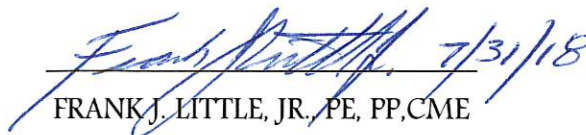


AREA IN NEED OF REHABILITATION EXAMINATION
BLOCK 167 LOTS 6 and 17
312 SIXTH STREET (LOT 6) AND 311 FIFTH STREET (LOT 17),
BEACH HAVEN, OCEAN COUNTY, NEW JERSEY
JULY 2018



PREPARED BY:
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Purpose and Scope

The area to be investigated includes two (2) lots between Fifth and Sixth Streets within Block 167. The specified properties are known as Lots 6 and 17 and are referred to as the 'Study Area' within this report. The property addresses are 312 Sixth Street (Lot 6) and 311 Fifth Street (Lot 17) and both are currently owned by Beach Haven Project No. X, LLC. The scope of work for investigation included a visit to the Study Area and the surrounding area as well as a review of the following documents: the official tax maps, aerial photography available from Google Maps, property tax records and code enforcement records. The remainder of this report includes a description of the Study Area including zoning and classifications, an evaluation of the Study Area in accordance with the statutory criteria and consideration of whether the area can be considered an Area in Need of Rehabilitation under the Local Redevelopment and Housing Law (LRHL) and specifically N.J.S.A 40A:12A-14.

Description of Study Area

The Study Area under consideration for rehabilitation includes two (2) lots within Block 167 in the center portion of the Borough and within the Business District. Each lot is 50 FT x 100 FT and 5000 SF making the entire Study Area 50 FT x 200 FT and 10,000 SF or 0.23 acres. Lot 6 fronts on Sixth Street while Lot 17 fronts on Fifth Street and the lots are directly adjacent at the rear of each to one another. The lots are bounded to the east by an existing parcel known as Lot 1 which is an existing commercial building that was declared an Area in Need of Rehabilitation by the Borough of Beach Haven on May 7, 2018 by Resolution #07-2018 and the lots are bounded to the west by existing residential development. Figures 1, 2 and 3 provide a general location map, tax map and aerial photography of the Study Area.

The existing Study Area is comprised of vacant lots on developed streets and both are surrounded by commercial business and residential dwellings. As mentioned above, the commercial structure directly to the east has been deemed an Area in Need of Rehabilitation but the remaining parcels surrounding the lots are in satisfactory condition. There are no instances of unkempt or chronically vacant homes or storefronts in a reasonable radius.

It appears that both lots have connections to water and sewer utilities. No concrete curb or sidewalk is in place.

Review of historic aerial images from the years between 1920 and 2015 indicates that the Study Area was fully impervious and used as a parking lot for adjacent Lot 1 for at least 16 years between 1986 and 2002. Otherwise, the lots have remained a sandy gravel surface with occasional vehicle parking within undesignated spaces. Also, review of site photography from 2016 indicates that at least Lot 17 was listed for sale with a new construction 2000 SF +/- home to be built.

Existing Zoning

According to the Borough's Zoning Map, the Study Area is located within the RA-Residential District and the permitted uses in this zone include Single Family Residential, Parks, Schools, Museums and Libraries, home and professional occupations, houses of worship, playgrounds, and conservation areas.

