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March 13, 2026

VIA ECOURTS

Honorable Linda Grasso Jones, J.S.C.

Monmouth County Courthouse
71 Monument Street, Floor 2
Freehold, New Jersey 07728

RE: In the Matter of the Application of the Borough of Brielle
Docket No.: MON-L-69-25

Dear Judge Jones:

The purpose of this letter is to supplement our submissions under cover of letter, dated February 25, 2026. The Borough adopted the following additional ordinance to implement the amended Housing Element and Fair Share Plan:

1. #1162 An Ordinance to Amend Chapter 21 of the Code of the Borough of Brielle Entitled “Zoning: in Order to Establish the “Higgins Avenue Mixed Use Overlay Zone”, adopted March 11, 2026. See Exhibit 1. This is an Ordinance rezoning the Sports Club parcel.

To implement the Amended Plan and Mediation Agreement with FSHC, the Borough or its planning board adopted the following resolutions in addition to the resolutions filed on February 25, 2026:

1. Resolution of the Brielle Planning Board, County of Monmouth and State of New Jersey Providing the Planning Board’s Recommendations to the Borough Council Regarding the Preliminary Investigation Into Whether the Properties Located Within the Higgins Avenue Study Area Which Are Identified on the Borough Tax Map As Block 65.01, Lot 8; Block 66.01, Lots 4, 5, & 6; Block 70.01. Lots 8, 9, 10, 11 & 12; Block 71.01, Lots 1, 2, 3, & 4; Block 77.01, Lots 1, 2, 3, 4, & 5; Block 78.01, Lots 1, 2, 3, 4 & 5; and Block 78.02, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, Should Be

Designated as a Non-Condemnation Redevelopment Area, adopted March 11, 2026. Additionally I am also attaching the Borough's Planner Kendra Lelie study for the above referenced Blocks and Lots. See Exhibit 2.

2. Resolution 26-68- Resolution Regarding the Planning Board Master Plan Consistency Review Borough Ordinance 1162, adopted March 11, 2026. See Exhibit 3. This resolution sets forth the Borough Council in agreement with the Planning Board recommendation to declare Higgins Avenue An Area in Need Of Redevelopment
3. Resolution 26-61-E - Resolution of the Borough of Brielle Appointing Administrative Agent, adopted on February 23, 2026 . See Exhibit 4.
4. Resolution 26-62-A- Resolution of the Borough of Brielle Adopting Affirmative Marketing Plan, adopted March 9, 2026. See Exhibit 5.
5. Resolution 26-62-E - Resolution of the Borough of Brielle Adopting Updated Spending Plan, adopted March 9, 2026. See Exhibit 6.
6. Resolution 26-71- Binding Resolution of the Borough of Brielle Committing to Adopt All Outstanding Ordinances and Resolutions, adopted March 11, 2026. See Exhibit 7.

In addition, I enclose the following documents:

1. M&D Settlement Agreement. See Exhibit 8.
2. Mumford Settlement Agreement. See Exhibit 9.

Finally, we discussed an agreement for 5 affordable units with Affordable Housing Alliance for project on the site where the municipal building site. We also discussed an agreement for two units with Habitat for Humanities on another site the Borough owns. In accordance with our agreement with FSHC, the Borough will vote on these agreements when it meets on March 23, 2026.

In any event, we look forward to addressing any concerns the Court may have once it reviews this package of documents. Thank you for your attention to this matter.

Respectfully submitted,

Jeffrey R. Surenian

Jeffrey R. Surenian

cc: All Attorneys of Counsel (via ecourts)

Exhibit 1

**BOROUGH OF BRIELLE
ORDINANCE NO.1162**

AN ORDINANCE TO AMEND CHAPTER 21 OF THE CODE OF THE BOROUGH OF BRIELLE ENTITLED "ZONING" IN ORDER TO ESTABLISH THE "HIGGINS AVENUE MIXED USE OVERLAY ZONE".

BE IT ORDAINED, by the Governing Body of the Borough of Brielle, that a new zone be added to the existing zoning ordinance, to be designated 21-21B and to establish development criteria for a new **Higgins Avenue Mixed Use Overlay Zone**.

PURPOSE

The purpose of this Ordinance is to create regulations and standards governing the development of mixed-use and multi-family housing developments, which will include a required on-site affordable housing component, in a new overlay zoning district on Block 65.01 Lots 8. The ordinance is designed to regulate said mixed-use and multi-family housing developments in a manner consistent with Borough's Affordable Housing Ordinance, the Borough's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order or Compliance Certificate), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the Land Development Ordinance is made, the standards of the Development Regulations shall apply:

21-21B Higgins Avenue Mixed Use Overlay Zone (HA-MUO)

- a. Purpose. The Higgins Avenue Mixed Use Overlay Zone is intended to promote development that supports, and is consistent with, the commercial development pattern in the underlying district, and to accommodate multi-family housing in a location that can address the housing needs and preferences of market rate and affordable households, and which also supports the underlying district.
- b. Location. The Higgins Avenue Mixed Use Overlay Zone is a mixed-use overlay option in the Borough's C-1A (Gateway Zone) zoning district on Block 65.01, Lot 8. Within the overlay zone district, the development of a new mixed-use development, with a required on-site affordable housing component is permitted as an option to the uses otherwise permitted in the C-1A zoning district.
- c. Permitted uses. The following uses shall be permitted in the Higgins Avenue Mixed Use Overlay District:
 1. Mixed-use development including inclusionary multi-family residential units provided:
 1. The commercial use permitted in a mixed-use development shall include the uses permitted in the C-1 and C-1A district;
 2. The minimum affordable housing set-aside is met;
 3. All affordable housing units produced comply with the Borough's Affordable Housing Ordinance.
 3. Inclusionary multi-family dwellings (townhouses, apartments) provided:
 - i. The minimum affordable housing set-aside is met;

- ii. All affordable housing units produced comply with the Borough's Affordable Housing Ordinance.

d. Accessory Uses

1. Signs and entry gate structures
2. Other customary accessory uses and structures clearly incidental to the principal structures and uses
3. Community facilities such as all-purpose rooms, administrative offices and outdoor patio gathering areas.

e. Development Standards

1. All standards and requirements in the underlying C-1A Zone shall be met, except as otherwise modified by this section.
2. Height: Mixed-use buildings and multi-family buildings shall not exceed 3-stories or 45 feet and 42 feet for townhouse units provided:
 1. The height is measured to the highest point of roof.
 2. Mechanical equipment on the roof shall be set back from all building facades by at least 10 feet and screened.
3. Density: 18.8 dwelling units per acre
4. Bulk Requirements:
 1. Minimum Front Yard Setback: 10 feet
 2. Maximum Front Yard Setback: 15 feet
 3. Minimum Side Yard Setback: 10 feet
 4. Minimum Rear Yard Setback: 30 feet
 5. Maximum Lot Coverage: 85%
 6. Minimum Buffer to Existing Residential Use adjacent to the property line: 25 feet
 7. The location of principal structures shall be separated by a minimum of 30 feet, and accessory structures shall be separated by a minimum of 15 feet from other principal structures or accessory structures.
 8. No structure shall be located within a minimum of 8 feet from any internal access drives and parking areas.

5. Parking and Circulation:

1. Residential On-site parking must be provided for all uses on site in accordance with Borough standards and as applicable, in accordance with RSIS standards.
2. Retail-commercial: 3 spaces per 1000 SF
3. Gym & Medical: 4 spaces per 1000 SF
4. Restaurant: 1 per every 3 seats
5. On street dedicated parking located along the parcel frontage shall count towards total required parking for site.
6. All internal access drives shall have a minimum width of 25 feet. All development plans shall include provisions for on-site stormwater collection (and detention) where deemed necessary by the Borough Engineer.
7. Parking shall not be visible from the public right-of-way associated with a front or side yard.

6. General Design Standards:

1. Development shall provide for congregate refuse/recycling area(s) for use by residents. All such areas shall be fully enclosed and covered.
2. Not more than one outside television antenna shall be permitted per building.
3. The site shall be developed as a Major Development in strict accordance with the Borough's Stormwater Ordinance and the NJDEP Best Management Practices Manual.
4. Street trees at a height of 14-16 feet and 3.5" caliper shall be provided along Higgins Avenue at an interval of a minimum of 30 feet on center.
5. Screen plantings with evergreen trees a minimum height of 6-8 feet at planting and deciduous trees a minimum height of 10-12 feet at planting shall be planted in the required buffer yards.

7. Building Design Standards:

1. Townhouse units shall be rear-loaded.
2. Buildings shall be oriented, with one or more building entrances, toward the public street to which the build-to-line is measured.
3. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining front yard setbacks at the build-to-line; by maintaining base courses; by use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors historically used in Brielle Borough.
4. Facades shall be expressed as building modules that do not exceed 30 feet in width.
5. Building facades facing a publicly accessible area shall be articulated into three distinct vertical components — a “base”, a “middle”, and a “top.”
 - i. The base should consist of the first story. The base design shall be emphasized to create visual interest and support pedestrian activity.
 - ii. The middle should consist of all or a portion of the upper stories. The middle shall be differentiated from the base and the top by a horizontal transition line. The transition line’s specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. The transition line shall relate to adjacent building if the adjacent buildings are lower than the proposed building. A change of material and/or color from the base is an acceptable way to distinguish the middle portion of the building.
 - iii. The top may consist of the top story or may consist of a horizontal or projecting element articulating the top of the building.

8. Affordable Housing

1. The minimum affordable housing set-aside shall be 20%.
2. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Fair Housing

Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”).

3. Income Distribution of Affordable Units: The income distribution for the affordable units in each project shall be as follows: no more than fifty percent (50%) within each bedroom distribution may be moderate income units, at least thirty-seven percent (37%) within each bedroom distribution shall be low income units and at least thirteen percent (13%) within each bedroom distribution shall be very low income units.
4. Affirmative Marketing of Affordable Units: The affordable units must be affirmatively marketed to the housing region in accordance with the Borough’s Affirmative Marketing Plan.
5. Bedroom Distribution. At least twenty percent (20%) of the affordable units in each project shall be three bedroom units; at least, but not more than, twenty percent (20%) of the affordable units in each project shall be efficiency and one bedroom units; at least thirty percent (30%) of the affordable units in each project shall be two bedroom units; the balance may be two or three-bedroom units, at the discretion of the developer.
6. The developer shall have an obligation to deed restrict the affordable units in any project as very low, low or moderate income affordable units for a period of at least thirty (30) years for for-sale units and forty (40) years for rental units, until such time and under such conditions as the Borough takes action to release the deed restriction, so that the Borough may count the affordable units against its affordable housing obligation.

