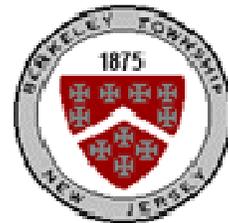




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# The Manitou Park Neighborhood Redevelopment Plan 2008

*Prepared for:*  
Berkeley Township, Ocean County, NJ



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### APPENDIX

1. Resolution of Designation – Manitou Park Rehabilitation Area

# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



## 1.0 Introduction

Manitou Park is a residential section of Berkeley Township which dates back to the early 20th Century with a proud African American tradition, including one of the very few African American elementary schools that existed in Ocean County and its own fire company. Over the years the Manitou Park neighborhood has seen a net decline in the housing stock – from 110 homes in 1957 and 95 today. In an attempt to counter this trend, the Township has made significant efforts to clear properties of dilapidated homes obtained in tax foreclosures for sale at auction to builders.

Manitou Park's makeup is a mix of single-family, and public and private multi-family housing, including several scattered affordable housing sites, as well as a number of civic institutions and a park.

As part of the Township's Third Round Housing Element and Fair Share Plan, Berkeley entered into an agreement with Homes For All, Inc., a builder of affordable housing, to construct 82 new homes on Township-owned lots within Manitou Park in exchange for the extension of sewer and water lines into the neighborhood, which currently is served by inadequate on-site wells and septic systems. The agreement stipulates that 50% of the new homes must be deed-restricted to low and moderate income households pre-qualified by the New Jersey Housing and Mortgage Finance Agency.

On June 10, 2008 the Mayor and Council of Berkeley Township adopted a Resolution declaring the Manitou Park neighborhood as an "Area In Need of Rehabilitation" in accordance with the criteria set forth in N.J.S.A. 40A:12A-1 et seq. specifically that more than half of the housing stock in Manitou Park is at least 50 years old, and that there are deteriorated or dilapidated buildings, and a persistent pattern of property tax arrearage within Manitou Park (See the Appendix for Resolution). This Redevelopment Plan will be used to employ the powers of Section 8 of the Local Redevelopment Housing Law, excluding Eminent Domain, to assist in the revitalization of Manitou Park pursuant to N.J.S.A. 40A:12A-15. The Township Council, acting as the redevelopment entity, may provide grant funding to assist in the cost of the infrastructure necessary for the Homes for All, Inc. inclusionary development, and 5-year property tax exemptions to existing homeowners in the Manitou Park neighborhood to encourage them to rehabilitate their homes.

