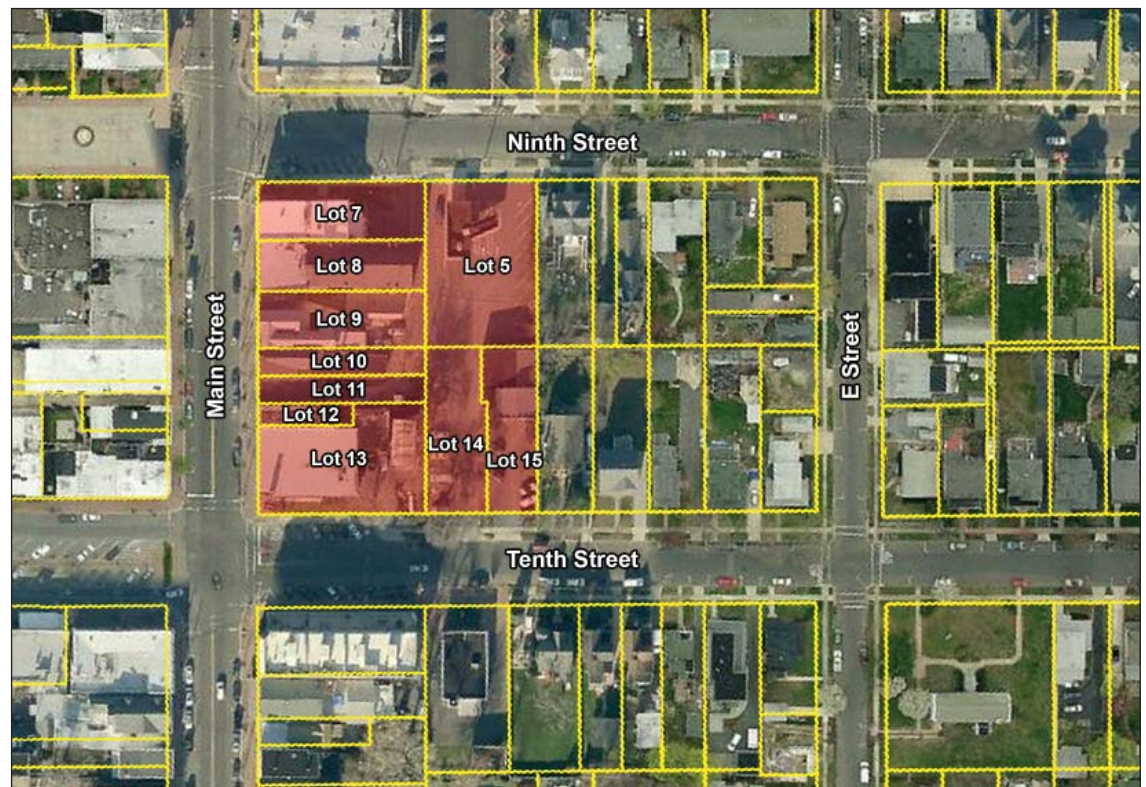
INTRODUCTION

(approximately 1.7 acres) that are generally located on the east side of Main Street between Ninth and Tenth Streets. These properties are located across the street from the previously designated Seaport Redevelopment Area Plan which was last updated in September 2016.

The buildings are comprised of a mixture of one and two story commercial and mixed use buildings with commercial / retail uses on the floor and a combination of office / residential on the second floors. The width and depth of the retail/commercial vary with several storefronts that are excessively narrow and deep for typical retail in these types of environments.

None of the properties have parking that meets the dimensional requirements for the Borough of Belmar and most of the properties require access through an adjacent private property in order to access the rear of the buildings.

In general the properties are comprised of predominantly impervious surfaces which creates surface runoff into the storm-water system which becomes overwhelmed during large storm events. Overflow during these events produces flooding within the Borough which is dangerous to safety, health and welfare of the community.



Map 2: Investigation Area Aerial Map

5. RELATIONSHIP TO THE 1989 MASTER PLAN:

The 1989 Mast Plan includes several recommendations that are relevant to this investigation Study including the following recommendations:

1. “This Central Business District (CBD-1) will provide for a core area of downtown-type development including such uses as offices, business services, specialty shops, banks and financial services, and restaurants. This district will allow for structures with heights of 3 to 4 stories, pedestrian traffic flow through the area, and intensive parking around the perimeter of the Business District. The District would plement the adjacent Marine Commercial district and provide for overflow parking and additional “night time” activities for the residents.”
2. “Main Street is one of the critical corridors whose visibility establishes Belmar’s identity for visitors and residents. Development along Main Street should enhance the pedestrian environment and produce groupings of buildings and spaces which are visually and functionally compatible. Design guidelines and standards and public improvements should encourage a “downtown” theme that emphasizes the following:”
 - “Producing buildings that will relate visually in terms of light, air, height, spacing, bulk, scale and signage.”

6. RELATIONSHIP TO THE 2000 MASTER PLAN:

The 2000 Reexamination Report was never formally adopted as an amendment to the 1989 Master Plan; however, the adoption of the 2006 and 2016 Reexamination Reports both identified the following recommendations from the 2000 Reexamination Report.

This is the relevant information for this Investigation Study:

1. “To enhance the aesthetic qualities of the Central Business District streetscape by encouraging public and private improvements with a unified design theme to promote a “sense of place” unique to Belmar.”
2. “To revitalize the Central Business District by exploring economic initiatives such as Business Improvement Districts, Rehabilitation Area designations and the cultivation of a cultural tourism development strategy.”
3. “To promote a vital Central Business District by fostering retail sales and service uses at the street level, while acknowledging the appropriateness of residential and office uses at the second or third levels of multi-story structures.”
4. “To generate alternative land use strategies to return under utilized or fallow industrial and commercial lands to a tax productive role within the Borough, while promoting compatibility with established surrounding land uses.”

7. RELATIONSHIP TO 2006 REEXAMINATION REPORT:

The following information was identified in the 2006 Master Plan Reexamination Report that is pertinent to this Investigation Study.

1. “Restore consistency between the Borough’s Development Regulations and the Land Use Master Plan Element.”
2. “Suggested amendments to the descriptions of the Central Business Districts to incorporate apartments-residences above commercial structures as permitted uses.”
3. “Revisit the appropriateness of the Multi-family Districts and encourage residential development that is more appropriate for the Borough.”
4. “Update the Borough’s Development Regulations to establish a maximum residential density standard for all zones that permits residential uses.”
5. “Circulation and parking issues should be considered as they relate to the Draft Seaport Redevelopment Plan.”
6. “Under the New Jersey Transit Village initiative, the state granted “Tranist Village” designation to Belmar in the Fall of 2003. The Transit Village Study Area extends in a one mile radius from the Belmar train station and includes the commercial district south of Eighth Avenue to and Village, the Borough receives State aid for revitalization and redevelopment projects around its train station that promotes public transportation as a primary mode of transportation, and ultimately reduces traffic congestion and improves air quality.”
7. “The State Development and Redevelopment Plan (“State Plan”) has increased in importance over the years, as it becomes further tied to State policies and regulations of all State-level agencies and departments. As such, State funding and approval of permits is now more closely linked to the State Plan than ever, and the Planning Area and Center Designations on the State Plan Policy Map in particular.

The SPPM currently in effect was adopted in March 2001. The entire Borough currently falls within Planning Area 1 (Metropolitan). PA1 is intended to provide for much of the States’s growth through redevelopment and revitalization efforts while at the same time preserving the existing character of older suburbs and neighborhoods. The Borough is nearly built-out, and any new development in the Borough is likely to occur in the form of redevelopment, infill, or Avenue and “E” Street, mapped as Parks and Natural Areas.”

8. RELATIONSHIP TO SEAPORT REDEVELOPMENT PLAN:

1. “The purpose of the Redevelopment Plan is to serve as the principal tool to guide the revitalization of the Belmar Seaport Village Redevelopment Area.”
2. “The redevelopment policy of the Borough is to balance efforts to attract new mixed-use residential and commercial development to the Redevelopment Area with the need to encourage the rehabilitation of existing properties.”
3. “Revitalize the north end of the downtown through redevelopment of identified redevelopment parcels using public-private partnership agreements with private sector redevelopers and other stakeholders.”
4. “Create a mixed-use residential, restaurant entertainment and specialty shop district along a re-landscaped riverfront.”
5. “Make the Belmar downtown a family destination and extend the tourism season into the Spring and Fall months.”
6. “Balance efforts to attract new residential and commercial development to the Redevelopment Area with the need to encourage the rehabilitation of existing properties.”
7. “Build a new village-like image for the north end of the downtown around the harbor-like elements of the Shark River Inlet and Belmar Boat Basin/Marina.”

9. EXISTING ZONING IN THE INVESTIGATION AREA:

The properties are currently located in the CBD-1 Zone:

SCHEDULE 40-5-1B Schedule of Zoning District Requirements Commercial Districts

Borough of Belmar
(Subsection 40-5.1)

Zone District	Lot Size		Minimum		Minimum Yard Requirements (1)					
	Area Sq. Ft.	Frontage (2) Feet	Area Sq. Ft.	Frontage (2) Feet	Buildings	Feet)	Principal Buildings and Structures	Accessory Buildings and Structures	Principal Buildings and Structures	Accessory Buildings and Structures
Commercial					Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard
CBD-1	7,500	50	7,500	50	0	0 (5)	0 (6)	10 (7)	5 (5)	5 (7)
CBD-2	7,500	50	7,500	50	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
(3)(9)	7,500	50	7,500	50	20	5 (5)	10 (6)	15 (7)	5 (5)	5 (7)
B-C	20,000	150	20,000	150	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
MC-1	10,000	100	10,000	100	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
MC-2	7,500	50	7,500	50	15	5 (5)	10	15 (7)	5 (5)	5 (7)
PO-75										

July 2, 1990

Schedule 40-5-1B Schedule of Zoning District Requirements Commercial Districts, Continued
(Subsection 40-5.1)

	Lot Shape Requirements Minimum Diameter (3)	Maximum Building Height (10)				Maximum Lot Coverage Impervious Surface	Maximum Building Coverage	Maximum Floor Area Ratio
		Principal Building		Accessory Building				
Zone District	(In Feet)	Feet	Stories	Feet	Stories	Percentage	Percentage	(FAR)
Commercial								
CBD-1	45	45		16		100 (8)	80	2.00
CBD-2 (9)	25		4		1	80	50	0.40
B-C	42	35	2	16		80	50	0.40
MC-1	70		1/2		1	80	50	0.30
MC-2	60	35	2	16		80	50	0.30
PO-75	40		1/2		1	80	50	0.30
		35	2	16		80	50	0.40
			1/2		1			
		35	2	16				
			1/2		1			
		35	2	18				
			1/2		1			

July 2, 1990

Notes:

- (1) The location of accessory structures defined as essential services, and the location of signs, fences and antenna structures are governed by Article 7 of the Development Regulations.
- (2) The lot width at the front yard building setback line must adhere to the lot frontage requirement.
- (3) For lots in the CBD-2 Zone fronting on Main Street and Railroad Avenue, the yard requirements set forth for the CBD-1 Zone shall apply.
- (4) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district (See illustration).
- (5) If the lot abuts a residential zone or use, a minimum 10' side yard setback shall be required.
- (6) A minimum 10' side yard setback shall be required on each side of a lot abutting a residential zone or use.
- (7) If a lot abuts a residential zone or use, a minimum 25' rear yard setback shall be required.
- (8) At least ten (10) percent of the lot area shall be reserved for landscaped areas. Such areas may include landscaped plazas and widened sidewalks using decorative surfaces and planting arrangements and related urban design amenities.
- (9) Zoning requirements in the Planned Residential Development District for persons aged 55 and older as a conditional use in the CBD-2 District along the Route 71 Corridor may be found in subsection 40-5.5.
- (10) For structures developed in accordance with Chapter XXXV, Flood Damage Prevention, height limitations hereunder shall be the vertical distance of a structure measured from the corresponding base flood elevation reflected on the then current FEMA Flood Insurance Rate Maps or Advisory Base Flood Elevations and Advisory Flood Hazard Maps, whichever imposes the more stringent requirement.

(Ord. No. 2001-21 §§ 1,2; Ord. No. 2004-02 § 2; Ord. No. 2004-20 § 2; Ord. No. 2013-04 § 3)

SCHEDULE 40-5-2B Schedule of Uses, Commercial Districts

Schedule 40-5-2B
Schedule of Uses, Commercial Districts
Borough of Belmar
(Subsection 40-5.1)X - Permitted Principal Use
C - Permitted Conditional UseA - Permitted Accessory Use
R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
RETAIL/OFFICE/SERVICE						
Travel Agencies	X	X				
Paint, Glass and Wallpaper Stores	X	X				
Hardware Stores or Automotive Supplies	X	X				
Variety Stores	X	X	X			
Grocery Stores, Convenience Stores	X	X	X			
Candy, Nut and Confectionery Stores	X	X				
Retail Bakeries		X				
New and Used Car Dealers and Associated Leasing of Vehicles		C			X	
Motor Vehicle Service Stations	X	X	X	X		
Clothing Stores	X	X			X	
Furniture and Home Furnishings Stores	X	X	X	X	X	
Restaurants, Caterers	C	C		C	C	
Drive-In/Take-Out Restaurants			(5)			
Bars, Taverns	X	X	X	X	X	
Liquor Stores	X	X				
Secondhand Shops, Antique Stores	X	X				
Sporting Goods and Bicycle Shops	X	X	X			
Book Stores	X	X				
Camera and Photographic Supply Stores	X	X	X			
Gift, Novelty and Souvenir Shops	X	X	X	X		
Florists	X	X				
Tobacco Stores and Stands	X	X				
News Dealers and Newsstands	X	X	X			
Optical Goods Stores	X	X				
Commercial and Savings Banks	X	X				
Investment Offices	X	X				X
Hotels and Motels	C	C		X		
Bed and Breakfast Inns			C			
Coin-Operated Laundries and Dry-Cleaning Drop-Off	X	X				
Tailor Shops, Reweaving Shops, Fur Storage	X	X				X
Photographic Studios, Portraits	X	X				
Beauty Shops	X	X				
Barber Shops	X	X				X
Shoe Repair and Shoeshine Parlors	X	X				
Tax Return Preparation Services		X				
Photocopying and Duplicating Services	X	X			X	
Automotive Repair Shops						
Radio and Television Repair						
Other Electrical Equipment Repair Shops	X	X				
Motion Picture Theaters, Except Drive-In	X	X	X			
Video Tape Rentals	X	X	X			
Bowling Centers	X	X				
Professional Offices, Business Offices						X
Professional Offices, as defined in subsection 40-2.4	X	X	X	X	X	
Child Care Centers	X	X	X			
Reupholstery and Furniture Repair	X	X	X	X	X	X
Book Stores						
Apartments/Residences on second floor of Commercial or Professional Office Structure	X	X	X			
Health and Fitness Clubs and Gymsnasiums and studios for art, music, dance, gymnastics, yoga for the purpose of giving instruction (9)	X	C				
PRD Planned Residential Development District						
Brewery Facility						
MARINE						
Boat Building and Repairing					X	
Services incidental to Water Transportation				X	X	
Marinas and Related Support Facilities					X	
Boat Dealers					X	
PUBLIC (1)						
Public Libraries	X	X	X	X	X	
Municipal Services and Facilities	X	X	X	X	X	X
Post Offices	X	X				
Public Utilities			C			C
Public Parks, Playgrounds, Athletic Fields and Swimming Pools	X	X	X	X	X	
Hospitals, Philanthropic and Eleemosynary		C				
Public Utilities	C	C		C	C	C
OTHER						
Noncommercial TV/Radio Antennas	A	A	A	A	A	A
Exempt Signs as set forth in subsection 40-7.24d	A	A	A	A	A	A
Signs as set forth in subsection 40-7.24	A	A	A	A	A	A
Fences, Hedges and Walls	A	A	A	A	A	A
Garages for Commercial Vehicles	A	A		A	A	A
Private, Noncommercial Swimming Pool	(2)	(2)	R	(2)	(2)	(6)
Off-Street Parking and Loading (3)	R	R	R	R	R	R
Buffers (4)	R	R	A	R	R	R
Essential Services	A	A		A	A	A
Tool Sheds						
Wireless Telecommunications Facilities						(6)
Planned residential development district		C(9)				

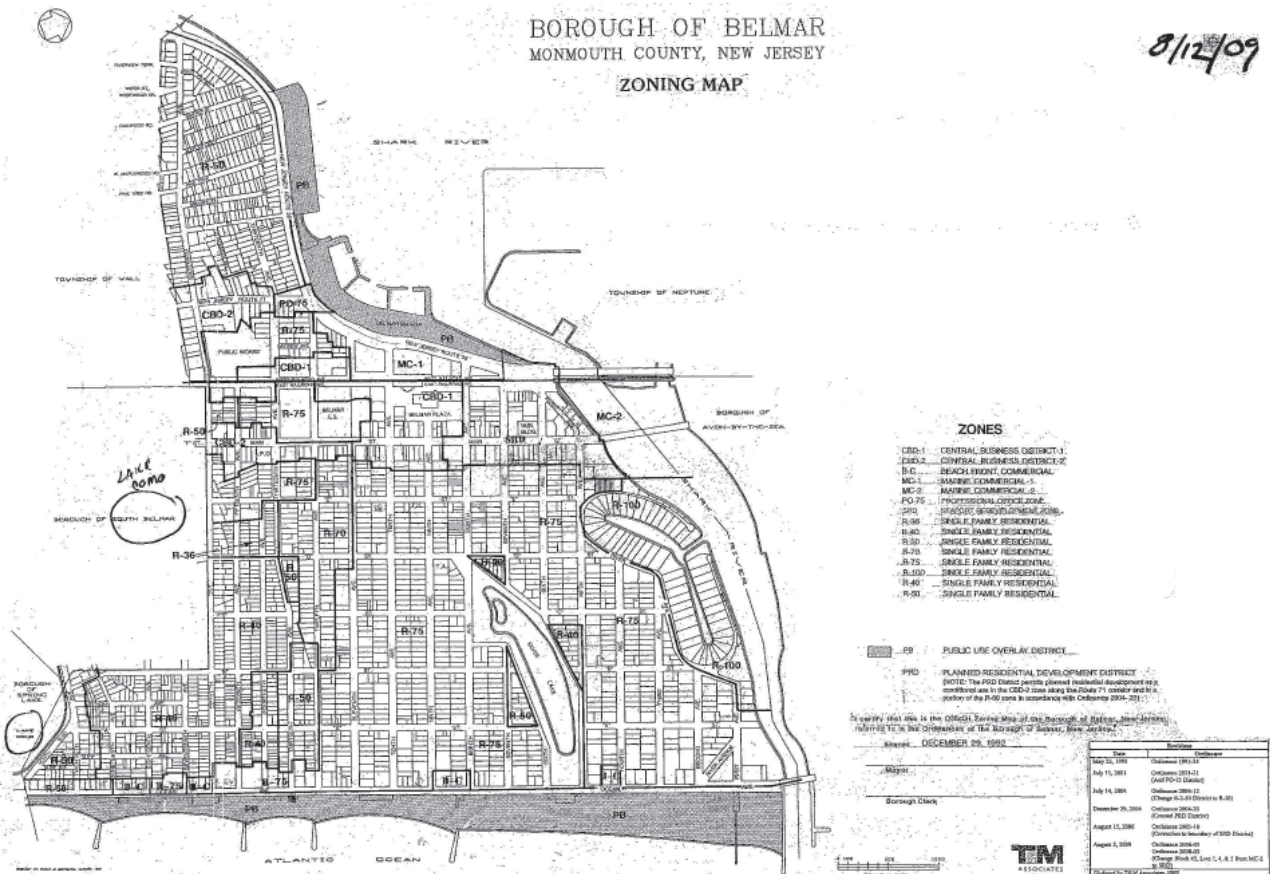
Notes:

- (1) See subsection 40-5.4 for Public Use Overlay District provisions.
- (2) A private noncommercial swimming pool shall be a permitted accessory use to a hotel or a motel in the CBD-1, CBD-2, B-C, and MC-1 zones.
- (3) Off-street parking and loading shall be required as an accessory use in all zone districts, except the CBD-1 zone. Within the CBD-1 zone, off-street parking shall be provided in public or shared use parking lots. New Development in the CBD-1 zone shall be required to demonstrate that, under a shared parking approach, adequate parking is available in a public or shared parking lot. New development in the CBD-1 zone shall also demonstrate that off-street loading can be provided in a common area or on site.
- (4) Buffers shall be required as an accessory use to any nonresidential use which abuts a residential zone district. Buffers shall also be required as an accessory use to any multi-family development which abuts a single family or two family residential zone district.
- (5) Without liquor licenses.
- (6) Permitted when associated with second floor apartments.
- (7) PRD Planned Residential Development District within the CBD-2 zone see subsection 40-5.5.
- (8) See subsection 40-6.12 Wireless Telecommunications Towers and Antennas.
- (9) Facilities identified may be up to 5,000 square feet gross floor area (GFA) and shall provide off street parking of 1 space per 100 square feet of GFA.