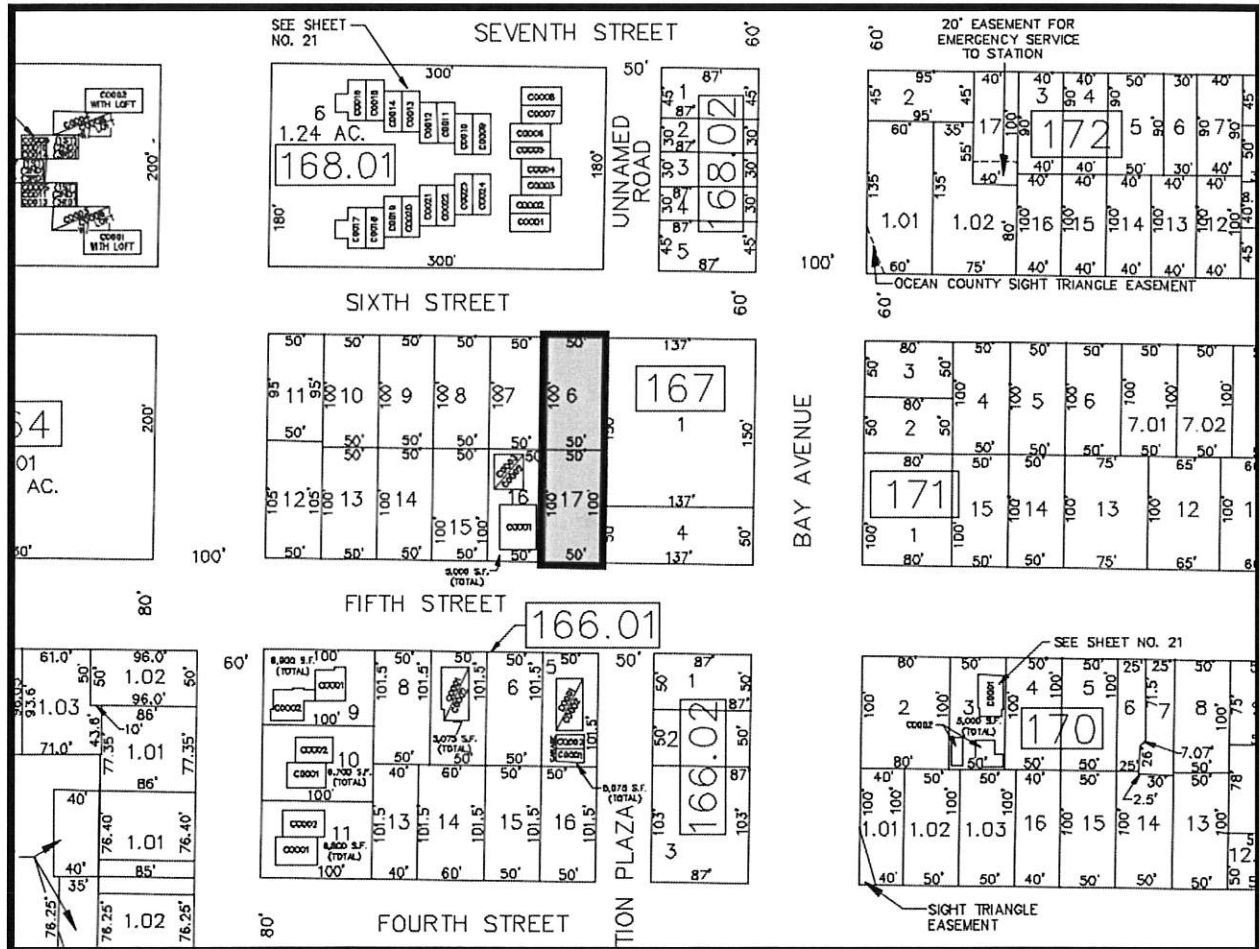
Lot and yard requirements for principal buildings are as follows:

Lot Area:	5000 SF
Lot Frontage:	50 FT
Lot Width:	50 FT
Front Yard:	15 FT
Side Yard:	5 FT (Combined 16 Ft)
Rear Yard:	8 FT
Lot Coverage:	35%
Impervious Coverage	75%
Max. Height:	35 FT

Consideration of an Area in Need of Rehabilitation

The subject site has a long history of vacancy as it has never been developed with any use other than a parking lot. The site was also previously listed for sale and still remains vacant. This continued situation has a negative influence on the Residential and Business District corridor and may discourage additional investment in the area. In addition, the property is underutilized in accordance with the permitted zoning. Based on these facts, the property meets the requirements of N.J.S.A. 40A:12A-14, specifically N.J.S.A 40A:12A-14(a)(3) as there is a pattern of vacancy, abandonment or underutilization of Lots 6 and 17, Block 167 and can be deemed an Area in Need of Rehabilitation.

