

Redevelopment Study and Preliminary Investigation Report

Block 73, Lot 34
(Desert Palm Inn)

Prepared:
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Prepared for:



Borough of Seaside Park
Ocean County, New Jersey

Prepared by:



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

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Introduction

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as “Redevelopment Study”) is to determine whether Block 73, Lot 34 in the Borough of Seaside Park (hereinafter referred to as the “Study Area”) qualifies as an 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 Study Area is shown on the accompanying regional location map (Map 1) and aerial location map (Map 2).

This report is written 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.

The Seaside Park Borough Council adopted Resolution No. 285-2021, which authorized the preparation of this Redevelopment Study, on October 28, 2021. A copy of Resolution No. 285-2021 is provided in Appendix A.

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

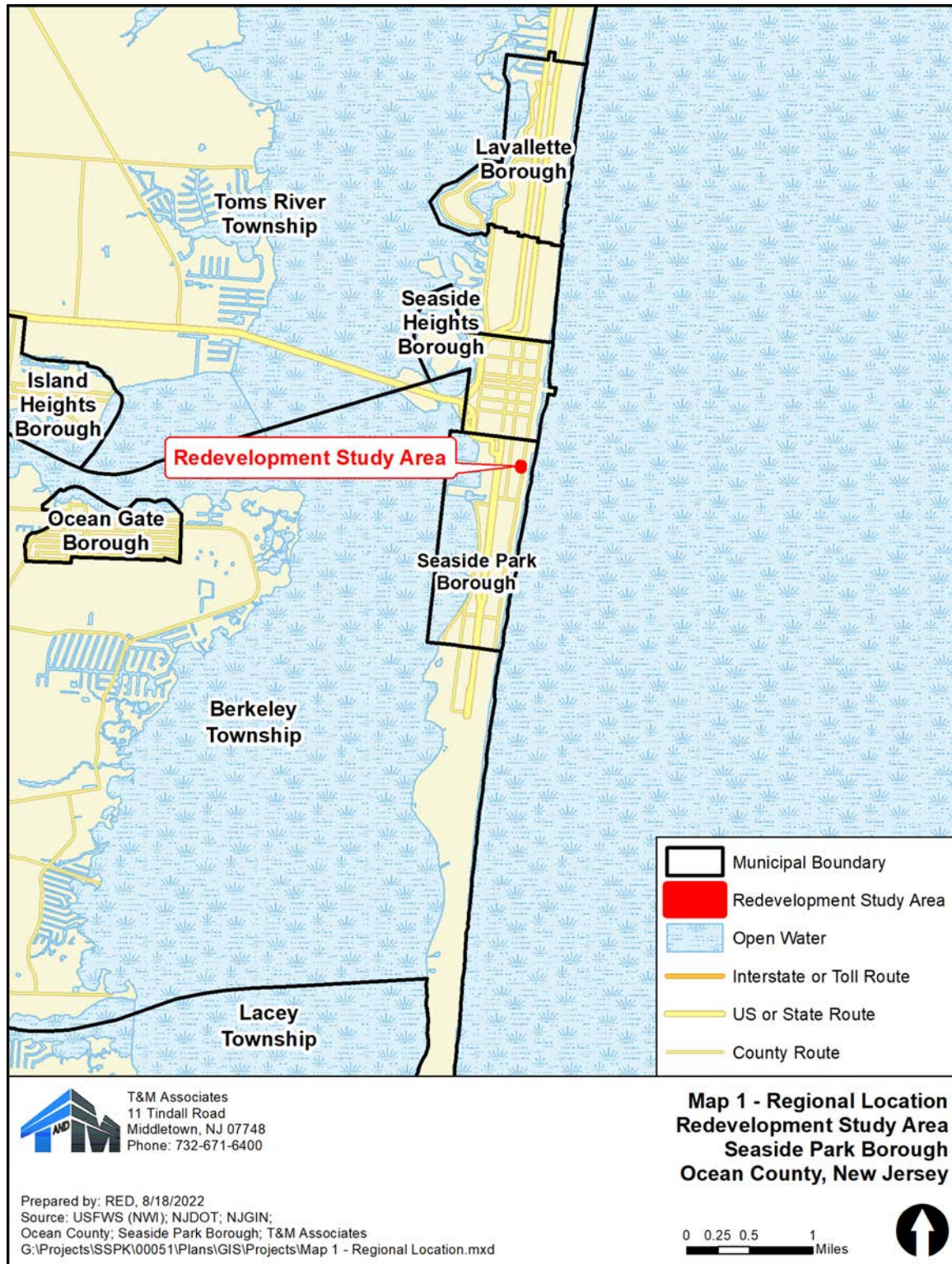
After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing 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 Redevelopment Study and Preliminary Investigation Report, Resolution No. 285-2021 specified that the Study Area, shall be subject to a condemnation redevelopment area designation. Thus, any redevelopment area designation of Block 73, Lot 34 shall authorize the municipality to use all statutory powers for use in a redevelopment area, including the power of eminent domain.

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Map 1: Regional Location Map



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Map 2: Aerial Location Map



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Study Area Description

The Study Area (see Map 2) is comprised of Block 73, Lot 34, which has an area of approximately 0.53 acres and is located at the eastern end of Block 73 with frontage on Lafayette Avenue, North Ocean Avenue and O Street in the northeastern portion of the Borough.

The Study Area property is owned by Shree Jyoti, LLC and contains a 50-room motor lodge consisting of two buildings, including: one building with a height of two stories that includes 23 rooms and a utility/maintenance area; and one building with a height that ranges from two to three stories (n.b., the three-story portion is located along adjacent Block 73, Lots 20 and 31) that includes a ground-floor management office and associated residence and 27 rooms. Associated improvements, such as an inground swimming pool, parking areas and signage, are also located on Block 73, Lot 34.

Historic aerial photographs indicate that the motor lodge was constructed between as early as 1933 and as late as 1963. Indeed, historic aerials indicate that the eastern portion of the two-story buildings is the original portion of the motor lodge, having been constructed at some point between 1933 and 1940, with expansion to its current form occurring at some point between 1956 and 1963.