40-5.3 Permitted and Prohibited Uses.

40-5.3 Permitted and Prohibited Uses.

- b. Any use, except for essential services, which is not specifically listed as a permitted use, an accessory use, or a conditional use shall be deemed a prohibited use.
- c. Prohibited uses shall include but not be limited to the following:
 1. All billboards, signboards, advertising signs and devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this chapter.
 2. Roller coaster, ferris wheels, whirl-a-gig, midways or side shows, and similar outdoor commercial recreation uses.
 3. Auction markets.
 4. Trailer coach parks.
 5. Junk yards, automobile wrecking yards or disassembly yards, or the storing of scrap metal, paper, rags, or other scrap material, except for recycling operations operated by or with the approval of the Borough.
 6. Privately operated dumps for the disposal of garbage, trash, refuse, junk, or other such material.
 7. Adult book stores.
 8. Peep shows.
 9. Massage parlors.
 10. Explosive storage, except small arms ammunition, or by special permit, where explosives are to be used on the premises.
 11. Pylon signs.
 12. Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, or dead animals.
 13. Kennels and veterinary hospitals.
 14. Manufacturing plants.
 15. The open storage in any yard of more than one (1) unlicensed or inoperative motor vehicle; or the open storage in a front yard of any unlicensed or inoperative motor vehicle; or the open storage of new or used parts of any motor vehicle or trailer, or material which has been a part of any motor vehicle or trailer except where permitted as a conditional use in conjunction with motor vehicle service station pursuant to Article 6, subsection 40-6.5 of this chapter.
 16. The overnight storage of any commercial vehicle in residential zones, except that one such vehicle having a gross weight of not more than eighteen thousand (18,000) pounds may be stored in a side or rear yard provided such vehicle is owned by the resident.
 17. Radio towers and antennas except as herein permitted.
 18. Slaughtering and slaughterhouses.
 19. Travel trailer parks, trailer parks, mobile home parks.
 20. Any airport, landing field, landing strip, heliport, helistop, off-heliport landing site, sport parachuting center or any other facility used for the landing or take-off of any aircraft, either as primary use or as a use accessory, auxiliary or incidental to any primary use.
 21. The manufacture, transportation, storage or utilization of genetically engineered material.
 22. Any use which emits excessive or objectionable amounts of dust, fumes, noise, odor, smoke, vibration, glare or waste products. See Performance Standards for details, Article 7, subsections 40-7.22 of this chapter.
 23. The use of any building or premises in such a manner that the health, morals, safety or welfare of the community may be endangered.
 24. New and used car dealerships.
 25. Restaurants, drive-in.
 26. Tattoo businesses.
 27. Gas stations and auto repair shops.
 28. Pool and billiard halls.
 29. Telemarketing or telesales.
 30. Nightclubs.
 31. Bars/taverns/pubs, except in the CD-1 Zone.
 32. No use involving the sale of alcohol involving the on-premises consumption of alcohol shall be permitted in the Seaport Development Zone except for restaurants with liquor licenses as defined in the Development Regulations.
(Ord. No. 1992-32 § 5.3; Ord. No. 1994-20 § 5; Ord. No. 1996-34 § 2; Ord. No. 2003-24; Ord. No. 2003-29)



10. STATUTORY CRITERIA FOR AN “AREA IN NEED OF REDEVELOPMENT” DESIGNATION:

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL, which is codified at N.J.S.A. 40A:12A-1 et seq. This statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

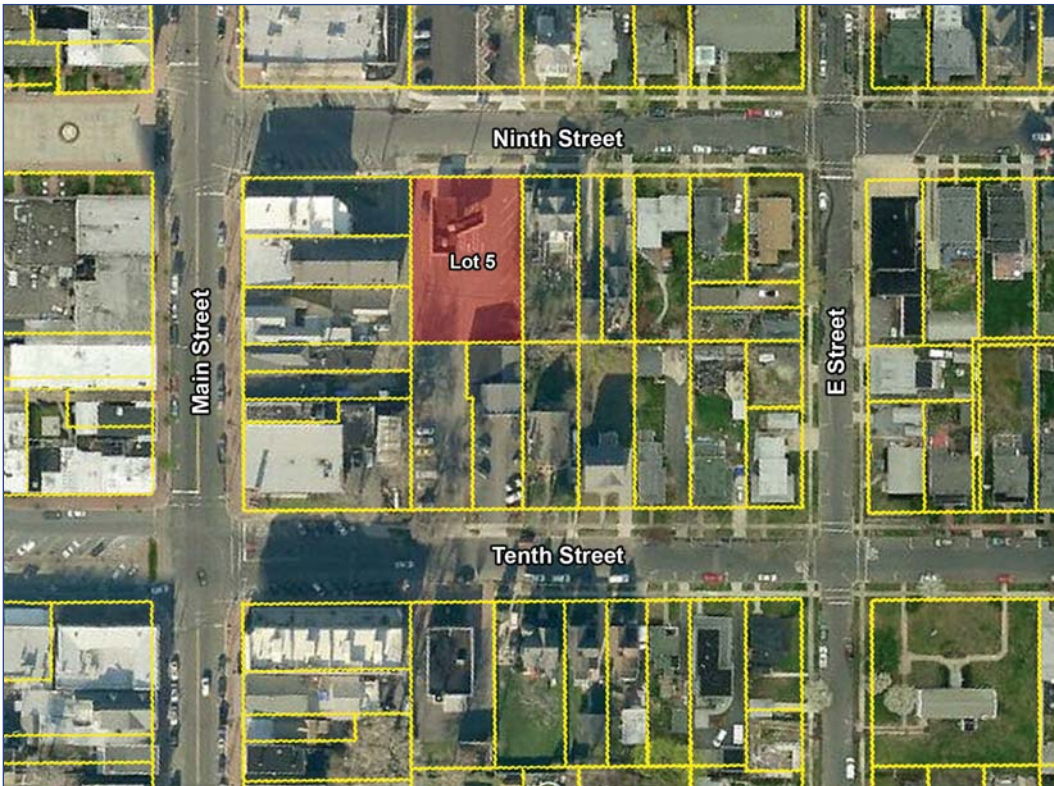
An area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found that the area meets one or more of the following criteria:

- 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 buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections 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 property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or other 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 areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey 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 description of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Additionally, a redevelopment area “may include lands, buildings or improvements which of themselves are not detrimental to the public health safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”. See N.J.S.A. 40A:12A-3.



Owner: Holman Realty
Associates LLC



Property Use:
Former Commercial

Zone District:
CBD-1

Business Name:
Vacant

Permitted Use:
Yes

Property Acreage:
0.344 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 5 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 32,500 |
| 2. Land Assessment: | \$ 400,000 |
| 3. Total Assessment: | \$ 432,500 |

Property Description:

Vacant former bank drive-thru facility and surface parking lot. The property has two curb cuts from 9th Street and is approximately 100 percent impervious. The existing building and drive-thru is vacant and includes degradation of the exterior facade. Service and emergency access to Lots 8, 9, 10, 11 and 12 would be through Lot 5.

Redevelopment Designation:

The nature of the property meets criteria "d" of the LRHL, specifically:

- 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.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout and deleterious land use that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, as evidenced by the fact that the property includes parking and drive aisles that do not meet the dimensional requirements for the Borough of Belmar (Section 40-9.2 Improvement Standards). Specifically these include aisle widths, and dimension of parking. The limited aisle widths compounded by the location of parallel parking creates a pinch point for vehicles.

Further, the property is predominantly comprised of impervious surface which exceeds

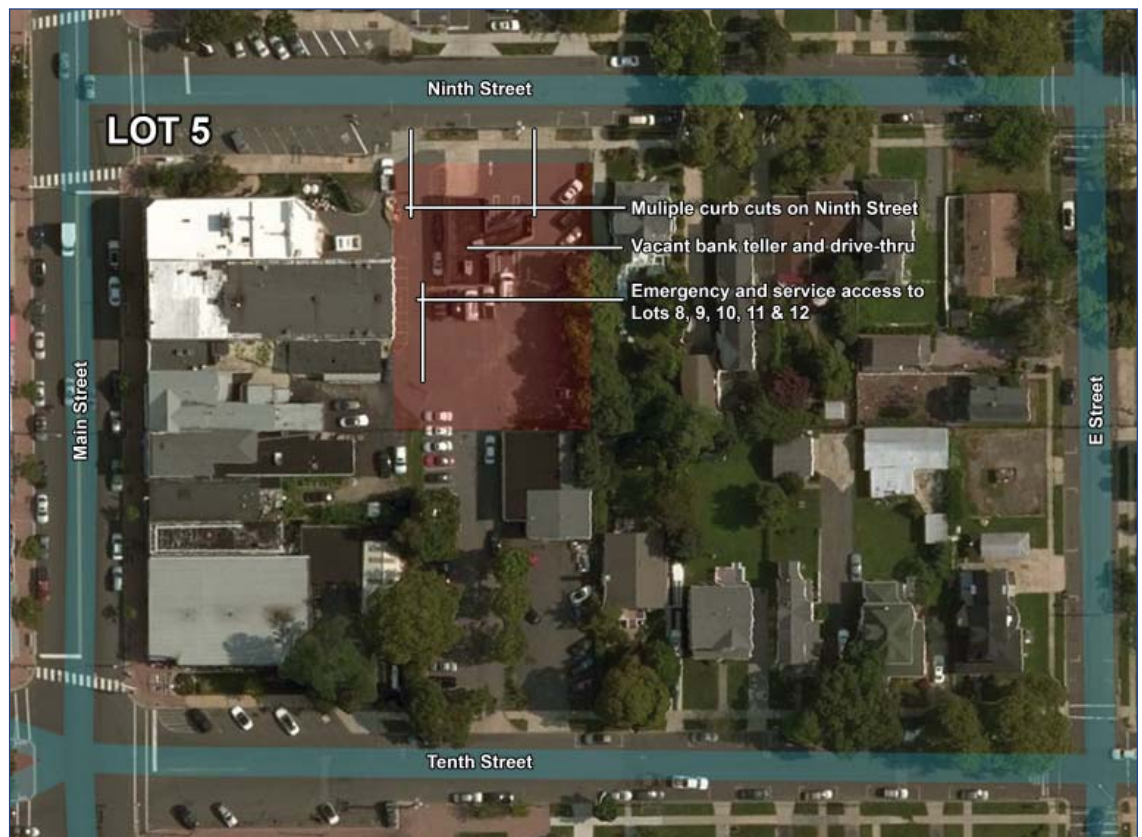


Image 1: Lot 5 Aerial Map

the permitted percentage as identified in Section 40-5-1A.1, that does not allow for the absorption of surface runoff into the ground. This creates surface runoff into the storm-water system which becomes overwhelmed during large storm events. Overflow during these events produces flooding within the Borough which is dangerous to safety, health and welfare of the community.

Service and emergency access is required through Lot 5 to the rear of Lots 8, 9, 10, 11 and 12. The limited aisle dimensions could impact access by emergency vehicles which would be detrimental to the health, safety and welfare of the community.

Based on the previous Master Plan and Reexamination Reports, the property, which is located in the CBD-1 Zone, permits and encourages multi-story and multi-use development. The property includes a small single story, single use building which is inconsistent with the previous plans for the Borough and represents an obsolete layout. This along with the configuration of the parking represents a faulty arrangement and design.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 5 be designated as an area in need of redevelopment, without condemnation.



Image 2: Existing vacant commercial space with ancillary drive thru and parking



Image 3: Vacant commercial bank



Image 4: Previous drive-thru



Image 5: Vehicles illegally parked in abandoned drive thru



Image 6: Water damage at base of building



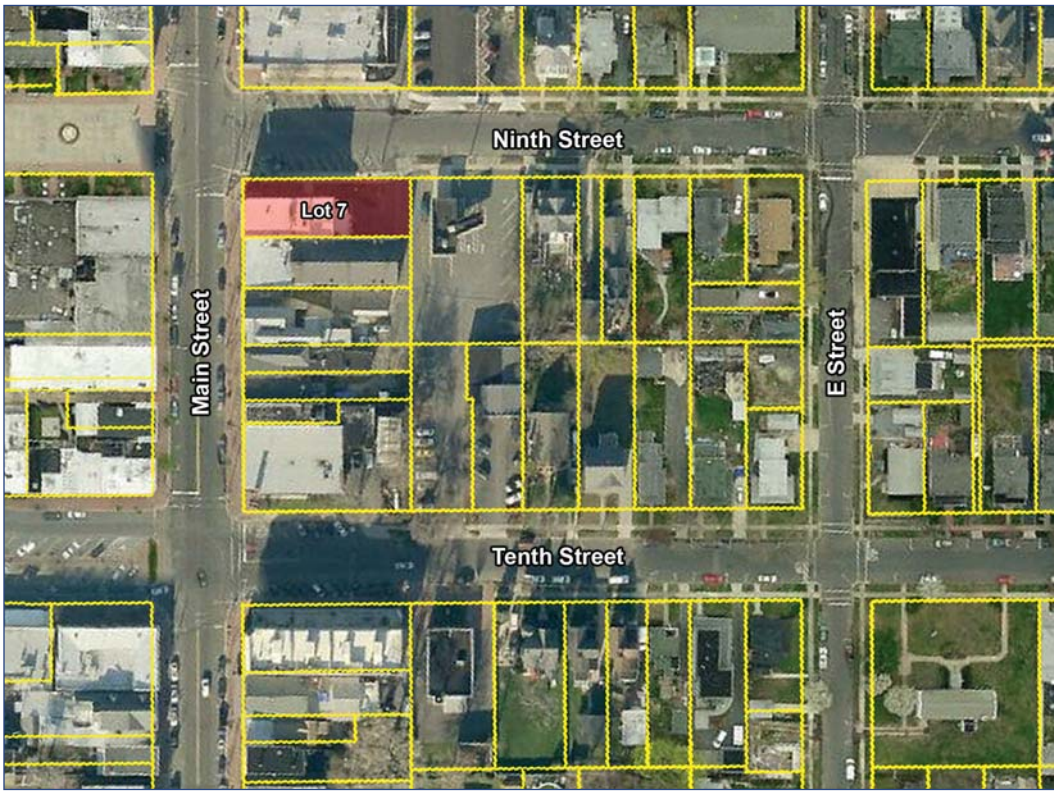
Image 7: Vehicles parked along building with narrow drive aisle



Image 8: Rust on posts of vacant drive-thru



Image 9: Illegal parking in the existing lot



Owner:
Sachem Pond LLC.



Property Use:
Former Commercial

Zone District:
CBD -1 Zone

Business Name:
Vacant

Permitted Use:
Yes

Property Acreage:
0.1825 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 7 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 74,800 |
| 2. Land Assessment: | \$ 344,500 |
| 3. Total Assessment: | \$ 419,300 |

Property Description:

The property includes a vacant two story commercial building (former bank) with a one story addition located at the rear. In general the interior and exterior of the building show signs of dilapidation and the layout and design of the office spaces represent an obsolete layout.

Specifically, the basement has standing water with a sump pumps. This appears to be a consistent issue as the smell of mold was prevalent with water infiltration being noticeable

along cracks in the floor and walls.

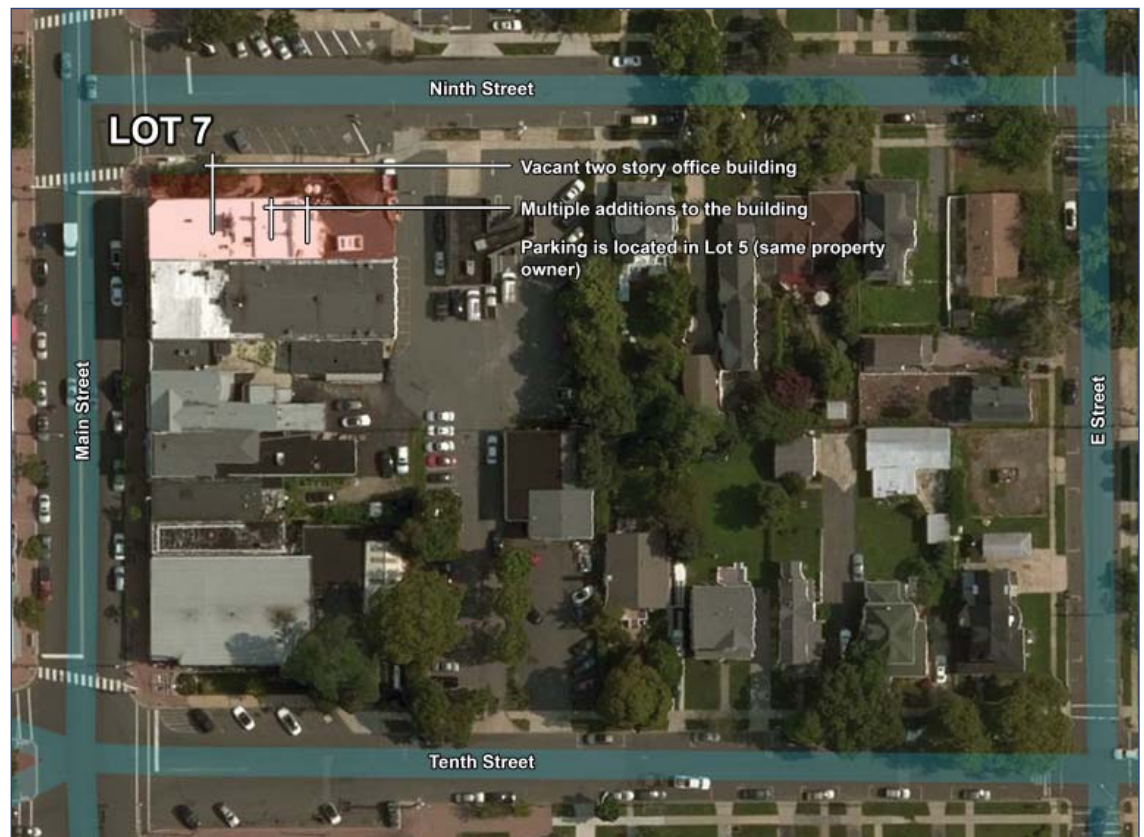
The first floor former bank has a large area that was used for tellers and public. This area is in poor physical condition, however represents a typical layout for a commercial bank. The first floor rear portion of the building which include offices, where the additions were completed are small, disjointed that are obsolete and represent a faulty arrangement of design based on the configuration and layout.

In addition, the building does not include an elevator to the second floor offices. The second floor includes a bathroom that is not ADA compliant nor are the stairs an appropriate width typical of new construction. Similar to the first floor offices, the second floor is comprised of multiple offices of varying sizes. The layout and sizes are disjointed and represent a poor design that is not typical for similar office spaces

There are extensive areas along the exterior of the building where the existing brick has been temporarily repaired with caulking. These area are most commonly found adjacent to existing windows and doorways which could indicate an issue with water infiltration behind the existing walls.

Redevelopment Designation:

The nature of the property meets criteria “d” of the LRHL, specifically:



Aerial Map 1: Area in Need of Investigation Lot 7

- 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.

Conclusion:

The condition of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design as well as an obsolete layout, as evidenced by the fact that the building is does not include an elevator, is not ADA compliant and has disjointed an irregular office spaces. In addition, the presence of water and the degradation of the exterior facade, specifically where the additions have been made to the building that are detrimental to the safety, health, morals or welfare of the community.

Further, the property is predominantly comprised of impervious surface which does not allow for the absorption of surface runoff into the ground. This creates runoff into the storm-water system which becomes overwhelmed during large storm events. Overflow during these events produces flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 7 be designated as an area in need of redevelopment, without condemnation.