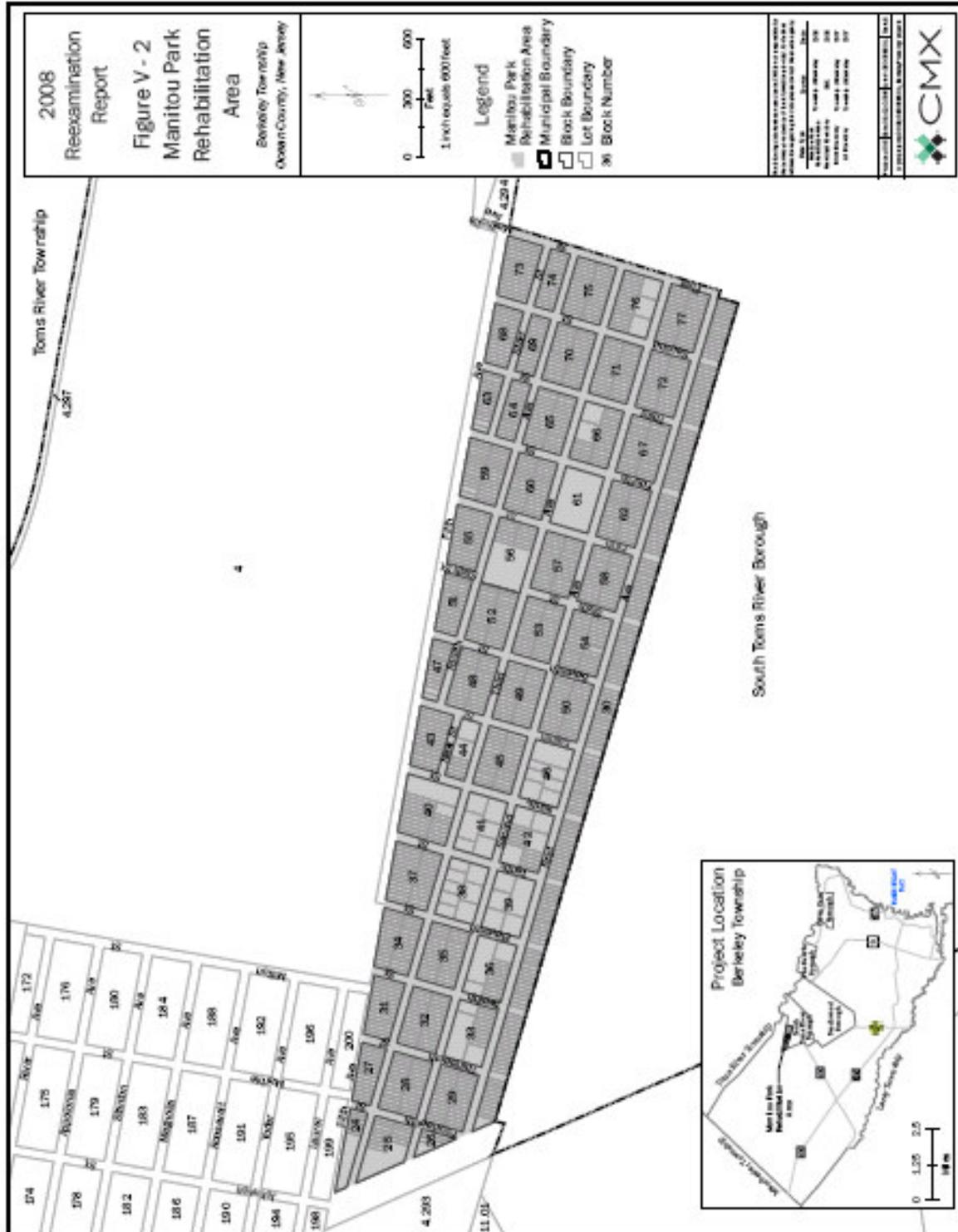
### 1.1. Description of the Manitou Park Rehabilitation Area

Manitou Park is located west of the Garden State Parkway, and generally bounded by First Avenue to the south, Fifth Avenue to the north, First Street to the east and Eleventh Street to the west (See Figure 1). The Borough of South Toms River borders Manitou Park on the east and south, Toms River Park to the west, and preserved, wooded land to the north. The Manitou Park neighborhood is compact in design that is approximately 10 blocks long and 5 blocks wide, and covers 74 acres. Manitou Park is comprised of entire Tax Blocks 24 through 77.

# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



Figure 1 Manitou Park Rehabilitation Area (2008 Reexamination Report Figure V-2)





## **The Public Purpose**

### **1.2. Goals and Objectives**

The goal of the Manitou Park Redevelopment Plan is to support a comprehensive program of revitalization of the Manitou Park neighborhood through the provision of sewer and water infrastructure, and the rehabilitation of existing residential uses, and new and infill residential development, and to establish new design standards that are consistent with the neighborhood character, and enhance the quality of neighborhood assets (i.e. Manitou Park, elementary school, firehouse).

The rehabilitation of Manitou Park is to be guided by the following objectives:

1. Support a comprehensive neighborhood revitalization effort while maintaining the unique character of the neighborhood with the incorporation of high quality and coordinated design standards for building design and facades (i.e. height, orientation, rooflines, porches, window treatments).
2. Provide public infrastructure more efficiently and eliminate, or improve inadequate onsite septic and well systems.
3. Preserve and renovate the historic and cultural assets of Manitou Park for the community's use and enjoyment.
4. Upgrade the neighborhood's streetscape with the installation of street trees, curbs and sidewalks to promote safe walkability within the neighborhood, and ensure a comprehensive system of sidewalks that link community facilities.
5. Undertake a program of rehabilitation for vacant, Township-owned properties.
6. Support regional and community-based initiatives that provide housing, human resources, jobs and training to neighborhood residents.