Introduced: February 23rd, 2026

Adopted: March 11th, 2026

Attest: Carol Baran
Carol Baran
Municipal Clerk

Frank Garruzzo
Frank Garruzzo
Mayor

Exhibit 2

RESOLUTION OF THE BRIELLE BOROUGH PLANNING BOARD, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY PROVIDING THE PLANNING BOARD'S RECOMMENDATIONS TO THE BOROUGH COUNCIL REGARDING THE PRELIMINARY INVESTIGATION INTO WHETHER THE PROPERTIES LOCATED WITHIN THE HIGGINS AVENUE STUDY AREA WHICH ARE IDENTIFIED ON THE BOROUGH TAX MAP AS BLOCK 65.01, LOT 8; BLOCK 66.01, LOTS 4, 5 & 6; BLOCK 70.01, LOTS 8, 9, 10, 11 & 12; BLOCK 71.01, LOTS 1, 2, 3 & 4; BLOCK 77.01, LOTS 1, 2, 3, 4 & 5; BLOCK 78.01, LOTS 1, 2, 3, 4 & 5; AND BLOCK 78.02, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, SHOULD BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Borough Council of the Borough of Brielle, by Resolution No. 25-103-H, adopted July 21, 2025, authorized the Planning Board of the Borough of Brielle (the "Board") to conduct a preliminary investigation to determine if the properties listed below satisfy criteria for designation as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"):

Block 65.01, Lot 8
Block 66.01, Lots 4, 5 & 6
Block 70.01, Lots 8, 9, 10, 11 & 12
Block 71.01, Lots 1, 2, 3 & 4
Block 77.01, Lots 1, 2, 3, 4 & 5
Block 78.01, Lots 1, 2, 3, 4 & 5
Block 78.02, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 (the "Study Area")

WHEREAS, the Board scheduled a special meeting at 6:00 pm on Wednesday, March 11, 2026, for the public hearing on the preliminary investigation of the Study Area; and

WHEREAS, prior to the date scheduled for the public hearing on the preliminary investigation of the Study Area, a Preliminary Investigation Report of the Study Area prepared by the Borough's planning consultant, Kendra Lelie, P.A., A.I.C.P., L.L.A., was placed on file in the Borough Hall and was made available for public review; and

WHEREAS, that Preliminary Investigative Report included, among other things, a map showing the boundaries of the Study Area and the location of the properties within it, along with findings from the planning consultant as to whether the properties in the Study Area contain

conditions which would warrant their designation as a Non-Condemnation Redevelopment Area under the LRHL; and

WHEREAS, as required under the LRHL, the Board prepared a legal notice to inform the public of the scheduling of the March 11, 2026, public hearing on the preliminary investigation of the Study Area and to provide the public with the date, time, and location for the public hearing, and to notify the public that a copy of the Preliminary Investigation Report of the Study Area, which included a map showing the boundaries of the Study Area and the location of the properties within it, along with the basis for study; and

WHEREAS, this legal notice was published in the Asbury Park Press for two consecutive weeks, with the last publication being at least ten (10) days before the scheduled public hearing date; and

WHEREAS, this legal notice was also mailed to the owners of the properties located within the Study Area more than ten (10) days before the scheduled hearing date; and

WHEREAS, copies of these legal notices and affidavits of publication and mailing are on file with the Planning Board Secretary; and

WHEREAS, a public hearing was held on March 11, 2026, on the preliminary investigation of the Study Area, and at that hearing, Kendra Lelie, P.P., A.I.C.P., L.L.A, provided testimony as to the findings of the preliminary investigation of the Study Area; and

WHEREAS, the Board, after carefully considering the evidence presented at the hearing and of the adjoining property owners and general public, if any, makes the following factual findings and conclusions of law:

- a. The Brielle Borough Council adopted Resolution No. 25-103-H on July 21, 2025, directing the Board to conduct a preliminary investigation to determine whether one or more of the properties located within the Study Area contain conditions that would warrant their designation as a Non-Condemnation Redevelopment Area under the LRHL.

- b. The Board scheduled a special meeting at 6:00 pm on Wednesday, March 11, 2026, for the public hearing on the preliminary investigation of the Study Area.
- c. Prior to the date scheduled for the public hearing on the preliminary investigation of the Study Area, a Preliminary Investigation Report of the Study Area prepared by the Borough's planning consultant, Kendra Lelie, P.P., A.I.C.P., L.L.A, was placed on file in the Borough Hall and was made available for public review.
- d. The Preliminary Investigation Report included, among other things, a map showing the boundaries of the Study Area and the location of the properties within it, along with findings from the planning consultant as to whether the properties in the Study Area contain conditions which would warrant their designation as a Non-Condemnation Redevelopment Area under the LRHL.
- e. As required under the LRHL, the Board prepared a legal notice to inform the public of the scheduling of the March 11, 2026, public hearing on the preliminary investigation of the Study Area and to provide the public with the date, time, and location for the public hearing, and to notify the public that a copy of the Preliminary Investigation Report of the Study Area, which included a map showing the boundaries of the Study Area and the location of the properties within it, along with the basis for study.
- f. The legal notice was published in the Asbury Park Press and in the Coast Star for two consecutive weeks, with the last publication being at least ten (10) days before the scheduled public hearing date.
- g. The legal notice was also mailed to the owners of the properties located within the Study Area more than ten (10) days before the scheduled public hearing date.
- h. Copies of these legal notices and affidavits of publication and mailing are on file with the Planning Board Secretary.
- i. A public hearing was held on March 11, 2026, on the preliminary investigation of the Study Area.
- j. At that hearing, Kendra Lelie, P.P., A.I.C.P., L.L.A, was qualified as an expert planning witness and she provided testimony regarding the boundaries of the Study Area and the conditions existing on the properties located within the Study Area.
- k. Ms. Lelie testified that in order for the properties located within the Study Area to qualify as a Non-Condemnation Redevelopment Area, one or more of the conditions listed within N.J.S.A. 40A:12A-5(a) through (h) need to exist on the properties.
- l. Ms. Lelie has determined that there are properties within the Study Area that satisfy N.J.S.A 40A:12A-5(d) and N.J.S.A. 40A:12A-5(h) and therefore qualify for designation as an area in need of redevelopment.

- m. The conditions set forth within N.J.S.A. 40A:12A-5(d) are that “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.”
- n. The conditions set forth within N.J.S.A. 40A:12A-5(h) are that “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”
- o. Ms. Lelie has determined that the properties located at Block 66.01, Lot 4; Block 66.01, Lot 5; Block 71.01, Lot 1; Block 71.01, Lot 3; Block 77.01, Lot 2; Block 77.01, Lot 5; Block 78.01, Lot 5; Block 78.02, Lot 1; Block 78.02, Lot 3; Block 78.02, Lot 4; Block 78.02, Lot 6; Block 78.02, Lot 10; Block 78.02, Lot 12; and Block 78.02, Lot 13 all satisfy N.J.S.A. 40A:12A-5(d) and N.J.S.A. 40A:12A-5(h).
- p. In defining the term “Redevelopment Area,” the LRHL provides for the inclusion of properties within a Non-Condensation Redevelopment area which are not themselves detrimental to the public health, safety, or welfare, if such inclusion is found necessary for the effective redevelopment of the area of which they are part. Specifically, N.J.S.A. 40A:12A-3 states: “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.”
- q. Although certain other properties within the Study Area do not satisfy one or more of the conditions listed within N.J.S.A. 40A:12A-5(a) through (h), Ms. Lelie has determined that these properties are still needed for effective redevelopment of the surrounding area. These properties are located at Block 70.01, Lot 12; Block 70.01, Lot 8; Block 70.01, Lot 9; Block 70.01, Lot 10; Block 70.01, Lot 11; Block 71.01, Lot 2; Block 71.01, Lot 4; Block 77.01, Lot 1; Block 77.01, Lot 3; Block 77.01, Lot 4; Block 78.01, Lot 1; Block 78.01, Lot 2; Block 78.01, Lot 3; Block 78.01, Lot 4; Block 78.02, Lot 2; Block 78.02, Lot 5; Block 78.02, Lot 7; Block 78.02, Lot 8; Block 78.02, Lot 9; and Block 78.02, Lot 11.
- r. Ms. Lelie has determined that the properties located at Block 65.01, Lot 8 and Block 66.01, Lot 6 do not meet the statutory criteria for designation as an area in need of redevelopment, and she does not indicate that they are needed for effective redevelopment of the area. As such, Block 65.01, Lot 8 and Block 66.01, Lot 6 should be excluded from the proposed Non-Condensation Redevelopment Area.
- s. Based on Ms. Lelie’s testimony regarding the conditions existing on the properties located within the Study Area, the Board accepts Ms. Lelie’s recommendations to include all properties within the Study Area as the Non-Condensation Redevelopment Area, except the properties located at Block 65.01, Lot 8 and Block 66.01, Lot 6.

WHEREAS, Mr. Jones moved to recommend to the Borough Council that the Study Area be designated as a Non-Condensation Redevelopment Area (with the exceptions of the properties

located at Block 65.01, Lot 8 and Block 66.01, Lot 6); this motion was seconded by Councilman Colon. At that time, the motion was approved by the following roll call vote:

Ayes: Councilman Eliot Colon, Karen Brisben, G. Kevin Callahan, Jay Jones, James Priolo, Corinne Trainor, Dan Turak

Noes: None

Not eligible to vote: None

Absent: Amber Fernicola, Eric Lubin, James Stenson

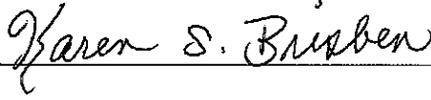
Recused: Mayor Frank Garruzzo

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Brielle, that the Board hereby provides the following recommendations to the Borough Council as a result of its preliminary investigation into whether one or more of the properties located within the Study Area should be designated as a Non-Condensation Redevelopment Area:

- a. The Board recommends that the properties located at Block 66.01, Lot 4; Block 66.01, Lot 5; Block 71.01, Lot 1; Block 71.01, Lot 3; Block 77.01, Lot 2; Block 77.01, Lot 5; Block 78.01, Lot 5; Block 78.02, Lot 1; Block 78.02, Lot 3; Block 78.02, Lot 4; Block 78.02, Lot 6; Block 78.02, Lot 10; Block 78.02, Lot 12; and Block 78.02, Lot 13, be included within the proposed Non-Condensation Redevelopment Area by way of their satisfaction of both N.J.S.A. 40A:12A-5(d) and N.J.S.A. 40A:12A-5(h).
- b. The Board recommends that the properties located at Block 70.01, Lot 12; Block 70.01, Lot 8; Block 70.01, Lot 9; Block 70.01, Lot 10; Block 70.01, Lot 11; Block 71.01, Lot 2; Block 71.01, Lot 4; Block 77.01, Lot 1; Block 77.01, Lot 3; Block 77.01, Lot 4; Block 78.01, Lot 1; Block 78.01, Lot 2; Block 78.01, Lot 3; Block 78.01, Lot 4; Block 78.02, Lot 2; Block 78.02, Lot 5; Block 78.02, Lot 7; Block 78.02, Lot 8; Block 78.02, Lot 9; and Block 78.02, Lot 11, be included within the proposed Non-Condensation Redevelopment Area by way of necessity for effective redevelopment of the surrounding area.
- c. The Board recommends that the properties located at Block 65.01, Lot 8 and Block 66.01, Lot 6 be excluded from the proposed Non-Condensation Redevelopment Area as these properties do not meet the statutory criteria for designation as an area in need of redevelopment, and they are not necessary for the effective redevelopment of surrounding properties.

I hereby certify that the above Resolution was adopted by the Planning Board of the Borough of Brielle at its meeting of March 11, 2026.

Dated: March 12, 2026



Karen S. Brisben, Board Secretary

Higgins Avenue Redevelopment Study and Preliminary Investigation Report

Block 65.01, Lot 8
Block 66.01, Lots 4, 5 & 6
Block 70.01, Lots 8, 9, 10, 11 & 12
Block 71.01, Lots 1, 2, 3 & 4
Block 77.01, Lots 1, 2, 3, 4 & 5
Block 78.01, Lots 1, 2, 3, 4 & 5
Block 78.02, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13

Prepared:

February 25, 2026

Prepared for:

Brielle Borough
601 Union Lane
Brielle, NJ 08730

Prepared by:

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*



Kendra Lelie, PP, AICP, LLA
NJ Professional Planner No.: 5537

Kyle + McManus Associates
2 East Broad Street
Hopewell, NJ 08525

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

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Brielle Borough, Monmouth County, New Jersey

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Appendix A: Resolution No. 25-103-E and August 14, 2025 Planning Board Resolution
Authorizing Area In Need Study

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Introduction

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as the “Redevelopment Study”) is to determine whether certain properties in Brielle Borough qualify as a Non-Condensation Area in Need of Redevelopment as defined in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (commonly and hereinafter referred to as the “LRHL”).

The properties that are reviewed in this Redevelopment Study include the following parcels:

- Block 65.01, Lot 8
- Block 66.01, Lots 4, 5 & 6
- Block 70.01, Lots 8, 9, 10, 11 & 12
- Block 71.01, Lots 1, 2, 3 & 4
- Block 77.01, Lots 1, 2, 3, 4 & 5
- Block 78.01, Lots 1, 2, 3, 4 & 5
- Block 78.02, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13

These properties are hereinafter referred to as the “Study Area” and are shown on the accompanying mapping.