Image 1: Front elevation from Main Street



Image 2: Rear view from Tenth Street showing additions



Image 3: Side elevation with cracking



Image 4: Facade with cracking along windows



Image 5: Repairs to windows for damage to facade



Image 6: Repairs to windows for damage to facade



Image 7: Rear addition with water



Image 8: Rear addition along Tenth Street



Image 9: Vacant first floor commercial space



Image 10: Vacant first floor commercial space



Image 11: Vacant first floor commercial space



Image 12: Vacant first floor commercial space



Image 13: Vacant first floor commercial space



Image 14: Vacant first floor vault area



Image 15: Vacant first floor office space



Image 16: Basement with water and mold damage



Image 17: Basement with water and mold damage



Image 18: Basement with water and mold damage



Image 19: Basement with standing water



Image 20: Stairs to basement with patchwork

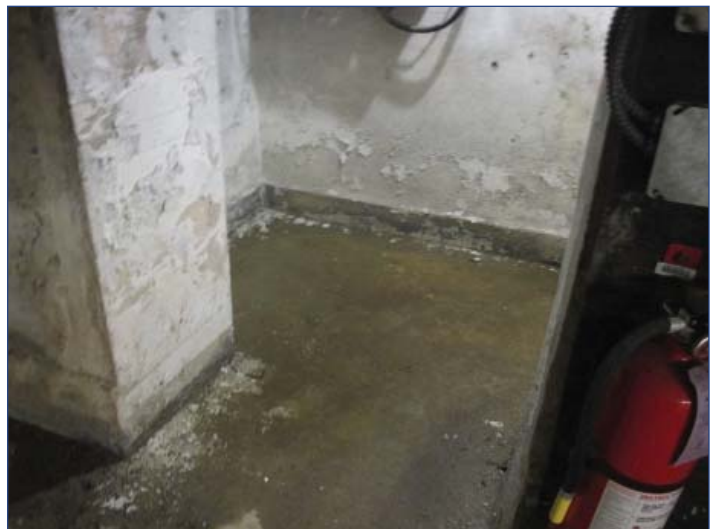


Image 21: Basement with standing water



Image 22: Second floor office vacant



Image 23: Second floor office vacant



Image 24: Second floor office vacant

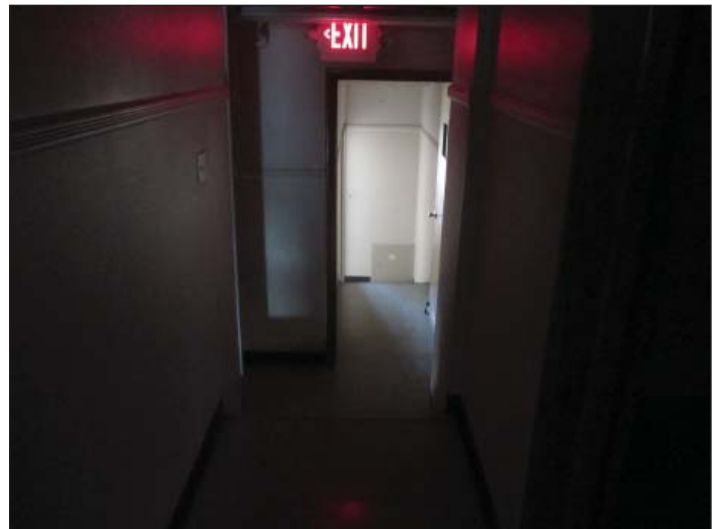


Image 25: Second floor hallway to exit stair

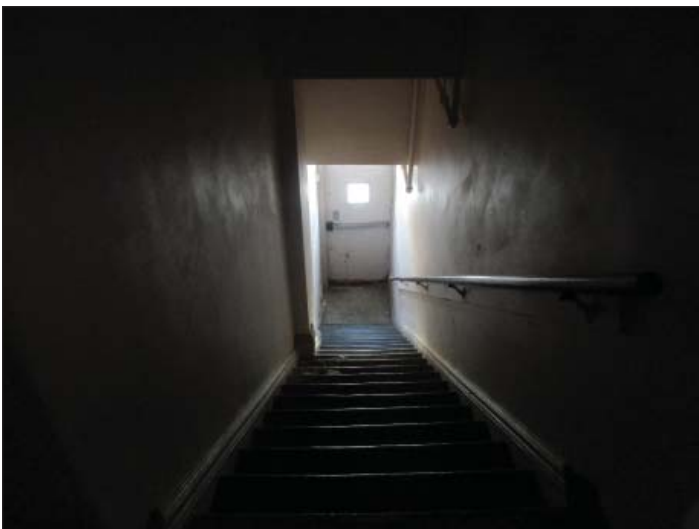


Image 26: Rear stair to exit



Image 27: Rear elevation with emergency access over first floor office



Image 28: Second floor restroom



Image 29: Second floor steps non ADA compliant



Image 30: Second set of stairs to second floor office



Image 31: Ceiling with water damage



Image 32: Ceiling with water damage



Image 33: Office

Borough of Belmar Investigation Report

04-05-2017

900 Main St Belmar NJ

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2017 03 29 2001	MOTOR VEHICLE STOP	Warning Issued	17-4122	N	
	2017 02 02 1212	COMMUNITY POLICING	No Action Required	17-1345	N	
	2016 12 20 0818	ALARM RESIDENTIAL / BUSINESS	Building Checked/Secured	16-21962	65	N
	2016 12 05 1234	MOTOR VEHICLE STOP	Warning Issued	16-21261	N	
	2016 11 03 1223	TRAFFIC COMPLAINT	Services Rendered	16-19974	N	
	2016 10 12 0547	TRAFFIC COMPLAINT	Summons Issued	16-18954	65	N
	2016 07 07 2229	MOTOR VEHICLE STOP	Warning Issued	16-12033	N	
	2016 05 14 1759	FOUND / LOST PROPERTY	Services Rendered	16-6911	N	
	2016 01 28 0018	CHECK SECURITY / WELFARE	Services Rendered	16-1253	N	
	2015 12 19 1013	Check Business South End	No Action Required	15-20064	N	
	2015 11 23 1718	EMERGENCY MEDICAL INCIDENT	Transported to Hospital	15-18861	N	
	2015 11 22 1954	MOTOR VEHICLE STOP	Warning Issued	15-18629	N	
	2015 11 21 2339	MOTOR VEHICLE STOP	Summons Issued	15-18795	N	
	2015 10 15 0950	MOTOR VEHICLE STOP	Summons Issued	15-16831	N	
	2015 08 21 1737	MOTOR VEHICLE STOP	Warning Issued	15-13495	N	
	2015 05 17 1845	ASSAULT	Accident Report	15-3892	N	
	2015 02 20 1428	COMMUNITY POLICING	Services Rendered	15BEL-1287	N	
	2014 10 12 1631	TRAFFIC DETAIL	Services Rendered	14BEL-11513	N	
	2014 06 12 0006	BURGLARY/TRESPASS	Investigated / Offense Report	14BEL-10516	N	
	2014 06 30 2340	ASSIST OTHER AGENCY	Services Rendered	14BEL-6094	N	
	2014 03 17 1642	CHECK SECURITY / WELFARE	Investigated / Offense Report	14BEL-1754	N	
	2013 11 15 1038	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	13BEL-12103	N	
	2013 09 10 2324	TRAFFIC DETAIL	Investigated / Offense Report	13BEL-10491	N	
	2013 08 17 0040	ASSIST CITIZEN	Investigated / Offense Report	13BEL-9156	N	
	2013 08 11 2125	DISORDERLY PERSONS	Investigated / Offense Report	13BEL-8893	N	
	2012 10 29 0749	BURGLARY/TRESPASS	Investigated / Offense Report	12BEL-11515	N	
	2012 08 17 1614	SUSPICIOUS	Investigated / Offense Report	12BEL-9028	N	
	2012 07 22 0858	BURGLARY/TRESPASS	Investigated / Offense Report	12BEL-7657	N	
	2012 03 03 1446	FOUND/LOST PROPERTY	Services Rendered	12BEL-1780	N	
	2012 02 20 0035	NOISE COMPLAINTS	Services Rendered	12BEL-1433	N	
	2012 01 23 1002	BURGLARY/TRESPASS	Investigated / Offense Report	12BEL-595	N	
	2011 08 31 0823	BURGLARY/TRESPASS	Investigated / Offense Report	11BEL-10825	N	
	2011 08 25 1533	FOUND/LOST PROPERTY	Investigated / Offense Report	11BEL-10607	N	
	2011 02 18 1001	ASSIST OTHER AGENCY	Services Rendered	11BEL-1626	N	
	2011 01 10 1818	BURGLARY/TRESPASS	Investigated / Offense Report	11BEL-311	N	
	2010 12 10 1421	ESCORT/TRANSPORT	Services Rendered	10BEL-16703	N	
	2010 12 10 1115	ESCORT/TRANSPORT	Services Rendered	10BEL-16698	N	
	2010 12 10 1049	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	10BEL-16697	N	
	2010 11 24 0945	ESCORT/TRANSPORT	Services Rendered	10BEL-16133	N	
	2010 11 16 1407	ESCORT/TRANSPORT	Services Rendered	10BEL-15867	N	

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2010 11 16 1002	ESCORT/TRANSPORT	Services Rendered	10BEL-15864	N	
	2010 11 04 1059	MATTER OF RECORD	Services Rendered	10BEL-15464	N	
	2010 11 04 0827	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-15456	N	
	2010 10 30 0925	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-15284	N	
	2010 10 19 0948	ESCORT/TRANSPORT	Services Rendered	10BEL-14864	N	
	2010 10 18 1235	ESCORT/TRANSPORT	Services Rendered	10BEL-14829	N	
	2010 10 09 0837	ASSIST CITIZEN	Investigated / Offense Report	10BEL-14474	N	
	2010 10 01 2101	COMMUNITY POLICING	Services Rendered	10BEL-14205	N	
	2010 09 29 0958	ESCORT/TRANSPORT	Services Rendered	10BEL-14098	N	
	2010 09 14 1001	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-13480	N	
	2010 09 14 0513	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-13470	N	
	2010 09 10 1104	ESCORT/TRANSPORT	Services Rendered	10BEL-13303	N	
	2010 09 05 0741	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-13042	N	
	2010 09 03 1021	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-12883	N	
	2010 08 31 1415	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-12739	N	
	2010 08 29 1113	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-12630	N	
	2010 08 22 1255	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-12266	N	
	2010 08 20 0947	ESCORT/TRANSPORT	Services Rendered	10BEL-12092	N	
	2010 08 15 1332	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-11852	N	
	2010 08 14 1306	ASSIST CITIZEN	Investigated / Offense Report	10BEL-11771	N	
	2010 08 13 1055	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-11701	N	
	2010 08 08 1333	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-11431	N	
	2010 08 05 1258	ESCORT/TRANSPORT	Services Rendered	10BEL-11204	N	
	2010 08 02 1415	ESCORT/TRANSPORT	Services Rendered	10BEL-11080	N	
	2010 08 01 1502	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-11002	N	
	2010 07 25 1706	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-10537	N	
	2010 07 23 1346	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-10371	N	
	2010 07 23 0851	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-10364	N	
	2010 07 02 1350	ESCORT/TRANSPORT	Services Rendered	10BEL-8928	N	
	2010 07 02 1010	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-8912	N	
	2010 07 01 1155	ESCORT/TRANSPORT	Services Rendered	10BEL-8847	N	
	2010 06 06 1202	ESCORT/TRANSPORT	Services Rendered	10BEL-7408	N	
	2010 06 04 0945	MATTER OF RECORD	Services Rendered	10BEL-7141	N	
	2010 05 28 0939	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-6590	N	
	2010 05 11 1159	ESCORT/TRANSPORT	Services Rendered	10BEL-5787	N	
	2010 05 07 0958	EMERGENCY MANAGEMENT ACTIVITY	Investigated / Offense Report	10BEL-5597	N	
	2010 05 05 1121	ESCORT/TRANSPORT	Services Rendered	10BEL-5505	N	
	2010 04 08 1035	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-4311	N	
	2010 03 23 1240	DISORDERLY PERSONS	Services Rendered	10BEL-3584	N	
	2010 03 22 1242	ASSIST CITIZEN	Services Rendered	10BEL-3547	N	

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2010 03 20 0923	ASSIST CITIZEN	Services Rendered	10BEL-3447	N	
	2010 03 16 1238	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-3281	N	
	2010 03 05 0950	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-2831	N	
	2010 03 01 2225	DISORDERLY PERSONS	Investigated / Offense Report	10BEL-2623	N	
	2010 02 19 1428	ESCORT/TRANSPORT	Services Rendered	10BEL-2211	N	
	2010 02 16 1146	ESCORT/TRANSPORT	Services Rendered	10BEL-2157	N	
	2010 02 16 1440	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	10BEL-2072	N	
	2010 02 16 1033	ESCORT/TRANSPORT	Services Rendered	10BEL-2065	N	
	2010 02 12 0554	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-1876	N	
	2010 02 03 1353	FRAUD/FORGERY	Investigated / Offense Report	10BEL-1514	N	
	2010 01 29 1331	COMMUNITY POLICING	Services Rendered	10BEL-1310	N	
	2010 01 15 1052	ESCORT/TRANSPORT	Services Rendered	10BEL-668	N	
	2010 01 14 1255	COMMUNITY POLICING	Services Rendered	10BEL-627	N	
	2010 01 07 0922	ESCORT/TRANSPORT	Services Rendered	10BEL-289	N	
	2010 01 05 0956	ESCORT/TRANSPORT	Investigated / Offense Report	10BEL-184	N	
	2009 12 21 2025	COMMUNITY POLICING	Services Rendered	09BEL-17542	N	
	2009 12 11 1100	ESCORT/TRANSPORT	Services Rendered	09BEL-17028	N	
	2009 12 08 1137	ESCORT/TRANSPORT	Services Rendered	09BEL-16871	N	
	2009 11 26 0605	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-16332	N	
	2009 11 03 1126	MOTOR VEHICLE ACCIDENT	Services Rendered	09BEL-15270	N	
	2009 10 30 0944	ESCORT/TRANSPORT	Services Rendered	09BEL-15081	N	
	2009 10 29 1019	ESCORT/TRANSPORT	Services Rendered	09BEL-15044	N	
	2009 10 05 0938	ESCORT/TRANSPORT	Investigated / Offense Report	09BEL-13856	N	
	2009 08 11 2046	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-11167	N	
	2009 07 21 0929	ASSIST CITIZEN	Services Rendered	09BEL-9931	N	
	2009 07 20 1433	ESCORT/TRANSPORT	Services Rendered	09BEL-9908	N	
	2009 07 20 0948	ESCORT/TRANSPORT	Services Rendered	09BEL-9889	N	
	2009 06 30 1002	ASSIST CITIZEN	Services Rendered	09BEL-8459	N	
	2009 05 31 1535	SUSPICIOUS	Investigated / Offense Report	09BEL-6735	N	
	2009 05 15 1007	ESCORT/TRANSPORT	Services Rendered	09BEL-5765	N	
	2009 05 06 0959	NOISE COMPLAINTS	Unfounded	09BEL-5383	N	
	2009 05 01 0823	ASSIST CITIZEN	Investigated / Offense Report	09BEL-5169	N	
	2009 05 01 0555	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-5161	N	
	2009 04 30 0937	ASSIST CITIZEN	Services Rendered	09BEL-5126	N	
	2009 04 28 1036	MATTER OF RECORD	Investigated / Offense Report	09BEL-5009	N	
	2009 04 11 1529	MATTER OF RECORD	Services Rendered	09BEL-4301	N	
	2009 04 11 0943	EMERGENCY MEDICAL INCIDENT	Services Rendered	09BEL-4290	N	
	2009 04 06 1007	ESCORT/TRANSPORT	Services Rendered	09BEL-4086	N	
	2009 04 04 1051	ASSIST CITIZEN	Investigated / Offense Report	09BEL-3997	N	
	2009 03 22 1920	FOUND/LOST PROPERTY	Services Rendered	09BEL-3475	N	

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2009 03 20 1421	ASSIST CITIZEN	Investigated / Offense Report	09BEL-3374	N	
	2009 03 20 1007	ASSIST CITIZEN	Investigated / Offense Report	09BEL-3368	N	
	2009 03 17 1717	BURGLARY/TRESPASS	Services Rendered	09BEL-3252	N	
	2009 02 24 0110	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-2352	N	
	2009 02 08 1508	SUSPICIOUS	Investigated / Offense Report	09BEL-1673	N	
	2009 01 24 0905	ASSIST CITIZEN	Investigated / Offense Report	09BEL-1025	N	
	2009 01 22 0619	MATTER OF RECORD	Services Rendered	09BEL-925	N	
	2009 01 14 0352	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-550	N	
	2009 01 13 0939	ASSIST CITIZEN	Services Rendered	09BEL-512	N	
	2009 01 12 0954	ASSIST CITIZEN	Investigated / Offense Report	09BEL-472	N	
	2009 01 08 1213	FOUND/LOST PROPERTY	Services Rendered	09BEL-307	N	
	2008 12 30 1406	ASSIST CITIZEN	Services Rendered	08BEL-19056	N	
	2008 12 30 0907	ASSIST CITIZEN	Services Rendered	08BEL-19048	N	
	2008 11 08 1508	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-16879	N	
	2008 11 06 1408	ESCORT/TRANSPORT	Investigated / Offense Report	08BEL-16788	N	
	2008 11 06 0953	ESCORT/TRANSPORT	Investigated / Offense Report	08BEL-16779	N	
	2008 10 31 1247	FIRE, OTHER	Services Rendered	08BEL-16517	N	
	2008 10 29 1732	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-16431	N	
	2008 10 25 1509	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-16221	N	
	2008 10 18 0656	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-15894	N	
	2008 10 16 2306	BURGLARY/TRESPASS	Services Rendered	08BEL-15831	N	
	2008 10 15 1826	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-15777	N	
	2008 10 13 1909	SUSPICIOUS	Investigated / Offense Report	08BEL-15692	N	
	2008 09 11 0937	ASSIST CITIZEN	Services Rendered	08BEL-14174	N	
	2008 08 05 1040	ASSIST CITIZEN	Investigated / Offense Report	08BEL-12030	N	
	2008 07 31 1657	DISORDERLY PERSONS	Investigated / Offense Report	08BEL-11685	N	
	2008 07 03 1652	BURGLARY/TRESPASS	False Alarm	08BEL-9654	N	
	2008 05 29 1852	SUSPICIOUS	Investigated / Offense Report	08BEL-7309	N	
	2008 05 27 1508	ESCORT/TRANSPORT	Services Rendered	08BEL-7195	N	
	2008 05 26 0713	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-7100	N	
	2008 05 23 1454	ASSIST CITIZEN	Services Rendered	08BEL-6829	N	
	2008 05 19 1953	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-6658	N	
	2008 04 24 0958	ASSIST CITIZEN	Services Rendered	08BEL-5400	N	
	2008 04 08 0719	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-4691	N	
	2008 03 30 0151	DISORDERLY PERSONS	Unfounded	08BEL-4311	N	
E	2008 12 02 0755	BURGLARY/TRESPASS	False Alarm	08BEL-17864	N	
E	2008 10 30 1314	FIRE, OTHER	Investigated / Offense Report	08BEL-16465	N	

OFFICE OF THE CONSTRUCTION OFFICIAL

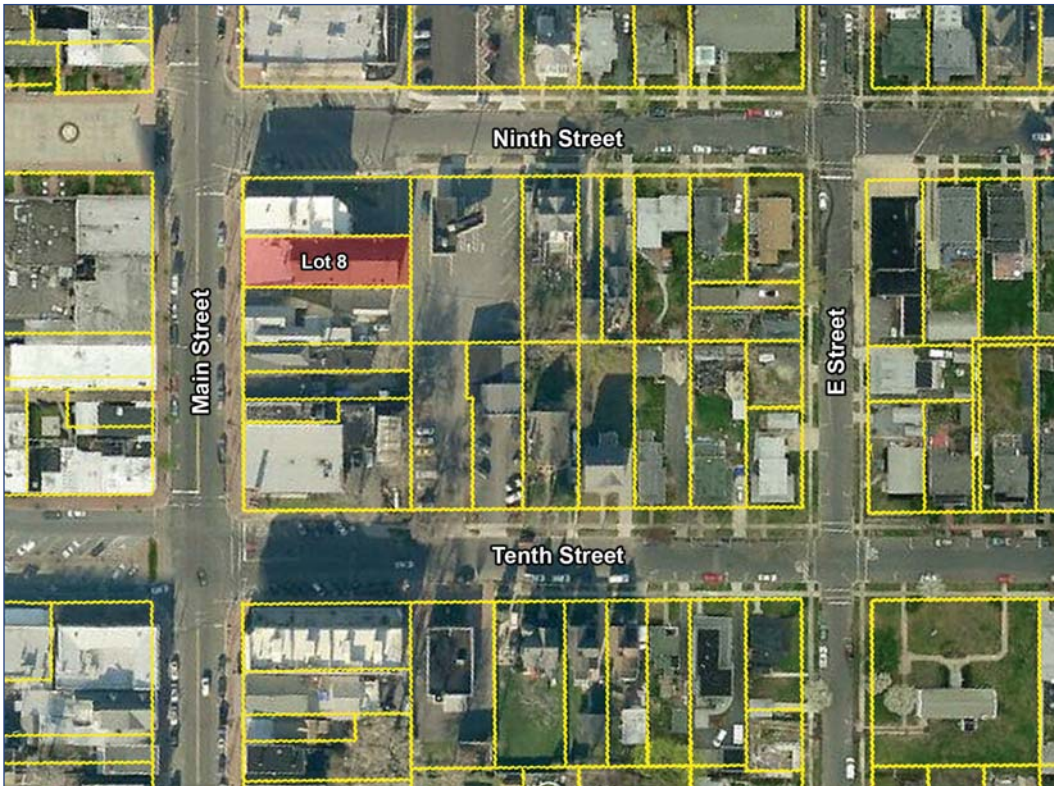
Permit Options Report

Block No: 95 Lot No: 7

April 05, 2017 8:40:43AM

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		Sq Footage	Cu Footage
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost			
Description														
19960369	11/19/1996	95	7	900 MAIN ST			921570	2/24/1998	NATIONAL WESTMINSTER BA 3	B				
\$199.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$200.00	\$0.00	\$1450.00	\$0.00			
REPLACE SIGN														
20000335	10/31/2000	95	7	900 MAIN ST			923858		NATIONAL WESTMINSTER BA 6	B				
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$4585.00			
Tank Removal														
20010020	01/23/2001	95	7	900 MAIN ST			923942	2/10/2004	NATIONAL WESTMINSTER BA 3	B				
\$1272.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$1314.00	\$0.00	\$53000.00	\$0.00			
Roofing														
20010031	01/30/2001	95	7	900 MAIN ST			923956		NATIONAL WESTMINSTER BA 3	B				
\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$496.00	\$0.00	\$20000.00	\$0.00			
Window Replacement														
20010218	06/13/2001	95	7	900 MAIN ST			924177		FIRST JERSEY NATL BANK C/C 3	B				
\$130.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$177.00	\$0.00	\$1725.00	\$0.00			
Signs														
20020039	01/29/2002	95	7	900 MAIN ST			924496	2/10/2004	FIRST JERSEY NATL BANK C/C 3	R-3				
\$117.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$121.00	\$0.00	\$4885.00	\$0.00			
Roofing														
20020307	08/23/2002	95	7	900 MAIN ST			924837		FIRST JERSEY NATL BANK C/C 3	B				
\$503.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$520.00	\$0.00	\$20975.00	\$0.00			
Wndows														
20040265	07/15/2004	95	7	900 MAIN ST			926089	2/24/2012	BANK OF AMERICA	3	B			
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$450.00	\$0.00			
ELECTRIC FOR SIGNS														
Report Run For BOROUGH OF BELMAR														

Page 1 of 2

**Owner:**

Alfred & Wayne Sheppard

**Property Use:**

Commercial

Zone District:

CBD - 1

Business Name:

Multiple Businesses

Permitted Use:

Yes

Property Acreage:

0.1574 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 8 is:

- | | |
|-------------------------|--------------|
| 1. Building Assessment: | \$ 779,600 |
| 2. Land Assessment: | \$ 292,500 |
| 3. Total Assessment: | \$ 1,072,100 |

Property Description:

The property includes a two story building with two retail tenants located on the ground level facing Main Street. In addition, there are numerous office spaces located on the first and second floors which are accessed through a common central hallway. A number of the office spaces appear to be unoccupied. The building is located partially against Block 7 sharing a zero lot line. It appears there are several office spaces that have either no natural light while other office spaces have limited natural light with only small windows.

