



Individual Resolutions
Meeting of the Municipal Council
Wednesday, December 22, 2021
RESOLUTION SUMMARY

2021-516

Referring the redevelopment plan to the Planning Board for consistency with the master plan for 1201 Memorial Drive. The redevelopment plan would permit a 5 story residential building with 20% affordable units.



RESOLUTION NO. 2021-516

**City of Asbury Park
County of Monmouth
State of New Jersey**

**RESOLUTION OF THE CITY OF ASBURY PARK REFERRING THE PROPOSED
“REDEVELOPMENT PLAN FOR 1201 MEMORIAL DRIVE, CITY OF ASBURY PARK
MONMOUTH COUNTY, BLOCK: 203, LOT 5 DATED NOVEMBER 30, 2021, IN
ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW,
N.J.S.A. 40A:12A**

WHEREAS, the entire area of the City of Asbury Park (the “City”) has been designated by the Department of Community Affairs to be an area in need of rehabilitation and is in an area endangered by blight and in need of rehabilitation as measured by physical deterioration of buildings and the maintenance thereof, the age of building stock and other structures and arrearages in real property taxes due on buildings, structures, and land; and

WHEREAS, after extensive consultation and discussion, a draft “Redevelopment Plan for 1201 Memorial Drive, City of Asbury Park, Monmouth County, Block: 203, Lot: 5” dated November 23, 2021 (the “Plan”); was prepared by the Director of Planning and Redevelopment, in cooperation with the Mayor, and City Manager; and

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, City Council is to refer the proposed Plan to the City of Asbury Park Planning Board for its review and recommendation pursuant to law; and

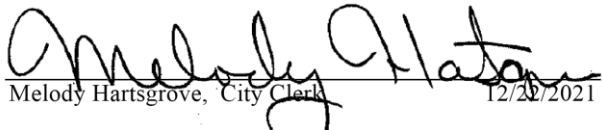
NOW, THEREFORE, it is hereby resolved by the City Council as follows:

1. The City Council hereby refers the proposed Plan which is on file at the municipal offices of the City of Asbury Park, and incorporated herein as if set forth in full, to the City of Asbury Park Planning Board for review and recommendation in accordance with N.J.S.A. 40A:12A-7(e).
2. The City of Asbury Park Planning Board shall generate a report within forty-five (45) days after this referral containing its recommendation regarding the proposed Plan. The report shall include a determination as to whether the proposed Plan is substantially consistent with the City of Asbury Park Master Plan, or is designed to effectuate the Master Plan, and if inconsistent, shall identify the inconsistencies it may have identified. The report of the Planning Board may also include any other matters the Board deems appropriate.

3. City Staff and consultants are hereby authorized and directed to take all actions to implement this Resolution as are necessary or appropriate to accomplish its goals and intent.
4. This Resolution shall take effect immediately.
5. A copy of this Resolution shall be forwarded to the Planning Board Secretary.

I, MELODY HARTSGROVE, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2021-516 which was finally adopted by the City Council at a meeting held on the 22nd day of December, 2021

CERTIFIED BY ME THIS 9th DAY OF December, 2021.


 Melody Hartsgrrove, City Clerk 12/22/2021

MELODY HARTSGROVE
CITY CLERK

✓ Vote Record - Resolution 2021-516						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Second Reading						
	Eileen Chapman	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yvonne Clayton	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jesse Kendle	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Amy Quinn	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Moor	Voter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

November 30, 2021



Redevelopment Plan for

1201 MEMORIAL DRIVE
CITY OF ASBURY PARK
MONMOUTH COUNTY
BLOCK: 203, LOT: 5

Date of Adoption:



Municipal Council

Mayor John Moor
Deputy Mayor Amy Quinn
Councilwoman Eileen
Chapman
Councilwoman Yvonne
Clayton
Councilman Jesse Kendell

Planning Board

Barbara Krzak, Chairperson
Rick Lambert, Vice chairperson
Yvonne Clayton, Councilwoman
Eric Gallipo
Jim Henry
Rick Lambert
Michael Manzella
John Moor, Mayor
Jennifer Souder
Alexis Taylor

Donna Viero, City Manager

Michele Alonso, PP, AICP, Director of Planning and
Redevelopment

1. INTRODUCTION

1201 Memorial Drive, Block 203, Lot 5 (the “Memorial Drive Property” or the “Site” or the “Redevelopment Area”) located in the City of Asbury Park is an underutilized and dilapidated property that has been vacant for many years. The property is improved with a former industrial/warehouse building and associated parking area. Not only is there a desire to redevelop the Site to take away a blight from the neighborhood, but it also has the ability to add affordable housing to the City.