This Redevelopment Study was prepared pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

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

This Redevelopment Study is authorized by Resolution No. 25-103-E of the Brielle Borough Council, which was adopted on July 21, 2025. Said resolution specifically identified the properties listed above and further indicated that the area to be studied include “any and all streets, ‘paper’ streets, private drives and rights-of-ways.

A copy of Resolution No. 25-103-E is provided in Appendix A of this Redevelopment Study.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report

Brielle Borough, Monmouth County, New Jersey

This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40A:12A-6b(1)]. In accordance with N.J.S.A. 40A:12A-6b(5):

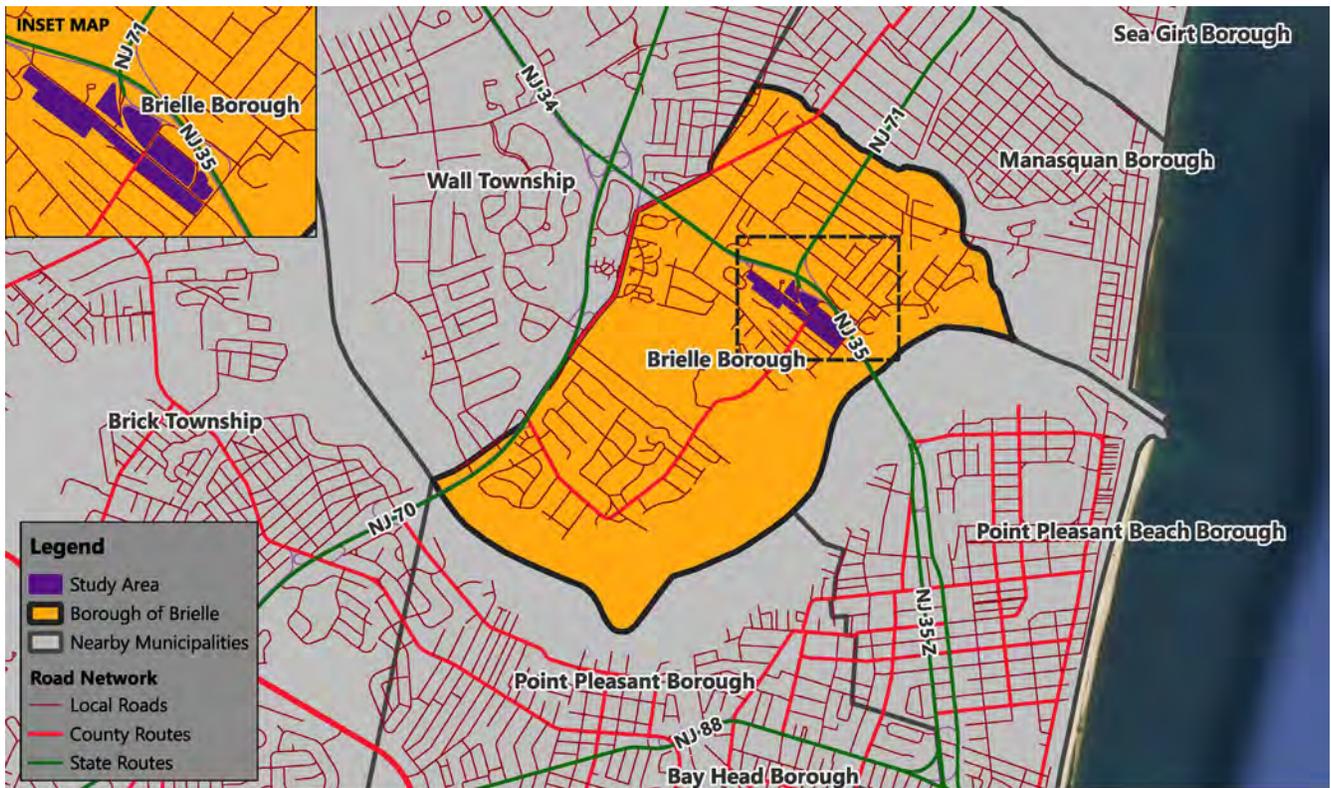
After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

It is noted that in directing the Planning Board to undertake the preliminary investigation and redevelopment study, Resolution No. 25-103-E specified that the Study Area shall not be subject to a condemnation redevelopment area designation. In other words, the Planning Board was asked to conduct a preliminary investigation into whether the Study Area should be designated as a Non-Condemnation Redevelopment Area in which the municipality would have certain redevelopment powers but would not have the power of eminent domain to implement the redevelopment of the Study Area.

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Map 1: Regional Location Map



Legend

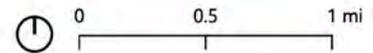
- Study Area
- Borough of Brielle
- Nearby Municipalities

Road Network

- Local Roads
- County Routes
- State Routes



REGIONAL LOCATION MAP
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
BOROUGH OF BRIELLE | MONMOUTH COUNTY
DATA SOURCES: Parcels and Municipal Boundaries via NJGIN;
Road Network via NJ DOT; Satellite Imagery via Google Earth



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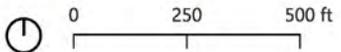
Map 2: Aerial Location Map

Study Area Description



KMA
 KYLE + MC MANUS ASSOCIATES

AERIAL LOCATION MAP
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NJGIN; Streets via NJDOT; Satellite Imagery via Google Earth



The Study Area (see Map 2) is approximately 14 acres and contains a total of 36 properties, which have been individually listed on Page 1. The study area includes properties within the Higgins Avenue corridor that front Higgins Avenue as well as adjacent properties fronting Union Avenue, Riverview Drive, Euclid Avenue, the Route 35 on and off ramps, and Ashley Avenue.

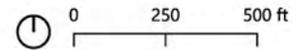
Land uses, as confirmed during visual inspection in August 2025, are depicted in the following maps and further described in the redevelopment analysis for each parcel.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Map 3: Land Use Land Cover



LAND USE AND LAND COVER
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NJGIN; Streets via NJDOT; Land Use/Land Cover via NJDEP; Satellite Imagery via Google Earth

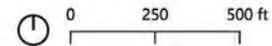


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Map 4: Environmental Constraints



ENVIRONMENTAL CONSTRAINTS
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NJGIN; Streets via NJDOT; Environmental Constraints Data via NJDEP; Satellite Imagery via Google Earth



Current Zoning

The Study Area properties are in the Central Commercial (C-1) and the Gateway Zone (C-1A) zoning districts. Permitted uses in these zoning districts include the following:

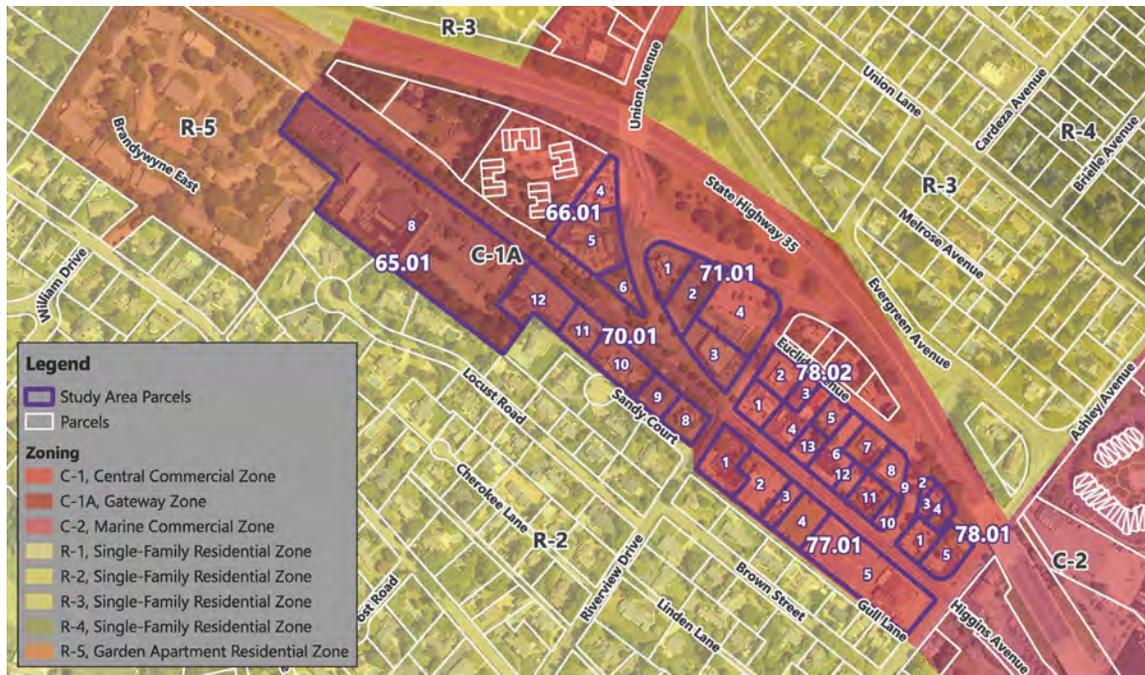
The C-1 district permits retail and personal sales, restaurants, offices, banks, laundry cleaners, grocery stores, post office and municipal uses such as a library, police station and fire station.

The C-1A district permits similar uses as those permitted in the C-1 zoning district. In addition, the C-1A district permits other uses that are not permitted within the C-1 district, including but not limited to health and fitness uses, museums, private schools and senior citizen activity center.

The Study Area is surrounded by four (4) different zoning districts. The C-1 district is located to the north of the Study Area and three Residential Districts are located to the east, south and west of the Study Area. The R-3 zoning district is located to the northeast, the R-2 zoning district is located to the south and the R-5 zoning district is located to the west. The R-2 and R-3 zoning districts are single-family residential zoning districts and the R-5 zoning district is a garden apartment zoning district.

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Map 5: Zoning of Study Area



Legend

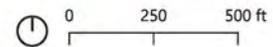
- Study Area Parcels
- Parcels

Zoning

- C-1, Central Commercial Zone
- C-1A, Gateway Zone
- C-2, Marine Commercial Zone
- R-1, Single-Family Residential Zone
- R-2, Single-Family Residential Zone
- R-3, Single-Family Residential Zone
- R-4, Single-Family Residential Zone
- R-5, Garden Apartment Residential Zone



ZONING
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NUGIN; Streets via NJDOT; Zoning via Monmouth County and Kyle + McManus; Satellite Imagery via Google Earth



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Planning Context

Master Plan Goals and Objectives

The 2000 Borough Master Plan, as supplemented by the various Re-Examination Reports, outlines the vision for the future of Brielle Borough. The Master Plan outlines several goals and objectives related to future development within the Borough. The goals and objectives that are relevant to the Study Area are as follows:

- 1) Protect existing residential areas;*
- 2) Provide development opportunities in vacant areas most suited for infill uses;*
- 3) Provide adequate services and facilities for the present and projected population;*
- 4) Promote and enhance a visually desirable natural and man-made environment; and*
- 5) Identify opportunities for development and redevelopment.*

Along with the Goals and Objectives outlined within the Master Plan, there are several planning documents, including the 2016 Re-Examination Report and the 2023 Housing Element and Fair Share Plan, which focus on the development of the Study Area and the surrounding Gateway Zone. The 2016 Re-Examination Report included recommendations to modernize and expand permitted uses in the Gateway Zone including “least cost housing”. The 2025/2026 Amended Housing Element and Fair Share Plan specifically focused on the Study Area as a corridor that would be suitable for inclusionary housing at densities ranging from sixteen (16) to eighteen (18) units per acre.

Monmouth County

The 2016 Monmouth County Master Plan’s key focus is redevelopment and revitalization. It includes goals that would be supported by redevelopment of the Study Area. Key among these is Master Plan Goal No. 3, which is to:

Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay.

The 2016 Monmouth County Master Plan provides several principles and objectives to support the implementation of Master Plan Goal No. 3. Provided below is a sample of principles and objectives that would be supported by the redevelopment of the Study Area:

- **Principle 3.1 — Vibrant and Sustainable Communities:** Encourage the creation of vibrant communities through a variety of housing choices, energy and transportations options, recreational and cultural offerings, health and safety

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initiatives, and business opportunities that result in a more sustainable and higher quality-of-life for all residents.