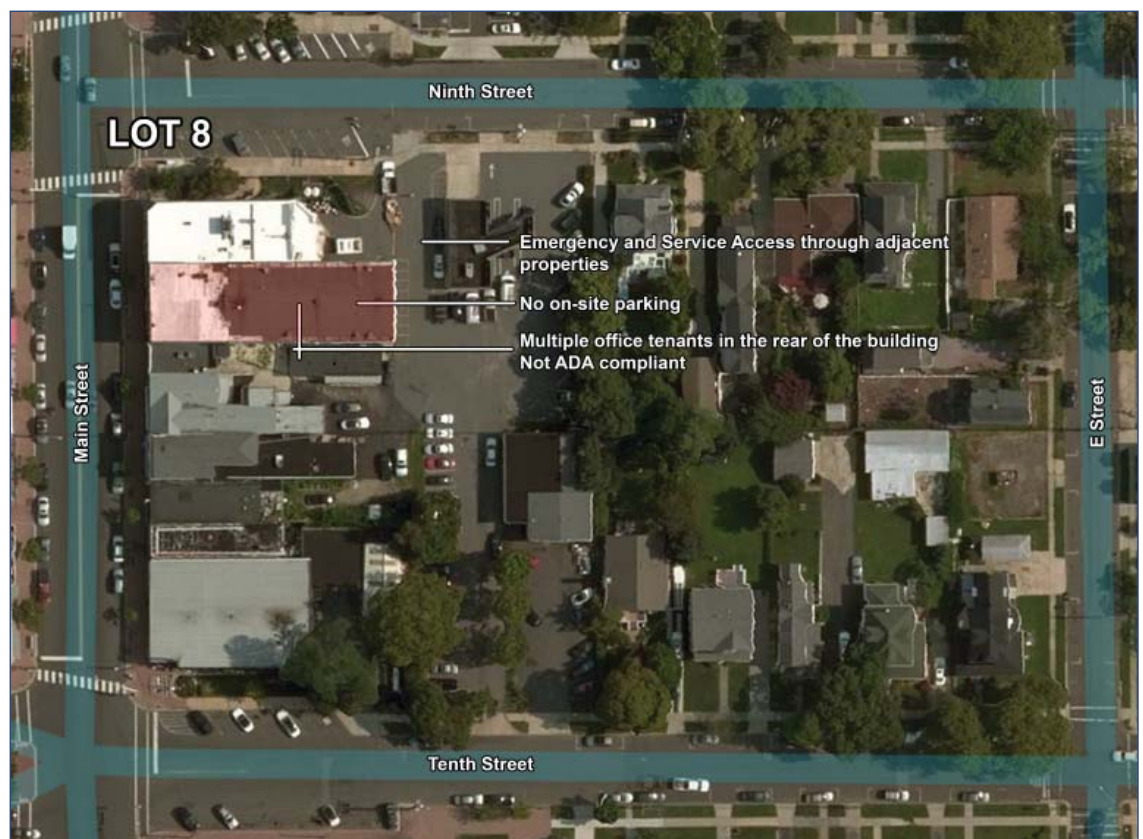
The entrance to the office spaces located at the rear of the first level and for the entire second level do not include an elevator. In addition, the second level has a small set of stairs which goes down to the common hallway between the office spaces. The lack of elevator and inclusion of a second set of stairs would not meet ADA requirements for a new building. Multiple office spaces appear to be vacant and unoccupied. The configuration and layout of the building is not typical for office spaces. The remaining portion of the building has small individual windows for the interior office spaces.

The property is comprised of approximately 100 percent building and does not include any on-site parking. The exterior of the building is in poor condition with signs of dilapidation at the doors and windows located at the rear of the building.

Redevelopment Designation:

The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.



Aerial Map 1: Area in Need of Investigation Lot 8

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design, lack of light, excessive land coverage with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, lack of light, excessive land coverage as well as an obsolete layout, as evidenced by the fact that the building does not include an elevator, has offices with no or significantly limited natural light and the second level includes the presence of a second set of stairs. In addition, there are vacant or unoccupied spaces most likely due to the faulty design and limited windows on the sides of the building that are detrimental to the safety, health, morals or welfare of the community. During two separate site visits during weekday hours, multiple office spaces were closed with no lights. It is undetermined if these spaces have operating tenants or are areas for storage.

Access to the rear of the building is through Lot 5 which creates life safety issues during potential emergencies. Further, the property is predominantly comprised of the building which is a significantly impervious surface which exceeds the permitted percentage as identified in Section 40-5-1A.1, that does not allow for the absorption of surface runoff into the ground. This creates runoff into the storm-water system which becomes overwhelmed during large storm events. Overflow during these events produces flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 8 be designated as an area in need of redevelopment, without condemnation.



Image 1: Main Street facade



Image 2: Side elevation from Tenth Street with limited window



Image 3: Rear elevation with CMU block repairs



Image 4: Chimney repair on the side of the building

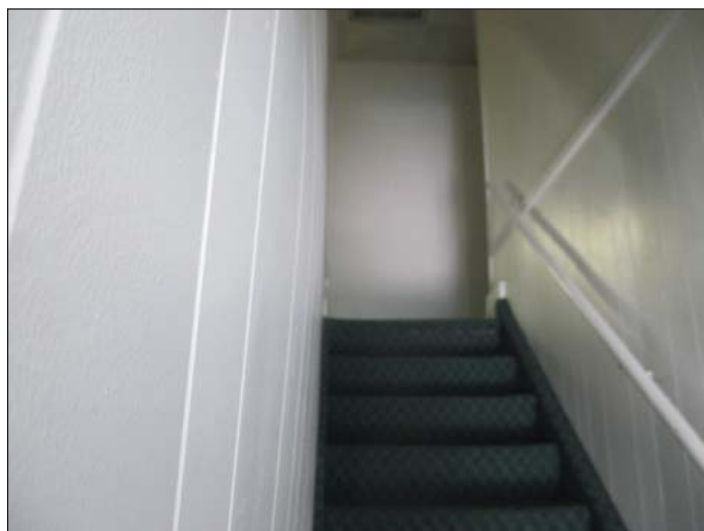


Image 5: Stair to second floor office



Image 6: Second floor lobby area



Image 7: Second floor steps down to common hallway not ADA compliant

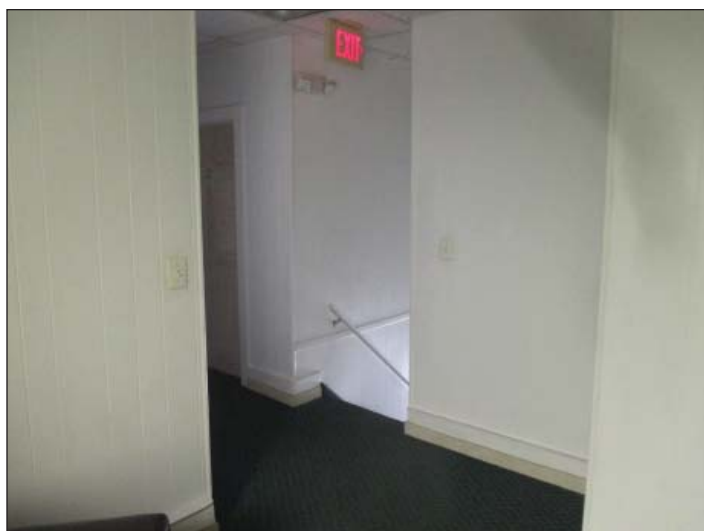


Image 8: Top of second floor stairs

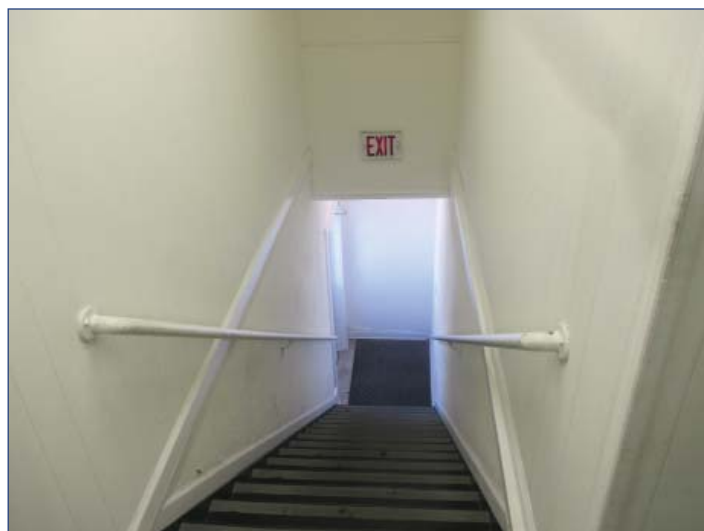


Image 9: Rear stairs from second floor



Image 10: Second floor common hallway with office suites



Image 11: First floor office suites with multiple vacant spaces



Image 12: First floor office suites with multiple vacant spaces



Image 13: First floor office suites with multiple vacant spaces



Image 14: First floor office suites with multiple vacant spaces



Image 15: First floor office suites with multiple vacant spaces



Image 16: First floor office suites with multiple vacant spaces



Image 17: First floor lobby to office suites through common hallway



Image 18: First floor office suites with multiple vacant spaces



Image 19: Rear entrance to office suites



Image 20: Damage over doorway



Image 21: Damage over doorway

Borough of Belmar Investigation Report

04-05-2017

902 Main St Belmar NJ

Page: 1

Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2016 09 20 1237	ASSIST CITIZEN	Services Rendered	16-18082	186	N
	2016 08 06 0304	COMMUNITY POLICING	Building Checked/Secured	16-14500		N
	2016 05 10 2100	MVA (PROPERTY DAMAGE ONLY)	Services Rendered	16-6692		N
	2015 02 27 1244	THEFT (EXCEPT BICYCLE/VEHICLE)	Investigated / Offense Report	15BEL-1475		N
	2014 07 26 0851	COMMUNITY POLICING	Services Rendered	14BEL-7786		N
	2014 06 29 0911	COMMUNITY POLICING	Services Rendered	14BEL-4967		N
	2014 04 17 1636	COMMUNITY POLICING	Services Rendered	14BEL-2475		N
	2014 04 08 1047	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	14BEL-2244		N
	2013 11 05 1534	COMMUNITY POLICING	Services Rendered	13BEL-11629		N
	2013 08 30 1453	TRAFFIC DETAIL	Investigated / Offense Report	13BEL-9919		N
	2013 08 12 0809	COMMUNITY POLICING	Services Rendered	13BEL-8921		N
	2013 05 02 1629	COMMUNITY POLICING	Services Rendered	13BEL-3168		N
	2013 03 30 0751	COMMUNITY POLICING	Services Rendered	13BEL-2151		N
	2013 03 01 1624	COMMUNITY POLICING	Services Rendered	13BEL-1343		N
	2013 02 21 1619	COMMUNITY POLICING	Services Rendered	13BEL-1156		N
	2013 02 14 1717	COMMUNITY POLICING	Services Rendered	13BEL-998		N
	2012 11 13 1634	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	12BEL-11963		N
	2012 10 26 1637	COMMUNITY POLICING	Services Rendered	12BEL-11465		N
	2012 10 13 0744	COMMUNITY POLICING	Services Rendered	12BEL-11156		N
	2012 09 12 1523	COMMUNITY POLICING	Services Rendered	12BEL-10304		N
	2012 08 17 0833	COMMUNITY POLICING	Services Rendered	12BEL-9014		N
	2012 07 24 1032	DISORDERLY PERSONS	Investigated / Offense Report	12BEL-7769		N
	2012 07 17 1207	DISORDERLY PERSONS	Investigated / Offense Report	12BEL-7367		N
	2012 06 29 0845	COMMUNITY POLICING	Services Rendered	12BEL-6315		N
	2012 05 08 1518	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	12BEL-2792		N
	2012 03 29 1543	COMMUNITY POLICING	Services Rendered	12BEL-2606		N
	2012 02 05 0854	COMMUNITY POLICING	Services Rendered	12BEL-990		N
	2012 01 14 0900	COMMUNITY POLICING	Services Rendered	12BEL-367		N
	2011 06 06 2333	SUSPICIOUS	Investigated / Offense Report	11BEL-6099		N
	2011 05 20 1529	COMMUNITY POLICING	Services Rendered	11BEL-4784		N
	2011 02 21 0721	MATTER OF RECORD	Investigated / Offense Report	11BEL-1731		N
	2011 02 18 1614	FRAUD/FORGERY	Investigated / Offense Report	11BEL-1541		N
	2010 12 13 1541	DISORDERLY PERSONS	Investigated / Offense Report	10BEL-16619		N
	2010 06 15 1909	DISORDERLY PERSONS	Summons Issued	10BEL-7822		N
	2010 05 14 0605	COMMUNITY POLICING	Services Rendered	10BEL-7749		N
	2010 05 14 1423	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-4924		N
	2010 03 04 1550	COMMUNITY POLICING	Services Rendered	10BEL-2763		N
	2010 02 16 1048	COMMUNITY POLICING	Services Rendered	10BEL-2095		N
	2009 09 26 0319	CHECKS SECURITY/WELFARE	Investigated / Offense Report	09BEL-13491		N
	2009 05 02 1601	COMMUNITY POLICING	Services Rendered	09BEL-6930		N

04-05-2017

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2009 05 27 0028	CHECKS SECURITY/WELFARE	Investigated / Offense Report	09BEL-8442		N
	2009 05 08 1859	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-5472		N
	2009 01 15 1944	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-632		N
	2004 09 24 2139	SUSPICIOUS	Services Rendered	04BEL-392		N
	2002 12 06 1534	EMERGENCY MEDICAL INCIDENT	Services Rendered	02BEL-310391		N
	2002 04 03 1429	SUSPICIOUS	Services Rendered	02BEL-303090		N
	2001 10 05 1149	DOMESTIC DISPUTE	Services Rendered	01BEL-53354		N
2	2016 05 05 2223	FOUND / LOST PROPERTY	No Action Required	16-6446		N

April 5, 2017 8:44:18AM

Violation Number	Issue Date	Comply By	Sub Code	Block Lot	Owner Name Site Address	Time	Type	Immediate Penalty	Ongoing Penalty	Total Penalty	Abated	Abate Date
-----Infraction-----					-----Statute-----						SumCol	
-----Repair(s) Needed-----					-----Regulation Description-----							
970030	09/22/99	09/24/99	A	95 8	SHEPPARD, ALFRED III & WAY 902 MAIN ST BELMAR	W	U	\$0.00	\$0.00	\$0.00	Y	12/31/2007
ILLEGAL AND IMPROPER USE OF OCCUPANCY					N.J.A.C. 5:23 - 2.31(a)							
ADHERE TO LEGAL OCCUPANCY OF 11					UNSAFE STRUCTURE							
970029	09/22/99	09/22/99	A	95 8	SHEPPARD, ALFRED III & WAY 902 MAIN ST BELMAR	W	U	\$0.00	\$0.00	\$0.00	Y	12/31/2007
ILLEGAL AND IMPROPER USE OF OCCUPANCY, BLDG AT TIME OF INSPECTION WAS OCCUP					N.J.A.C. 5:23 - 2.31(a)							
SEE ATTACHED					UNSAFE STRUCTURE							
970028	09/22/99	10/22/99	A	95 8	SHEPPARD, ALFRED III & WAY 902 MAIN ST BELMAR	W	U	\$0.00	\$0.00	\$0.00	Y	12/31/2007
					N.J.A.C. 5:23 - 2.31(a)							
					UNSAFE STRUCTURE							
970027	09/22/99	10/20/99	F	95 8	SHEPPARD, ALFRED III & WAY 902 MAIN ST BELMAR	W	N	\$0.00	\$100.00	\$47,228.57	Y	12/31/2007
ILLEGAL AND IMPROPER USE OF OCCUPANCY,					N.J.A.C. 5:23 - 3.14							

