

**Amendment to the
Seaport Village Redevelopment Plan
Block 87, Lots 1, 2 & 3**

Prepared for:

**The Borough of Belmar
Monmouth County, New Jersey**

January 2022

Prepared By:



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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12

A handwritten signature in black ink, appearing to be "Jennifer C. Beahm", is written over a horizontal line. The signature is stylized and loops back under the line.

Jennifer C. Beahm, PP, AICP
License No. 05625

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BACKGROUND

As redevelopment within Belmar and the surrounding communities have continued to evolve, it was recognized that the “one size fits all” requirements of the Seaport Village Redevelopment Plan were not conducive to effective and successful future redevelopment efforts. In October 2021, the Borough Council directed Leon S. Avakian, Inc. to revise the redevelopment standards for specific areas of the expanded Redevelopment Area, taking into consideration the scale of surrounding existing uses, completed redevelopment projects, and the location within the redevelopment area. This amendment to the Revised Seaport Redevelopment Area will focus on Blocks 87, Lots 1, 2 and 3, of the Seaport Redevelopment Area, to be known as the Seaport Village Southwest sub-area.

The original Seaport Village Redevelopment Area in the Borough encompassed approximately seven (7) blocks in the northwestern end of the Borough. The area extended from the centerline of Eighth Avenue north to the Shark River, including the main commercial corridor along Route No. 71. The Area further extended to the west out to Railroad Avenue across Route No. 35 to the Shark River, including all of the property north of Eighth Avenue, which is currently host to the Belmar Marina.

After the portion of the Belmar Marina not included in the original Seaport Village Redevelopment Area, as well as Maclearie Park, were designated as an Area In Need of Rehabilitation, the Borough Council adopted the “Redevelopment Plan Update” prepared by Maser Consulting, P.A. dated April 15, 2011 as the amended redevelopment plan and on March 7, 2012 the Borough Council adopted ordinance #2012-02 which approved and adopted further amendments to the Original Redevelopment Plan (collectively, the “Amended Redevelopment Plan”) to include requirements for the Belmar Marina and Maclearie Park Rehabilitation Area.

As part of the implementation of the Advisory Committee’s report of January of 2015, an Area In Need of Redevelopment (AINR) Preliminary Investigation and Report (entitled, “Redevelopment Area Preliminary Investigation Report, Seaport Redevelopment Area Expansion”, dated June 28, 2016) was performed by Maser Consulting, PA during the months of April through July of 2016 and a public hearing was held by the Belmar Planning Board on July 18, 2016. The Planning Board made a recommendation to the Borough Council to expand the Seaport Village Redevelopment Area to include Block 106, Lots 1-3, 5-6, 10.01, 10.02 and 11; Block 116, Lots 1-2; Block 117, Lots 1-4, 6-9, and 12-15; Block 67, Lot 4.01; Block 86, Lots 1-7; Block 86.01, Lot 1; Block 87, Lots 1-3; and Block 96, Lots 1 and 3-9 on the tax maps of the Borough of Belmar without the power of condemnation (see map of expanded Redevelopment Area in Appendix). On July 20, 2016, the Borough Council adopted a resolution (see Appendix) designating the property recommended by the Planning Board as part of the Seaport Village Redevelopment Area (the “Expanded Seaport Redevelopment Area”).

The intention of this amendment to the Seaport Village Redevelopment Plan is to encourage further development within the Seaport Village Southwest Redevelopment area to complement and support the existing commercial uses within the Borough of Belmar, while recognizing the success of previous redevelopment efforts throughout the Seaport Village Redevelopment Area.

SEAPORT VILLAGE SOUTHWEST REDEVELOPMENT AREA

The Seaport Village Redevelopment Southwest area has been added to the amended Seaport Village Redevelopment Area to better reflect differences in existing and intended land uses throughout the redevelopment area. The amended Seaport Village Redevelopment Area boundaries can be found in Figure 1., below.