Existing conditions, as observed during a site visit conducted on August 9, 2022, are depicted in the photos in Appendix B and described in the remainder of this Redevelopment Study.

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Land Use Analysis (Land Use/Land Cover and MOD IV)

The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all property tax assessment records and produce statutorily required tax lists. The MOD-IV land use classification for the Study Area property is Class 4A (Commercial).

According to the New Jersey Department of Environmental Protection's land use/land cover (LU/LC) data, last updated in 2015, the land use of the Study Area is "Commercial/Services."

The LU/LC of the surrounding areas is:

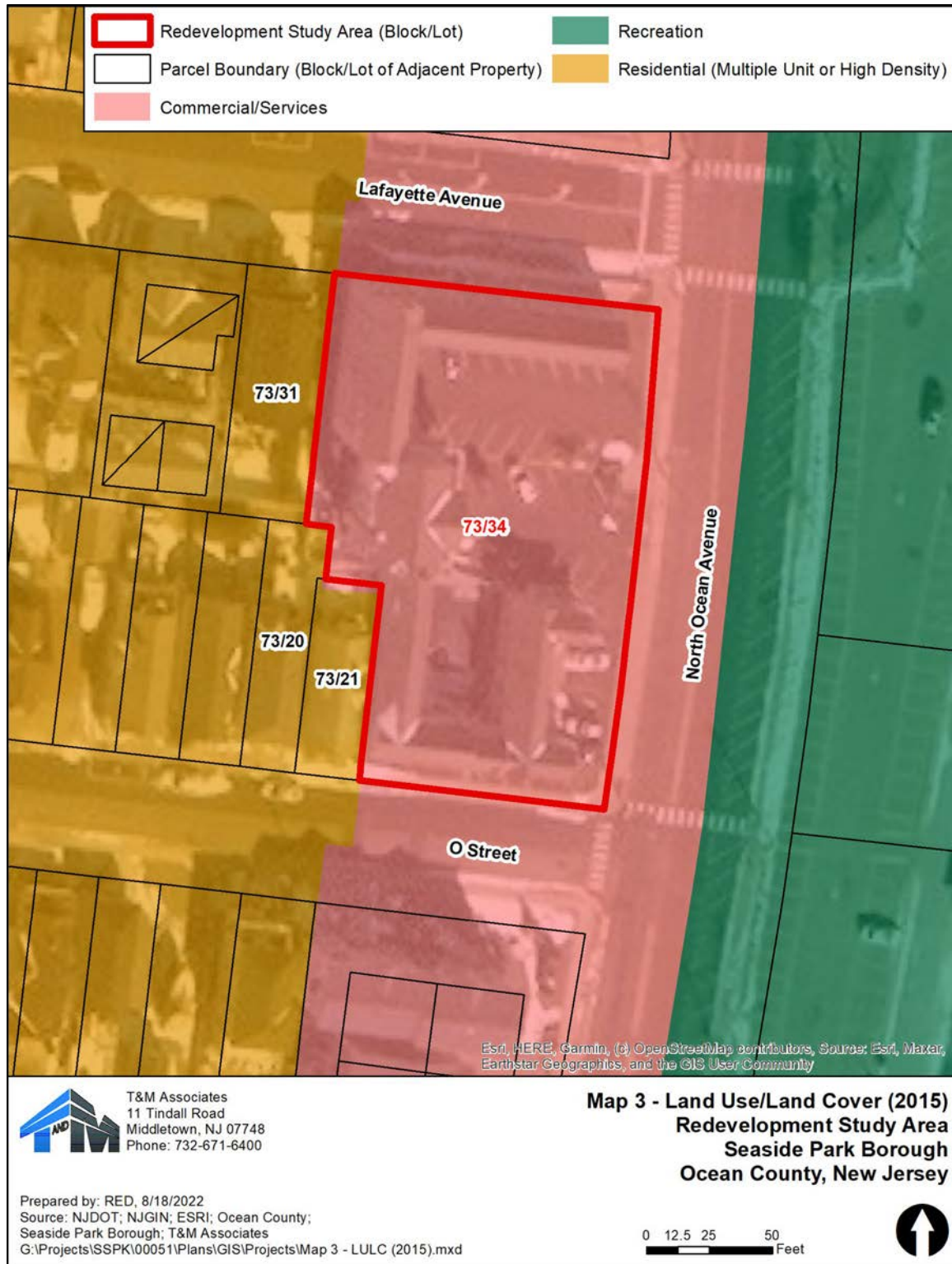
- Commercial/Services;
- Residential (Multiple Unit or High Density); and
- Recreation.

Map 3 shows the LU/LC for the Study Area and the vicinity thereof.

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Map 3: MOD-IV Land Use Classification (2021)



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Environmental Constraints

A review of mapping from the New Jersey Department of Environmental Protection (NJDEP) and Federal Emergency Management Agency (FEMA) indicates that the Study Area does not contain environmental constraints. There are, however, flood hazard areas within close proximity to the east of the Study Area.

Map 4 depicts the extent of environmental constraints within the immediate vicinity of the Study Area.

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Map 4: Environmental Constraints



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Current Zoning

The Study Area is located in the R (Residential) Zone District.

The purpose of the R (Residential) Zone District, according to Section 200-67 of the Seaside Park Borough Code is to:

... control the overall density of development and the unique problems created by the increase in seasonal occupancy, limitations have been included on the minimum lot size as well as standards for building and lot coverage, all intended to provide greater assurance of light, air and open space consistent with the goals of the Borough's Master Plan by controlling the impact of development and residential density on parking, traffic, community facilities, infrastructure and stormwater runoff.

The principal permitted uses of the R (Residential) Zone District include:

- Detached Single-Family Dwellings; and
- Public Uses.

The lots within the general vicinity of the parcel are also located in the R Zone District.

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Planning Context

Seaside Park Master Plan

The Seaside Park Master Plan, which was last reexamined in 2021, includes the following goals and objectives that would be supported through redevelopment of the Study Area (*commentary in italics*):

- Comprehensive Goal: To maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.S.A. 40:55D-2.

