Redevelopment 101: The Fundamentals

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Redevelopment

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

Examples of Redevelopment Projects

Bayonne
New Mixed Use Neighborhood

Newark Sustainable Development
Examples of Redevelopment Projects

Glassboro
College & Downtown Linkage

Neptune
Affordable Housing
Examples of Redevelopment Projects

New Brunswick
Transit Oriented Development

Trenton—Brownfield Redevelopment
Examples of Redevelopment Projects

Berkeley Township Town Center Redevelopment
Former Asphalt Plant & Abandoned Shopping Center on Route 9
Heritage Town Center Redevelopment Plan

Framework Plan
The Local Redevelopment & Housing Law

- Governs the redevelopment process in NJ
- Provides criteria and procedures for designating areas in need of redevelopment and rehabilitation
- Defines the roles of the various public agencies in the process
  - Governing Body
  - Planning Board
  - Redevelopment Entities
- Specifies the required components of a redevelopment plan and procedures for adopting the plan
- Establishes the powers granted to municipalities upon adoption of the redevelopment plan
The Redevelopment Process

- **Step 1:** The municipal **governing body** authorizes the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.

- **Step 2:** The **planning board** conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.

- **Step 3:** Based on the planning board’s recommendation, the **governing body** may designate all or a portion of the area as an area in need of redevelopment.

- **Step 4:** The **governing body** prepares a redevelopment plan for the area or directs the **planning board** to prepare the redevelopment plan.

- **Step 5:** The **governing body** adopts the redevelopment plan.

- **Step 6:** The governing body or another public agency or authority designated by the governing body as the “**redevelopment entity**” oversees the implementation of the redevelopment plan.

- **Step 7:** The **redevelopment entity** selects a redeveloper to undertake the redevelopment project or projects that implement the plan.
Conducts preliminary investigation and holds public hearing on proposed redevelopment area designations

Prepares redevelopment plan or reviews redevelopment plan prepared by governing body

Reviews site plan and subdivision applications in a redevelopment area

Makes recommendations on the designation of an area in need of rehabilitation

Incorporates redevelopment plans into the municipal master plan as part of the master plan reexamination
Governs development within a Redevelopment Area

States goals and objectives for the redevelopment or rehabilitation area and relates them to comprehensive planning goals and objectives of the community

Specifies land uses and building requirements within the redevelopment area

Can supersede zoning or act as an overlay zone

Identifies properties to be acquired if applicable

Adopted by the Governing Body by ordinance

Can significantly control the design of development within the redevelopment area
Redevelopment Agreement

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

- The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities
  
  http://njplanning.org/publications/redevelopment-handbook/