### **1.3. Relationship to Local Objectives**

The last review of the Township's Master Plan occurred in 2003. The goals and objectives of the 2003 Master Plan Reexamination Report that are consistent with this redevelopment plan include the following:

1. *Elimination of onsite well and septic systems through extension of Township utilities to all existing residential neighborhoods* – One of the objectives of this redevelopment plan is to empower the Township Council, acting as the redevelopment entity, to provide grant funding to Homes for All, Inc. an affordable housing developer, to assist in the cost of sewer and water infrastructure in Manitou Park and eliminate, or improve on-site well and septic systems in the neighborhood.
2. *New residential development that meets or exceeds applicable design standards and where sewer and water infrastructure is either available or is provided by the developer* – This

# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



redevelopment plan establishes design standards for new residential development, infill, and rehabilitation of existing residential dwellings to control building design (i.e. height, orientation, porches, window treatments).

3. *Rehabilitated housing stock within the older planned retirement communities, Manitou Park and older subdivisions* – On June 10, 2008, the Township Council designated the Manitou Park neighborhood as an “Area in Need of Rehabilitation” to support neighborhood revitalization.
4. *Affordable housing for families and seniors, created pursuant to the Mount Laurel Fair Share Housing Plan* – Manitou Park is already the site of scattered affordable housing sites. With this redevelopment plan, it is the hope that, grant funding would be provided by the Township to Homes for All, Inc to assist with the cost for the provision of sewer and water infrastructure necessary for the development of 82 new homes half of which will be affordable.

## 2.0 The Manitou Park Redevelopment Plan

### 2.1. New Residential Development Building Standards

Setbacks are intended to promote an appropriate building placement and orientation to the street and to adjacent buildings so to facilitate safe pedestrian movement within the Manitou Park neighborhood.

Manitou Park is within the R-100 Residential Zoning district with a Mt. Laurel Compliance Overlay Zone District (R-100/SSW) overlay zone. The table below indicates the R-100/SSW development standards with additional adjustments in Minimum Side Yard and Accessory Building Setbacks included in bold type. The “Combined Side Yard” requirement of 30 feet was removed to adjust for the reduced width of the lots from 100 feet to 60 feet, while the Side Yard setback for accessory buildings and structures was reduced from 10 feet to 5 feet to distinguish them from principal buildings and provide more usable space in the side and rear yards.

<b>R-100/SSW Residential Zone (as modified by Redevelopment Plan)</b>		
	<b>Required</b>	
Minimum lot area (square feet)	6,000	
Minimum lot frontage (feet)	60	
<b>Setbacks (feet)</b>		
Front yard (feet)	35	
Rear yard (feet)	30	
Side yard (feet)	<b>10</b>	
Minimum accessory: rear (feet)	10	
Minimum accessory: side (feet)	<b>5</b>	
<b>Minimum floor area (square feet)</b>		
1-bedroom	950	
2-bedroom	1,100	
3-bedroom and larger	1,250	
Maximum lot coverage	25%	
Maximum building height (feet)	35	



## **Utilities**

Manitou Park is currently not served by either public water or sewer. The advanced age of the neighborhood, its small lots and the lack of infrastructure are all factors that have contributed to the poor condition of many of the properties there. As a result of this Redevelopment Plan and the public-private partnership between Berkeley Township and Homes For All, Inc., both water and sewer utilities are being brought into the neighborhood to serve the 82 new homes to be constructed on Township lots scattered throughout the neighborhood. These new lines will be available for connections by existing residents, thereby enabling them to abandon substandard wells and septic systems. As a result, any new home constructed after the water and sewer lines have been installed will be required to connect to the system prior to the issuance of a Certificate of Occupancy by the Construction Department.

### **2.2. Design Standards for New Construction and Infill**

1. Building Types.
  - a. New construction. To fill in existing vacant lots with residential properties capable of contribution to the overall revitalization of the neighborhood. The design of new construction should be contemporary but visibly compatible with the surrounding area.
  - b. Infill construction. Encourage preservation and sensitive rehabilitation of buildings of historic character and value. Encourage the upgrading and renovation of existing buildings to improve their relationship to the neighborhood as well as their general image (width-to-height proportion, materiality, façade articulation, etc.)
2. Features. Development projects for new construction and infill shall incorporate consistent architectural details and materials.
3. Roof form and pitch. Roofs shall be simple forms such as hip, flat, shed, gable to front, or gable to side, and shall avoid excessive articulation.
4. Building orientation.
  - a. New construction. All buildings shall be oriented facing toward the public street on which the lot has frontage. In the case of a corner lot, orientation shall be approved by the reviewing board upon showing by the applicant that the proposed orientation is most compatible with the uses, lot configurations, and surrounding area.