2. REHABILITATION DESIGNATION, CRITERIA & PURPOSE

Rehabilitation is commonly recognized as a process governed by the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (“the Law”) that is undertaken in accordance with a rehabilitation plan adopted by the municipality. The Law defines rehabilitation as “the repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.” An area may be designated in need of rehabilitation by the local governing body if it is determined that the area exhibits any of the following conditions:

1. A significant portion of structures in the area is in deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination is discouraging improvements and investment in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

The designation of an area in need of rehabilitation may cover a neighborhood, other delineated area or, at times, an entire municipality. The City of Asbury Park has had a city wide designation as an area in need of rehabilitation for over 40 years. Unlike the procedures for designating an Area in Need of Redevelopment, no public hearing is necessary for a rehabilitation designation. Similarly, eminent domain is not allowed for properties in an area designated as in need of rehabilitation. Once an Area in Need of Rehabilitation is designated, the municipality may exercise the following powers:

1. Rehabilitation, repair and improvement of both residential and non residential structures, done independently or as part of a redevelopment plan or project;

2. Redevelopment and the greater powers associated with the redevelopment designation (except for eminent domain) provided a redevelopment plan is adopted by ordinance for the area in need of rehabilitation; and

3. Tax abatements and exemptions, such as five-year property tax exemptions and abatements pursuant to the procedures and requirements of the Five-Year Exemptions and Abatement Law (N.J.S.A. 40A:21-1 et seq.).

4. In areas that have been designated as Areas in Need of Rehabilitation, municipalities can prepare Rehabilitation Plans and the Governing Body may adopt an Ordinance for that area (“Redevelopment Plans”). This Redevelopment Plan is adopted based on the designation of the entire City of Asbury Park as an area in need of rehabilitation.

3. REDEVELOPMENT PLAN OBJECTIVES AND RELATIONSHIP TO LOCAL OBJECTIVES

This Redevelopment Plan provides for the rehabilitation of an underutilized parcel within the Redevelopment Area. It is envisioned that the rehabilitation of the Memorial Drive Property will complement the existing neighborhood with respect to both the physical character of the redevelopment project and the uses to take place therein. The objectives of the Redevelopment Plan are as follows:

- Effectuate the redevelopment of an underutilized parcel of land that has been vacant for at least ten years and as such is detrimental to the public health, safety, and welfare;
- Transition the use of a property within the Redevelopment Area from a parcel that is vacant with respect to use to a parcel that enhances the City’s tax base;
- Maximize the Redevelopment Area’s proximity to Main Street to encourage local business patronage;
- Enhance community appearance and the visual environment by providing standards for good design within the Redevelopment Area;
- Ensure that any redevelopment project(s) within the Redevelopment Area provide adequate facilities including parking and resident amenities typical of high quality residential developments; and
- Provide for the redevelopment of the Redevelopment Area in a manner consistent with the Asbury Park Master Plan, Monmouth County Planning documents, and the State of New Jersey Development and Redevelopment Plan.

4. DURATION OF DEVELOPMENT PLAN

This Redevelopment Plan shall be in full force and effective for a period of thirty (30) years from the date of approval of this Plan by the City Council.

5. . AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of applicable law, the City Council of Asbury Park may amend, revise or modify this Plan, as circumstances make such changes appropriate. An escrow deposit of \$3,000, which shall be used by the City to pay all professional costs associated with any amendments or modifications to the Plan, shall be required with a written request addressed to the city manager to revise the Plan. If the amendment request originates with the City's development offices, the fee and costs shall be waived. A request for an amendment does not guarantee that the Municipal staff, City Council or Planning Board will endorse the requested change to the plan.