OFFICE OF THE CONSTRUCTION OFFICIAL

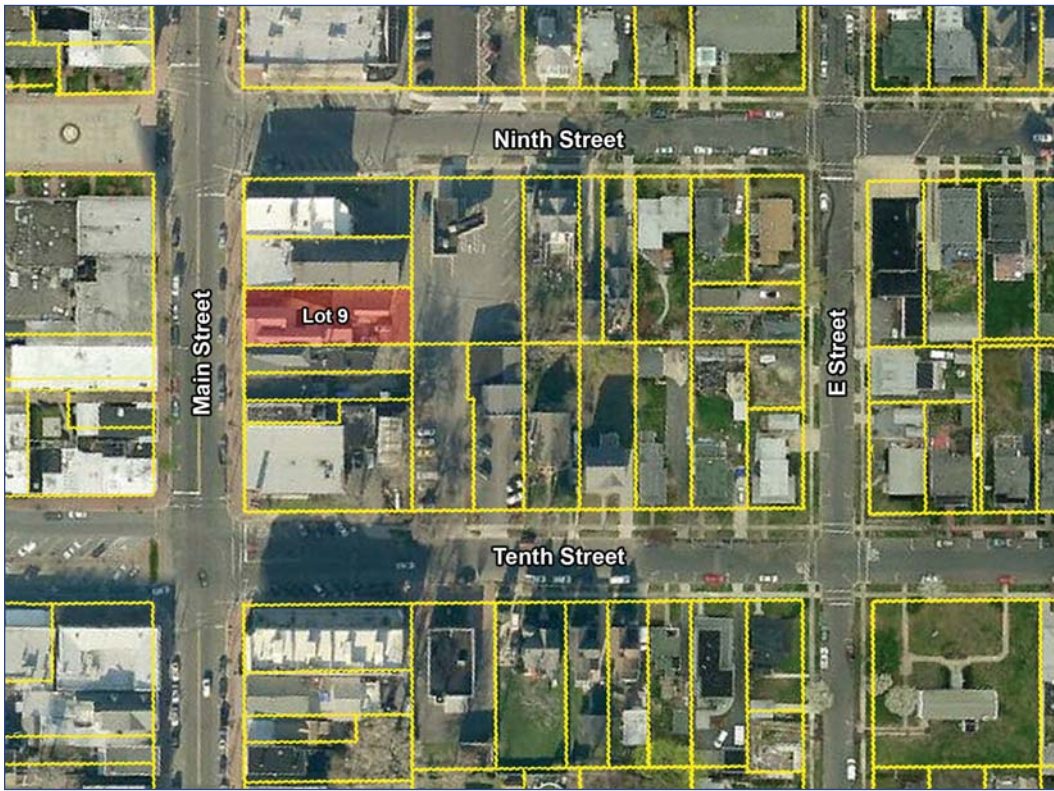
Permit Options Report

Block No: 95 Lot No: 8

April 05, 2017 8:40:58AM

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
20090005	01/06/2009	95	8	902 MAIN STREET			928874	1/7/2009	SHEPPARD, ALFRED III & WA\ 4		B		
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$46.00	\$0.00	\$0.00	\$1000.00		
DEMOLISH OVERHANG													
20090006	01/06/2009	95	8	902 MAIN STREET			928875		SHEPPARD, ALFRED III & WA\ 3		B		
\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$101.00	\$0.00	\$4000.00	\$0.00		
SIDING, WINDOWS, NEW ENTRANCE WAY													
20090147	05/20/2009	95	8	902 MAIN STREET			929070		SHEPPARD, ALFRED III & WA\ 3		M		
\$46.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$106.00	\$0.00	\$8489.00	\$0.00		
MICRODUCT FOR COMMUNICATIONS EQUIPMENT													
20100425	11/18/2010	95	8	902 MAIN STREET			929948	12/1/2010	SHEPPARD, ALFRED III & WA\ 3		R-5		
\$0.00	\$58.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58.00	\$0.00	\$0.00	\$0.00		
CHECK ELECTRIC SERVICE - SERVICE WAS OFF FOR ONE YEAR													
20110175	06/02/2011	95	8	902 MAIN STREET			930245	5/14/2010	SHEPPARD, ALFRED III & WA\ 3		M		
\$0.00	\$58.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$59.00	\$0.00	\$0.00	\$0.00		
RE-INSTATE ELECTRIC SERVICE													
20120126	04/24/2012	95	8	902 MAIN STREET			930738	5/29/2012	SHEPPARD, ALFRED III & WA\ 3		R-5		
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00	\$0.00	\$0.00	\$0.00		
RE-INSTATE ELECTRIC SERVICE													
\$188.00	\$208.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00	\$417.00	\$0.00	\$12489.00	\$1000.00	0	0

No of Permits : 6

**Owner:**

Li Nick LLC

C/O Ling Zhang

**Property Use:**

Commercial

Zone District:

CBD - 1

Business Name:

JB Couture Cupcakes & Downtown Tile

Permitted Use:

Yes

Property Acreage:

0.1767 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 9 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 291,100 |
| 2. Land Assessment: | \$ 331,500 |
| 3. Total Assessment: | \$ 622,600 |

Property Description:

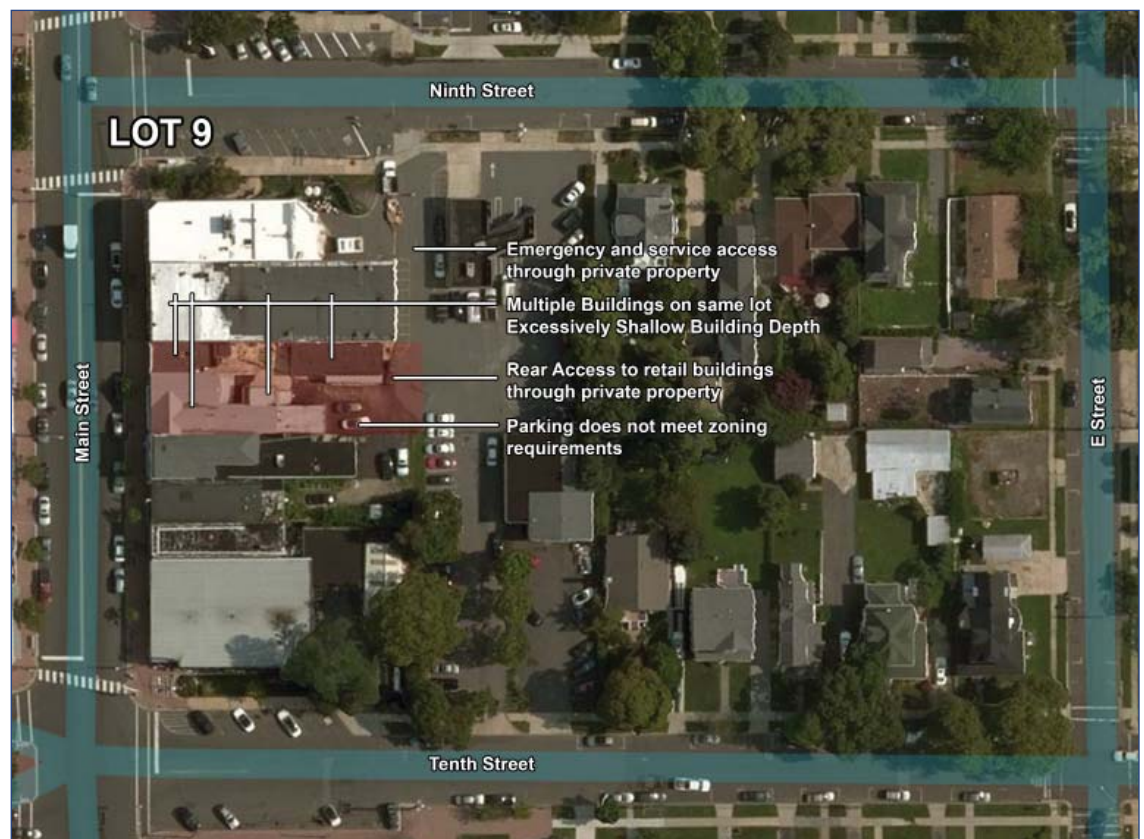
The property includes a two retail stores that front on Main Street and a single storage building located at the rear. Access to the rear of the buildings are through the adjacent Lot 5 property. There appears to be several additions to the buildings in the rear. These building show signs of water damage, rotting of wood, cracking along the door frames and windows. The parking spaces that are located on site do not meet the requirement of the Zoning Ordinance and do not include any drive aisles which would require vehicles to back into the adjacent lot in order to turn around.

The two retail stores are comprised of separate buildings. The building located to the north is a single story, single use building that is excessively narrow for typical retail. The other retail building is two stories with retail on the ground level and residential/commercial uses on the second level. In addition, the trash areas are located at the rear of the one story storage building and are accessed through the adjacent lot. The rear portion of this building is dilapidated and appears to include an addition to the building. The retail is excessively deep in comparison to typical retail.

Redevelopment Designation:

The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.



Aerial Map 1: Area in Need of Investigation Lot 9

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the fact the two story building does not include an elevator, has access through an adjacent private property and has parking that does not meet the Borough’s requirements. In addition, the north building is a single story, single use building which is narrow and shallow in comparison to new similar type Main Street retail. The north building is approximately half the width and two thirds the depth of typical Main Street retail storefronts for new development.

Access to the rear of the building is through Lot 5, which creates life safety issues during potential emergencies. Further, the property is predominantly comprised of the buildings and hardscape, which include significantly impervious surfaces that exceed the permitted percentage as identified in Section 40-5-1A.1. This situation does not allow for the absorption of surface runoff into the ground which creates additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the previous Master Plan and Reexamination Reports, the property, which is located in the CBD-1 Zone, permits and encourages multi-story and multi-use development. The property includes a small single story, single use building which is inconsistent with the previous plans for the Borough and represents an obsolete layout. This along with the configuration of the parking represents a faulty arrangement and design.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 9 be designated as an area in need of redevelopment, without condemnation.



Image 1: One story north building with narrow retail store front



Image 2: Rear storage units



Image 3: Trash bins



Image 4: Crack through concrete in building



Image 5: Cracks over doorway at rear



Image 6: Deterioration of wood bracing at rear garages



Image 7: Deterioration of wood bracing at rear garages



Image 8: Repair of wall at rear of building



Image 9: Graffiti along wall of rear garages



Image 10: First floor retail with residential above



Image 11: Siding and eave of residential



Image 12: Rear of buildings showing additions



Image 13: Building addition at the rear



Image 14: Building addition at the rear

04-05-2017

904 Main St Belmar NJ

Page: 1

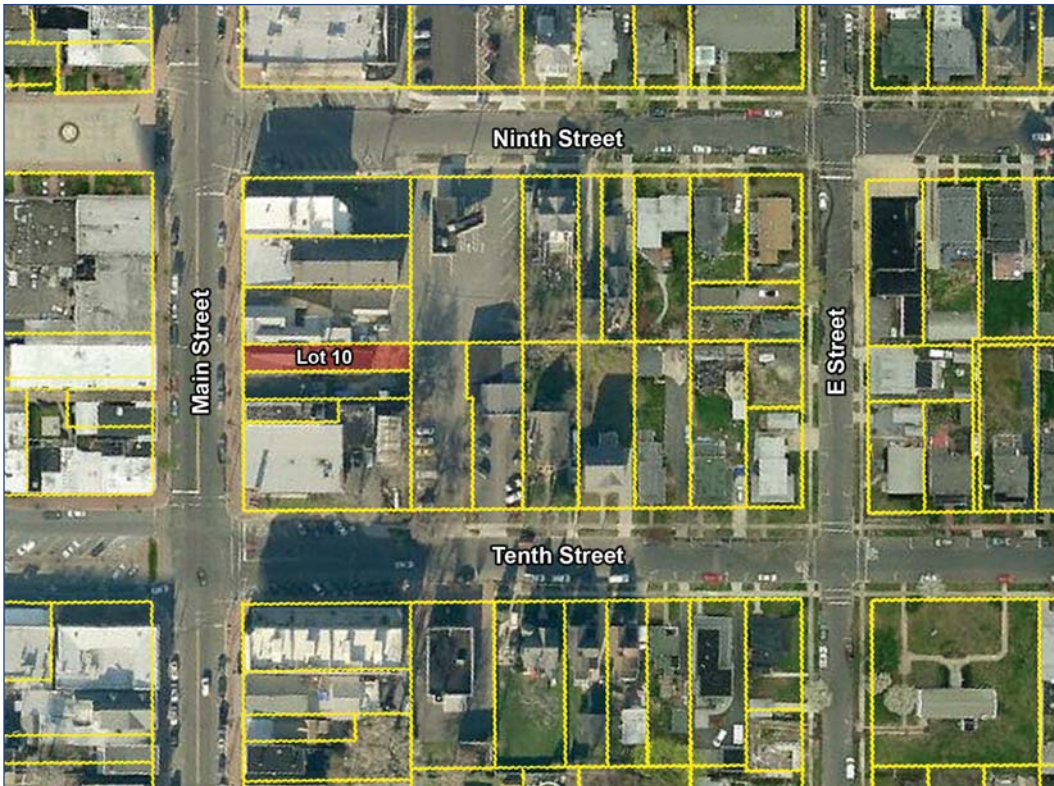
Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2017 03 25 1423	COMMUNITY POLICING	No Action Required	17-3936	384	N
	2017 03 25 0302	COMMUNITY POLICING	Services Rendered	17-3929	384	N
	2017 03 24 2330	COMMUNITY POLICING	Services Rendered	17-3922	384	N
	2017 01 27 1024	TRAFFIC COMPLAINT	Gone on Arrival	17-1071	188	N
	2016 09 29 2312	HARASSMENT / STALKING	Services Rendered	16-18477	384	N
	2016 03 16 1028	Fire Call, Other	Services Rendered	16-3800		N
	2015 10 29 0838	COMMUNITY POLICING	No Action Required	15-17482	188	N
	2015 08 01 1914	HARASSMENT / STALKING	Services Rendered	15-11788	384	N
	2015 05 27 1426	TRAFFIC COMPLAINT	No Action Required	15-5189		N
	2015 05 14 0954	ALARM, RESIDENTIAL / BUSINESS	False Alarm	15-3694	188	N
	2014 11 25 1435	BORO ORD VIOL(EXCEPT NOISE)	Services Rendered	1408EL-13726		N
	2014 09 11 1550	DISORDERLY PERSONS	Investigated / Offense Report	1408EL-10487		N
	2014 04 26 1755	MATTER OF RECORD	Investigated / Offense Report	1408EL-2704		N
	2013 12 02 1802	COMMUNITY POLICING	Services Rendered	1308EL-13499		N
	2013 11 23 1848	BURGLARY/TRESPASS	Services Rendered	1308EL-12289		N
	2013 09 20 2118	BURGLARY/TRESPASS	Investigated / Offense Report	1308EL-10644		N
	2013 07 03 0936	ASSIST CITIZEN	Investigated / Offense Report	1308EL-8533		N
	2013 06 26 0916	BURGLARY/TRESPASS	Investigated / Offense Report	1308EL-6110		N
	2013 04 19 1134	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	1308EL-2728		N
	2012 12 28 1310	DISORDERLY PERSONS	Investigated / Offense Report	1208EL-10187		N
	2011 09 15 1840	TRAFFIC DETAIL	Investigated / Offense Report	1108EL-11486		N
	2011 08 16 2047	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	1108EL-10173		N
	2011 06 04 1343	ASSIST OTHER AGENCY	Investigated / Offense Report	1108EL-8821		N
	2009 08 30 1817	BORO ORD VIOL(EXCEPT NOISE)	Summons Issued	0908EL-12265		N
	2009 08 20 2332	SUSPICIOUS	Investigated / Offense Report	0908EL-10965		N
	2009 05 21 1555	MATTER OF RECORD	Services Rendered	0908EL-60653		N
	2008 08 14 1436	SUSPICIOUS	Investigated / Offense Report	0808EL-12579		N
	2008 05 11 1817	SUSPICIOUS	Investigated / Offense Report	0808EL-6247		N

April 05, 2017 8:41:11AM

APer ms	APer sh# DP	Block	Lot	a ock H#P U/W/Ph	I oopted Nod	I Ion# DP	7. pPe	Ew P	RuPy coG	IMChotDp	I GChotDp
BOP	COP	OOP	AOP	V OP	u OP	# I U OP	I Ret OP	Eot OP	NP. I ont	Ult I ont	# Pr I ont
# Prechtup											
19990301	10/13/1999	95	9	904 MAIN ST			923278	2/10/2004	JONG KYU KIM & YOUNG PAR 3	M	
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$1800.00	\$0.00
REPAIR ROOF AND REPLACE GARGAE DOOR											
20020224	06/21/2002	95	9	904 MAIN ST			924738		JONG KYU KIM & YOUNG PAR 3	R-3	
\$115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$119.00	\$0.00	\$4800.00	\$0.00
Roofing											
20040283	07/21/2004	95	9	904 MAIN ST			926094	9/24/2008	PAGANO, RAFFAELLA	4	R-3
\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$65.00	\$0.00	\$0.00	\$0.00
Gut out first floor											
20090151	05/21/2009	95	9	904 MAIN STREET			929076	6/30/2009	904 MAIN STREET LLC	6	U
\$164.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164.00	\$0.00	\$0.00	\$1000.00
REMOVE 2 OIL TANKS											
20090241	08/24/2009	95	9	904 MAIN STREET			929204	10/1/2009	ZHANG, MLING	3	R-5
\$58.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00	\$0.00	\$76.00	\$0.00	\$10500.00	\$0.00
ROOF											
20100003	01/06/2010	95	9	904 MAIN STREET			929373	7/13/2011	LI, NICK LLC	3	R-5
\$690.00	\$169.00	\$0.00	\$618.00	\$0.00	\$0.00	\$58.00	\$0.00	\$1535.00	\$0.00	\$33600.00	\$0.00
RENOVATE SECOND FLOOR APARTMENTS											
20100004	01/06/2010	95	9	904 MAIN STREET			929374	7/13/2011	LI, NICK LLC	3	M
\$267.00	\$132.00	\$46.00	\$238.00	\$0.00	\$0.00	\$33.00	\$0.00	\$716.00	\$0.00	\$19100.00	\$0.00
RENOVATE FIRST FLOOR COMMERCIAL SPACE											
20100004	07/08/2011	95	9	904 MAIN STREET			930318	7/13/2011	LI, NICK LLC	3	M
\$0.00	\$116.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.00	\$0.00	\$135.00	\$0.00	\$11000.00	\$0.00

Report Run For BOROUGH OF BELMAR

Page 1 of 2



Owner:
Zhong Geng Realty LLC



Property Use:
Mixed Use

Zone District:
CBD-1 Zone

Business Name:
Core Fitness

Permitted Use:
Yes

Property Acreage:
0.0861 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 10 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 255,600 |
| 2. Land Assessment: | \$ 162500 |
| 3. Total Assessment: | \$ 418,100 |

Property Description:

The property includes a partial two story building with a single retail space located on the ground floor facing Main Street. Access to the second level residential is located on Main Street. The second floor includes residential units with limited windows fronting Main Street. The rear portion of the building appears to be a one story addition. The property includes an area for parking but the access to the parking is through the adjacent private lot and does not meet any of the Borough's requirements for dimensions or maneuvering.

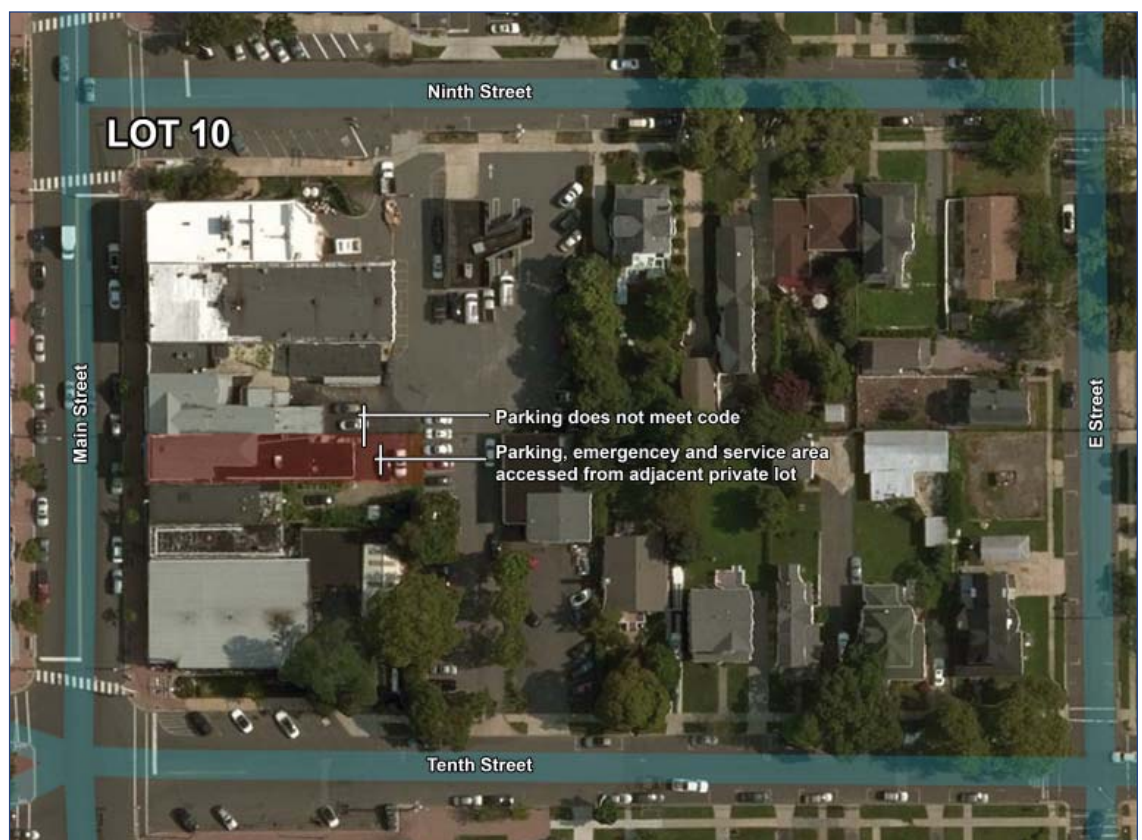
The one story addition at the rear which appears to be unfinished with concrete floor and what appears to be heating and cooling units that go from the addition through the back wall and into the front retail portion of the building. The commercial space includes one entrance on Main Street and has an interior exit sign at the rear of the commercial space. The door for the exit opens into the one story unfinished addition.

The retail depth is approximately 125' which is two to two and a half times the typical depth for this type of retail. The first floor does not have any windows other than the ones located at the front of the building.

Redevelopment Designation:

The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.



Aerial Map 1: Area in Need of Investigation Lot 10

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the fact that the building does not include an elevator, includes a one story addition that requires emergency access through an unfinished addition and there is no on-site parking that meets the Borough’s requirements for dimensions or access.