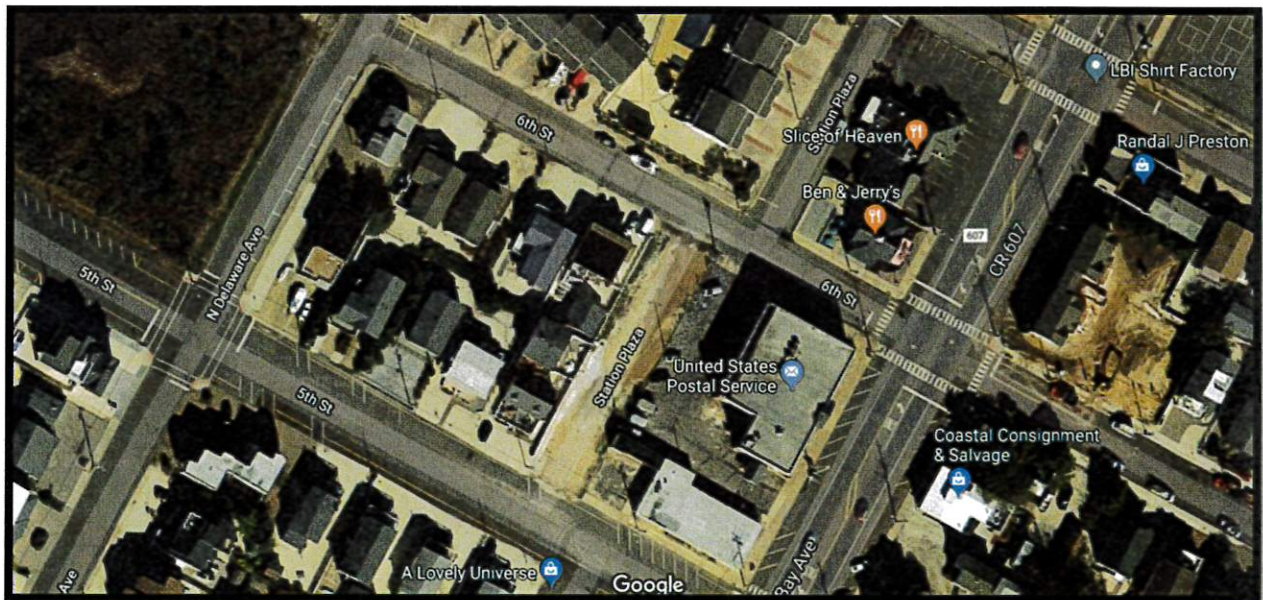
Area in Need of Rehabilitation Examination
Block 167 Lots 6 and 17
Beach Haven, Ocean County, New Jersey
Tax Map



Area in Need of Rehabilitation Examination
Block 167 Lots 6 and 17
Beach Haven, Ocean County, New Jersey
Location Map



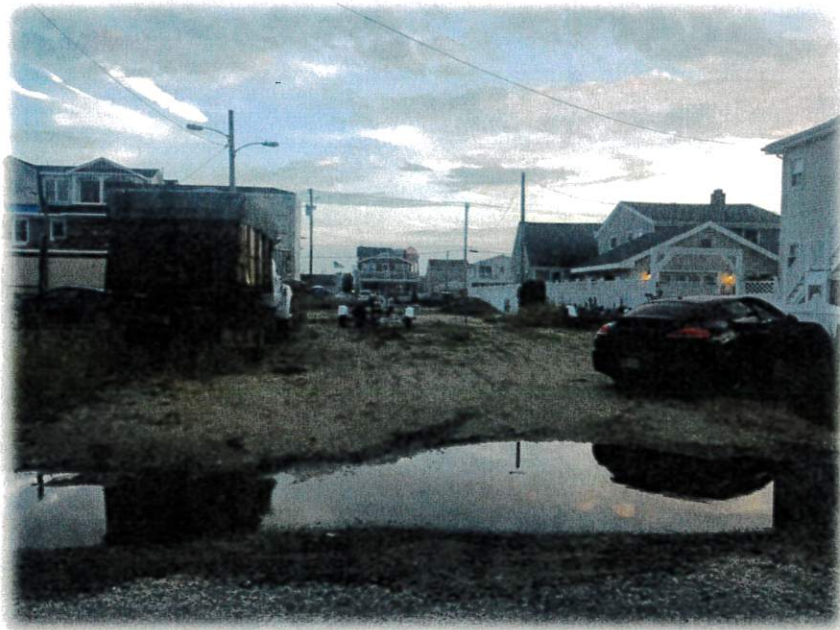
Area in Need of Rehabilitation Examination
Block 167 Lots 6 and 17
Beach Haven, Ocean County, New Jersey
Aerial View



Area in Need of Rehabilitation Examination
Block 167 Lots 6 and 17
Beach Haven, Ocean County, New Jersey
Site Photographs



Lot 17 Fronting Fifth Street



Lot 6 Fronting Sixth Street