Among the purposes of the MLUL are:

- *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. (N.J.S.A. 40:55D-2[a])*
- *To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land. (N.J.S.A. 40:55D-2[j])*

Redevelopment of the Study Area would provide an opportunity to promote the public health, safety, morals and general welfare of the community. In addition, through the reuse of a previously developed site, redevelopment of the Study Area would promote the conservation of open space and valuable natural resources.

- Land Use General Goal: To continue to be a stable and diverse community through the provision of a balanced land use pattern.
 - Objective: To encourage the redevelopment or revitalization of vacant or underutilized properties.

Redevelopment of the Study Area would promote a stable land use pattern and revitalization of the property. This would not only benefit the Study Area, but surrounding properties as well.

In addition to the above, it is noted that while the 2021 Reexamination Report does not directly address the Study Area, it acknowledges that the Borough continues to review several areas for redevelopment study consideration.

Ocean County Comprehensive Master Plan

The Ocean County Comprehensive Master Plan was adopted in 2011 and provides regional, long-term recommendations to coordinate numerous programs and policies and achieve consistency in ongoing development and conservation efforts. The following

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recommendation of the Ocean County Comprehensive Master Plan would be supported by redevelopment of the Study Area (*commentary in italics*):

- Encourage municipalities to grow in a fashion that is true to smart growth principals and Town Center design standards, allowing for a mix of land uses in a singular area to increase accessibility by all residents.
 - *The Study Area is not located within a designated town center. However, redevelopment is compatible with the principles of smart growth in that it promotes the reuse of previously developed sites and, therewith, encourages conservation of natural areas and limits sprawl-type development.*

New Jersey State Development and Redevelopment Plan

The 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 Study Area is located within Planning Area 5B, which is also known as the Environmentally Sensitive/Barrier Island Planning Area. The intents of the Environmentally Sensitive/Barrier Island Planning Area are as follows:

- Accommodate growth in centers;
- Protect and enhance the existing character of barrier island communities;
- Minimize the risks from natural hazards;
- Provide access to coastal resources for public use and enjoyment;
- Maintain and improve coastal resource quality; and
- Revitalize cities and towns.

Redevelopment of the Study Area would be compatible with and advance certain intents of the Environmentally Sensitive/Barrier Island Planning Area. Indeed, it would provide the municipality with the opportunity for revitalization, as well as protection and enhancement of its existing character.

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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

In preparing this report, the project team analyzed and considered the applicability of the aforementioned statutory criteria for designation of a redevelopment area. An analysis of relevant criteria is provided in the following subsections. The analysis presented herein is supplemented by the photographs of Appendix B.

“a” Criterion

A property may be found in need of redevelopment under the “a” Criterion when:

- 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]).

Thus, based on the above, the focus of the “a” Criterion is on the condition of *buildings*. The “a” Criterion is not to be confused with the “d” Criterion, which, as discussed later in this Redevelopment Study, focuses on *areas with buildings or improvements*).

Based on observations made during a site visit on August 9, 2022, the exteriors of the buildings in the Study Area exhibit a significant need for maintenance and repairs. This is demonstrated by the photographs of Appendix B.

In addition, it is noted that the Zoning/Code Enforcement Office of the Borough of Seaside Park conducted an inspection of both the interior and exterior of the buildings in January 2022. The January 2022 inspection revealed several violations for such issues as: faulty wiring; presence of mold in bathrooms and air conditioners; plumbing issues (e.g., lack of cold water, leaks, etc.); one or more unsecure sinks; sagging floors; broken windows; inoperable windows; rot in floor surfaces; broken window shashes; exposed wiring on building exterior; rusted air conditioning sleeves; etc. The Zoning/Code Enforcement Office’s report summarized the condition of the property as follows:

The condition of this property is unacceptable and is placing the occupants at risk.

A copy of the Zoning/Code Enforcement Office’s report is provided in Appendix C.

While the project team was unable to review interior conditions during its August 9, 2022 site visit, it is noted that some of the exterior conditions referenced in the Zoning/Code Enforcement Office’s report were observed by the project team. Among these conditions were: broken window shashes; exposed wiring on building exterior; and rusted air conditioning sleeves.

Based on the above, it is found that the “a” Criterion is met.

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In addition to the above, it is noted that Google Maps includes imagery that depicts the following interior conditions:

- Buckling of acoustic ceiling panel near a hanging lighting fixture in Room 147 uploaded by Google Account “Instant360 888.266.5360” and dated June 2018;
- Buckling of interior wall surface in Room 147 uploaded by Google Account “Instant360 888.266.5360” and dated June 2018;
- Buckling of acoustic ceiling panel uploaded by Google Account “Erica Brownawell” and dated June 2019;
- Damaged handrail in bathtub uploaded by Google Account “Redd Honey” and dated September 2020;
- Missing acoustic ceiling panel uploaded by Google Account “Christy Leigh” and dated September 2021;
- Damaged wall surface uploaded by Google Account “Erica Brownawell” and dated June 2019; and,
- Potential security issue in unknown room shown by locked door and large gap between door and door jam uploaded by Google Account “Heather Orlen” and dated August 2020.

The aforementioned Google Maps imagery is provided in Appendix D. Please note that this imagery is provided only as an informational supplement to the previous demonstration that the “a” Criterion is met.¹

“d” Criterion

A property may be found in need of redevelopment under the “d” Criterion when:

- 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]).

Thus, based on the above, the focus of the “d” Criterion is *areas with buildings or improvements*, and not buildings (n.b., the “a” Criterion focuses on *buildings*).

¹ The Google Maps imagery described in this section is provided only as an informational supplement and is not to be considered as evidence that the “a” Criterion is met. This is due to the facts that: it has not been created by the project team or a representative of the Borough of Seaside Park; and the specific conditions represented in said imagery have not been observed by the project team or a representative of the Borough of Seaside Park.