- Objective E: Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.
- Principle 3.2 — Preservation of Community Character: Protect and strengthen the established character of municipalities and their distinct qualities.
 - Objective B: Support measures to improve communities in need of revitalization or restoration.
 - Objective C: Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
- Principle 3.3 — Housing: Encourage a variety of new and rehabilitated housing that will enable populations to more readily cycle through different life-stages, giving residents an opportunity to age in place.
- Principle 3.4 — Economic Development and Redevelopment: The public will benefit socially and economically from the retention, attraction, and advancement of entrepreneurial and business enterprises that result in quality jobs and a stronger, more resilient tax base.
 - Objective I: Encourage a variety of new and rehabilitated housing options to meet the needs of an evolving workforce in support of greater regional economic growth.

Please note that although the 2016 Monmouth County Master Plan was reexamined in 2018, that reexamination did not result in changes or include relevant discussion of Master Plan Goal No. 3, or its associated principles and objectives.

New Jersey State Development and Redevelopment Plan

The 2025 New Jersey State Development and Redevelopment Plan (SDRP) contains a series of smart growth goals and policies, and mapping that reflects desired growth patterns within a series of state planning areas.

As provided in the SDRP, the entirety of the Study Area is located within Planning Area 1, which is also known as the Metropolitan Planning Area. The intent of the Metropolitan Planning Area is as follows:

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

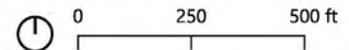
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Based on the above, Redevelopment of the Study Area, which is located within Planning Area 1, is compatible with, and will advance, the intent and purpose of the Metropolitan Planning Area.

Map 6: State Planning Area Map



STATE PLANNING AREAS
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NJGIN; Streets via NJDOT; Planning Areas via NJDEP; Satellite Imagery via Google Earth



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Redevelopment Designation Statutory Requirements

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- A. The generality of buildings is 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. (N.J.S.A. 40A:12A-5[a]).
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such buildings or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable. (N.J.S.A. 40A:12A-5[b]).
- 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. (N.J.S.A. 40A:12A-5[c]).
- 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. (N.J.S.A. 40A:12A-5[d]).
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. (N.J.S.A. 40A:12A-5[e]).
- F. Areas, in excess of five contiguous acres, whereon buildings or 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 area has been materially depreciated. (N.J.S.A. 40A:12A-5[f]).

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- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban 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. (N.J.S.A. 40A:12A-5[g]).
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (N.J.S.A. 40A:12A-5[h]).

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, 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 (N.J.S.A. 40A:12A-3.).

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Redevelopment Analysis

With the benefit of digital geographic data of the NJDEP and FEMA, the Study Area has been carefully reviewed to assess its satisfaction of statutory requirements for redevelopment area designation.

This review has indicated that the Study Area meets one or more of the statutory requirements for designation as an area in need of redevelopment that are provided at N.J.S.A. 40A:12A-5. This review is summarized in more detail below:

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Block 65.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 65.01, Lot 8	
Location: 629 Higgins Avenue Existing Use: Fitness Facility/Medical Office	Assessed Land Use: 4A (Commercial) Zoning District: C-1A (Gateway) Area (Acres): 4.26

Condition:
 Block 65.01, Lot 8 is a rectangular shaped lot containing a fitness facility and physical therapy office fronting Higgins Avenue. There is a large parking lot with landscaped islands located to the south of the building. Additional parking is provided in front of the building and to the north of the building. All parking spaces are adequately striped. Curbed ingress and egress are via three (3) two-way driveways along Higgins Avenue and while directional signs or striping is not provided for each access point, they are clearly identified with curbing and landscape islands. There appears to be adequate lighting within the parking lot as well. Upon a site inspection the building and site appear to be well maintained without any signs of deferred maintenance or dilapidation.

- Redevelopment Criteria Analysis:**
- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable
 - B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable
 - C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable
 - D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable
 - E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable
 - F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable
 - G: Urban Enterprise Zone**
Not applicable
 - H: Smart Growth Consistency**
Not applicable

Status:
 The parcel does not meet the statutory criteria for designation as an area in need of redevelopment.

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Block 66.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 66.01, Lot 4

Location: 709 Union Avenue
Use: Mobile Home Park

Assessed Land Use: 1 (Vacant)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.32

Condition:

Block 66.01, Lot 4 contains a mobile home park (Union Place) with eight (8) trailers containing individual residences which equate to a density of 25 dwelling units per acre. Five (5) of the eight (8) units are visible from Union Avenue and three (3) mobile home units are not visible from the public right-of-way and are haphazardly located in the rear of the property. The triangular shaped parcel fronts Union Avenue at the intersection with the Route 35 eastbound ramp which is a challenging and complicated intersection to navigate especially with egress movements from this site to the drive north on Union Avenue. There is a parking lot located between the mobile homes and Union Avenue. While there is a small island that separates the internal driveway from Union Avenue, half of the frontage of this lot is ingress and egress lanes. Parking spaces are not striped and directional arrows or signs are not provided for internal vehicular movements. Upon site inspection, the eastern access drive is in poor condition as the asphalt is cracking and has large potholes. Based on a review of 2025 aerial photographs and the site visit, most of the lot is impervious cover.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 66.01, Lot 4 (continued)

Redevelopment Criteria Analysis:

A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings
Not applicable

B: Discontinuance/Abandonment of Commercial or Industrial Buildings
Not applicable

C: Unimproved Privately-Owned Land/Publicly Owned Land
Not applicable

D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use

The quantity and layout of mobile homes on the property is an overcrowding condition of residential uses on a lot. This configuration also limits visibility to the rear units, creating a certain degree of isolation leading to public safety concerns. The lack of vegetation due to excessive impervious cover creates

heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. The use on the lot is not a permitted use in the C-1 zoning district and as evidenced by the tax assessment the lot is designated as a vacant parcel. The development on this lot is incompatible with the Borough zoning ordinance and hinders orderly development. Thus, the “d” Criterion is satisfied by reason of faulty arrangement or design, overcrowding and excessive cover.

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions

Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster

Not applicable

G: Urban Enterprise Zone

Not applicable

H: Smart Growth Consistency

The parcel is in a Metropolitan Planning Area as designated on the State’s Development and Redevelopment Plan. The intent of the Metropolitan

Planning Area is to provide for much of the State’s future redevelopment. Thus, the designation of the parcel as being part of a redevelopment area is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria “d” and “h” for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 66.01, Lot 5

Location: 715 Union Avenue	Assessed Land Use: 4C (Residential greater than 4 families)
Use: Mobile Home Park and Rental Units	Zoning District: C-1A (Gateway)
	Area (Acres): 0.73

Condition:

Block 66.01, Lot 5 contains a residential rental community with 21 separate buildings of which seventeen (17) are mobile home units, three (3) are permanent structures that look like an older motel, and two that appear to be for community use such as laundry and mail delivery. The buildings are located haphazardly throughout the lot. Based upon a site visit, there are over 40 residential units on the site which equates to a density of 54 dwelling units per acre. Only four (4) of the residential structures are visible from Union Avenue. The irregularly shaped parcel fronts Union Avenue at the intersection with the Route 35 eastbound ramp which is a challenging and complicated intersection to navigate especially with egress movements from this site to the drive north on Union Avenue. There is a parking lot located between the residences and Union Avenue. There are fourteen (14) parking spaces for over 40 residential units. This parking condition is not compliant with Residential Site Improvement Standards, which would require at least one (1) parking space per unit. The parking spaces are striped and there are directional arrows in the drive aisles. However, the entire frontage of the site is not curbed, and ingress/egress is unrestricted from Union Avenue. Based on a review of 2025 aerial photographs and the site visit, all of the lot is impervious cover.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 66.01, Lot 5 (continued)	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use The quantity and layout of mobile homes on the property is an overcrowding condition of residential uses on a lot. This configuration also limits visibility to the rear units, creating a certain degree of isolation that does not mitigate crime. There have been a total of 288 police calls to the site over the past five (5) years, demonstrating that crime has been a recurring problem on the property. A lack of curbing results in unrestricted ingress/egress from Union Avenue. These conditions result in the potential for entry into the right-of-way of Union Avenue while vehicles perform parking movements, which, thereby, results in a potential threat to public health, safety, and welfare. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Thus, the “d” Criterion is satisfied for reason of faulty arrangement or design, overcrowding and excessive cover.
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency The parcel is in a Metropolitan Planning Area as designated on the State’s Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State’s future redevelopment. Thus, the designation of the parcel as being part of a redevelopment area is consistent with smart growth planning principles.
Status:	
The parcel meets the statutory criteria “d” and “h” for designation as an area in need of redevelopment.	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 66.01, Lot 6

Location: 717 Union Avenue	Assessed Land Use: 15C (Public)
Use: Public Park	Zoning District: C-1A
Owner Address: Borough owned	Area (Acres): 0.23

Condition:

Block 66.01, Lot 6 is a triangular shaped parcel located at the intersection of Union Avenue and Higgins Avenue and is currently in use as a small public pocket park. There is no vehicular access to the site. The site contains plantings, a brick walkway, clock and flag. Upon a site inspection the site appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment.

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Block 70.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 70.01, Lot 12

Location: 611 Higgins Avenue Use: Retail	Assessed Land Use: 4A (Commercial) Zoning District: C-1A Area (Acres): 0.57
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Condition:

Block 70.01, Lot 12 contains a one story retail strip shopping center containing four (4) individual retail businesses. There is one ingress/egress on Higgins Avenue and a parking lot located between the building and Higgins Avenue and along the southern property line. While the parking spaces are not striped, there are bumper curbs to delineate the parking spaces. There are no directional arrows or signs for vehicular movements within the site. Upon a site inspection the building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the Higgins Avenue corridor as parcels across Higgins Avenue from this parcel meet the area in need criteria and including this parcel will provide for the comprehensive redevelopment of the corridor and allow for the opportunity for parcel assemblage of smaller lots.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 70.01, Lot 8

Location: 601 Higgins Avenue Use: Realtor Office	Assessed Land Use: 4A (Commercial) Zoning District: C-1A (Gateway) Area (Acres): 0.26
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Condition:

Block 70.01, Lot 8 contains a two-story brick structure operating as a real estate office. The corner rectangular shaped lot is located at the intersection of Riverview Drive and Higgins Avenue. The lot has ingress and egress access to Riverview Drive and Higgins Avenue. The parking spaces are not striped and directional signs or arrows are not provided on the internal driveways. There is also a cross access driveway to the adjacent lot (Lot 9) which does not contain directional arrows or signage. The parking spaces are in various locations on the site. Given the low volume of traffic on the site, the lack of directional arrows and parking striping, the site circulation and parking are adequate. Upon a site inspection the building and site appear to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 70.01, Lot 8 (Continued) Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the Higgins Avenue corridor as parcels across Higgins Avenue from this parcel meet the area in need criteria and including this parcel will provide for the comprehensive redevelopment of the corridor and allow for the opportunity for parcel assemblage of smaller lots.

Block 70.01, Lot 9

Location: 603 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Medical Office	Zoning District: C-1A (Gateway)
	Area (Acres): 0.23

Condition:

Block 70.01, Lot 9 contains a one story building operating as a medical office. Site improvements include a small parking lot, landscaping and site lighting. Access to the site is from Higgins Avenue and via a cross access driveway with the adjacent lot (Lot 8). The parking spaces are not striped and directional signs or arrows are not provided on the internal driveways. Given the low volume of traffic on the site, the lack of directional arrows and parking striping, the site circulation and parking are adequate. Upon a site inspection the building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 70.01, Lot 9 (Continued) Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the Higgins Avenue corridor as parcels across Higgins Avenue from this parcel meet the area in need criteria and including this parcel will provide for the comprehensive redevelopment of the corridor and allow for the opportunity for parcel assemblage of smaller lots.