Access to the rear of the building is through Lots 5 and 9 which could create life safety issues during potential emergencies. Further, the property is predominantly comprised of the buildings and hardscape which do not allow for the absorption of surface runoff into the ground. This can create additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

The addition, access issues, parking issues all represent a faulty arrangement of design and obsolete layout that are detrimental to the safety, health and welfare of the community. Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 10 be designated as an area in need of redevelopment, without condemnation.



Image 1: Front elevation of commercial space with residential above

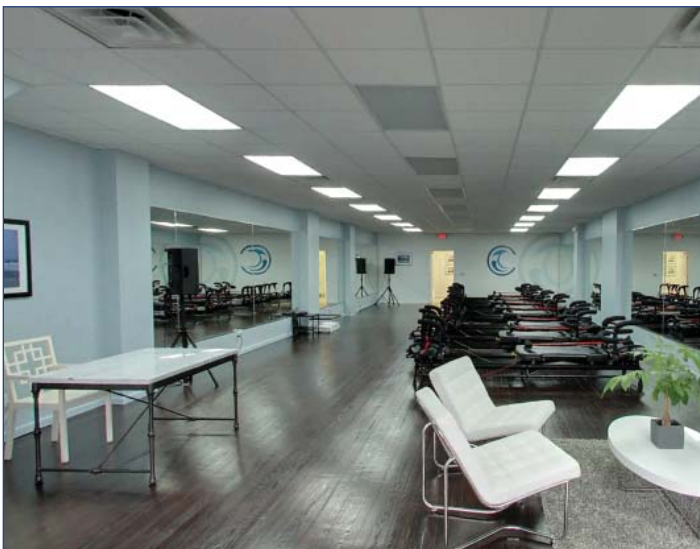


Image 2: Interior commercial space with exit sign at rear



Image 3: Locker room in the middle of the building including HVAC unit from one story addition



Image 4: Siding along front facade



Image 5: Damage along windows



Image 6: Siding along front facade



Image 7: Rear one story addition at the back of the building



Image 1: Interior of the rear addition room with emergency door from locker room with HVAC unit that goes through the locker room

Borough of Belmar Investigation Report

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Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2015 08 19 1307	ASSIST CITIZEN	Services Rendered	15-13354	189	N
	2014 05 17 0854	BURGLARY/TRESPASS	Investigated / Offense Report	14BEL-5190		N
	2010 06 20 0935	BURGLARY/TRESPASS	False Alarm	10BEL-12091		N
	2010 07 17 1007	BURGLARY/TRESPASS	Services Rendered	10BEL-10304		N
	2010 07 17 0905	BURGLARY/TRESPASS	Services Rendered	10BEL-10301		N
	2010 07 17 0804	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-9995		N
	2010 07 17 0703	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-0993		N
	2010 07 14 0218	COMMUNITY POLICING	Services Rendered	10BEL-6788		N
	2010 06 21 0858	COMMUNITY POLICING	Services Rendered	10BEL-6195		N
	2010 06 10 1618	COMMUNITY POLICING	Investigated / Offense Report	10BEL-7525		N
	2009 12 21 1131	FRAUD/FORGERY	Investigated / Offense Report	09BEL-17515		N
	2009 11 06 1042	COMMUNITY POLICING	Services Rendered	09BEL-15420		N
	2009 08 19 2251	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-11657		N
	2009 05 28 0801	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-4501		N
	2008 12 29 1838	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-10027		N
	2008 10 04 0539	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-10248		N
	2008 05 08 1809	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-6105		N
	2008 05 07 2057	BURGLARY/TRESPASS	Investigated / Offense Report	08BEL-6069		N

F I I C E T F I H S T E F N R H U A E H C F N F I I C E P L

erni pt F ntps # Urnomt

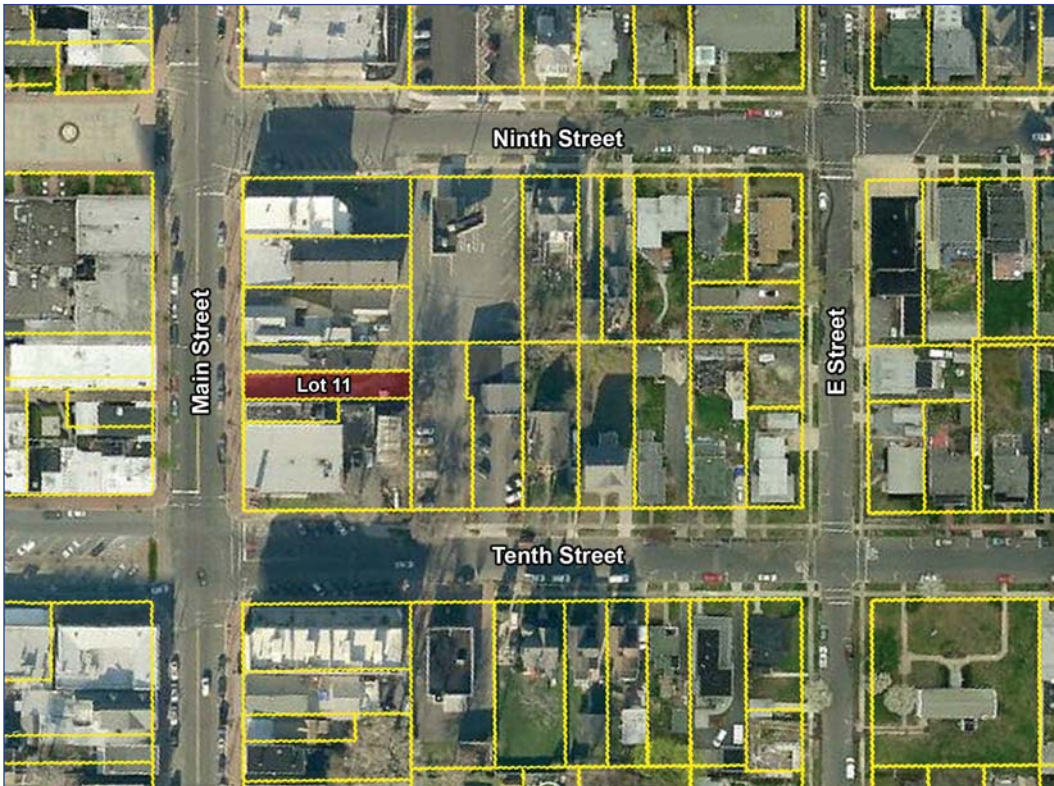
Block No: 95 Lot No: 70

April 05, 2017 8:41:24AM

erni pt D	erni pt a Wt	Block	Lot	d onk Rptr P . . n#	Eost tml Now	Elofr a Wt	Fys rm	HGr	Afr u n Vn	Rg I oot Vgr	EVI oot Vgr
Bl rr	TI rr	II rr	e I rr	q I rr	M I rr	a EP I rr#	Ern I rr#	Hot I rr#	Nry Eo#	Plt Eo#	a ri Eo#
a r n t p s											
20000229	07/21/2000	95	10	906 MAIN ST			923724	7/31/2000	WALSIFER, MARK & MARY	6	M
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$46.00	\$0.00	\$0.00	\$600.00
Tank Removal											
20080001	01/02/2008	95	10	906 MAIN STREET			928261	1/9/2008	HUANG, YA FEN	3	M
\$77.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$81.00	\$0.00	\$3200.00	\$0.00
ROOF											
20100334	09/27/2010	95	10	906 MAIN STREET			929848	10/5/2010	ZHONG GENG REALTY LLC	3	R-5
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00	\$0.00	\$200.00	\$0.00
20100334	09/16/2010	95	10	906 MAIN STREET			929833	10/5/2010	ZHONG GENG REALTY LLC	3	R-5
\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$4.00	\$0.00	\$50.00	\$0.00	\$2500.00	\$0.00
ELECTRIC WATER HEATER & WATER METER											
20110233	07/28/2011	95	10	906 MAIN STREET			930344	10/21/2011	ZHONG GENG REALTY LLC	3	M
\$240.00	\$71.00	\$0.00	\$95.00	\$0.00	\$0.00	\$21.00	\$0.00	\$427.00	\$0.00	\$12000.00	\$0.00
RENOVATE COMMERCIAL SPACE											
20110233	10/18/2011	95	10	906 MAIN STREET			930453	10/21/2011	ZHONG GENG REALTY LLC	3	M
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$48.00	\$0.00	\$1000.00	\$0.00
DUCTWORK											
20150267	07/31/2015	95	10	906 MAIN STREET			933576		ZHONG GENG REALTY LLC	3	M
\$82.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$87.00	\$0.00	\$2400.00	\$0.00
AWNING											
20160450	12/08/2016	95	10	906 MAIN STREET			934493		ZHONG GENG REALTY LLC	3	M
\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$75.00	\$0.00	\$5000.00	\$0.00
Roofing											

Report Run For BOROUGH OF BELMAR

Page 1 of 2

**Owner:**

Bart Mitchell Yarnold,
Trustee

**Property Use:**

One story commercial

Zone District:

CBD-1

Business Name:

Glory Nails

Permitted Use:

Yes

Property Acreage:

0.0861 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 11 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 146,400 |
| 2. Land Assessment: | \$ 162,500 |
| 3. Total Assessment: | \$ 308,900 |

Property Description:

The property includes a one story building with two retail spaces located on the ground floor facing Main Street. The width of the building is approximately twenty five feet and the depth of the building is approximately seventy five feet deep. The building includes two retail spaces, both of which are excessively narrow and deep in comparison to typical retail storefronts for new construction. Neither retail space to have ADA compliant bathrooms. The property has a small area for parking which requires vehicles to access through Lots 9 and 10. None of the parking dimensions or layout meets the requirements for maneuvering

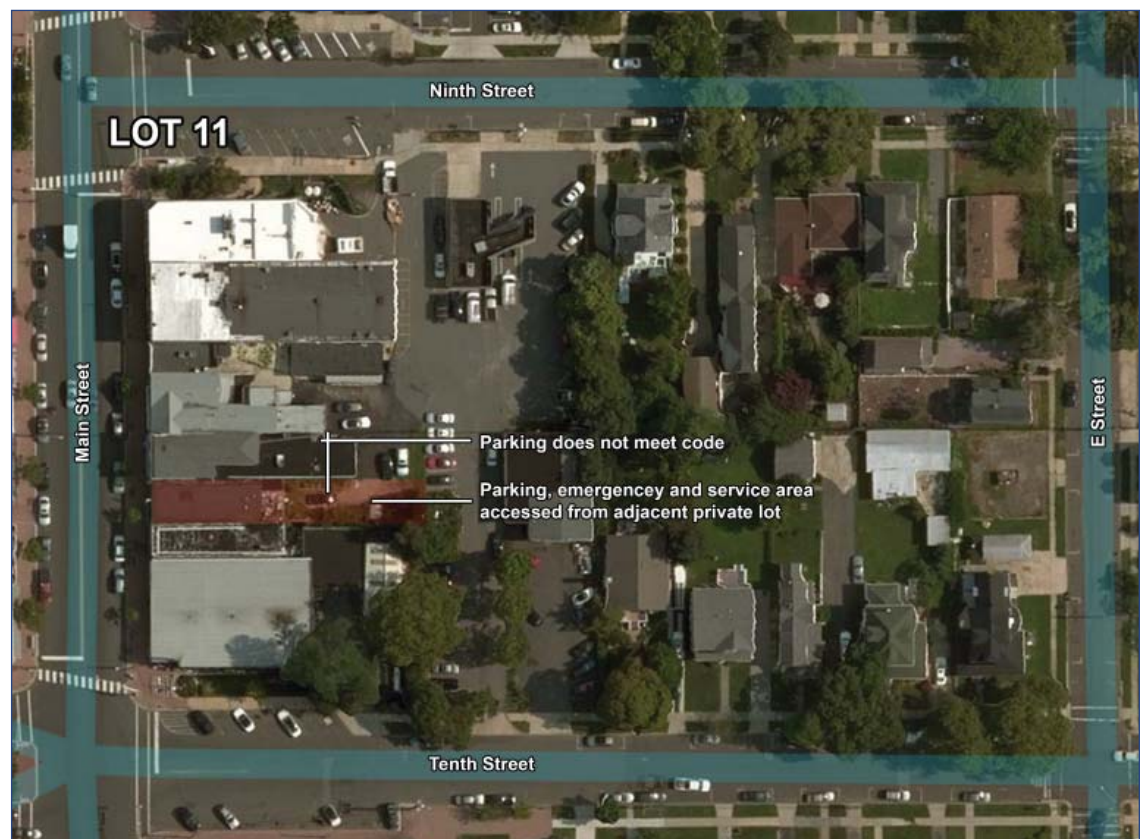
or number of spaces based on the existing uses. There are no windows located on the side of the buildings. Windows for the retail space are from the front of the building. The interior of the one retail storefront has no natural light toward the rear of the space.

There are several additional buildings located at the rear of the property which include roof lines that over hang the adjacent buildings. The condition of the buildings at the rear represent a dangerous situation from a life safety standpoint. There does not appear to be any sprinklers in the rear building and it's proximity to the retail could be a life safety issue in the event of an emergency. The rear of the building has significant degradation along the doorways and windows as depicted in the attached photos.

Redevelopment Designation:

The nature of the property meets criteria "d" of the LRHL, specifically:

- 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.



Aerial Map 1: Area in Need of Investigation Lot 11

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the fact that the retail spaces are excessively narrow, there are additional buildings built in the rear that have overhanging roof lines with no sprinkler system, damage to the windows and doorways and no direct access to a public street or right of way. The parking area does not meet the dimensional code requirements for parking and requires access through two adjacent private properties.

Access to the rear of the building is through Lots 5 and 9 which creates life safety issues during potential emergencies. Further, the property is predominantly comprised of the buildings and hardscape which include significantly impervious surfaces. This situation does not allow for the absorption of surface runoff into the ground which creates additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 11 be designated as an area in need of redevelopment, without condemnation.



Image 1: Front elevation of commercial space



Image 2: Right side narrow retail store front



Image 3: Left side narrow retail store front

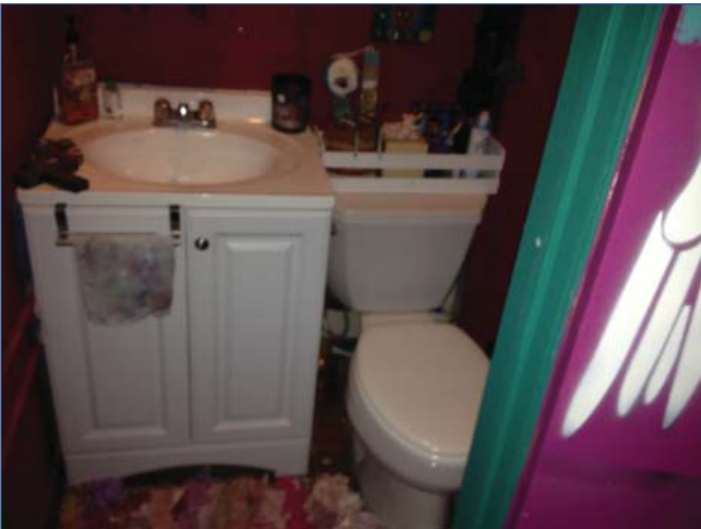


Image 4: Non compliant ADA restroom



Image 5: Boarded up rear window



Image 6: Rear window frame with temporary enclosure



Image 7: Rear shed with overhang above roofline of adjacent building



Image 8: Damage along door frame of rear building



Image 9: Rear roofline and elevation



Image 10: Rear elevation with no parking

Borough of Belmar Investigation Report

04-05-2017 908 Main St Belmar NJ Page: 1

Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2013 01 30 1433	THEFT (EXCEPT BICYCLE/VEHICLE)	Investigated / Offense Report	13BEL-660		N
	2012 12 23 1625	THEFT (EXCEPT BICYCLE/VEHICLE)	Investigated / Offense Report	12BEL-13953		N
	2011 08 19 1028	BORO ORD VIOL(EXCEPT NOISE)	Investigated / Offense Report	11BEL-03006		N
	2011 03 06 1329	DISORDERLY PERSONS	Investigated / Offense Report	11BEL-2145		N
	2010 04 27 1405	BURGLARY/TRESPASS	Investigated / Offense Report	10BEL-5110		N
	2009 12 31 1043	BORO ORD VIOL(EXCEPT NOISE)	Investigated / Offense Report	09BEL-17960		N
	2009 12 23 1423	BURGLARY/TRESPASS	Investigated / Offense Report	09BEL-17817		N
	2009 09 24 2025	NOISE COMPLAINTS	Investigated / Offense Report	09BEL-13441		N
	2008 10 23 1348	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	08BEL-10131		N
	2008 07 12 0950	DISORDERLY PERSONS	Investigated / Offense Report	08BEL-10205		N
A	2017 02 18 2037	CHECK SECURITY/WELFARE	Building Checked/Secured	17-2097	190	N
B	2015 12 04 1841	EMERGENCY MEDICAL INCIDENT	Transported to Hospital	15-19376	191	N

OFFICE OF THE CONSTRUCTION OFFICIAL

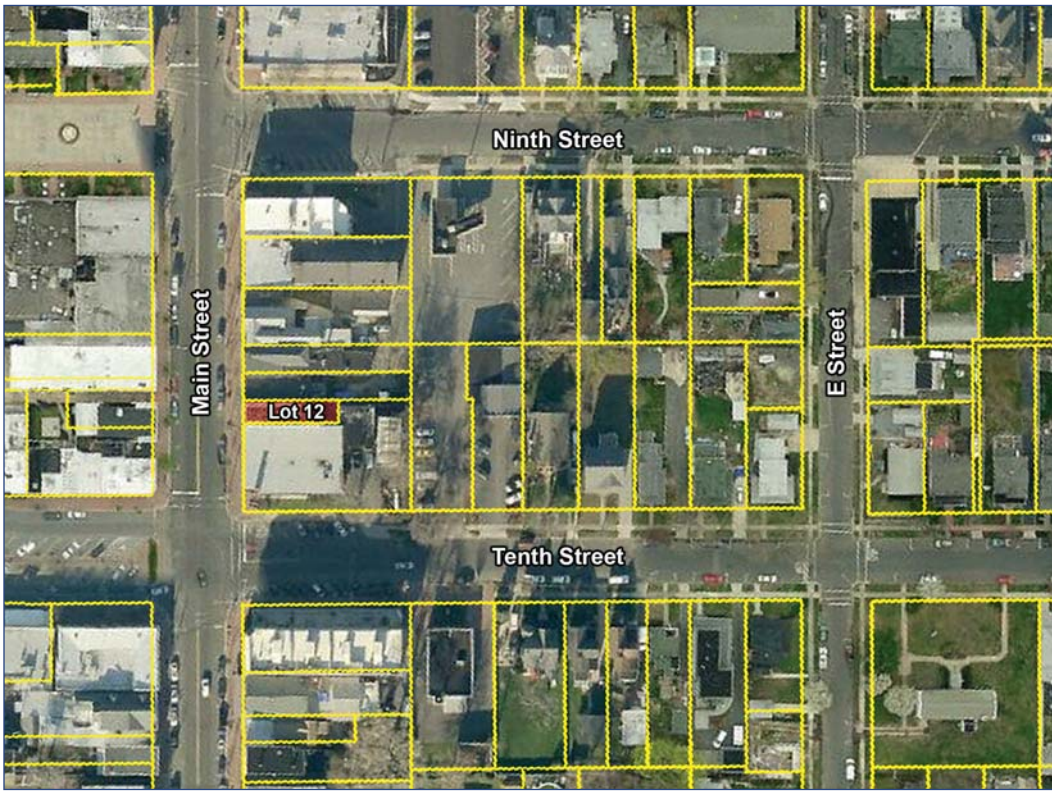
Permit Options Report

Block No: 95 Lot No: 77

April 05, 2017 8:41:34AM

Permit #	Permit Date	Block	Lot	Work Site Address	Control No.	Close Date	Owner	Type	Use Group				
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
19980177	05/22/1998	95	11	908 MAIN ST		922509			YARNOLD, JOSEPH & IRIS	3	M		
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$1100.00	\$0.00		
AWNING INSTALLATION													
19980219	06/26/1998	95	11	908 MAIN ST		922573			YARNOLD, JOSEPH & IRIS	3	M		
\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$800.00	\$0.00		
INSTALL SINK													
20030205	06/03/2003	95	11	908 MAIN ST		925306	12/6/2006		YARNOLD, JOSEPH & IRIS	3	M		
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$1200.00	\$0.00		
Awning													
20030357	09/17/2003	95	11	908 MAIN ST		925490			YARNOLD, JOSEPH & IRIS	3	B		
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$50.00	\$0.00	\$2600.00	\$0.00		
100 Amp													
20090213	07/22/2009	95	11	908 MAIN STREET UNIT A		929169	12/8/2009		YARNOLD, IRIS	3	M		
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00	\$0.00	\$174.00	\$0.00		
BURGLAR ALARM													
g92.00	g92.00	g0.00	g46.00	g0.00	g0.00	g7.00	g0.00	g238.00	g0.00	g5874.00	g0.00	0	0

No of Permits : 5

**Owner:**

Bart Mitchell Yarnold,
Trustee

**Property Use:**

Two story mixed use

Zone District:

CBD-1

Business Name:

New China Kitchen

Permitted Use:

Yes

Property Acreage:

0.039 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 408 Lot 1 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 215,400 |
| 2. Land Assessment: | \$ 101,400 |
| 3. Total Assessment: | \$ 316,800 |

Property Description:

The property includes a two story building with a single retail space located on the ground floor facing Main Street. Access to the second level residential is also located on Main Street and includes two residential units. The property is land-locked / bound by Lots 11 and 13 with no rear access to the back of the building other than through private properties. The rear door which accesses through the adjacent property is locked which would not allow life safety access to the rear of the property. The building shows degradation along the rear as evidenced by the boarded up window and damage to the building facade as

depicted in the attached photos. The building does not include an elevator and is mostly comprised of a building which exceeds the maximum building coverage of 80% as indicated in the Borough's Zoning Ordinance.