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During a site visit conducted on August 9, 2022, the following issues were observed:

- **Location of Trash Enclosure:** A trash enclosure is located at the rear of the property along the boundary with adjacent Block 73, Lots 31 and 20, which are residential properties. Given the lack of separation between the trash enclosure and adjacent properties, the location of the trash enclosure in this area is detrimental to adjacent properties as it may attract pests and cause unagreeable odors.
- **Size of Trash Enclosure:** The trash enclosure is inadequately sized. This evidenced by the fact that, as observed during a site visit conducted on August 9, 2022, one trash dumpster was located in the enclosure and additional trash or recycling receptacles were located outside of the enclosure along the property line with adjacent Block 73, Lot 31. All trash and recycling dumpsters/receptacles should be located within a trash enclosure. The location of trash or recycling receptacles outside of a trash enclosure along the property line with adjacent Block 73, Lot 31 is problematic, particularly given the residential character of said property. In addition, it is noted that, upon visiting the site on August 9, 2022, the unenclosed trash or recycling receptacles were located between the trash enclosure and Lafayette Avenue. The area between the trash enclosure and Lafayette Avenue is used as an accessway for waste management services to collect refuse from the site. Thus, the location of unenclosed trash or recycling receptacles could interfere with waste management services.
- **Outdoor Storage of Chemicals and Miscellaneous Items:** Upon visiting the site on August 9, 2022, the project team observed that the rear of the property was being used for the outdoor storage of miscellaneous equipment (e.g., ladders, a hand truck, bricks, cinder blocks, a snow shovel, cleaning equipment, etc.), as well as buckets of liquid laundry chlorine bleach and other detergents or chemicals. We note that outdoor storage of materials in this area is inappropriate. Moreover, and with specific regard to the outdoor storage of the liquid laundry chlorine bleach, it is noted that its outdoor storage in an uncontrolled environment represents a potential safety concern, particularly given the presence of adjacent residential properties and use of the site as a motor lodge. Indeed, liquid chlorine bleach should be stored away from heat and direct sunlight. When heated, it releases chlorine gas, which, if trapped within a container can eventually cause an explosion (n.b., chlorine gas is poisonous and its inhalation can cause serious medical issues and even lead to death).² Unrestricted access to liquid chlorine bleach, which is corrosive and can cause irritation in the eyes, mouth, lungs and skin, at the rear of the building also constitutes an attractive nuisance.

In addition to the above, it is noted that the foregoing items may become more of a

² See: <https://sconfire.com/is-bleach-flammable/>

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problem in the event of a coastal storm. Indeed, the Office of Response and Restoration of the National Oceanic and Atmospheric Administration (NOAA) notes that:

During the 2012 hurricane season, Sandy inflicted severe damage to communities and coastal resources over large areas of the Mid-Atlantic and Northeast states, leaving a swath of destruction and large amounts of debris in the waters and marshes of affected states. This debris poses hazards to navigation, commercial fishing grounds, and sensitive ecosystems. (See: <https://marinedebris.noaa.gov/our-work/emergency-response/hurricane-sandy-marine-debris>).

- **Restricted Visibility:** The visibility of significant portions of the property from public rights-of-way is restricted. Among these areas are the inground swimming pool area and rooms accessed from areas adjacent to the inground swimming pool. This may increase difficulty of adequately policing the site and may be an explanation for the high number of police calls associated with the property. Indeed, information provided by the Seaside Park Borough Police Department indicates that there were 863 police calls associated with the Subject Area in the five-year period from March 1, 2017 to March 1, 2022, which equates to an average of nearly 14.4 calls per month. Examples of the nature of these police calls include: alarms; assaults; civil disputes; acts of criminal mischief; deceased persons (i.e., dead on arrival); disturbances of the peace; domestic disputes; drugs/vice; fights; fraud; harassment; intoxicated persons; medical emergencies; mental cases; noise complaints; overdoses; property damage; stolen vehicles; suicide attempts; suspicious persons; theft; threats; unattended deaths; unconscious persons; and, verbal disputes.
- **Parking Configuration:** Approximately 45 designated parking spaces exist onsite. These parking areas are distributed as follows: seven spaces along the right-of-way of O Street; six spaces along the eastern façade of the two-story building; and, approximately 32 spaces to the east and south of the variable-height building.

In all parking areas, there is no physical separation between the parking area and adjacent rights-of-way.

A total of 13 spaces (incl., the seven spaces along the right-of-way of O Street and the six spaces along the eastern façade of the two-story building) are positioned such that vehicles must cross pedestrian sidewalks upon ingress and egress, and reverse into adjacent rights-of-way upon egress.

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In the parking area that is located to the east and south of the variable-height building, vehicles must also cross pedestrian sidewalks upon ingress and egress. In addition, there are insufficient areas for vehicles to turn-around in one fluid movement onsite before egress. While a “K-turn” movement may be possible, vehicles may be more likely to reverse into adjacent right-of-way upon egress when said parking area is at capacity.

The configuration of the parking area, which results in the need to cross pedestrian sidewalks, provides uncontrolled access to and from the site, and results in the need for vehicles to reverse into adjacent rights-of-way is substandard and causes significant threat to roadway safety. The significance of this threat is demonstrated by the fact that information provided by the Seaside Park Borough Police Department indicates there were approximately 16 police calls for motor vehicle accidents associated with the Subject Area in the five-year period from March 1, 2017 to March 1, 2022. In addition, there were approximately 10 police calls recorded as “parking problems” in the same period.

Beyond the issues identified above, it is noted that the minimal landscaping/of the site is poorly maintained, and the pavement and other improvements are generally in poor condition. The overall site is in clear need of general maintenance and repairs.

Based on the issues that have been bulleted in this section, it is found that the property meets the “d” Criterion. Indeed, the conditions, site configuration, and use of the property for outdoor storage are detrimental to the public health, safety, and welfare. Thus, the property may be designated in need of redevelopment under the terms of the “d” Criterion.

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Conclusion

Based on the assessment that is provided in this Redevelopment Study, it is concluded that the Study Area meets the “d” Criterion and may, therefore, be designated as an area in need of redevelopment. Accordingly, the Planning Board may recommend that the Borough Council adopt a resolution declaring that the Study Area is in need of redevelopment. Because Resolution No. 285-2021 specified that the Study Area shall be subject to a condemnation redevelopment area designation, any designation of Block 73, Lot 34 as an area in need of redevelopment shall authorize the municipality to use all statutory powers for use in a redevelopment area, including the power of eminent domain.