Block 70.01, Lot 10

Location: 605 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Mixed Use – Retail/SF home	Zoning District: C-1A (Gateway)
	Area (Acres): 0.45

Condition:

Block 70.01, Lot 10 contains a 1.5 story single family dwelling and a retail store. The property has access to Higgins Avenue. There is a tented outbuilding located in the rear of the property that appears to be used for storage and is experiencing mild deterioration as there is a tarp located over a portion of the tent. The parking lot located in front of the building is paved but the parking area to the west of the paved parking lot contains stone with weeds overtaking a portion of it. There is a dumpster in the stone parking area that is not contained or screened. There are no parking space striping or directional arrows for the driveway. Upon a site inspection the principal building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
There are areas on the site that appear to be suffering from deferred maintenance (weeds in the stone parking area and the accessory tented structure). The unsecured dumpster poses a mild safety concern, but it located in an area that does not seem to experience significant traffic. These conditions do not rise to a level of a faulty arrangement or design or a deleterious or dilapidated condition.

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- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:
 The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the Higgins Avenue corridor as parcels across Higgins Avenue from this parcel meet the area in need criteria and including this parcel will provide for the comprehensive redevelopment of the corridor and allow for the opportunity for parcel assemblage of smaller lots.

Block 70.01, Lot 11	
Location: 609 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Multi-Family Dwellings (4 units)	Zoning District: C-1A (Gateway)
	Area (Acres): 0.26

Condition:
 Block 70.01, Lot 11 contains a 2-story multi-family building containing four (4) dwelling units. The property has access to Higgins Avenue. The parking lot is stone with parking bumpers provided to delineate the parking space locations. The access drive is in some disrepair with potholes holding water at the time of the site visit. There is limited vegetation on site, and it appears that most of the lot has impervious coverage. There is a stormwater drain located on the property to the east of the access driveway. Upon a site inspection the building appears to be well maintained without any signs of deferred maintenance or dilapidation.

- Redevelopment Criteria Analysis:**
- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

 - B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

 - C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

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D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use

- While most of the lot has impervious cover and could be considered excessive cover which is a deleterious land use, there is a stormwater drain on the property that helps to somewhat mitigate this safety hazard. Therefore, this condition on the lot does not meet the "d" criteria.*
-

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions

Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster

Not applicable

G: Urban Enterprise Zone

Not applicable

H: Smart Growth Consistency

Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the Higgins Avenue corridor as parcels across Higgins Avenue from this parcel meet the area in need criteria and including this parcel will provide for the comprehensive redevelopment of the corridor and allow for the opportunity for parcel assemblage of smaller lots.

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Block 71.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 71.01, Lot 1

Location: 712 Union Avenue Use: Restaurant	Assessed Land Use: 4A (Commercial) Zoning District: C1-A (Gateway) Area (Acres): 0.36
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Condition:

Block 71.01, Lot 1 contains a 2-story building operating as a restaurant located on a triangular shaped lot at the intersection of Union Avenue and the Route 35 ramp. This corner lot contains access points to Union Avenue, the Route 35 ramp and the adjacent lot (Lot 2) without any directional arrows or signage. The angled parking spaces are striped, but the angled layout of the spaces is haphazard as compared to the driveway direction. The driveway surrounds the parking spaces that are located against the building. The driveway width is narrow and does not permit two way vehicular movements in certain locations on site. The entire site is impervious cover. There are three (3) unsecured dumpsters located at the ingress/egress driveway from the Route 35 ramp. There is also miscellaneous vending machines located to the rear of the building that are unsecured and located at the edge of the driveway. In addition, the monument sign is located next to the parking spaces, and the base of the sign is not protected by curbing. At the time of the site visit, there was standing water next to the dumpsters. The building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Site Photograph:



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Block 71.01, Lot 1 (Continued)

Redevelopment Criteria Analysis:

A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings
Not applicable

B: Discontinuance/Abandonment of Commercial or Industrial Buildings
Not applicable

C: Unimproved Privately-Owned Land/Publicly Owned Land
Not applicable

D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use

The layout of the site is a faulty design with driveway widths that support one way traffic but no directional arrows to inform patrons of the circulation and angled parking provided in different planes of angles as relates to the driveway circulation. These conditions result in the potential for entry into the site while vehicles perform parking movements, which, thereby, results in a potential threat to public health, safety, and welfare. The location of unenclosed trash dumpsters along the Route 35 ramp ingress/egress driveway is directly adjacent to the right-of-way, is also substandard and has the potential to disrupt traffic along the Route 35 ramp upon collection of refuse. Given their accessibility, not only do the dumpster locations create a potential traffic hazard, but such location may also encourage illegal use and dumping. These safety hazards are intensified by the fact that there is already a high number of motor vehicle incidents and accidents associated with this address according to Borough Police reports. The entire site is impervious cover and without stormwater management devices on site, the quantity and quality of stormwater runoff is not managed at all which creates public safety and health issues. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Given the presence of these conditions, the "d" criteria is met as there are conditions that threaten the health, safety and welfare of the community through faulty layout of the site, overcrowding and excessive cover.

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions
Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster
Not applicable

G: Urban Enterprise Zone
Not applicable

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Block 71.01, Lot 1 (Continued)

H: Smart Growth Consistency

- The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of an area in need of redevelopment is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.

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Block 71.01, Lot 2

Location: 718 Union Avenue	Assessed Land Use: 4A (Commercial)
Use: Fitness/Karate/Dance Studios	Zoning District: C1-A (Gateway)
	Area (Acres): 0.47

Condition:

Block 71.01, Lot 2 contains a 1.5 story building with three to four tenants that appear to be fitness based with a karate studio, fitness facility and dance studio located in the building. The lot is rectangular shaped through-lot (frontage on Higgins and the Route 35 ramp) and has direct ingress and egress access to Route 35 and non-direct access to Higgins Avenue via Lot 1 and Lot 3. Site improvements include a parking lot, landscaping and site lighting. There is an uncontained dumpster located in the Route 35 ramp parking lot. There are directional arrows on site, and the parking lot is striped. The building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable
- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable
- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable
- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable
- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable
- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable
- G: Urban Enterprise Zone**
Not applicable
- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the adjacent lots given the cross access driveway connections to Lots 1 and 3 which have been found to meet the statutory criteria "d".

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Block 71.01, Lot 3

Location: 600-602 Higgins Avenue
Use: Retail Shopping Center

Assessed Land Use: 4A (Commercial)
Zoning District: C-1A (Gateway)
Area (Acres): 0.47

Condition:

Block 71.01, Lot 3 contains a one story building that contains four (4) commercial tenants. The corner lot is generally rectangular in shape but narrows closer to Lot 2 and fronts Higgins Avenue and Riverview Drive with controlled ingress and egress from Higgins Avenue and uncontrolled ingress and egress from Riverview Drive. The site does not contain directional arrows. The driveway widths are only large enough to support one-way circulation, but two-way circulation is not prohibited or adequately directed. Upon a site visit, I witnessed vehicles at the southeast corner of the site that were attempting to drive through the site in opposite directions but due to the narrow width of the driveway could not pass one another. There is cross access with Lot 2 without directional arrows. Half of the parking spaces back out directly onto Riverview Drive. The entire site is impervious cover. There are two dumpsters at the end of a row of parking that are unsecured.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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Block 71.01, Lot 3 (Continued)

Redevelopment Criteria Analysis:

A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings
Not applicable

B: Discontinuance/Abandonment of Commercial or Industrial Buildings
Not applicable

C: Unimproved Privately-Owned Land/Publicly Owned Land
Not applicable

D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use

The layout of the site is a faulty design with driveway widths that support one way traffic but no directional arrows to inform patrons of the circulation and angled parking provided in different planes of angles as relating to the driveway circulation. In addition, half of the parking spaces are accessed from an uncontrolled opening along Riverside Drive. These safety hazards are intensified by the fact that there is already a high number of motor vehicle incidents and accidents associated with this address according to Borough Police reports.

These conditions result in the potential for entry into the site while vehicles perform parking movements, which, thereby, results in a potential threat to public health, safety, and welfare. The site is impervious cover and without stormwater management devices on site, the quantity and quality of stormwater runoff is not managed, creating public safety and health issues. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Given the presence of these conditions, the “d” criteria is met as there are conditions that threaten the health, safety and welfare of the community through faulty layout of the site, overcrowding and excessive cover.

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions
Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster
Not applicable

G: Urban Enterprise Zone
Not applicable

H: Smart Growth Consistency

The parcel is in a Metropolitan Planning Area as designated on the State’s Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State’s future redevelopment. Thus, the designation of the parcel is consistent with smart growth planning principles.

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Block 71.01, Lot 3 (Continued)

Status:

The parcel meets the statutory criteria “d” and “h” for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 71.01, Lot 4

Location: 709 Riverview Drive Use: Retail Design Store	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.85
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Condition:

Block 71.01, Lot 4 contains a one-story building operating as a furniture and design store. The lot fronts Riverview Drive and the Route 35 ramp with ingress and egress access from Riverview Drive only. Site improvements include a parking lot located between the building and Route 35 ramp which contains striped parking spaces and directional arrows for the driveway. Additionally, the parking rows are delineated by curbed landscape islands which also contain lighting fixtures. The building appears to be in good condition without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable.

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of adjacent lot Lot 3 which has been found to meet the statutory criteria “d” and Lot 2 which is needed for the effective redevelopment of Lots 1 and 3. This parcel would promote the comprehensive redevelopment of Block 71.01 allowing for the opportunity for parcel assemblage.

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Block 77.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 77.01, Lot 1

Location: 427 Higgins Avenue Use: Office	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.45
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Condition:

Block 77.01, Lot 1 contains a one-story structure operating as an office for eight to ten tenants. Site improvements include parking, landscaping and lighting. The corner irregular shaped lot has frontage on Riverview Drive and Higgins Avenue and has access from Higgins Avenue via a one-way driveway with directional arrows that provide egress to Gull Lane. Angled parking spaces are located along the one-way driveway and to the rear of the building. Access to the rear angled parking spaces is via an uncontrolled access point from Gull Lane. Upon a site inspection the building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
While the uncontrolled access to the rear parking spaces from Gull Lane poses a safety issue, Gull Lane is a one way street with lower traffic as compared to Higgins Avenue, Riverview Drive or Ashley Avenue. While the parking layout is not compliant with Borough zoning regulations, it does not pose a significant safety concern and does not meet the "d" criteria.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

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Block 77.01, Lot 1

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this lot has been determined to be needed for the effective redevelopment of the adjacent Lot 2 given the irregular shapes of both lots and the positioning of the buildings on the lot lines for each lot.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 77.01, Lot 2

Location: 425 Higgins Avenue Use: Residential and Commercial	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.44
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Condition:

Block 77.01, Lot 2 contains two buildings. The 1.5 story building facing Higgins Avenue contains a psychic business and a residential use. The two-story building in the rear of the property is a residence. The mix of uses is contained on a through-lot that is irregularly shaped. The lot has frontage on Higgins Avenue and Gull Lane. There is uncontrolled access to parking spaces adjacent to Higgins Avenue and an interior parking area that is accessed by an uncontrolled access drive from Higgins Avenue. At the time of the site visit, most of the interior parking spaces were utilized which may be attributed to the adjacent use (dentist office) using the spaces. The entire site is impervious cover. There does not appear to be stormwater management devices implemented for the lot. There were many uncontained outdoor elements associated with the residential uses, such as, children’s toys, grills and outdoor furniture located in the parking and driveways. Uncontained individual garbage cans stored in the rear of the property.

Site Photograph:



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Block 77.01, Lot 2 (Continued)	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use <i>Most of the lot is impervious cover and thus represents excessive coverage. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. In addition, the parking in the rear area is occurring in a haphazard manner and without stormwater management controls, the land use creates potential health and safety concerns. The site is overcrowded with evidence of residential outdoor uses occurring in parking and driveway areas creating safety issues for the residents of the buildings. Finally, the faulty arrangement of having parked cars back out onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public. Thus, the "d" Criterion is satisfied for reason of excessive coverage, overcrowding and reason of faulty arrangement or design.</i>
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency <i>The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.</i>
Status:	
The "d" and "h" criterion are met, and the property may be designated as an area in need of redevelopment.	