Redevelopment Designation:

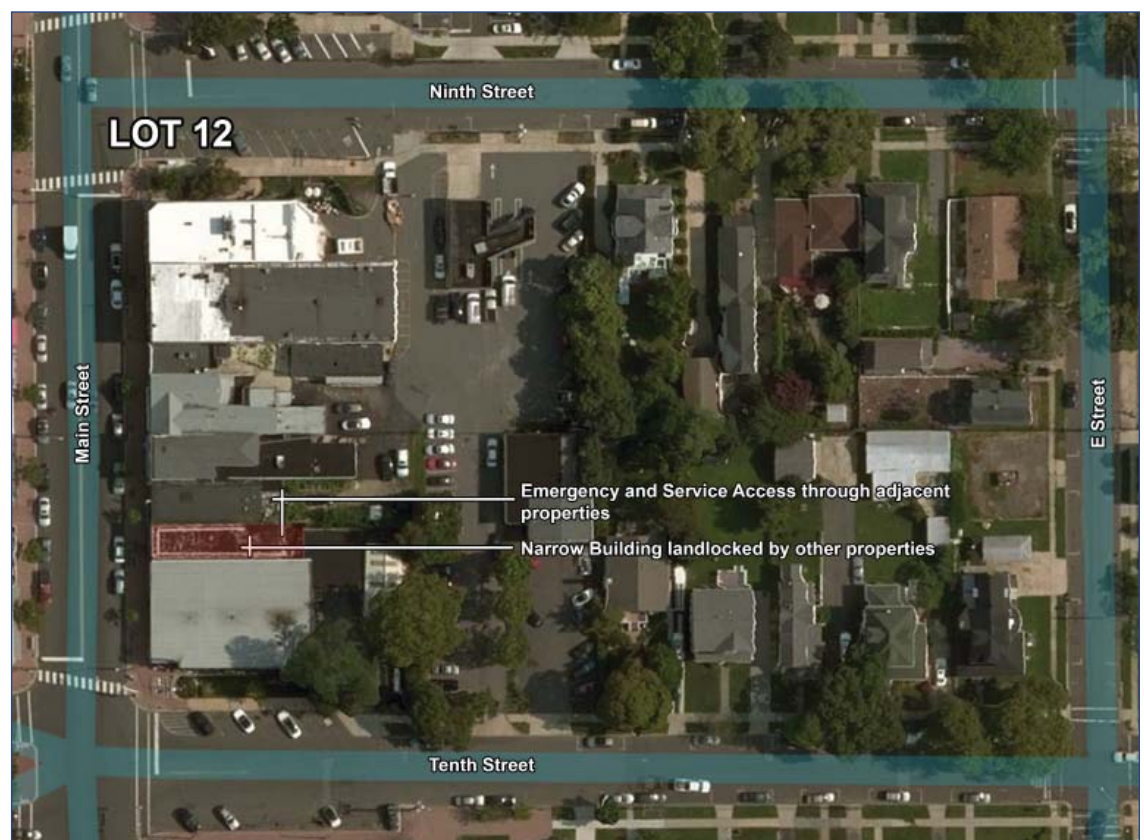
The nature of the property meets criteria "d" of the LRHL, specifically:

- 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.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria "d" which include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the



Aerial Map 1: Area in Need of Investigation Lot 12

fact that the building is does not include an elevator, does not have any rear access, and has no public parking on-site. The lack of access to the rear of the building creates life safety issues during potential emergencies which represents a faulty arrangement of design and obsolete layout.

Further, the property is predominantly comprised of the buildings and hardscape which include significantly impervious surfaces that exceed the permitted percentage as identified in Section 40-5-1A.1. This situation does not allow for the absorption of surface runoff into the ground which creates additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 12 be designated as an area in need of redevelopment, without condemnation.



Image 1: Front elevation from Main Street



Image 2: Retail tenant narrow space

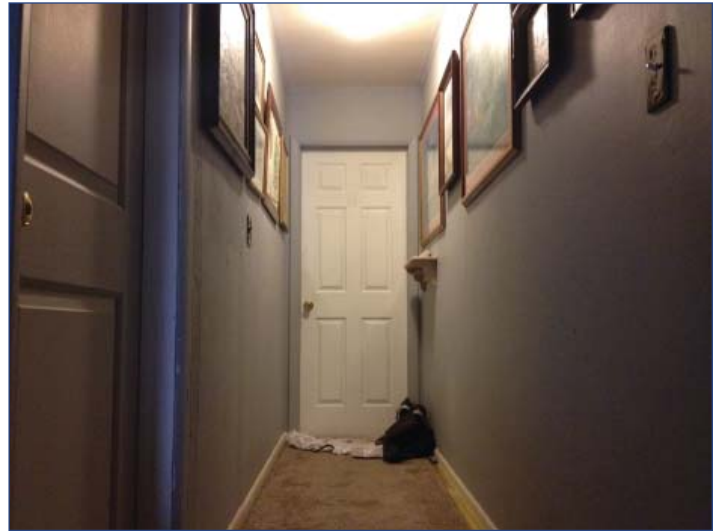


Image 3: Second floor hallway



Image 4: Rear access between Lots 11 and 13



Image 5: Boarded up window with degradation of building facade



Image 6 Boarded up window with degradation of building facade



Image 7: Staircase to second floor with no elevator

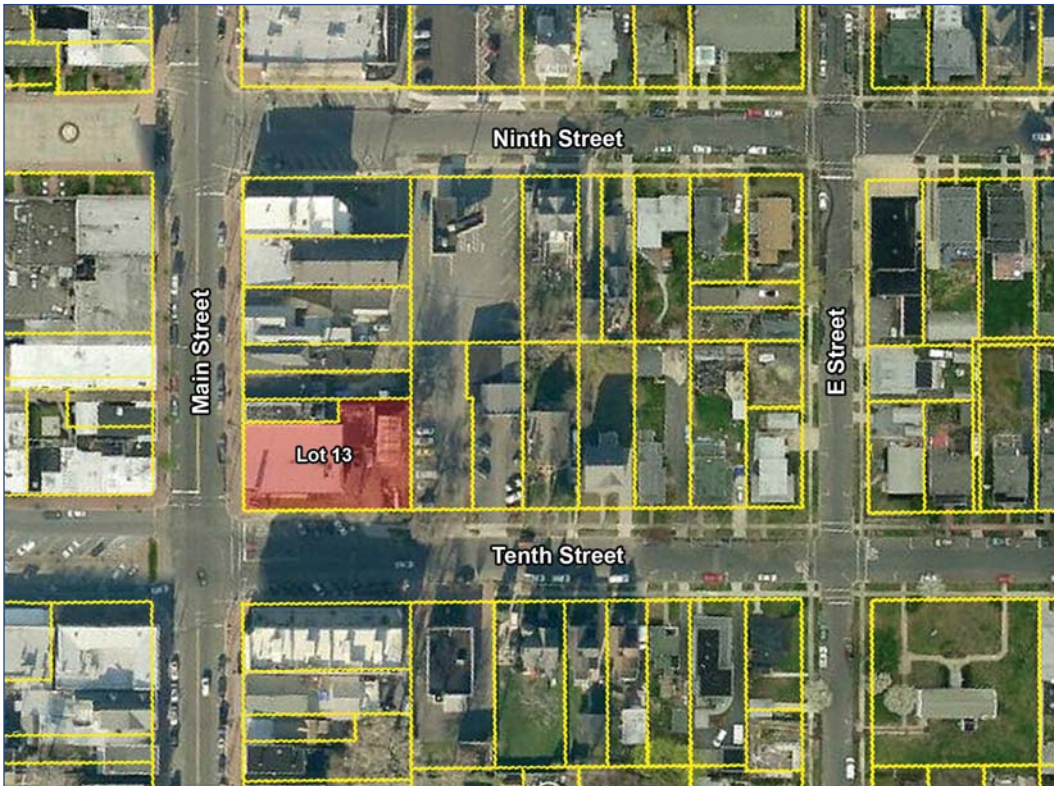
04-05-2017 910 Main St Belmar NJ Page: 1

Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2017 03 10 1958	FRAUD / FORGERY	Services Rendered	17-3277	192	N
	2016 11 24 0347	EMERGENCY MEDICAL INCIDENT	Transported to Hospital	16-20834	192	Y
	2016 10 18 1833	DISORDERLY PERSON(S) / FIGHT	Services Rendered	16-18239	192	N
	2016 07 02 1301	TRAFFIC COMPLAINT	Warning Issued	16-11407		N
	2016 04 24 1203	MVA (PROPERTY DAMAGE ONLY)	Services Rendered	16-5833	192	N
	2015 12 10 1713	FRAUD / FORGERY	Services Rendered	15-19678	192	N
	2015 10 16 2257	THEFT VEHICLE	Services Rendered	15-16923		N
	2015 06 01 2237	CIVIL COMPLAINT	Peace Restored	15-5839		N
	2015 05 31 1449	ASSIST CITIZEN	Unfounded	15-5735	192	N
	2013 10 04 2204	ASSIST CITIZEN	Investigated / Offense Report	1286L-11232		N
	2012 12 29 1950	DISORDERLY PERSONS	Investigated / Offense Report	1286L-13181		N
	2012 09 22 1134	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	1236L-10817		N
	2012 03 12 1749	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	1286L-2092		N
	2011 03 24 1057	VANDALISM/CRIMINAL MISCHIEF	Investigated / Offense Report	1108L-2753		N
	2010 11 19 1716	FIRE, OTHER	Investigated / Offense Report	1056L-15974		N
	2010 10 10 0451	DISORDERLY PERSONS	Investigated / Offense Report	1056L-14509		N
	2010 07 07 2144	ASSIST OTHER AGENCY	Services Rendered	1056L-9437		N
	2010 04 01 0303	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	1056L-3648		N
	2009 11 21 2026	TRAFFIC COMPLAINT	Investigated / Offense Report	0956L-18141		N
	2009 09 17 1748	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	0909L-13151		N
	2008 12 14 2106	ASSIST CITIZEN	Investigated / Offense Report	0808L-10832		N
	2008 08 15 2235	SUSPICIOUS	Investigated / Offense Report	0808L-12655		N
	2008 02 11 2137	EMERGENCY MEDICAL INCIDENT		0808L-69		N
	2007 06 26 0151	EMERGENCY MEDICAL INCIDENT	Services Rendered	0706L-315		N
	2006 04 07 1235	EMERGENCY MEDICAL INCIDENT	Services Rendered	0606L-141		N
REAR	2009 04 22 2316	ASSIST CITIZEN	Investigated / Offense Report	0906L-4747		N
UPSTA	2010 12 26 1946	DISORDERLY PERSONS	Investigated / Offense Report	1006L-17297		N

April 05, 2017 8:41:34AM

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
19980177	05/22/1998	95	11	908 MAIN ST			922509		YARNOLD, JOSEPH & IRIS	3	M		
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$1100.00	\$0.00		
AWNING INSTALLATION													
19980219	06/26/1998	95	11	908 MAIN ST			922573		YARNOLD, JOSEPH & IRIS	3	M		
\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$800.00	\$0.00		
INSTALL SINK													
20030205	06/03/2003	95	11	908 MAIN ST			925306	12/6/2006	YARNOLD, JOSEPH & IRIS	3	M		
\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$47.00	\$0.00	\$1200.00	\$0.00		
Awning													
20030357	09/17/2003	95	11	908 MAIN ST			925490		YARNOLD, JOSEPH & IRIS	3	B		
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$50.00	\$0.00	\$2600.00	\$0.00		
100 Amp													
20090213	07/22/2009	95	11	908 MAIN STREET UNIT A			929169	12/8/2009	YARNOLD, IRIS	3	M		
\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00	\$0.00	\$174.00	\$0.00		
BURGLAR ALARM													
g92.00	g92.00	g0.00	g46.00	g0.00	g0.00	g7.00	g0.00	g238.00	g0.00	g5874.00	g0.00	0	0

No of Permits : 5



Owner:
WM E & Henrietta Anne
Connor



Property Use:
One story commercial

Zone District:
CBD-1

Business Name:
Taylor's Hardware

Permitted Use:
Yes

Property Acreage:
0.3283 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 13 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 548,600 |
| 2. Land Assessment: | \$ 285,600 |
| 3. Total Assessment: | \$ 834,200 |

Property Description:

The property includes several buildings on the property, including a one story retail storefront (Taylor's Hardware) located at the corner of Main and Tenth Streets with two independent maintenance/tool sheds located at the rear of the property that have access from Tenth Street. The sheds which appear to be constructed on multiple materials including CMU Block, metal sheeting and wood do not appear to have any fire suppression equipment.

There is a gravel driveway off Tenth Street with access to the rear of the retail building and

to both sheds. The size of the driveway is not large enough for vehicles to turn around on site. Delivery vehicles would be required to either back into Tenth Street either before or after delivery.

Redevelopment Designation:

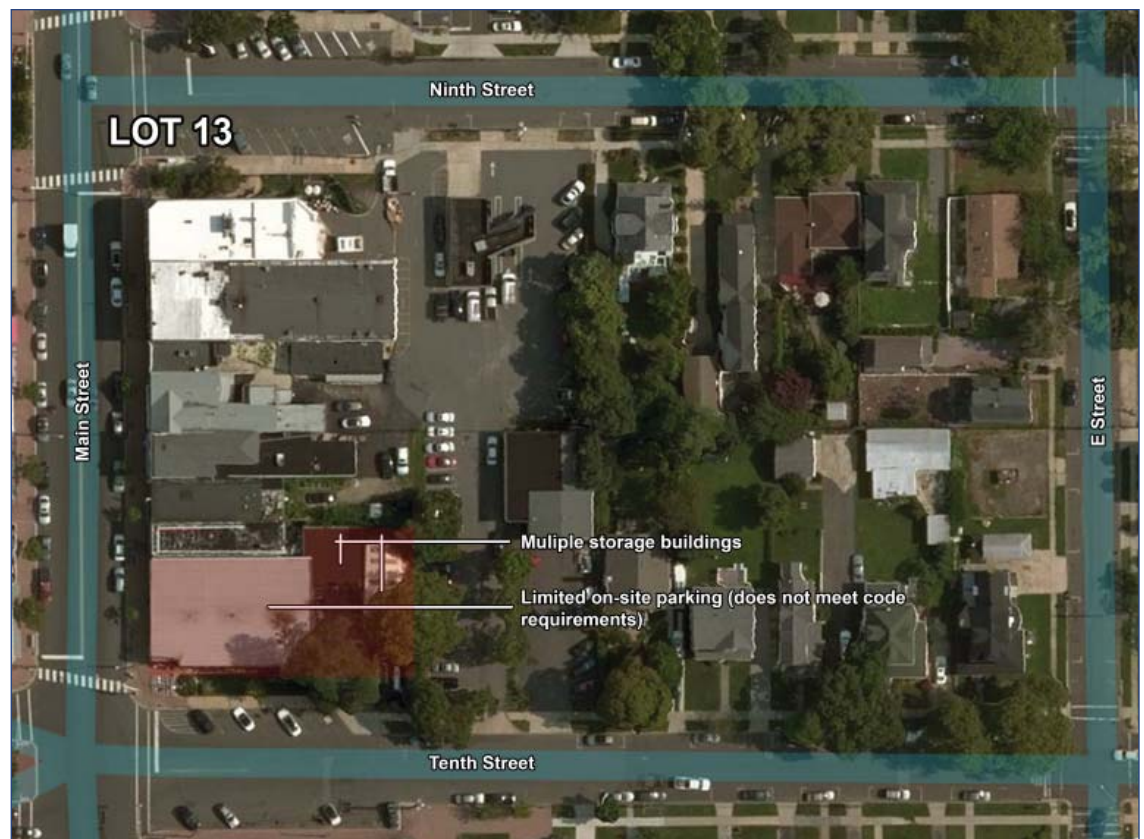
The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which



Aerial Map 1: Area in Need of Investigation Lot 13

include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the fact that the building is a single story single use building located in the CBD-1 zone, which permits and encourages multi-story and multi-use development. The property includes a single story, single use building which is inconsistent with the previous plans for the Borough and represents an obsolete layout. Access to the storage sheds would require vehicles to maneuver into the public right of way in the event the spaces on site are taken. This creates an unsafe situation along Tenth Street. In addition, the lot is odd shaped and land locks Lot 12 with the rear storage shed. This along with the configuration of the parking represents a faulty arrangement and design.

Further, the property is predominantly comprised of the buildings and hardscape which include significantly impervious surfaces that do not allow for the absorption of surface runoff into the ground, which creates additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 13 be designated as an area in need of redevelopment, without condemnation.