The Township is also investigating the eligibility of the neighborhood for the Neighborhood Preservation Program (NPP) of the New Jersey Department of Community Affairs. The NPP provides seed money for paint, new windows, siding and the construction of sidewalks.

### **2.3. Connectivity and Neighborhood Assets**

The physical form of Manitou Park is laid out as a grid, and contains a mix of housing and community facilities including a playground, school house, and fire house. Figure 2 illustrates desired locations for sidewalks to improve pedestrian mobility among these neighborhood assets, and to increase

# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



opportunities for neighborhood play and exercise. The list of neighborhood assets includes the playground on Third Avenue and the adjacent historic school house, as well as the Manitou Park Fire Company a block away. There are also several churches within the neighborhood which contribute towards its stability.



*Manitou Park School House*

The Manitou Park School House was built in 1929 and served the early-twentieth-century African-American community settlement in Berkeley. In 2001, the Township was awarded a \$30,000 grant from the Garden State Historic Preservation Trust Fund that funded a preservation plan that reported historical information concerning the school and neighborhood and also included a building conditions assessment, engineering report, materials conservation report, and proposals for barrier-free accessibility. The Preservation Plan indicated that it would cost approximately

\$900,000 to preserve and renovate the school building. The Manitou Park School House is an important civic landmark that should be preserved and renovated as a shared civic culture community building. It is a goal of this Plan that the Township continues to pursue the New Jersey Historic Trust to fund the restoration of this building in order to remove any potential health risk due to its advanced deterioration and enable it to function as a true community center for Manitou Park residents.

## *Playground Improvements*

The Township Engineer's office is currently developing a Green Acres application for the playground and school house site on Third Avenue. Proposed improvements would include:

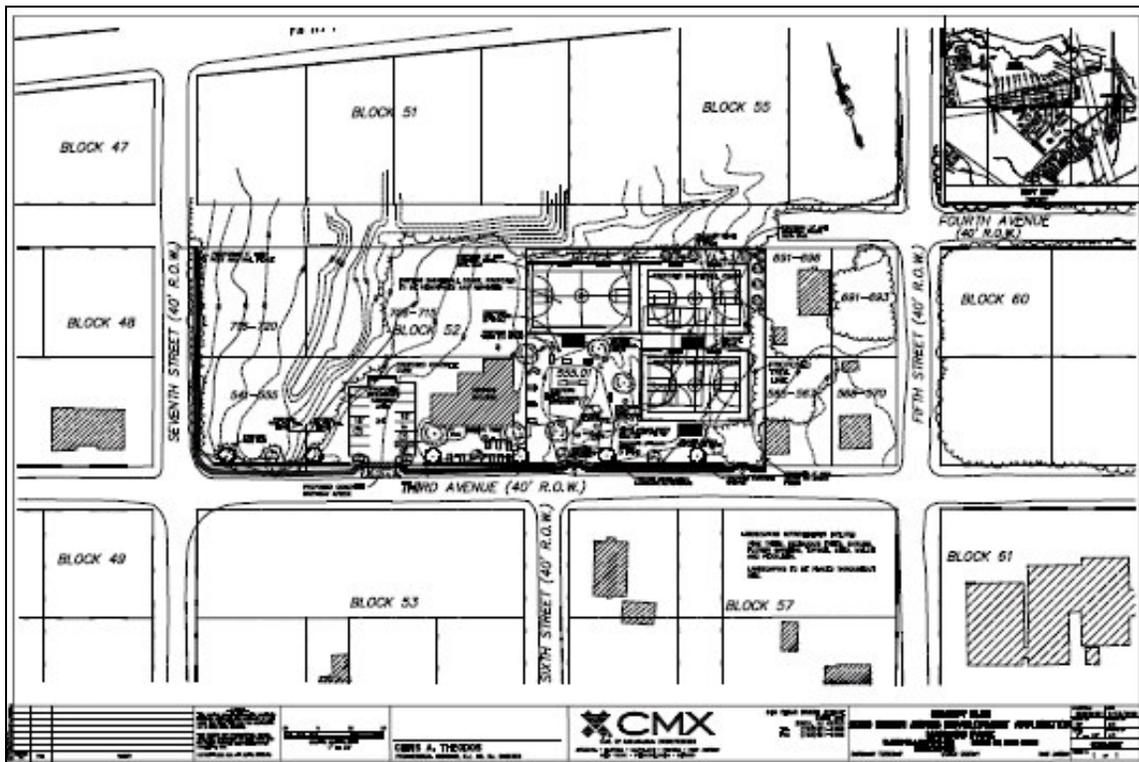
# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