A. Permitted Uses:

The following uses are to be permitted as principally permitted uses within the Seaport Village Southwest Redevelopment Area. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Borough Council to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan:

- 1) Public Parking Facilities
- 2) Public Plazas and Recreation Areas
- 3) Restaurants/Bar, excluding night clubs and fast food but allowing cocktail lounges & outdoor cafes
- 4) Indoor and Outdoor Farmers/Seafood Markets
- 5) Pedestrian & Bicycle Pathways and Facilities
- 6) Art Studios, Galleries, & Craft Shops
- 7) Performing Arts Theaters
- 8) Antique Shops
- 9) Gift, Novelty, & Souvenir Shops
- 10) Cafes, Candy, Confectionery & Ice Cream Shops
- 11) Bicycle Rental
- 12) Camera & Photography Supply Stores
- 13) Professional & General Offices
- 14) Real Estate and Travel Agencies
- 15) Municipal Offices & Services
- 16) Borough Licensed Vendor Carts, and Vendors who are veterans, exempt fireman or others possessing a valid license issued pursuant to N.J.S.A. 45:24-9 et seq.
- 17) News Dealers and Newstands
- 18) Indoor and Outdoor Recreation and Community Facilities
- 19) Retail Clothing Stores
- 20) Hobby Shops
- 21) Sporting Goods, Apparel and Equipment
- 22) Residential Dwelling Units, provided that they shall be restricted to the second floor or above
- 23) Existing Educational Facilities, provided that a site not currently used for educational facilities and not located on Main/F Street may be constructed or rehabilitated for an educational facility that is being relocated from another site in the Seaport Village

B. Lot and Bulk Requirements:

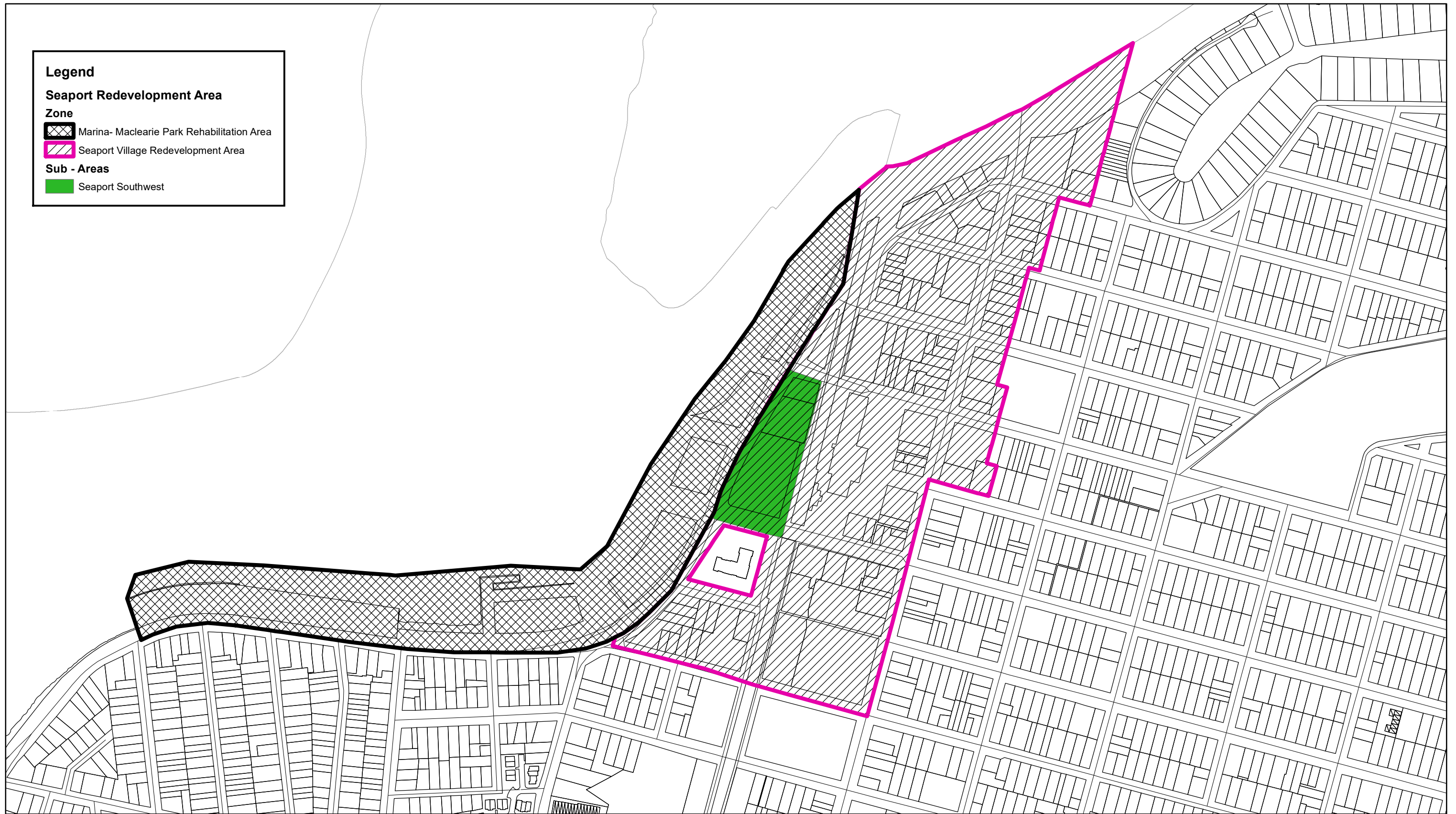
	Seaport Southwest
Minimum Lot Area	7,000 sq. ft.
Minimum Lot Width	50 ft.
Minimum Lot Frontage	50 ft.
Minimum Front Yard	8 feet from 8 th and 10 th Avenue frontages for the first 4 stories; the 5 th story shall be setback an additional 7 feet. 0 feet from Route 35 and Railroad Avenue.
Minimum Side Yard	NA
Minimum Rear Yard	NA
Maximum F.A.R. ¹	1.5
Max. Impervious Coverage ²	80%
Max. Building Height ^{3,4}	60 ft.
Max. Building Stories	5 stories
Linear Façade	No more than 80 feet at the front yard setback line along Route 35 for all floors above the second floor before providing a break in the facade