6. ADVERSE INFLUENCE

No use or re-use shall be permitted, which when conducted under proper and adequate conditions and safeguards will provide corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise of vibrations or other objectionable features so as to be detrimental to the public health safety or general welfare.

7. PROPERTY TO BE ACQUIRED

There is no property to be acquired within this Redevelopment Area.

8. AFFORDABLE HOUSING UNITS

No affordable housing units are identified to be removed as part of the implementation of this Redevelopment Plan. Any affordable housing obligation incurred by a redeveloper shall be addressed through a Redeveloper Agreement.

9. CONVEYANCE OF LAND

The Governing Body of the City of Asbury Park may sell, lease or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls, and requirements of this Redevelopment Plan, all or any portion of the land within the Area, which becomes available for disposal by the municipality.

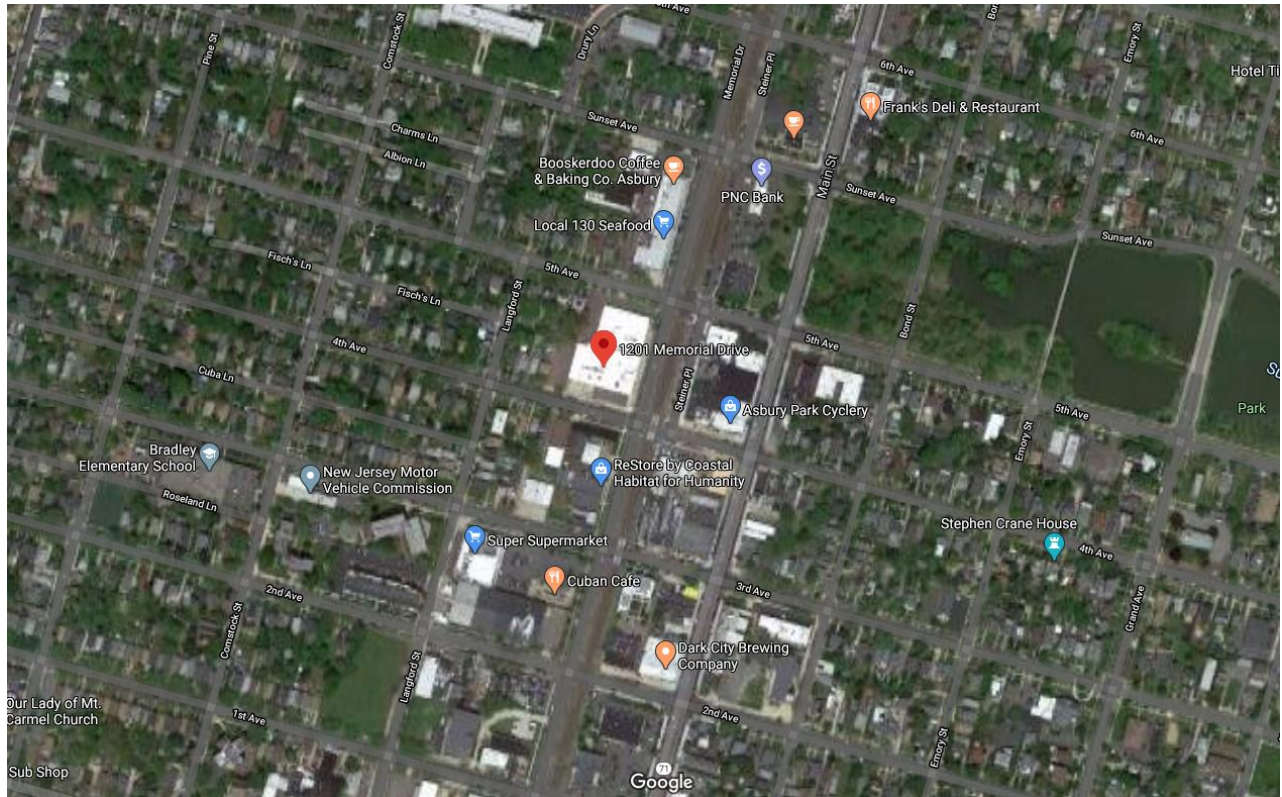
10. AGREEMENTS WITH REDEVELOPERS

Any and all redevelopers who wish to develop to the provisions of this Redevelopment Plan shall enter into a redevelopment agreement with the governing body. The following restrictions and controls on redevelopment are statutorily imposed by the Local Redevelopment and Housing Law, in connection with the selection of a redeveloper or redevelopers and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The restrictions and restraints shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments. The redevelopment agreement shall be adopted by

Municipal Council before such project makes application of Preliminary and Final Site Plan approval to the Planning Board.