- At least one new basketball court
- Resurfacing of existing basketball courts
- New fencing
- New sidewalk
- Landscaping
- Parking area
- Internal paths



The concept plan below shows how the re-design of the basketball courts and the proposed new parking area and the sidewalk along both street frontages could improve the overall site.



# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



## Connectivity

In addition to the sidewalks being proposed as part of the Green Acres grant application, the Township Planning Board recently approved the application of Homes For All, Inc. (HFA) to construct 82 single family homes on Township-owned lots within Manitou Park, of which half will be deed-restricted for occupancy by households qualified as meeting COAH affordability standards. The Planning Board partially waived the requirements for sidewalks on both sides of the street for the length of Fifth Avenue that would be extended to reach a number of the new home lots. However, the Board required that the equivalent length of sidewalk that would have been required on one side of the new street frontage be provided by HFA as determined by the Board Engineer and HFA's engineer. Many of the residents in attendance at the Planning Board meeting recommended that the sidewalks be installed in the heaviest area of pedestrian activity, which they said were on Third Avenue near and around the playground and basketball courts. Others recommended a sidewalk link out to Dover Road (Ocean County Route 530), which leads to neighborhood retail in South Toms River. However, it was quickly acknowledged that the portion of Railroad Avenue leading to Dover Road is in the Borough and was out of the Board's jurisdiction.

Based on this community feedback the Board Engineer calculated that the required length of sidewalk for HFA was 2,000 linear feet and that it made the most sense to continue the sidewalk proposed for the playground down Third Avenue to First Street and down First Street to the South Toms River border. Figure 2 illustrates how this first phase of the Pedestrian Connectivity Plan could serve as the spine of future sidewalk extensions down the side streets, which would connect to several churches in the neighborhood.

Figure 2 Connectivity





**2.4. Rehabilitation Program**

In addition to the improvements associated with the HFA project, that will bring new water and wastewater service into the neighborhood, 2,000 linear feet of new sidewalk and 82 new homes, this Redevelopment Plan encourages existing homeowners and residents to invest in the rehabilitation of homes that are already located in Manitou Park. The economic impetus created by the infusion of new infrastructure investment, and the fact that the 82 new homes will be scattered throughout the neighborhood on Township lots, will be reinforced by the availability of Five-Year Tax Exemptions on the assessed value of taxable improvements made to rehabilitate existing homes, including such improvements as new roofs, front porch replacements, additions and other replacement or substantial improvement to one or more major systems of the home. This Five-Year Tax Abatement program will need to be enacted by Township ordinance and is made legally possible by the Area In Need of Rehabilitation designation of Manitou Park earlier in 2008.

**3.0 Relationship to the Land Use and Zoning Ordinance**

**3.1. Zoning Ordinance**

The standards contained within this redevelopment plan shall constitute an overlay on the zoning district within the redevelopment area. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Berkeley Township Land Use and Zoning Ordinance or other applicable Berkeley Township code or ordinance will be required.

**3.2. Map Amendment**

The Zoning Map of the Township of Berkeley is hereby amended in accordance with Figure 3 to indicate the boundaries of the Rehabilitation Area and to identify the district as the Manitou Park Redevelopment Plan District (MPRPD).