¹ The Floor Area Ratio shall not apply where redevelopers provide enclosed parking on site for at least all required parking spaces for residential units.

² Maximum impervious surface shall be the percentage of impervious surface that existed prior to demolition of the site in preparation for redevelopment or 80%, whichever is greater. Maximum impervious surface means the total allowable coverage of any lot by any natural or man-made surface that does not permit infiltration of water, including all buildings, concrete and asphalt and other materials determined by the Borough Engineer to be impervious.

³ The height and amount of “step back” and “set back” of buildings shall be in accordance with the Design Guidelines, unless a deviation is recommended by the Technical Design and Review Committee. For uniformity, all heights set forth in this Section 4.1.2 are to be measured from grade at the centerline of Main Street, except that for parcels located in a flood hazard area delineated by the Federal Emergency Management Agency (FEMA), the height may be measured from the Base Flood Elevation; to the eave of a pitched roof and the base of the parapet or cornice of a flat roof. A “half-story” shall be defined as the livable space located in a finished attic or dormer area above the eave of the building. The “principal portion” shall be defined as the structure’s façade exclusive of architectural elements such as window bays, trellises, roof overhangs, decorative screens, railings and the like as are contemplated by the Design Guide and permitted by the Planning Board.

⁴ The maximum height of the principal portion of the structure at a zero foot (0’) setback from a property line fronting on a street shall be 28’. No principal portion of the structure that exceeds 28’ feet in height shall be located within 8 feet of the property line fronting on a street.



Legend

Seaport Redevelopment Area

Zone

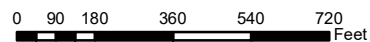
-  Marina- Maclearie Park Rehabilitation Area
-  Seaport Village Redevelopment Area

Sub - Areas


-  Seaport Southwest

LEON S. AVAKIAN, Inc.
 Consulting Engineers

Revised Seaport Redevelopment Area Zones
 Borough of Belmar
 Monmouth County, New Jersey



N



Source: LSA, NJGIN, ESRI, FEMA, and Monmouth County GIS.