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Block 77.01, Lot 3

Location: 421 Higgins Avenue Use: Dentist	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.17
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Condition:

Block 77.01, Lot 3 contains a one-story building operating as a dentist office. The owner received site plan approval from the Planning Board in 2020 to operate the building as a dentist office and permitted tandem parking in the rear of the property as well as patient parking for four (4) uncontrolled access spaces that are adjacent to Higgins Avenue. It appears that patients and/or employees may also be parking on the adjacent lot (Lot 2). The Planning Board approval did not specifically permit off-site parking on Lot 2 in the 2020 approval. Upon a site visit, there were eight (8) individual garbage cans located along Gull Avenue and in the rear parking lot that were uncontained. In accordance with the Planning Board approval, the owner indicated that the use would not have a lot of garbage. Most of the lot is impervious cover. However, the 2020 approval required the rear lot to be paved with pervious pavement. The building appears to be well maintained without any signs of vacancy or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
While there may be insufficient parking for the existing use and certainly raises safety concerns on Lot 2 if parking is being permitted for Lot 3, this is an enforcement issue with the Borough’s police department which enforcement of parking requirements was specifically identified as a condition in the 2020 approval. Given the recent approval conditions, this lot does not necessarily meet the “d” criteria.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
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H: Smart Growth Consistency

Not applicable

Block 77.01, Lot 2 (continued)

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This lot, however, is needed for the effective redevelopment of Lot 2 given the use of Lot 2 for parking for the use on Lot 3.

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 Brielle Borough, Monmouth County, New Jersey

Block 77.01, Lot 4

Location: 417 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Vacant	Zoning District: C-1 (Central Commercial)
Owner: Same as Lot 5	Area (Acres): 0.34

Condition:

Block 77.01, Lot 4 is a vacant rectangular shaped lot with frontage on Higgins Avenue and Gull Lane. While the lot is vacant with maintained lawn, there were a few cars parked on the property as evident during the site visit.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This lot is needed for the effective redevelopment of Lot 5 as both lots are under common ownership.

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Block 77.01, Lot 5

Location: 403 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Restaurant	Zoning District: C-1 (Central Commercial)
Owner Address: Same as Lot 4	Area (Acres): 1.3

Condition:

Block 77.01, Lot 5 contains a one-story structure operating as a restaurant. Site improvements include parking, landscaping and lighting. Access to the parcel is via two ingress and egress drives from Higgins Avenue to the west of the building and one ingress and egress drive from Higgins Avenue to the east of the building and one ingress and egress drive from Ashley Avenue. The rectangular site has frontage on Higgins Avenue, Ashley Avenue and Gull Lane. The parking spaces are striped with concrete parking bumpers, and the driveways have directional arrows on the pavement. There is fencing along Higgins Avenue and Gull Lane which controls access to the parking lots. Most of the site is impervious cover with no visible stormwater management present for runoff containment or quality controls. This property has had evidence of vacancy but due to the requirements of a liquor license it has not been continuously vacant for more than 12 months. The building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Most of the site is impervious cover and without stormwater management devices on site, the quantity and quality of stormwater runoff is not managed creating public safety and health issues. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Given the presence of this condition, the "d" criteria is met through the presence of excessive cover.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster

Not applicable

G: Urban Enterprise Zone

Not applicable

H: Smart Growth Consistency

The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Block 78.01

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 1

Location: 402 Higgins Avenue Use: Office	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.25
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Condition:

Block 78.01, Lot 1 contains a 2.5-story structure operating as a professional office. Site improvements include parking, landscaping and lighting. Access to the parcel is via one controlled ingress and egress driveway from Higgins Avenue. The rectangular shaped lot fronts Route 35 off-ramp and Higgins Avenue. The parking lot is located to the side, rear and front of the building and contains striped parking spaces with curbed landscape islands. The building appears to be well maintained without any signs of deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This parcel is needed for effective redevelopment of the lots within Block 78.01. This parcel would promote the comprehensive redevelopment of Block 78.01 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 2

Location: NJ Hwy Route 35	Assessed Land Use: 15C (Public)
Use: Right-of-Way	Zoning District: C-1 (Central Commercial)
Owner: New Jersey	Area (Acres): 0.05

Condition:

Block 78.01, Lot 2 is vacant and adjacent to the Route 35 off-ramp (Euclid Avenue) which provides east bound traffic access to Higgins Avenue.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This parcel is needed for effective redevelopment of the lots within Block 78.01. This small parcel would promote the comprehensive redevelopment of Block 78.01 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 3

Location: 405 Euclid Avenue
Use: Single Family Dwelling

Assessed Land Use: 2 (Residential)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.14

Condition:

Block 78.01, Lot 3 contains a 1.5-story residential dwelling with off street parking and access to Euclid Avenue. The building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable.

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable.

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable.

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This parcel is needed for effective redevelopment of the lots within Block 78.01. This parcel would promote the comprehensive redevelopment of Block 78.01 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 4

Location: 719 Ashley Avenue	Assessed Land Use: 2 (Residential)
Use: Single Family Dwelling	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.1

Condition:

Block 78.01, Lot 4 contains a 1.5-story residential dwelling with off street parking and access to Ashley Avenue. Due to limited visibility from the street, the condition of the building could not be assessed. However, the Borough does not have any zoning, health or fire code violations for this property.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. This parcel is needed for effective redevelopment of the lots within Block 78.01. This parcel would promote the comprehensive redevelopment of Block 78.01 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 5

Location: 400 Higgins Avenue
Use: Salon and Single Family Dwelling

Assessed Land Use: 4A (Commercial)
Zoning District: C-1
Area (Acres): 0.3

Condition:

Block 78.01, Lot 5 contains a one-story structure operating as a salon and a two-story single family dwelling. The salon use fronts on Ashley Avenue and Higgins Avenue, and parking is located along both frontages with uncontrolled (uncurbed access) to the parking spaces. There are no defined drive aisles on the salon site as the vehicles back directly onto Ashley Avenue and Higgins Avenue. The parking spaces are striped with curbed parking bumpers to delineate the spaces. The entire salon portion of the site is impervious cover without stormwater management. The single family dwelling unit has frontage on Ashley Avenue with access via a driveway from Ashley Avenue. A small accessory building is located to the rear of the single family dwelling. Both buildings appear to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 5 (Continued)

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Most of the lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. The faulty arrangement of having parked cars backing out onto Higgins Avenue and Ashley Avenue, two heavily traveled roadways, creates significant safety concerns for the public. Thus, the "d" Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Block 78.02

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 1

Location: 424 Higgins Avenue
 Use: Automobile Service Center

Assessed Land Use: 4A (Commercial)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.27

Condition:

Block 78.02, Lot 1 contains a one-story structure operating as an automobile service center with three (3) mechanical bays on a rectangular shaped corner lot. The lot has frontage on Higgins Avenue and Riverview Drive. Access to the parcel is from a controlled ingress and egress driveway from Higgins Avenue and an uncontrolled opening along Riverview Drive. Most of the site is impervious cover. There are striped parking spaces accessible from Higgins Avenue and additional striped parking spaces accessible from Riverview Drive which appear to be used for vehicles awaiting repair as the cars are parked in tandem. These tandem parked vehicles back up directly onto Riverview Drive. The rear of the building contains many items that are haphazardly positioned including an uncontained dumpster, gas grill with propane tank, vehicle parts, miscellaneous debris, wires and cords, boat and trailers. The building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photographs:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 1 (Continued)

Redevelopment Criteria Analysis:

A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings
Not applicable

B: Discontinuance/Abandonment of Commercial or Industrial Buildings
Not applicable

C: Unimproved Privately-Owned Land/Publicly Owned Land
Not applicable

D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use

Parking of used vehicle inventory along Riverview Avenue results in a significant safety hazard due to the manner of parking (i.e., stacked parking) any vehicular movement would result in entry into Riverview Avenue right-of-way. The lack of curbing results in unrestricted ingress and egress to Riverview Avenue. These conditions result in the potential for entry into the Riverview Avenue right-of-way while vehicles perform parking movements, which, thereby, results in a potential threat to public health, safety, and welfare. The faulty arrangement of having parked cars back out onto Riverview Avenue creates significant safety concerns for the public. The overparking and storage of vehicles results in overcrowded conditions. Most of the lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Finally, the extensive amount of equipment, vehicles, miscellaneous items and debris located at the rear of the site and located in an uncontained and unenclosed area in this manner is not only unsightly, but it also creates an attractive nuisance given the lack of security and presence of potentially dangerous materials. This results in credible threats to the health, safety, morals, and welfare of the community. Thus, the "d" Criterion is satisfied for reason of excessive coverage, overcrowding and reason of faulty arrangement or design.

overcrowded conditions. Most of the lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Finally, the extensive amount of equipment, vehicles, miscellaneous items and debris located at the rear of the site and located in an uncontained and unenclosed area in this manner is not only unsightly, but it also creates an attractive nuisance given the lack of security and presence of potentially dangerous materials. This results in credible threats to the health, safety, morals, and welfare of the community. Thus, the "d" Criterion is satisfied for reason of excessive coverage, overcrowding and reason of faulty arrangement or design.

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions
Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster
Not applicable

G: Urban Enterprise Zone
Not applicable

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Block 78.01, Lot 1 (Continued)

H: Smart Growth Consistency

- The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.*

Status:

The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 2

Location: 712 Riverview Drive Use: Exercise Studio	Assessed Land Use: 4A (Commercial) Zoning District: C-1 (Central Commercial) Area (Acres): 0.27
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Condition:

Block 78.02, Lot 2 contains a one story structure operating as an exercise studio. Site improvements include parking, landscaping and lighting. Access to the parcel is via a controlled ingress and egress drive on Riverview Drive and Euclid Avenue. Striped parking spaces are provided along curbed landscaped island adjacent to Riverview Drive and along the eastern property line. In addition, parking is provided along the Euclid Avenue frontage but in a perpendicular manner that is accessed through driveways. The driveways contain directional arrows. The building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable
- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable
- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable
- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable
- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable
- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable
- G: Urban Enterprise Zone**
Not applicable
- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of Lot 1 which was found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 3

Location: 427 Euclid Avenue
Use: Chiropractor

Assessed Land Use: 4A (Commercial)
Zoning District: C-1 (Commercial)
Area (Acres): 0.12

Condition:

Block 78.02, Lot 3 contains a two story structure operating as a chiropractor’s office. Access to the site is via an uncontrolled ingress and egress drive from Euclid Avenue. Most of the lot is impervious cover. The striped parking lot is located in the front yard of the site, and a fire lane is demarcated to the east of the building. However, the fire lane could be blocked if vehicles were parked in the southeasternmost parking spaces. In addition, it appears that additional parking occurs in the rear of the property in angled dead end parking spaces. . The building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 3 (Continued)	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable.</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable.</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use <i>Most of the lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. The conflict between the parking layout and the demarcated fire lane restricts access for emergency vehicles, presenting a safety hazard on the eastern side and rear of the site, thereby, detrimental to the safety and welfare of the community. Thus, the "d" Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.</i>
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency <i>The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.</i>
Status:	
The "d" and "h" criterion are met, and the property may be designated as an area in need of redevelopment.	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 4

Location: 420 Higgins Avenue	Assessed Land Use: 4A (Commercial)
Use: Restaurant	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.37

Condition:

Block 78.02, Lot 4 contains a two story structure operating as a restaurant on a rectangular shaped lot fronting on Higgins Avenue and a single family home fronting on Euclid Avenue. There is no driveway access to the home, and all parking occurs on the street. Visual access to the rear of the property was not available during the site inspection. Most of the lot has impervious surface. Access to the restaurant is from an uncontrolled ingress and egress drive from Higgins Avenue. Two (2) regular and two (2) ADA parking spaces are located along Higgins Avenue requiring a direct back out onto Higgins Avenue. Angled parking spaces are provided from the access driveway and require backing out onto Higgins Avenue as there is insufficient room to turn a vehicle around within the drive aisle. Uncontained dumpsters were located at the end of the parking lot drive aisle. The building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 4

Redevelopment Criteria Analysis:

A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings
Not applicable

B: Discontinuance/Abandonment of Commercial or Industrial Buildings
Not applicable

C: Unimproved Privately-Owned Land/Publicly Owned Land
Not applicable

D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use
Most of the lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. The faulty arrangement of having parked cars back out onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public. Thus, the “d” Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.