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Appendix A: Resolution No. 285-2021

**BOROUGH OF SEASIDE PARK
RESOLUTION 285-2021**

**RESOLUTION OF THE BOROUGH OF SEASIDE PARK,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE BOROUGH OF SEASIDE PARK
PLANNING BOARD UNDERTAKE A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER THE
PROPOSED STUDY AREA WHICH INCLUDES
PROPERTY ALONG N OCEAN AVENUE IDENTIFIED AS
BLOCK 73 LOT 34 AS A CONDEMNATION AREA IN
NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Borough to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed 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 a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A-12A-5 and N.J.S.A. 40A:-12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:-12A-6, "[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area")"; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough and its residents to authorize the Borough's Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes property along Central Avenue, identified on the Seaside Park Tax Map as Block 73, Lot 34,

r|m|s|h|c

Rothstein, Mandell, Strohm,
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f: 732.905.6555

WHEREAS, the Borough of Seaside Park wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the proposed study area qualifies as an area in need of Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Seaside Park, in the County of Ocean, and State of New Jersey as follows:

1. That the Planning Board is hereby authorized to undertake a preliminary investigation, conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Borough Council whether the area comprising the study area is an area in need of Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 4A:12A-5.

2. That, pursuant to N.J.S.A. 40A:12A-1 et seq., the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area including the use of eminent domain ("Condemnation Redevelopment Area").

3. That the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supporting documentation.

4. That a certified copy of this Resolution is to be forwarded to the Planning Board of the Borough of Seaside Park.

CERTIFICATION

I, **Sandra F. Martin, RMC, CMR**, Deputy Municipal Clerk of the Borough of Seaside Park, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Seaside Park Borough Council at a meeting held on **28th** day of **OCTOBER, 2021**.


SANDRA F. MARTIN, RMC, CMR

r|m|s|h|c

Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

Appendix B: Study Area Photographs

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from Lafayette Avenue and North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from Lafayette Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk near corner of Lafayette Avenue and North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk near corner of Lafayette Avenue and North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Rear façade with trash dumpster and receptacles viewed from sidewalk along Lafayette Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Northern façade

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Northwest corner of variable-height building viewed from sidewalk along Lafayette Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Northern façade viewed from sidewalk along Lafayette Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Rear façade of variable-height building with outdoor storage of miscellaneous items and trash dumpster

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Rear façade of variable-height building with outdoor storage of miscellaneous items and trash dumpster

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Rear façade of variable-height building and view toward Lafayette Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Northern façade

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Viewed from sidewalk along North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Southern façade viewed from sidewalk near corner of O Street and North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Eastern façades viewed from sidewalk near corner of O Street and North Ocean Avenue

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Southern façade viewed from sidewalk along O Street

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Southern façade viewed from sidewalk along O Street

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Southern façade viewed from sidewalk along O Street

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)



Southern façade viewed from sidewalk along O Street

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Swimming pool located within interior southern portion of site

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

Appendix C: Inspection Report

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



Borough of Seaside Park

ZONING / CODE ENFORCEMENT OFFICE

732-250-7569
Fax 732-375-3058

313 SW Central Ave. • Seaside Park, New Jersey 08752

January 11, 2022

RE: 1505 N Ocean Avenue, Seaside Park, NJ

Block 73 Lot 34 The Desert Palm

Dear Mr. Kania,

Enclosed, please find the inspection report along with detailed violations at the above address property. The condition of this property is unacceptable and is placing the occupants at risk. Due to the egregious nature of the violations, you have been issued summonses, which are attached for your convenience.

Please be advised all repairs on this commercial property are required to be performed by licensed contractors and permits must be submitted through this office. Follow up inspections will occur for compliance which may be unannounced.

Sincerely,

Gary Stocco
Director of Construction, Code and Zoning

Seal Legend - Trinity

Land - Beach Plum

Sea - Striped Bass

Air - Sea Gull

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)



The Family Resort

Borough of Seaside Park

CODE ENFORCEMENT OFFICE

732-250-7569
Fax 732-375-3058

313 SW Central Ave. • Seaside Park, New Jersey 08752

VIOLATION NOTICE

First Notice: January 10, 2022

Second Notice:

Summons #

Respondent

Das Patel *Rameshcha Kanu*
Shree Jyoti LLC/Desert Palm Motel
5 Brown Ct
Livingston, NJ 07039

Block/Lot: 73/34

Inspection Date: 1/4/2022

Property Address: 1505 N Ocean Ave

Rooms

- #101 No screen on window. Remove toaster oven. GFI not working properly.
- #102 Rear window broken. GFI not working properly. Faucet loose on basin and shower must be cleaned.
- #103 Window falling out of frame and does not open. Power strip used on TV. No screen in bathroom and front window. Need bracket on cable box. GFI not working properly. Aerator missing on lavatory, toilet seat broke, and mold in shower.
- #104 Front window broken in track. GFI not working properly. No cold water. Aerator missing on lavatory and mold in shower.
- #105 Electrical box to tv falling out of wall. Shower handle broken, needs control knob, and mold in shower. Open ground on all wiring.
- #106 Sink unsecure. Broken screen(s). Mold above shower enclosure and shower must be cleaned. Draft under door requires weather seal.