- The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Redevelopment Area Plan.
- The redeveloper(s), its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
- The redeveloper(s) shall begin the development of said land for the use(s) required in this Redevelopment Plan within a period of time that the City Council fixes as reasonable and that period may be extended by consent of City Council.
- Until the redeveloper(s) completes construction of the improvements, the redeveloper(s) will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the City.
- No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the City Council, or the successors, lessees, or assigns of either of them, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
- Neither the redeveloper(s) nor the City Council, nor the successors, lessees, or assigns shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part therein.

11. AREA MAP



The Redevelopment Area has frontage on 4th Avenue 5th Avenue and Memorial Drive and is located in the center of the City of Asbury Park. It is located in the “B” Commercial District, and is adjacent to the MSRA Main Street Redevelopment Area and the R-1 Residential District.

12. LOCATION AND BOUNDARY MAP



13. IMPLEMENTATION

The Redevelopment Area shall encompass only Block: 203, lot 5. The Redevelopment Plan is a superceding redevelopment plan: All requirements listed in this Redevelopment Plan supercede all other bulk and use regulations applicable to the Redevelopment Area as set forth in the Asbury Park Land Development Ordinance (Chapter 30). However, if a general development or design standards is not addressed in this Redevelopment Plan, then the regulation in chapter 30 must be adhered to. Design waivers may be requested and granted by the Planning Board.

14. LAND USE REQUIREMENTS

Permitted Principal Uses:

Ground floor:

Retail
Restaurant
Service
Office

Second to Fifth Floor:

Residential – Maximum number of residential units: 120

Permitted Accessory Uses:

Parking
Recreation/Open Space
Dog run
Pool
Outdoor storage shed
Outdoor Dining
Other uses incidental and customarily associated with the principal uses

Bulk requirements:

MINIMUM LOT AREA: 50,000 SF

MAXIMUM DENSITY PERMITTED: 77 dwelling units per acre

MINIMUM FRONT YARD SETBACK: 0-5 feet from property line

READ YARD SETBACK: 25 feet (applies to all interior lot lines)

MAXIMUM BUILDING HEIGHT: 55 feet, 4 stories excluding penthouse, mechanicals, elevator, and stair bulkheads.

Penthouses, mechanical enclosures, and elevator enclosure and other similar roof penetrations may occupy 30% of the total roof area of the building.

Minimum Floor to Ceiling Height

GROUND FLOOR: 12FT

2-4th floors: 9.5FT

Maximum building coverage	80%
Maximum lot coverage	90%

MINIMUM RECREATION AREA/OPEN SPACE: 1,500 SF (may include roof top areas)

Parking requirements:

Residential:

Affordable Units: 0.

Non-affordable units: minimum 1.5 parking space per unit

Parking areas shall have a 10 foot landscaped buffer between a parking lot and the rear property line. There shall be a 5 foot landscape buffer between open parking areas and the front property lines.

Design Requirements:

All buildings shall be constructed of high quality materials. Masonry and fiber cement panels/boards shall be the dominant materials. Synthetic stucco is prohibited. Synthetic. All facades that are visible to any public R-O-W shall be of primary materials.

Glass shall be transparent. Blank walls on the primary facades shall be discouraged.

Parking garages that front a street shall be enclosed and compliment the primary façade. Large expanses of blank walls where a parking garage may front the street shall have artwork, greenery or glass. Openings that may be necessary for ventilation shall have decorative grill work, or a like architectural/aesthetic feature, but cannot occupy more than 30% of a primary facade.

Lighting Requirements

All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property.

Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.

 Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.

Lighting shall be provided by fixtures with a mounting height not more than 20 feet or the height of the building, whichever is less, measured from the ground level to the center line of the light source, in parking lot areas and twelve (12) feet illuminating pedestrian walkways and residential areas outside of parking lots.

Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum footcandles and average foot-candles shall be no greater than 20 to 1.7.