Image 1: Taylor's Hardware Main Street elevation of single story building



Image 1: Taylor's Hardware Tenth Street elevation of single story building



Image 3: Siding along Tenth Street



Image 4: Interior aisle



Image 5: Interior photograph

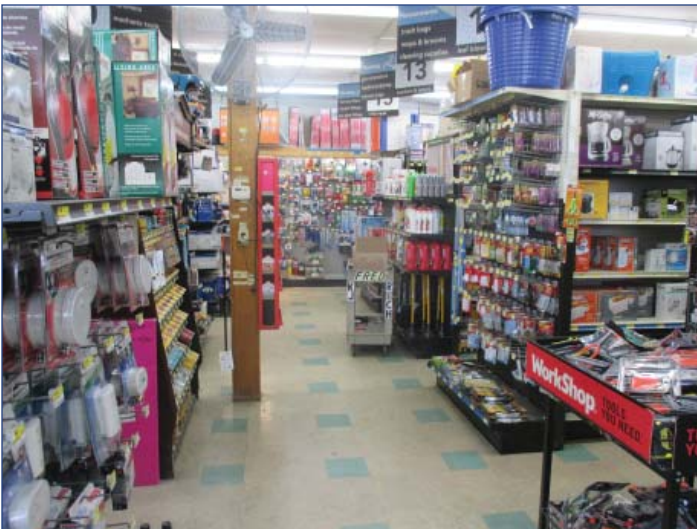


Image 6: Interior Photograph

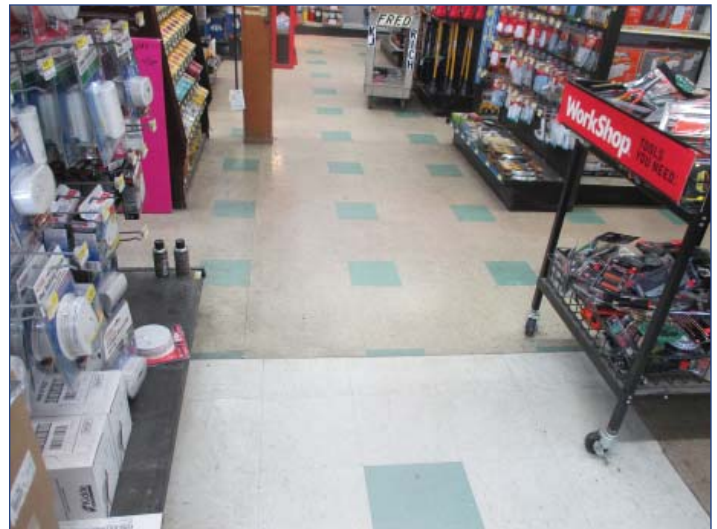


Image 7: Interior Photograph



Image 8: Rear Storage Shed



Image 9: Rear Storage area attached to retail store



Image 10: Roof of storage shed



Image 11: Shelving in the storage shed



Image 12: Storage shed contents



Image 13: Storage shed contents



Image 14: Storage shed CMU Block wall



Image 15: Storage shed CMU Block wall



Image 16: Rear photo of storage shed from Lot 11



Image 17: CMU Block wall

Borough of Belmar Investigation Report

04-05-2017 914 Main St Belmar NJ Page: 1

Apt #	Year MM DD Time	Reason	Action	Call #	Site #	Vicinity
	2016 09 06 0757	ANIMAL INCIDENT	Services Rendered	16-17345	193	N
	2016 07 25 1457	MVA (PROPERTY DAMAGE ONLY)	Services Rendered	16-13556	193	N
	2016 03 14 1319	COMMUNITY POLICING	No Action Required	16-3724	193	N
	2016 02 14 1312	COMMUNITY POLICING	No Action Required	16-2144	193	N
	2015 09 21 1140	ASSIST CITIZEN	Services Rendered	15-15815	193	N
	2015 08 06 1841	CHECK SECURITY/WELFARE	Services Rendered	15-12226	193	N
	2015 07 24 1109	MOTOR VEHICLE STOP	Warning Issued	15-10961	193	Y
	2015 04 30 0913	TRAFFIC COMPLAINT	Services Rendered	15BEL-2999		N
	2015 01 02 1132	COMMUNITY POLICING	Services Rendered	15BEL-44		N
	2014 12 04 1717	TRAFFIC DETAIL	Investigated / Offense Report	14BEL-12538		N
	2014 11 01 0121	BURGLARY/TRESPASS	Investigated / Offense Report	14BEL-12293		N
	2014 08 22 1709	ASSIST CITIZEN	Investigated / Offense Report	14BEL-6955		N
	2013 08 06 1649	COMMUNITY POLICING	Services Rendered	13BEL-48808		N
	2013 07 16 0708	TRAFFIC DETAIL	Investigated / Offense Report	13BEL-7403		N
	2013 04 26 1628	COMMUNITY POLICING	Services Rendered	13BEL-2953		N
	2013 04 26 1430	ASSIST CITIZEN	Investigated / Offense Report	13BEL-2949		N
	2012 09 27 0856	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	12BEL-19757		N
	2012 08 08 1427	FOUND/LOST PROPERTY	Investigated / Offense Report	12BEL-8567		N
	2011 10 03 0431	NOISE COMPLAINTS	Investigated / Offense Report	11BEL-12566		N
	2011 09 23 0711	FIRE, OTHER	Investigated / Offense Report	11BEL-11719		N
	2011 06 13 0946	EMERGENCY MEDICAL INCIDENT	Investigated / Offense Report	11BEL-4417		N
	2011 06 11 0124	SUSPICIOUS	Investigated / Offense Report	11BEL-4278		N
	2011 06 01 1827	COMMUNITY POLICING	Services Rendered	11BEL-4931		N
	2011 05 05 1252	MOTOR VEHICLE ACCIDENT	Investigated / Offense Report	11BEL-4160		N
	2010 11 07 1222	TRAFFIC DETAIL	Investigated / Offense Report	10BEL-15566		N
	2010 09 11 1320	TRAFFIC COMPLAINT	Summons Issued	10BEL-13249		N
	2010 07 04 1338	TRAFFIC COMPLAINT	Investigated / Offense Report	10BEL-8130		N
	2010 05 16 1158	ASSIST CITIZEN	Investigated / Offense Report	10BEL-6016		N
	2010 03 10 1423	THEFT (EXCEPT BICYCLE/VEHICLE)	Services Rendered	10BEL-3040		N
	2010 02 19 1039	COMMUNITY POLICING	Services Rendered	10BEL-2194		N
	2010 01 27 0639	BORO ORD VIOL(EXCEPT NOISE)	Investigated / Offense Report	10BEL-1197		N
	2008 07 15 1603	ADMINISTRATIVE DETAIL	Investigated / Offense Report	08BEL-10630		N
	2008 06 25 1324	PROPERTY	Investigated / Offense Report	08BEL-4127		N
	2008 04 23 1045	BORO ORD VIOL(EXCEPT NOISE)	Investigated / Offense Report	08BEL-5350		N
	2008 03 31 1714	TRAFFIC DETAIL	Investigated / Offense Report	08BEL-4386		N
	2002 05 27 2145	FIRE, STRUCTURE	Services Rendered	02BEL-2039143		N

OFFICE OF THE CONSTRUCTION OFFICIAL

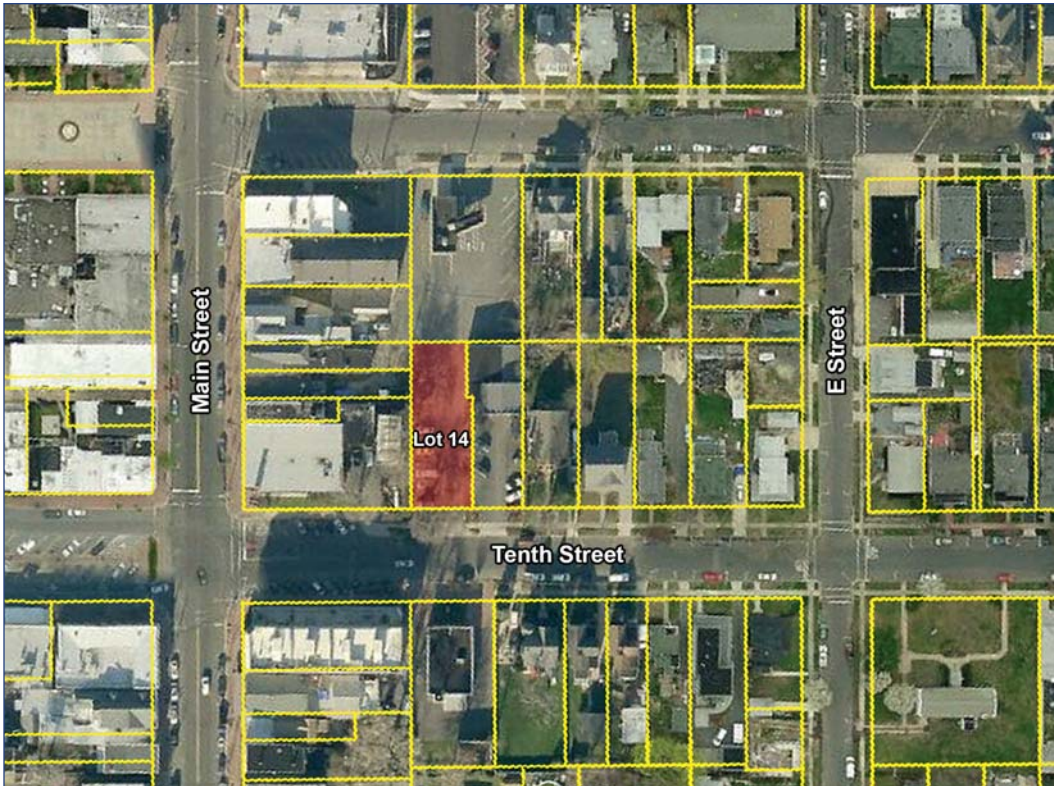
Permit Options Report

Block No: 95 Lot No: 13

April 05, 2017 8:42:10AM

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
20070142	05/16/2007	95	13	914 MAIN STREET			927867		CONNOR, WM E & HENRIETTA 3		R-5		
\$996.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$1052.00	\$0.00	\$41500.00	\$0.00		
REMOVE WHOLE ROOF AND REPLACE													
\$996.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1052.00	\$0.00	\$41500.00	\$0.00	0	

No of Permits : 1



Owner:
Boro of Belmar



Property Use:
Parking Lot

Zone District:
CBD-1

Business Name:
N/A

Permitted Use:
Yes

Property Acreage:
.1836 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 14 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 0 |
| 2. Land Assessment: | \$ 216,800 |
| 3. Total Assessment: | \$ 216,800 |

Property Description:

The property is a surface parking lot with approximately +/- 23 spaces located on the northern side of Tenth Ave. There is a curb cut located off of Tenth Ave. providing access to the surface parking lot. In addition, the rear of the lot has access to the surface parking located on Lot 5. Lot 14 is predominantly made up of impervious surface which creates flooding issues during rain events that are dangerous to the health and welfare of the

community. The property is located in the CBD-1 zone, within this district off-street parking shall be provided in public or shared use parking lots.

Redevelopment Designation:

The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health, and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which are detrimental to the safety, health, and welfare of the community. Evidenced



Aerial Map 1: Area in Need of Investigation Lot 14

by the photos and project description, the area of investigation consists of a surface parking lot only. This demonstrates a deleterious land use and obsolete layout as it is essentially comprised of 100% asphalt coverage.

The impervious surface does not allow for the absorption of surface runoff onto the ground, instead the surface runoff is sent to the storm-water system which can become overwhelmed during large storm events. Many times, overflow during these events produce flooding within the Borough, greatly affecting the safety, health, and welfare of the community.

The Area of Investigation demonstrates faulty arrangement or design and dilapidation because the parking lot has no internal lighting. In addition, the surface parking lot has no sidewalks or pathways for pedestrians to walk creating public safety issues for pedestrians and drivers using this lot. These conditions are detrimental to the public safety and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 14 be designated as an area in need of redevelopment, without condemnation.



Image 1: Parking lot entrance with no directional markings



Image 2: Pothole in parking lot



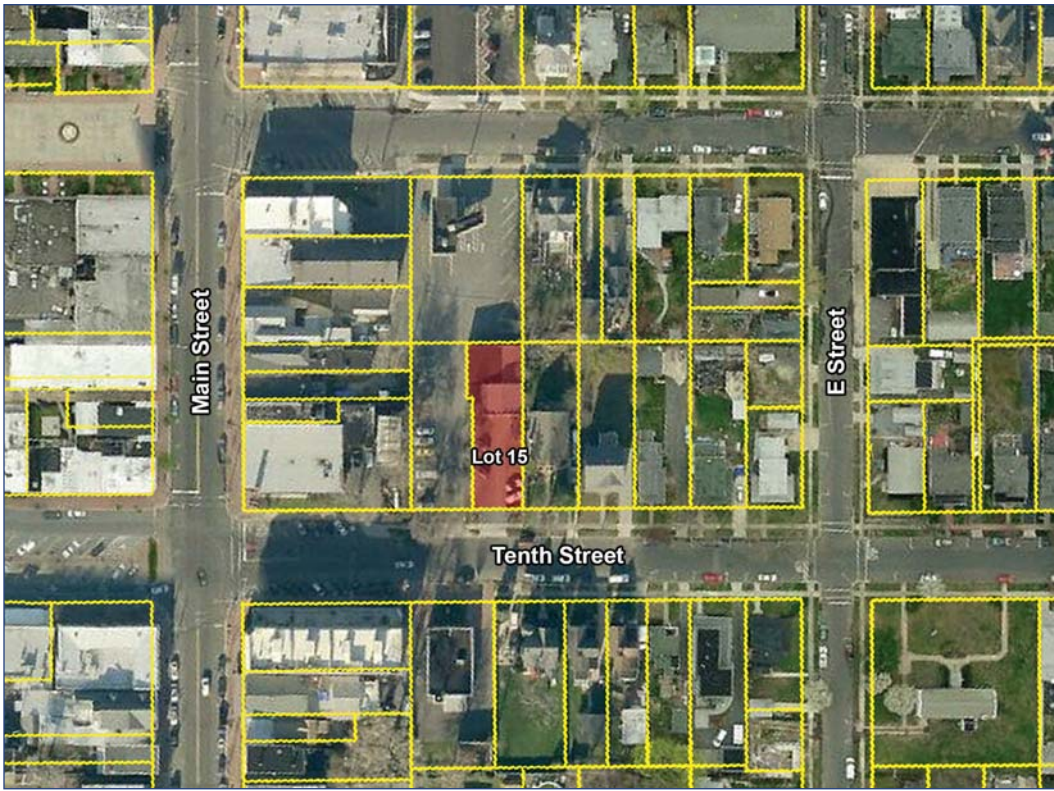
Image 3: Standing water in potholes



Image 4: Rusting on guard rail



Image 5: Vehicles parked along side of lot with no striping



Owner:
Yeager Holdings, LLC



Property Use:
Motor Vehicle Service Station

Zone District:
CBD-1

Business Name:
Yeager Automotive

Permitted Use:
No

Property Acreage:
.155 ac

Property Value:

According to the Borough of Belmar the assessed value for Block 95 Lot 15 is:

- | | |
|-------------------------|------------|
| 1. Building Assessment: | \$ 159,400 |
| 2. Land Assessment: | \$ 183,200 |
| 3. Total Assessment: | \$ 342,600 |

Property Description:

The property includes one building on the property, the building is two-stories with a large one-story garage attached to the rear of the building. The building is located in the rear of the lot with a parking lot occupying the front of the lot. The front of the lot contains a curb cut off of Tenth Ave. and a surface parking lot with approximately +/- 8 spaces although the lot does not appear to have any striping.

Redevelopment Designation:

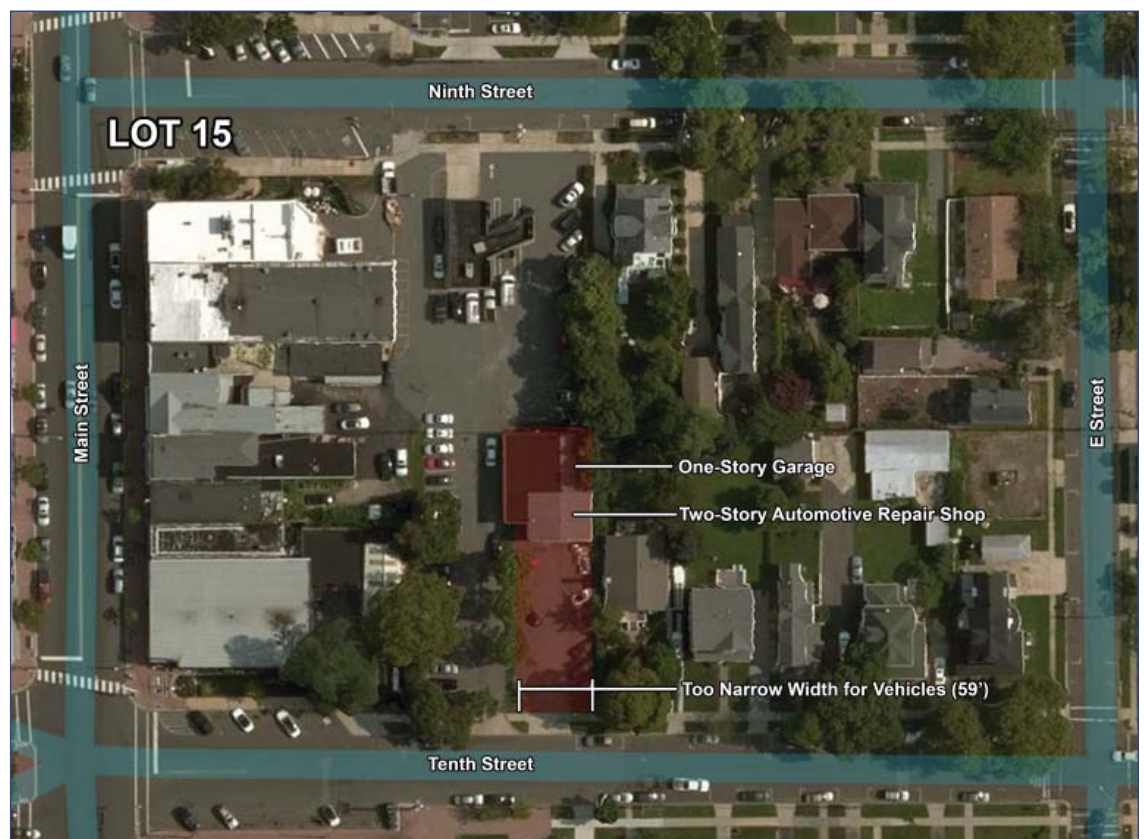
The nature of the property meets criteria “d” of the LRHL, specifically:

- 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.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the property description and the attached images and exhibits, demonstrate a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health, and welfare of the community.

The area of investigation consists of several of the qualities described in criteria “d” which are detrimental to the safety, health, and welfare of the community. Evidenced by the photos and project description, the area of investigation consists of an automotive repair shop and surface parking lot. Article 5 Schedule 40-5-2B of the municipality’s



Aerial Map 1: Area in Need of Investigation Lot 15

ordinance does not indicate the use of an automotive shop within the CBD-1 district as a permitted use.

The area of investigation consists of several of the qualities described in criteria “d” which include a faulty arrangement and design, as well as an obsolete layout, as evidenced by the fact that the lot is approximately 59’ wide, this is not wide enough for 2 rows of angled parking as well as a 24’ drive aisle. This creates a scenario where vehicles are not able to maneuver safely within the parking lot and will have to back out of the parking lot on to Tenth Ave. This parking arrangement creates an unsafe situation and is detrimental to the safety, health, and welfare of the community.

Based on the information obtained during physical inspections and documented herein, it is the recommendation of this report that Block 95 Lot 15 be designated as an area in need of redevelopment, without condemnation.



Image 1: Parking lot entrance with no directional markings



Image 2: Parking lot without striping



Image 3: Cracking on building



Image 4: Damage to roofline on garage portion of the building



Image 5: View of narrow parking lot



Image 6: Damage to exterior wall in rear of the building

Summary of Findings and Recommendations:

The Investigation Report states the properties (Block 95, Lots 5, 7, 8, 9, 10, 11, 12 and 13) identified as the Area of Investigation satisfy the “d” criteria of the LRHL under N.J.S.A. 40A:12A-5 which states:

“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.”

The “d” criteria has been met for Block 95 Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, and 15 in that the properties identified each meet the criteria as evidenced by the following:

For Lot 5, the criteria is met by a faulty arrangement and design with a deleterious land use and obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is a single story single use vacant former commercial bank drive through located in the CBD-1 zone and that the current parking configuration limits the drive aisle for potential emergency access to not only this lot but for lots 7, 8, 9, 10, 11 and 12. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 7, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the vacant former commercial building does not meet current ADA requirements, has an obsolete layout with a small one story addition with disjointed offices on both the first and second floor and the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 8, the criteria is met by a faulty arrangement and design with an obsolete layout with a lack of light that are detrimental to the safety, health and welfare of the community, in that the property is not ADA compliant, has small offices on both the first and second floors some of which have limited natural light, includes a second set of stairs on the second floor and is almost entirely comprised of a building. The property has no parking and emergency access is through the adjacent lot. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 9, the criteria is met by a faulty arrangement and design with a deleterious land use and obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is comprised of both a one and two story building with the two story building not being ADA compliant, and the retail spaces are significantly smaller than typical retail in width for the one story and significantly deeper than typical retail for the two story building and there is

a lack of light into the building other than through the front windows. The property has a single story single use commercial space located in the CBD-1 zone, Emergency access to the rear of the building is through an adjacent private property. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 10, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is not ADA compliant, the retail depth is excessive and only has natural light from the front, includes an emergency exit through a separate unfinished room that includes an HVAC system that goes into the main commercial space. Emergency access to the rear of the building is through an adjacent private property. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 11, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is a single story single use building with two excessively narrow retail spaces that do not have ADA bathrooms. The property has a small shed that overhangs the main building and does not have any fire suppression system. Emergency access to the rear of the building is through an adjacent private property. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 12, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is not ADA compliant, does not have rear access and is land locked by Lots 11 and 13, and has no public parking. Emergency access to the rear of the building is through an adjacent private property. In addition the property is predominantly impervious which creates flooding issues during rain events that are dangerous to the health, safety and welfare of the community.

For Lot 13, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is a single story single building located in the CBD-1 zone and that the current parking configuration limits the ability for vehicles to maneuver within the property. Further, the property is predominantly comprised of the buildings and hardscape which include significantly impervious surfaces that do not allow for the absorption of surface runoff into the ground, which creates additional runoff into the storm-water system that can become overwhelmed during large storm events. Overflow during these events can produce flooding within the Borough which is dangerous to safety, health and welfare of the community.

For Lot 14, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property contains no buildings and is located in the CBD-1 zone. This zone promotes multi-story and multi-use

buildings and the lot is essentially comprised of 100% asphalt coverage creating a situation where runoff is not absorbed in the surface and runoff is sent into the storm system. During large storm events, the storm-system will become overwhelmed and overflow will produce flooding. Additionally, the surface parking lot contains no internal lighting or walkways for pedestrians create an unsafe situation for both pedestrians and vehicles. These conditions described are dangerous to the health, safety and welfare of the community.

For Lot 15, the criteria is met by a faulty arrangement and design with an obsolete layout that are detrimental to the safety, health and welfare of the community, in that the property is a single use in the CBD-1 zone, contains a use that is not allowed within the zone and the current parking configuration limits vehicles ability to maneuver safely. The lot is only 59' wide which is not wide enough for two parking aisles and a drive aisle, making vehicles back out of their parking space and continue in reverse out of the lot on to Tenth Avenue. These conditions described are dangerous to the health, safety and welfare of the community.

Based on the findings of this report it is the recommendation to designate Block 95 Lots 5, 7, 8, 9, 10, 11, 12,13, 14 and 15 as an area in need of redevelopment without condemnation.