E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions
Not applicable

F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster
Not applicable

G: Urban Enterprise Zone
Not applicable

H: Smart Growth Consistency
The parcel is in a Metropolitan Planning Area as designated on the State’s Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State’s future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria “d” and “h” for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 5

Location: 423 Euclid Avenue	Assessed Land Use: 2 (Residential)
Use: Single Family Dwelling	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.18

Condition:

Block 78.02, Lot 5 contains a 1.5-story single family dwelling unit and fronts on Euclid Avenue. Access to the home is via a driveway from Euclid. There is a small accessory building that appears to be a dwelling unit in the rear of the property. The building did not appear to have any signs of vacancy, deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of Lots 4, 6 and 13 which were found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 6

Location: 412 Higgins Avenue
Use: Post Office

Assessed Land Use: 4A (Residential)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.38

Condition:

Block 78.02, Lot 6 contains a one story structure operating as a US Post Office. The irregular shaped lot has access to Higgins Avenue and Euclid Drive. Pull-in parking from Higgins Avenue is provided in front of the property. In addition, the ADA ramp outlets directly onto Higgins Avenue. A drive aisle connects the front and rear of the property providing one way through access from Euclid Drive to Higgins Avenue. There are no directional arrows indicating the circulation for vehicles. The rear parking lot contains striped angled parking spaces. An uncontained dumpster was in the rear parking lot. The entire site is impervious cover. The building did not appear to have any signs of vacancy, deferred maintenance or dilapidation.

Site Photographs:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 6 (Continued)	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use <i>The entire lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. The faulty arrangement of having parked cars back out onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public and the lack of directional driveway arrows creates vehicular circulation confusion. The outlet location of the ADA ramp onto Higgins Avenue is a major safety concern as well. Thus, the "d" Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.</i>
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency <i>The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.</i>
Status:	
The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 7

Location: 417 Euclid Avenue	Assessed Land Use: 2 (Residential)
Use: Two Family Attached Dwelling	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.25

Condition:

Block 78.02, Lot 7 contains a 2- story attached family detached dwelling that was under construction at the time of the site visit. It appears that each unit will have access to Euclid Avenue via individual driveways

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable
- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable
- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable
- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable
- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable
- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable
- G: Urban Enterprise Zone**
Not applicable
- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of Lots 6 and 12 which were found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 8

Location: 413 Euclid Avenue	Assessed Land Use: 4A (Commercial)
Use: Mixed Use – Residential/Office	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.25

Condition:

Block 78.02, Lot 8 contains a two-story structure operating as an office and residence. Site improvements include parking, landscaping and lighting. Access to the parcel is from one way ingress and egress access drive from Euclid Avenue. Directional arrows are provided on the driveways and the parking is striped. Upon a site inspection the building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of the adjacent Lot 10 which was found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 9

Location: Euclid Avenue	Assessed Land Use: 15C (Public)
Use: Vacant	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.002

Condition:

Block 78.02, Lot 9 is a vacant very small triangular shaped lot that is curbed and contains grass.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of Lot 10 which was found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 10

Location: 406 Higgins Avenue
Use: Bakery

Assessed Land Use: 4A (Commercial)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.10

Condition:

Block 78.02, Lot 10 contains a one-story structure operating as a bakery on a rectangular shaped lot at the corner of Higgins Avenue and Euclid Avenue (Route 35 off-ramp). Access to the parcel is unconstrained as vehicles access the head on parking spaces directly from Higgins Avenue. Upon a site inspection the building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 10

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable

- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable

- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable

- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
 The faulty arrangement of having parked cars back out at a busy intersection (Higgins and Euclid Avenue-Rt 35 off-ramp) onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public. Thus, the "d" Criterion is satisfied for reason of faulty arrangement or design.

- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable

- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable

- G: Urban Enterprise Zone**
Not applicable

- H: Smart Growth Consistency**
 The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.

Status:

The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 11

Location: 408 Higgins Avenue	Assessed Land Use: 2 (Residential)
Use: Single Family Dwelling	Zoning District: C-1 (Central Commercial)
	Area (Acres): 0.25

Condition:

Block 78.02, Lot 11 is a rectangular shaped lot with frontage on Higgins Avenue with a single family detached dwelling. Access to the property is via a driveway from Higgins Avenue. Upon a site inspection the building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Redevelopment Criteria Analysis:

- A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings**
Not applicable
- B: Discontinuance/Abandonment of Commercial or Industrial Buildings**
Not applicable
- C: Unimproved Privately-Owned Land/Publicly Owned Land**
Not applicable
- D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use**
Not applicable
- E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions**
Not applicable
- F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster**
Not applicable
- G: Urban Enterprise Zone**
Not applicable
- H: Smart Growth Consistency**
Not applicable

Status:

The parcel does not meet the statutory criteria for designation as an area in need of redevelopment. However, this parcel is needed for effective redevelopment of Lot 10 which was found to meet criteria 'd'. In addition, this parcel would promote the comprehensive redevelopment of Block 78.02 and allow for the opportunity for parcel assemblage.

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 12

Location: 410 Higgins Avenue
Use: Office

Assessed Land Use: 4A (Commercial)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.12

Condition:

Block 78.02, Lot 21 contains a one story building operating as an office on a rectangular shaped lot. Access to the parcel is unconstrained as vehicles access the head on parking spaces directly from Higgins Avenue. Parking is not striped and there are no directional arrows provided on site. The entire site is impervious cover. Upon a site inspection the building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 12 (Continued)	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use <i>The faulty arrangement of having parked cars back out onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public. The entire lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Thus, the "d" Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.</i>
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency <i>The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.</i>
Status:	
The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 13

Location: 416 Higgins Avenue
Use: Restaurant

Assessed Land Use: 4A (Commercial)
Zoning District: C-1 (Central Commercial)
Area (Acres): 0.19

Condition:

Block 78.02, Lot 13 contains a two-story building operating as a restaurant. Access to the parcel is unconstrained as vehicles access the head on parking spaces directly from Higgins Avenue. Most of the site is impervious cover. Upon a site inspection the building appears to be well maintained without any signs of vacancy, deferred maintenance or dilapidation.

Site Photograph:



Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Block 78.02, Lot 13	
Redevelopment Criteria Analysis:	
<input type="checkbox"/>	A: Substandard, Unsafe, Unsanitary, Dilapidated, or Obsolete Buildings <i>Not applicable</i>
<input type="checkbox"/>	B: Discontinuance/Abandonment of Commercial or Industrial Buildings <i>Not applicable</i>
<input type="checkbox"/>	C: Unimproved Privately-Owned Land/Publicly Owned Land <i>Not applicable</i>
<input checked="" type="checkbox"/>	D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use <i>The faulty arrangement of having parked cars back out onto Higgins Avenue, a heavily traveled roadway, creates significant safety concerns for the public. The entire lot is impervious cover and thus represents excessive coverage and without stormwater management controls for runoff and water quality, potential health and safety concerns are evident. The lack of vegetation due to excessive impervious cover creates heat island effect impacts and exacerbates the stormwater runoff quantity and degrades stormwater quality coming from the parcel creating health and safety issues. Thus, the "d" Criterion is satisfied for reason of excessive coverage and reason of faulty arrangement or design.</i>
<input type="checkbox"/>	E: Stagnant and Unproductive Condition Due to Title, Ownership, or Similar Conditions <i>Not applicable</i>
<input type="checkbox"/>	F: Areas in Excess of Five Contiguous Acres Destroyed or Adversely Impacted by Fire, Flood, or Other Natural Disaster <i>Not applicable</i>
<input type="checkbox"/>	G: Urban Enterprise Zone <i>Not applicable</i>
<input checked="" type="checkbox"/>	H: Smart Growth Consistency <i>The parcel is in a Metropolitan Planning Area as designated on the State's Development and Redevelopment Plan. The intent of the Metropolitan Planning Area is to provide for much of the State's future redevelopment. Thus, the designation of the parcel as part of a redevelopment area is consistent with smart growth planning principles.</i>
Status:	
The parcel meets the statutory criteria "d" and "h" for designation as an area in need of redevelopment.	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Conclusion

Based on the assessment that is provided in this Redevelopment Study, it is concluded that the fourteen (14) of the Study Area parcels meet at least one of the statutory criteria for being designated as a non-condemnation area in need of redevelopment in accordance with N.J.S.A. 40A:12A-5, and twenty (20) parcels are needed for the effective redevelopment of other designated parcels.

In accordance with the above, the Brielle Borough Planning Board may recommend that the Brielle Borough Committee adopt a resolution declaring that the Study Area parcels listed below are in need of non-condemnation redevelopment.

Table 1: Statutory Criteria Fulfilled

	Criteria Satisfied								Needed for Effective Redevelopment
	"a"	"b"	"c"	"d"	"e"	"f"	"g"	"h"	
Block 65.01, Lot 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Block 66.01, Lot 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 66.01, Lot 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 66.01, Lot 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Block 70.01, Lot 12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 70.01, Lot 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 70.01, Lot 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 70.01, Lot 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 70.01, Lot 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 71.01, Lot 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 71.01, Lot 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 71.01, Lot 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 71.01, Lot 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 77.01, Lot 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 77.01, Lot 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 77.01, Lot 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 77.01, Lot 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 77.01, Lot 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.01, Lot 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes

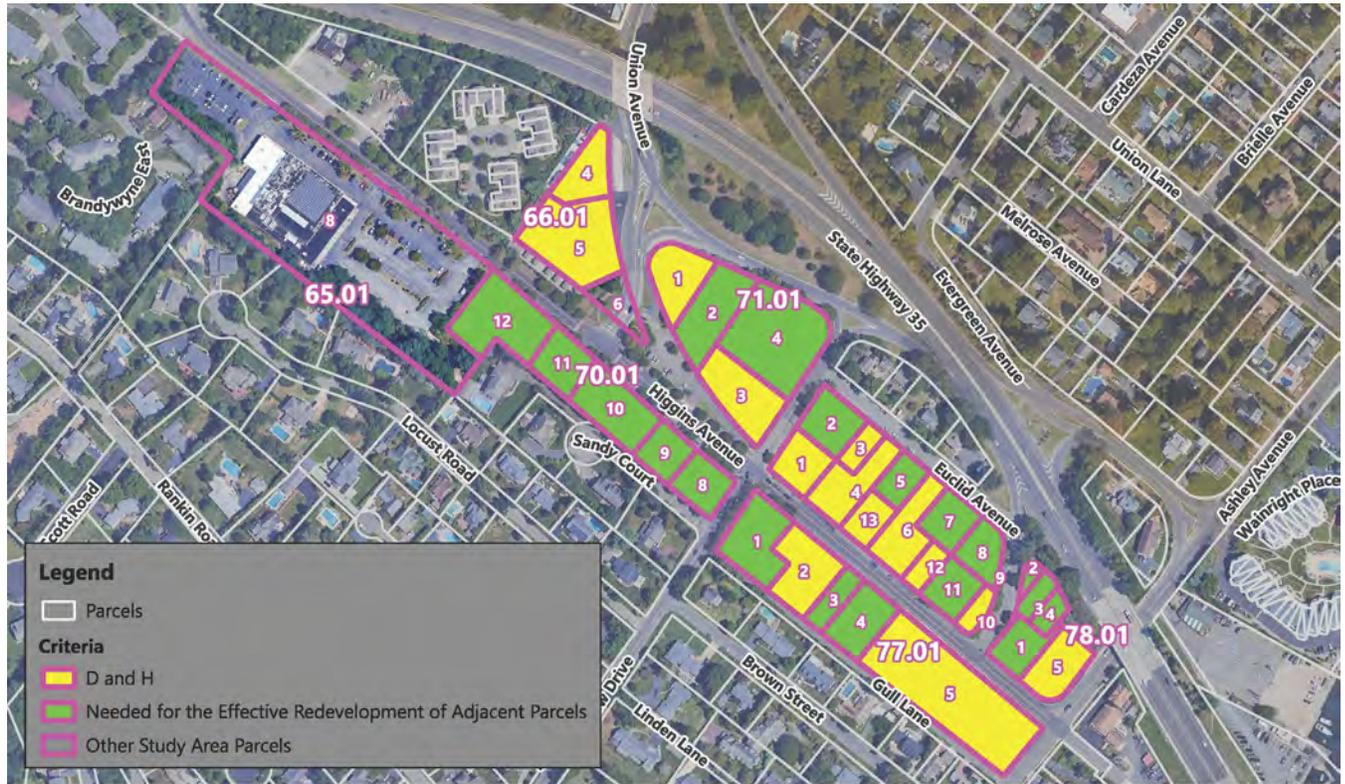
Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Table 1: Statutory Criteria Fulfilled