In general, fixtures for general parking lot illumination shall be downcast luminaires, however, other fixture styles will be considered as part of the overall design of the redevelopment if the fixture does not produce glare.

Landscaping Requirements:

Landscaping plans shall be prepared by a licensed Landscape Architect. All open space shall be landscaped with a mix of shrubs, trees, groundcover and natural grasses. Street trees are required as per Chapter 30 of the City Code.

Sustainability Requirements:

1. All buildings or principal structures to be developed within the area shall demonstrate 15% improvement in energy efficiency over the current ASHRAE requirements.
2. All new construction shall utilize only Energy Star rated appliances or better.
3. Sustainable roof top: Roof shall be a cool white roof.
4. Reservation of the lesser of 5% total units or four (4) parking spaces for the hourly rental of cars (such as Zip Cars, Hertz on Demand, or comparable service).
5. A minimum of two (2) electric car charging stations.
6. Achieve an Energy Star rating of 75 or higher by providing a statement of energy design intent that demonstrates that the project design is sufficient to achieve an Energy Star score of 75 or higher.
7. Use of rain gardens and/or swales in surface landscaping design and stormwater retention plan.

15. AFFORDABILITY REQUIREMENT

A minimum of 20% of all units shall be deed restricted affordable units meeting the affordability standards of the most recent New Jersey Department of Community Affairs Affordable Housing Regional Income Limits for Monmouth County. The deed restriction period on the affordable units shall be for a term of 30 years and expire at the end of that term. Exact unit distributions will comply with the requirements of Uniform Housing Affordability Controls (UHAC) with respect to the affordability distribution of the units and the exact unit distribution and shall be memorialized in the redeveloper's agreement. All units shall have affordability controls that would qualify the units for crediting against the City's Mount Laurel obligation, if the City were to have an affordable obligation at some point in the future. In addition, the regulations of Chapter 31, Affordable Housing, of the Asbury Park Municipal Code shall apply.

16. RELATIONSHIP TO LOCAL OBJECTIVES & MUNICIPAL DEVELOPMENT REGULATIONS

The Local Redevelopment and Housing Law requires that a Redevelopment Plan show any significant relationship to the master plans of contiguous municipalities, the county master plan, and the State Development and Redevelopment Plan.

Compliance with Municipal Master Plan

The Standards outlined within this Plan are consistent with the adopted Master Plan of the City of Asbury Park. A Master Plan Reexamination Report for was adopted by the Asbury Park Planning Board on December 11, 2017. This Redevelopment Plan is consistent with the Planning Goals of the Master Plan Reexamination Report as found in Section 5.0 Visions and Recommendations, specifically:

5.1.2.2 – Provide for a variety of housing types for all income levels throughout the City. This Redevelopment Plan will not result in the removal of any affordable housing units. Further, the Redevelopment Plan requires that at least 15% of the units to be constructed shall be affordable.

5.1.2.4 – Redevelop and/or revitalize the...Main Street Redevelopment Area...Memorial Drive corridor, transit district area, along with scattered site redevelopment areas throughout the City. This Redevelopment Plan addresses an area that is now a vacant underutilized site negatively affecting the surrounding residential neighborhood.

5.1.2.17 – Promote sustainability that reinforces and advances the City's character and reduces the environmental footprint of existing and future development and redevelopment. This Redevelopment Plan requires compliance with sustainability standards as outline in the Land Use section of this Redevelopment Plan.

This Redevelopment Plan is also consistent with various Land Use Objectives of the Master

Plan Reexamination Report.

5.2.1.10 – Continue to work with developers to implement redevelopment plans. This Redevelopment Plan requires that all developers enter into a redevelopment agreement with the governing body.

Compliance with Monmouth County Master Plan

The Standards outlined within this Plan are consistent with the Monmouth County Master Plan. Asbury Park is identified on Figure 2.14 as a Priority Growth Investment Area and as being eligible for Transit Oriented Development initiatives. The subject site is within ½ mile of the Asbury Park Train Station and James Howard Transportation Center. Asbury Park is also identified on Figure 2.15 as an Urban and Regional Center. These areas are described as being highly developed, walkable neighborhoods and communities with multi-modal transportation options, public services and amenities, and a range of housing stock including higher density residential uses such as apartments and high rises. As such, this Redevelopment Plan, which promotes development with higher density residential apartments, is consistent with this designation.