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

- #107 GFI not working properly. Extension cords/clutter. Door-latch rusted/broken and must be replaced.
- #108 Rear window broken. Mold in AC – clogged filter. No screen in bathroom. Sink unsecure and leaking. Unsafe use of power strip and extension cords. GFI not working properly. No hot water in room.
- #109 Cable box hanging from wall. No screen in front window. Cover plate open. Shower valve leaks, needs new head and mold needs to be removed from shower.
- #110 Sink floods are unsecure. Floor sagging and mold in shower. Broken screen. Bath needs to be redone and remove mold in shower.
- #111 to 123 no inspection done. #124, 132 + 140 no water, no inspection done.
- #127 Broken glass on side window and falling out of track. Reverse wired outlet by bed. Broken screen.
- #128 TV outlet fell out of wall. Hot/neutral reverse wiring outlet under window. Broken sash on window and bathroom electrical outlet cover plate broken. Mirror on wall unsecured. Bathroom needs privacy window and mold in shower. Room unfit for human occupancy.
- #129 Covid. No inspection.
- #130 Loose faucet and mold in shower enclosure.
- #131 Bath window needs handle and mold in shower.
- #133 Open ground outlet by bed. Bathroom needs privacy window.
- #134 Open ground TV outlet. All outlets not wired correctly. Dirty mold on window and mold in shower enclosure. Broken screen. Bath window screen missing, secure lavatory and mold in shower.
- Utility Room next to #134 hanging detector unsecure. Need new door latch.
- #135 Window does not open and screen broken on front window. Bathroom GFI not working properly and mold in shower.
- #136 Open ground outside wall. Picture needs to be secured to wall. Mold in shower enclosure and window in bath does not work.

Seal Legend - Trinity

Land - Beach Plum

Sea - Striped Bass

Air - Sea Gull

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

- #137 Open ground exterior wall. Loose cover plate. Window does not open. Open hole with exposed wires in open chase. Mold in shower and curtain. Bathroom window screen missing.
- #138 Front door floor sagging. Broken glass on front window. TV outlet open on ground. Mold in shower enclosure. Window in bath does not work and mold in shower. All blinds need to be fixed and bathroom GFI is not working properly.
- #139 Front window needs screen. Broken rear window and needs screen.
- Exterior light by #139 hole in wall – open to water.
- 3rd Floor outside of #140 floor is deflecting under carpet. Must be exposed for inspection and action plan for repair with permits. Spindles are broken and soffit loose with exposed openings.
- #141 Floor has rot in entrance. Front window does not stay open and needs screen. Open ground outlet – front and side walls. Need handle on bath window and shower. Mold in shower.
- #142 Open ground. Front window broken and needs screen. Side window screen. Secure shelf. Mold around AC/Heat unit. Basin faucet loose, needs shower head and mold in shower.
- #143 Open ground TV. Broken side window. Clean filter AC/Heat. Cover on ceiling light. Loose light fixture. Missing screens. Clean shower. Toilet is not secure.
- #145 Missing screens. Open ground. GFI wrong – open ground. Very hot water.
- #146 Broken sash on front window. Secure mirror to wall. GFI open ground. Tub needs new faucet cartridge; lavatory faucet handles are reversed. (requires permit)
- #147 Need screen on front window. Hot water is too hot.
- #148 Open ground. TV over hot tub. GFI in bathroom.
- #149 Need window crank. Need AC cover plate. Clean mold in tub area.
- #150 Window crank broken. Missing screens in all windows. Need bath screen. Clean mold in tub area.
- #151 Missing screens. Picture unsecured to wall. Broken dresser. Clean mold in tub area.
- #152 Tighten outlet. Missing window screens. Clean mold in tub area and tub faucet loose.

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

Furnace room –

GFI – open hot – does not reset. Pool room needs backflow. (Permits required)

Electric tape – green wire on ground.

Office/utility room – rusted electric baseboard heat.

GFI outlet required for wash machine. Dryer vent filled with lint. (Permits required)

Bedroom 4 – mattress on office floor must be removed.

Anti-tip stove – office.

GFI required bathroom/office bathroom.

Upstairs porch by #101 rusted high hat.

Fire extinguishers untagged.

Utility room for hot water heaters – (light doesn't work).

All flammable materials must be removed.

Backflow required on pool.

Where is backflow on washer machine (ecolab)?

How is the outside ice machine drain connected and where does it empty to?

Sign post rusted on ground and needs to be removed.

Front sign loose bricks. Must be re-pointed and secured.

Shutters broken and must be replaced.

AC covers – sleeves rusted and must be replaced.

Rear exterior shingles missing and must be replaced.

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

Broken exterior flood light and must be replaced.

Rotten window jams must be replaced.

Exposed wire outside corner of building.

Dumpster gate needs to be replaced. It was broken and unsecure.

All cable boxes and televisions must be secured as to not cause a ripping hazard.

Dressers and wall units must be secured to the walls to prevent falling.

All glass pictures and mirrors must be secured to the walls.

All electrical, plumbing and construction repairs must be performed by licensed contractors and permits must be obtained.

You will be receiving summons for some of the most egregious violations and a time frame to abate the additional violations.

Please only contact me in writing with any questions or concerns at the email address obtained within.

Sincerely,



Gary Stocco
Director of Zoning/Code Enforcement
313 SW Central Ave. Seaside Park, NJ 08752
E: gstocco@seasideparknj.org

Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

COURT I.D.	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067347	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First Initial Last			
Kamisha Kanig			
Address City			
5 Brown Court Lumberton			
State Zip Code Telephone			
NJ 08031			
Birth Date Mo Day Yr Sex Eyes Height Restrictions			
12/19/52 M			
DL # K04306317412521			
State Exp. Date			
NJ 12/25			
STATE OF NEW JERSEY COUNTY OF OCEAN } SS:			
COMPLAINT	Complaining Witness: Officer R. Shaw		
	of SSP Code Enforcement #9915		
	Residing at 313 5th Avenue 4th Floor		
	by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the		
	1st 2022 3:45		
	in SEASIDE PARK 1527 County of OCEAN NJ		
	did commit the following offense: 5th degree public disturbance		
	(DESCRIPTION OF OFFENSE)		
	in violation of (one charge only) Pin 504.2		
	LOCATION OF OFFENSE CODE Describe Location		
1527 NJ County 103			
OATH: Subscribed and sworn to before me this day of 12/22			
CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.			
(Signature of Complaining Witness) OR (Signature of Person Administering Oath)			
(Signature of Complaining Witness)			
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:			
COURT USE ONLY		LAW / CODE ENFORCEMENT USE ONLY	
Probable cause is found for the issuance of this Complaint-Summons		The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.	
Yes No (Signature of Judicial Officer)		<input checked="" type="checkbox"/> Yes No (Signature of Judge)	
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
<input checked="" type="checkbox"/> COURT APPEARANCE REQUIRED COURT DATE Month Day Year Time All PM			
12/22 11:00 AM			
(Date Summons Issued) (Signature of Person Issuing Summons)			

