



*June 15, 2015*

MANCHESTER TOWNSHIP  
REDEVELOPMENT SUBCOMMITTEE

# Redevelopment 101: The Fundamentals



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# Redevelopment

- ◆ A process to rebuild or restore an area in a measurable state of **decline, disinvestment, or abandonment**. Redevelopment may be publicly or privately initiated, but is commonly recognized as the process governed by the **Local Redevelopment and Housing Law** and undertaken in accordance with a **redevelopment plan** adopted by the municipality. If used correctly, it can transform a distressed area into an economically viable and productive part of the community.

# Examples of Redevelopment Projects



**Bayonne**  
**New Mixed Use**  
**Neighborhood**



**Newark**  
**Sustainable**  
**Development**

# Examples of Redevelopment Projects



**Glassboro  
College & Downtown Linkage**



**Neptune  
Affordable Housing**

# Examples of Redevelopment Projects



**New Brunswick  
Transit Oriented  
Development**



**Trenton—Brownfield Redevelopment**

# Examples of Redevelopment Projects

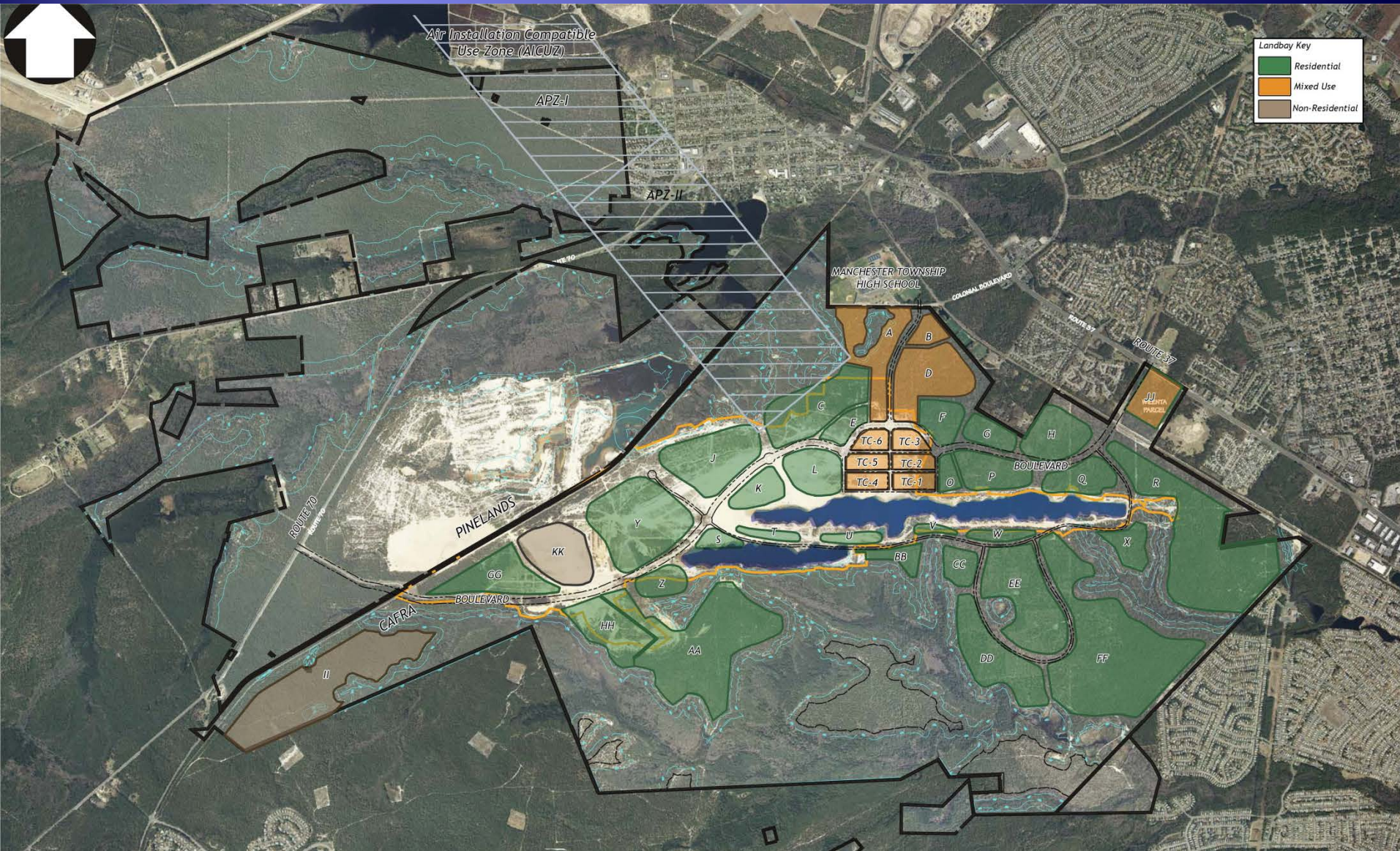
## Berkeley Township Town Center Redevelopment