This Redevelopment Plan is also consistent with the New Jersey State Development and Redevelopment Plan. Asbury Park is a Tier 1 Urban Center. The State Development and Redevelopment Plan encourages development in Tier 1 areas.

Further the redevelopment of sites in close proximity to mass transit is consistent with New Jersey’s Transit Oriented Development policies and redevelopment of properties in close proximity to mass transit is also consistent with the principals of “Smart Growth”.

As previously mentioned, the subject property is approximately ½ mile from the Asbury Park Train Station and the James Howard Transportation Center.

Relationship to Plans of Adjacent Municipalities

The City of Asbury Park is bordered by Neptune Township, Ocean Township, Interlaken Borough, Allenhurst Borough and Loch Arbour Village.

The Plan area’s development is not inconsistent with the Master Plans of the adjacent municipalities.

New Jersey State Development and Redevelopment Plan

The State Plan Development and Redevelopment Plan (SDRP) was prepared and adopted by the State Planning Commission according to the requirements of the State Planning Act of 1985 to serve as an instrument of state policy to guide state agencies and local government in the exercise of governmental powers regarding planning, infrastructure investment and other public actions and initiatives that affect and support economic growth and development in the state. The SDRP is not itself a regulation but a statement of State policy

that has been adopted by the State Planning Commission to guide State, regional and local agencies in the exercise of their statutory authority. The entirety of the City of Asbury Park and the Memorial Drive Redevelopment Area is located in the Metropolitan Planning Area (PA1), as per the State Plan Policy Map found in the SDRP. In addition, the City of Asbury Park has been designated an “Urban Center” by the State Planning Commission. This Redevelopment Plan seeks consistency with the goals and objectives found in the SDRP through its land use, housing, transportation, and design requirements and recommendations. This Redevelopment Plan aims to achieve the eight overall goals of the SDRP which are:

- Revitalize the State’s Cities and Towns,
- Conserve the State’s Natural Resources and Systems,
- Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey,
- Protect the Environment, Prevent and Clean Up Pollution,
- Provide Adequate Public Facilities and Services at a Reasonable Cost,
- Provide Adequate Housing at a Reasonable Cost,
- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value, and Ensure Sound and Integrated Planning and Implementation Statewide.

For areas located in the Metropolitan Planning Area (PA1), the State Plan’s intention is to:

- Provide for much of the state’s future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

In order to support the intent of the Metropolitan Planning Area, development and redevelopment activities need to be consistent with the traditional urban fabric—intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile.

This Redevelopment Plan is consistent with these principles and they are applied herein.