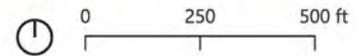
	Criteria Satisfied								Needed for Effective Redevelopment
	"a"	"b"	"c"	"d"	"e"	"f"	"g"	"h"	
Block 78.01, Lot 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.01, Lot 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.01, Lot 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.01, Lot 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Block 78.02, Lot 12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Block 78.02, Lot 13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Higgins Avenue Redevelopment Study and Preliminary Investigation Report
 Brielle Borough, Monmouth County, New Jersey

Map 7: Study Findings Criteria



STUDY AREA FINDINGS
HIGGINS AVENUE CORRIDOR REDEVELOPMENT AREA
 BOROUGH OF BRIELLE | MONMOUTH COUNTY
 DATA SOURCES: Parcels via NJGIN; Streets via NJDOT; Study Area Findings via Kyle + McManus; Satellite Imagery via Google Earth



Redevelopment Study and Preliminary Investigation Report
Brielle Borough, Somerset County, New Jersey

Appendix A:

Resolution No. 25-103-E

and

August 14, 2025 Planning Board Resolution

Exhibit 3

Resolution 26-68
Date: March 11th, 2026

RESOLUTION REGARDING THE PLANNING BOARD MASTER PLAN CONSISTENCY REVIEW OF BOROUGH ORDINANCE 1162

Whereas, the Brielle Planning Board has reviewed Borough Ordinance 1162, and

Whereas, the Planning Board reviewed the ordinance that amend Chapter 21 “Zoning” to include a new Section 21-21-B to establish development criteria for a “Higgins Avenue Mixed Overlay Zone” on Block 65, Lot 1 aka “Sports Club”, and

Whereas, the Planning found that the ordinance is not inconsistent with the Borough Master Plan.

Now Therefore Be It Resolved, that the Borough hereby concurs with the Planning Board’s findings and is now prepared to take action to adopt Ordinance 1162.

Moved By: Councilmember Visceglia

Seconded: Councilmember Laufer

Vote: Councilmembers Colon, Laufer, Shaak & Visceglia; all ayes. No nays. Passed.

CERTIFICATION

The foregoing is a true copy of a resolution passed by the Brielle Mayor & Council at a meeting held on March 11th, 2026.

Witness my hand and seal of the Borough of Brielle this 12th day of March 2026.

SEAL



Carol Baran
Municipal Clerk

Exhibit 4

Resolution No.: 26-61-E
Date: February 23rd, 2026

BOROUGH OF BRIELLE, COUNTY OF MONMOUTH
RESOLUTION DESIGNATING AN ADMINISTRATIVE AGENT SUBJECT
TO REVIEW OF AN APPROPRIATE PROPOSAL

WHEREAS, the Planning Board for the Borough of Brielle has adopted and amended a Housing Element and Fair Share Plan; and

WHEREAS, the Borough of Brielle has endorsed the Housing Element and Fair Share Plan and the amendment thereto; and

WHEREAS, the Borough recognizes the need for an Administrative Agent to oversee and administer certain responsibilities to implement the Amended Housing Element and Fair Share Plan.

NOW, THEREFORE BE IT RESOLVED as follows:

1. The Borough hereby designates Peter Van den Kooy of Acuity Consulting Services LLC as the Administrative Agent, subject to the review and approval of an appropriate proposal outlining the scope of services, responsibilities, and compliance requirements.
2. The Borough authorizes the Mayor and Clerk to execute any necessary agreements upon satisfactory review and approval of the proposal by the Borough Council.
3. The designation shall remain in effect until such time as the Borough Council determines otherwise or until the expiration of the agreement executed pursuant to this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption.

Certification

The foregoing is a true copy of a resolution adopted by the Brielle Mayor & Council at a meeting held on February 23rd, 2026.

Witness my hand and seal of the Borough of Brielle this 24th day of February 2026.



Carol Baran
Municipal Clerk

Exhibit 5

Resolution 26-62-A
Date: March 9th, 2026

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BRIELLE,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING THE
AFFIRMATIVE MARKETING PLAN PREPARED BY PETER VAN DEN KOOY, PP**

WHEREAS, the Planning Board for the Borough of Brielle has adopted and amended a Housing Element and Fair Share Plan; and

WHEREAS, the Borough of Brielle has endorsed the Housing Element and Fair Share Plan and the amendment thereto; and

WHEREAS, the Borough is required to administer its affordable housing programs in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., applicable court orders, and the Borough's Court-approved Housing Element and Fair Share Plan; and

WHEREAS, the proper implementation of affordable housing programs requires that all housing opportunities be affirmatively marketed to low- and moderate-income households in compliance with State regulations, including targeted outreach to racial and ethnic minorities, persons with disabilities, and other protected classes; and

WHEREAS, the Borough appointed Peter Van Den Kooy to serve as an Administrative Agent to oversee and administer certain responsibilities to implement the Amended Housing Element and Fair Share Plan; and

WHEREAS, the Administrative Agent has prepared an Affirmative Marketing Plan, to implement the Amended Housing Element and Fair Share Plan in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Brielle, County of Monmouth, State of New Jersey, as follows:

1. The Borough Council hereby adopts the Affirmative Marketing Plan, as prepared by Peter Van Den Kooy, for implementation in the administration of all affordable housing units and programs within the Borough.
2. The Borough Administrator, Municipal Housing Liaison, and the Borough's Administrative Agent are hereby authorized and directed to implement and enforce the policies and procedures contained in the Affirmative Marketing Plan.
3. The Affirmative Marketing Plan may be updated from time to time to ensure ongoing compliance with State law, court-ordered requirements, and the Borough's Housing Element and Fair Share Plan, provided such updates are approved by the Borough Council.
4. This Resolution shall take effect immediately upon adoption.

CERTIFICATION

The foregoing is a true copy of a resolution passed by the Brielle Mayor & Council at a meeting held on March 9th, 2026.

Witness my hand and seal of the Borough of Brielle this 10th day of March 2026.

SEAL

Carol Baran

Carol Baran
Municipal Clerk

Borough of Brielle
Monmouth County, New Jersey
Affirmative Marketing Process
Manual for the Administration of Marketing For-Sale and Rental Units



Adopted 3 - 9, 2026

Prepared By:

Acuity Consulting Services, LLC



AFFIRMATIVE MARKETING PROCESS
For Affordable Housing in Brielle, NJ
HOUSING REGION 4

- A. This Affirmative Marketing Process Manual (also known as an Affirmative Marketing Plan, or AMP) is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The AMP is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Brielle is located in Housing Region 4, consisting of Monmouth, Mercer and Ocean Counties.
- B. The Borough of Brielle has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This AMP shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality's Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.
- C. The AMP shall be implemented by the Administrative Agent under contract to the Borough of Brielle, or the Administrative Agent of any specific developer approved by the municipality.
- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the AMP for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the AMP shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. The AMP is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the AMP, the Administrative Agent, whether acting on behalf of the Borough of Brielle or on behalf of a specific developer, shall meet the following requirements at a minimum:
1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;

- c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;
 - g. The accessibility features, if any, of the affordable housing units;
 - h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
 - j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;
 - l. The expected date of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.
 4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.
 5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
 6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
 - a. List all county administration buildings in the Region
 - b. List all county libraries in the Region
 7. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
 - H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program.
 - I. A random selection method to select occupants of very low-, low- and moderate-income housing is set forth in the sections below, in conformance with N.J.A.C. 5:80-26.16(d).

- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality’s Administrative Agent.
- K. Should any aspect of this AMP deviate from UHAC, the requirements set forth in UHAC shall govern.
- L. The Borough of Brielle reserves the right to amend this AMP from time to time to reflect changes to applicable regulations, policies, marketing/media options, or for other reasons in order to maintain an up-to-date AMP.

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number Acuity Consulting Services, LLC 8 Gentry Drive, Long Valley, NJ 07853 551-296-7770		1b. Development or Program Name, Address [TBD] Brielle, NJ	
1c. Number of Affordable Units: [TBD] Number of Rental Units: [TBD] Number of For-Sale Units: [TBD]	1d. Price or Rental Range From: [TBD] To: [TBD]	1e. State and Federal Funding Sources (if any) [TBD]	
1f. <input type="checkbox"/> Age Restricted [TBD] <input type="checkbox"/> Non-Age Restricted [TBD]	1g. Approximate Starting Dates Advertising: [TBD] Occupancy: [TBD]		
1h. County Mercer, Monmouth , Ocean		1i. Census Tract(s): [TBD]	
1j. Managing/Sales Agent’s Name, Address, Phone Number [TBD]			
1k. Application Fees (if any): [TBD]			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

<p>2. Describe the random selection process that will be used once applications are received.</p> <p>Initial Randomization: Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:</p> <ul style="list-style-type: none"> • After advertising is implemented, applications are accepted for 60 days. • At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit). • An applicant pool is created by listing applicants in the order selected. • Applications are reviewed for income-eligibility. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information. • Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as the need for an accessible unit).

- If there are sufficient names remaining in the pool to fulfill re-rental needs anticipated over the next two years, the applicant pool shall be closed; however, if insufficient applicants remain on the list to cover the subsequent two years, the list may be kept open.
- When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of initial applicants.
- A Regional Preference for COAH Region 4 is required in accordance with the municipal ordinance.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

- 3b. **HOUSING RESOURCE CENTER** (www.njhousing.gov) A free, online listing of affordable housing **X**
- Affordable Housing.com (Affordablehousing.com) Affordable housing online search site **X**
- NJ 2-1-1 (nj211.org) New Jersey's comprehensive information and referral organization **X**
- Borough of Brielle website (briellenj.gov) **X**

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS PARTIAL HOUSING REGION 4			
Daily Newspaper			
<input checked="" type="checkbox"/>	once during the first week of marketing	Trenton Times	Mercer
<input type="checkbox"/>		Trentonian	Mercer
<input type="checkbox"/>		Asbury Park Press	Monmouth, Ocean
<input type="checkbox"/>		Ocean County Observer	Ocean
Weekly Newspaper			
<input type="checkbox"/>		Ewing Observer	Mercer
<input type="checkbox"/>		Hopewell Valley News	Mercer
<input type="checkbox"/>		Lawrence Ledger	Mercer
<input type="checkbox"/>		Pennington Post	Mercer
<input type="checkbox"/>		Princeton Town Topics	Mercer
<input type="checkbox"/>		Tempo Mercer	Mercer
<input type="checkbox"/>		Trenton Downtowner	Mercer
<input type="checkbox"/>		Windsor Heights Herald	Mercer
<input type="checkbox"/>		West Windsor-Plainsboro News	Mercer, Middlesex
<input type="checkbox"/>		Princeton Packet	Mercer, Middlesex, Somerset