# MANITOU PARK NEIGHBORHOOD REDEVELOPMENT PLAN



## 4.0 Significant Relationship to Other Plans

### 4.1. Plans of Adjacent Municipalities

Berkeley Township is located on the eastern border of Ocean County. The adjoining municipalities are Seaside Park Borough and Seaside Heights Borough on the Barrier Island, Ocean Gate Borough, Pine Beach Borough, Beachwood Borough, South Toms River Borough and Toms River Township to the north, Manchester Township to the west in the Pinelands, and Lacey Township to the south. The Manitou Park Redevelopment Plan will promote neighborhood revitalization, and support regional and community-based initiatives that provide housing, human resources, jobs and training to neighborhood residents which will provide positive regional benefits.

The rehabilitation area is located at the northern end of Berkeley, west of the Garden State Parkway, and adjacent to the Borough of South Toms River. The South Toms River Land Use Plan (1993) identifies the land that is adjacent to the rehabilitation area as single family residential. The Manitou Park Redevelopment Plan proposes rehabilitation of existing residential uses, and infill residential development abutting the South Toms River municipal border.

### 4.2. Ocean County Master Plan

The Ocean County Master Plan was adopted in December 1988. The following county goals are relevant to and compatible with the Manitou Park Redevelopment Plan:

- Continue to provide a coordinated management program to control the spatial development of the County by directing new growth to environmentally suitable areas which can be provided with essential infrastructure and support facilities.
- Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock and through the construction of new housing units.
- Continue to develop a cohesive identity for Ocean County through the preservation of historical, cultural, and natural features by drawing on the unique community identities of constituent municipalities.
- Continue a coordinated and consistent program of capital improvements and public investments necessary to provide the infrastructure and public services required to meet the needs of existing and future county residents.

In addition, growth areas were identified to provide an objective measure of development opportunities and constraints within the county. The Manitou Park rehabilitation area is identified as an area with high growth potential. Growth areas were determined based on environmental features, ability to accommodate increased land use activity, growth trends, area development patterns, local zoning policies, water supply, wastewater treatment facilities, and transportation facilities (accessibility to major highways and travel distance to major commercial and shopping facilities). The growth classification and criteria associated with high growth areas include:

- Within 2.5 miles of an exit and/or entrance to a limited access highway; or
- Within 0.5 miles of an arterial, collector roadway as classified in the Ocean County Functional Classification of Roads; and
- Within 0.5 miles of an existing wastewater treatment system with sufficient capacity to provide treatment for increased wastewater flows.

The Land Use Plan of the Ocean County Master Plan designates the Manitou Park rehabilitation area as “Medium Density” and recommends a settlement pattern ranging from 2 to 4 units per acre that



provides a diversity of housing opportunities and densities, and generally would require sewer facilities.

#### **4.3. NJ State Development and Redevelopment Plan**

The State Development and Redevelopment Plan places the rehabilitation area within the Suburban Planning Area (PA-2). The Manitou Park Redevelopment Plan is compatible with the State Plan's intention for the Suburban Planning Area, which is to provide for much of the state's future development; provide growth in centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the trend toward further sprawl; and revitalize cities and towns.

This plan will achieve the following State Plan goals:

- Revitalizing cities and towns –
- Ensuring cost-effective delivery of infrastructure –
- Preserving and enhancing the quality of community life –
- Preserve and enhance areas with historic, cultural, scenic open space and recreational value –

### **5.0 Amendments and Completion**

#### **5.1. Amending the Redevelopment Plan**

This plan may be amended from time to time in accordance with the procedures of the Local Redevelopment and Housing Law. To the extent that any such amendment to the redevelopment plan materially affects the terms and conditions of a duly executed redevelopment agreement between a redeveloper and Berkeley Township, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redeveloper agreement to provide for the plan amendment.

#### **5.2. Certificate of Completion**

The Redevelopment and Housing Law (NJSA 40A:12A-9) requires that a Redeveloper Agreement contain a provision for a Certificate of Completion for a "redevelopment project" which entails a certification by the redevelopment entity that the project is complete and therefore the property in question is no longer in Need of Redevelopment. In as much as Manitou Park is a Rehabilitation Area and not a Redevelopment Area, the area was not designated to be in need of redevelopment in the first place. However, as it is expected that the HFA project will involve a Redeveloper Agreement to address issues such as the transfer of Township property and the infrastructure improvements needed for the construction of the new homes.