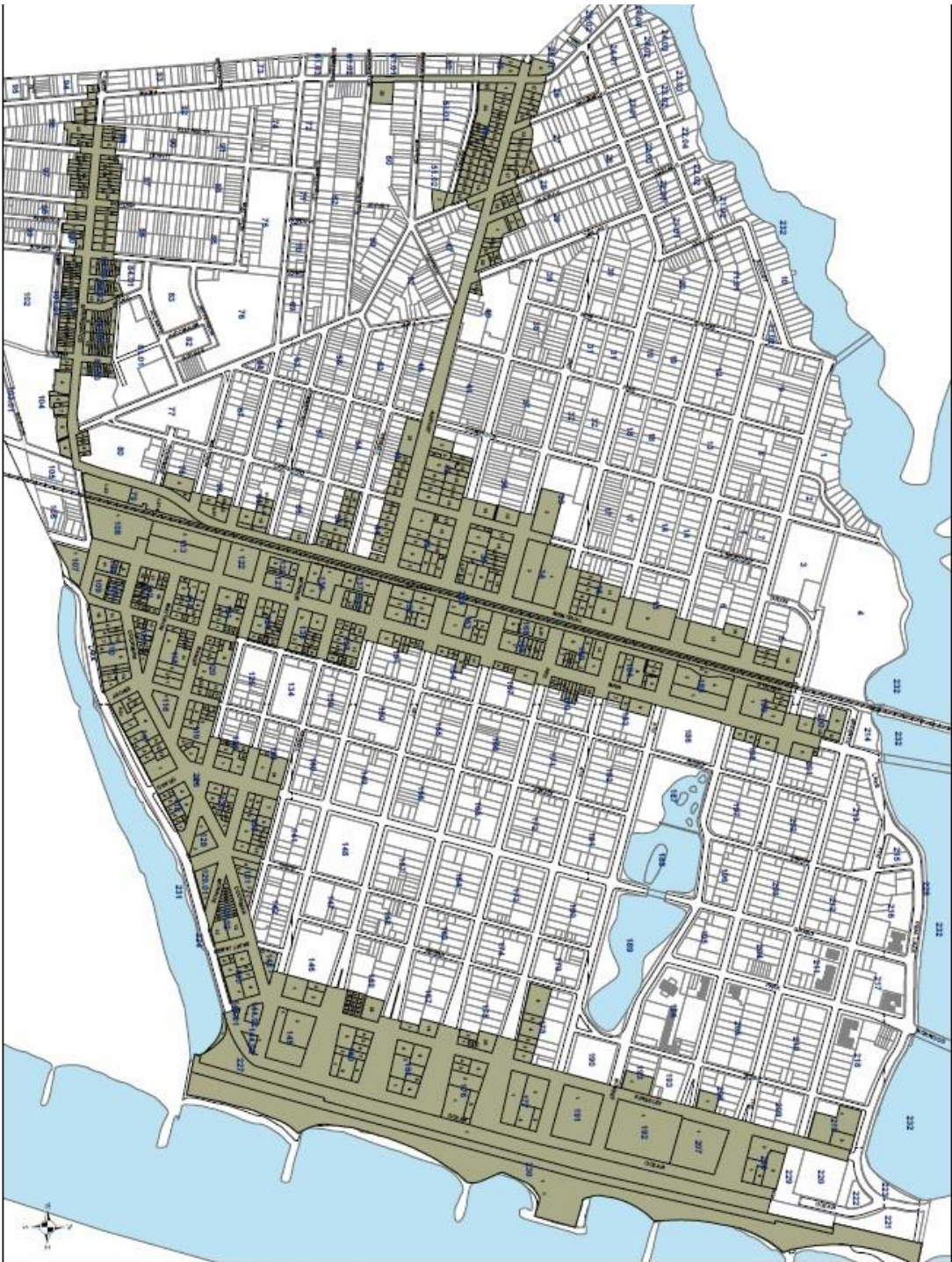
Asbury Park as a Designated Urban Center

The City, through its successful petition for Plan Endorsement, was designated as an Urban Center by the State Planning Commission in May of 2005. As part of its Petition for Plan Endorsement to the State Planning Commission, the City was required to prepare a Statement of Community Vision and Public Participation. The Plan is consistent with the designation because it proposes higher density in an urban area.

Urban Enterprise Zone

1201 Memorial Drive is in the Urban Enterprise Zone (UEZ). The UEZ Program is a state wide program for select urban communities with the goal to foster an economic climate that revitalizes and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment. Benefits to participating businesses at the time of adoption of this plan include a reduced sales tax of 3.5%; tax free purchases on certain items such as capital equipment, facility expansions, and upgrades; financial assistance from agencies such as NJEDA; subsidized unemployment insurance costs for employees who earn less than \$4,500 per quarter; energy sales tax exemption for qualified manufacturing firms with at least 250 employees, 50% of whom are working in manufacturing; and tax credit options. Tax credit options are that owners may elect either up to \$1,500 for new permanent full-time employees hired or up to 8% Corporate Business Tax credit on qualified investments.

The incentives of the Urban Enterprise Zone are redevelopment tools for the redevelopment area, programs and incentives offered through the Plan.








**Asbury Park UEZ
Area Boundaries
Draft 1
June 8, 2007**

Notes

Data based on
City of Asbury Park
Tax Parcel Data,
c. 2001 Tax Maps
(approx. date).

Map prepared by
Townworks LLC,
for City of Asbury Park
Dept. of Economic Development
June 2007

Legend

-  UEZ properties, draft 1
-  Railroad
-  Lakes & Ocean
-  Roads
-  Asbury Park boundary