Former Asphalt Plant & Abandoned Shopping Center on Route 9



# Heritage Town Center Redevelopment Plan

## Framework Plan



# The Local Redevelopment & Housing Law

- ◆ P.L. 1992, c.79 (N.J.S.A. 40:12A-1 et seq.)
- ◆ Governs the redevelopment process in NJ
- ◆ Provides criteria and procedures for designating areas in need of redevelopment and rehabilitation
- ◆ Defines the roles of the various public agencies in the process
  - ◆ Governing Body
  - ◆ Planning Board
  - ◆ Redevelopment Entities
- ◆ Specifies the required components of a redevelopment plan and procedures for adopting the plan
- ◆ Establishes the powers granted to municipalities upon adoption of the redevelopment plan

# The Redevelopment Process

- ◆ **Step 1:** The municipal **governing body** authorizes the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- ◆ **Step 2:** The **planning board** conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- ◆ **Step 3:** Based on the planning board's recommendation, the **governing body** may designate all or a portion of the area as an area in need of redevelopment.
- ◆ **Step 4:** The **governing body** prepares a redevelopment plan for the area or directs the **planning board** to prepare the redevelopment plan.
- ◆ **Step 5:** The **governing body** adopts the redevelopment plan.
- ◆ **Step 6:** The governing body or another public agency or authority designated by the governing body as the "**redevelopment entity**" oversees the implementation of the redevelopment plan.
- ◆ **Step 7:** The **redevelopment entity** selects a redeveloper to undertake the redevelopment project or projects that implement the plan.

# The Role of the Planning Board

- ◆ Conducts **preliminary investigation** and holds public hearing on proposed redevelopment area designations
- ◆ Prepares **redevelopment plan** or reviews redevelopment plan prepared by governing body
- ◆ Reviews **site plan and subdivision applications** in a redevelopment area
- ◆ Makes recommendations on the designation of an **area in need of rehabilitation**
- ◆ Incorporates redevelopment plans into the municipal master plan as part of the **master plan reexamination**

# Redevelopment Plan

- ◆ **Governs development within a Redevelopment Area**
- ◆ **States goals and objectives for the redevelopment or rehabilitation area and relates them to comprehensive planning goals and objectives of the community**
- ◆ **Specifies land uses and building requirements within the redevelopment area**
- ◆ **Can supersede zoning or act as an overlay zone**
- ◆ **Identifies properties to be acquired if applicable**
- ◆ **Adopted by the Governing Body by ordinance**
- ◆ **Can significantly control the design of development within the redevelopment area**

# Redevelopment Agreement

- ◆ Contract between the redevelopment entity and designated redeveloper
- ◆ Negotiations regarding its provisions is a critical step to ensure that the community gets what it wants
- ◆ Requires that project be constructed in accordance with the redevelopment plan
- ◆ Time frames for performance and schedule for construction of improvements
- ◆ Procedures for resolving disputes
- ◆ Project completion
- ◆ Reflects a public / private partnership

# Resources

- ◆ **The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities**

<http://njplanning.org/publications/redevelopment-handbook/>