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

COURT I.D.	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067349	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First Initial Last			
Kamisha King			
Address City			
3 Skunk Creek Lane NJ			
State Zip Code Telephone			
NJ 08752			
Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions			
12/14/52 M 5' 11" 175 lbs			
DL # K04506577412531			
State Exp. Date			
NJ 12/15			
STATE OF NEW JERSEY COUNTY OF OCEAN } SS:			
Complaining Witness: Paul G. Smith			
of SSP Code Enforcement # 9995			
Residing at 313 SW Central Ave SSP			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the			
1st day of 2022 at 1245 PM			
in SEASIDE PARK 1527 County of OCEAN NJ			
did commit the following offense: Unlawful use of equipment			
(DESCRIPTION OF OFFENSE) Stop			
in violation of (one charge only) Pm: 108.1.2			
LOCATION OF OFFENSE CODE Describe Location			
108.1.2 OCEAN 108			
OATH: Subscribed and sworn to before			
me this day of 2022, at 1245 PM			
OR			
(Signature of Complaining Witness)			
(Signature of Person Administering Oath)			
(Signature of Complaining Witness)			
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:			
COURT USE ONLY			
Law / CODE ENFORCEMENT USE ONLY			
Probable cause is found for the issuance of this Complaint-Summons			
Yes No			
(Signature of Judicial Officer)			
Yes No			
(Signature of Judge)			
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
COURT APPEARANCE REQUIRED			
COURT DATE Month Day Year Time AM/PM			
12/22 12:45 PM			
(Date Summons Issued)			
(Signature of Person Issuing Summons)			

Block 73, Lot 34
(Desert Palm Inn)

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

COURT ID	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067346	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First Initial Last			
Ramesh Chandra Kanna			
Address City			
5 Seaside Court Lindero NJ			
State Zip Code Telephone			
NJ 08752			
Birth Date: Mo Day Yr Sex Eyes Height Restrictions			
12/1/52 M B 5'10" 175 lbs			
OL # K04306397H12521			
State Exp. Date			
NJ 6/25			
STATE OF NEW JERSEY COUNTY OF OCEAN } SS:			
COMPLAINT	Complaining Witness: Officer E. S. [Signature]		
	of SSP Code Enforcement 1995		
	Residing at 313 2nd Street - 2nd Fl. SSP		
	by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the		
	Month Day Year 4 2022 245 am		
	in SEASIDE PARK 1527 County of OCEAN NJ		
	did commit the following offense.		
	(DESCRIPTION OF OFFENSE)		
	In violation of (one charge only) P.M.C. 1		
	Location of offense CODE Describe Location		
OATH: Subscribed and sworn to before me this day of 1/5/23			
CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are verifiably false, I am subject to punishment.			
(Signature of Complaining Witness) OR (Signature of Person Administering Oath)			
(Signature of Complaining Witness)			
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:			
COURT USE ONLY			
Law / CODE ENFORCEMENT USE ONLY			
Probable cause is found for the issuance of this Complaint-Summons			
Yes No (Signature of Judicial Officer)			
Yes No (Signature of Judge)			
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
COURT APPEARANCE REQUIRED COURT DATE Month Day Year Time AM/PM			
1/5/23 4:00 3 2023 PM			
(Date Summons Issued) (Signature of Person Issuing Summons)			
1/5/23 [Signature]			

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

COURT ID	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067345	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First		Initial	Last
Rimeschka			KANIN
Address			
3 Beach Court, Lumberton, NJ			
State	Zip Code	Telephone	
NJ	08033		
Birth Date	Mo	Day	Yr
12/14/52	12	14	52
Sex	Eyes	Height	Restrictions
M			
DL #	K04306397412520		
STATE OF NEW JERSEY COUNTY OF OCEAN } SS:			
Complaining Witness: Code Officer C. Simon			
of SSP Code Enforcement #7995			
Residing at 313 2nd Avenue, SSP			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the			
in SEASIDE PARK 1527 County of OCEAN NJ			
did commit the following offense: IN 1527 OCEAN			
(DESCRIPTION OF OFFENSE)			
in violation of (one charge only) N.J.S. 17-25.1			
LOCATION OF OFFENSE	CODE	Describe Location	
OCEAN	1705 N OCEAN AVE SS		
OATH: Subscribed and sworn to before me this ____ day of ____, Yr.			
(Signature of Complaining Witness)		OR	(Date)
(Signature of Person Administering Oath)		(Signature of Complaining Witness)	
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:			
COURT USE ONLY		LAW / CODE ENFORCEMENT USE ONLY	
Probable cause is found for the issuance of this Complaint-Summons		The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.	
Yes	(Signature of Judicial Officer)	<input checked="" type="checkbox"/>	
No	(Signature of Judge)		
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
<input checked="" type="checkbox"/> COURT APPEARANCE REQUIRED	COURT DATE	Month	Day
	1/8/22	1	8
(Date Summons Issued)		(Signature of Person Issuing Summons)	

Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

COURT I.D.	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067344	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First Initial Last		City	
Rameshchandra		Kanika	
Address			
5 BROWN CT. LIVINGSTON			
State	Zip Code	Telephone	
NJ	08903		
Birth Date	Mo. Day Yr.	Sex	Eyes Height Restrictions
12/11/52	M		
DL #	K01306377413501		
STATE OF NEW JERSEY		COUNTY OF OCEAN	
Complaining Witness: Code Enforcement Officer			
of SSP Code Enforcement #7775			
Residing at 3135 W. 11th Ave. SSP			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the			
JAN 4 2003 1300			
in SEASIDE PARK 1527 County of OCEAN NJ			
did commit the following offense			
Requirement - Electric Recyclables - For use only			
DESCRIPTION OF OFFENSE			
Living Room Pm: 605.2			
in violation of (one charge only)			
LOCATION OF OFFENSE	CODE	Describe Location	
		1305 NOCEAN AVE	
OATH: Subscribed and sworn to before			
me this day of , Yr.			
(Signature of Complaining Witness)			
(Signature of Person Administering Oath)			
OR			
(Signature of Complaining Witness)			
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS			
COURT USE ONLY		LAW / CODE ENFORCEMENT USE ONLY	
Probable cause is found for the issuance Of this Complaint-Summons		The complaining witness is a law enforcement officer or a code enforcement officer with tamitorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.	
Yes		<input checked="" type="checkbox"/>	
No			
(Signature of Judicial Officer)			
Yes			
No			
(Signature of Judge)			
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
<input checked="" type="checkbox"/> COURT APPEARANCE REQUIRED			
COURT DATE			
Month Day Year Time			
1/13 2 3 23 1 PM			
(Date of Summons Issued)		(Signature of Person Issuing Summons)	
Complaining Witness		of person	

Redevelopment Study and Preliminary Investigation Report Borough of Seaside Park

Block 73, Lot 34
(Desert Palm Inn)

COURT I.D.	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	070491	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First Initial Last			
Address City			
State Zip Code Telephone: Check if cell phone <input type="checkbox"/>			
Birth Date: Mo Day Yr Sex Eyes Weight Height Restrictions			
Email Address Ethnicity Race			
Driver's Lic. No. State Exp. Date			
STATE OF NEW JERSEY COUNTY OF OCEAN			
Complaining Witness: Name of [Signature] (Typed Name) (Typed No.)			
Residing at [Address] (Typed Address) (Typed No.)			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the [Date] (Typed Date)			
in SEASIDE PARK County of OCEAN NJ			
did commit the following offense:			
(DESCRIPTION OF OFFENSE)			
in violation of (one charge only) P.M. 504.1			
(Specify Regulation or Ordinance Number)			
LOCATION OF OFFENSE	CODE	Describe Location	
		[Signature] [Typed Name] [Typed No.]	
OATH: Subscribed and sworn to before me this [Date] day of [Month], [Year].			
CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.			
(Signature of Complaining Witness) OR (Date)			
(Signature of Person Administering Oath) (Signature of Complaining Witness)			
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS			
COURT USE ONLY			
LAW / CODE ENFORCEMENT USE ONLY			
Probable cause is found for the issuance of this Complaint-Summons			
Yes No (Signature of Judicial Officer)			
Yes No (Signature of Judge)			
The complaining witness is a law enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.			
YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE IMPOSED. A WARRANT MAY BE ISSUED FOR YOUR ARREST OR BOTH.			
NOTICE TO APPEAR			
COURT APPEARANCE REQUIRED COURT DATE Month Day Year Time AM PM			
(Date Summons Issued) (Signature of Person Issuing Summons)			
Completed Summons			

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

COURT ID	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	067350	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First		Initial	Last
Kamunda			Kamunda
Address		City	
3200 N. C. (Lumberton)		Lumberton	
State	Zip Code	Telephone	
NJ	08034		
Birth Date	Mo.	Day	Yr.
03/14/52	3	14	52
Sex	Eyes	Height	Restrictions
M	B	5'7"	
DL #	K04306397412621		
State	NJ		
Exp. Date	12/35		
STATE OF NEW JERSEY COUNTY OF OCEAN } SS:			
Complaining Witness: Officer G. Stocco			
of SSP Code Enforcement #7995			
Residing at 313 S. Ocean Blvd. SSP			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the			
Month 7 Day 4 Year 2000			
in SEASIDE PARK 1527 County of OCEAN NJ			
did commit the following offense:			
(DESCRIPTION OF OFFENSE)			
in violation of (one charge only) Pm 108.1.3			
LOCATION of offense	CODE	Describe Location	Describe Regulation or Ordinance Number
	1504 N.C.	1000.116	
OATH: Subscribed and sworn to before me this ____ day of ____, Yr. ____			
(Signature of Complaining Witness)		OR	
(Signature of Person Administering Oath)		(Signature of Complaining Witness)	
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:			
COURT USE ONLY		LAW / CODE ENFORCEMENT USE ONLY	
Probable cause is found for the issuance of this Complaint-Summons		<input checked="" type="checkbox"/> The complaining witness is a law enforcement officer or a code enforcement officer with jurisdiction and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons	
Yes			
No (Signature of Judicial Officer)			
Yes			
No (Signature of Judge)			
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.			
NOTICE TO APPEAR			
<input checked="" type="checkbox"/> COURT APPEARANCE REQUIRED	COURT DATE	Month	Day
		7	4
		Year	Time
		2000	9:00 AM
(Date Summons Issued)		(Signature of Person Issuing Summons)	
7/4/00		M. Stocco	

**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

COURT ID	PREFIX	COMPLAINT NUMBER	SEASIDE PARK BOROUGH MUNICIPAL COURT 1 Municipal Plaza Seaside Park, NJ 08752
1527	SC	070492	
Complaint			
The State of New Jersey			
(Please Print) VS.			
Defendant's Name: First		Initial	Last
Address		City	
State	Zip Code	Telephone	Check if cell phone <input type="checkbox"/>
Birth Date: Mo Day Yr	Sex	Eyes	Weight Height Restrictions
Email Address		Ethnicity	Race
Driver's Lic. No.	State		Exp. Date
STATE OF NEW JERSEY COUNTY OF OCEAN			
Complaining Witness:			
of SEASIDE PARK (Identify Court Agency Representative) (Judge No.)			
Residing at SEASIDE PARK			
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the 1330			
in SEASIDE PARK County of OCEAN NJ			
did commit the following offense:			
(DESCRIPTION OF OFFENSE) PIN 103.13			
in violation of (one charge only) PIN 103.13			
LOCATION OF OFFENSE	CODE	Describe Location	
OATH: Subscribed and sworn to before me this 1330 day of 1330 at SEASIDE PARK			
(Signature of Complaining Witness)		OR (Date)	
(Signature of Person Administering Oath)		(Signature of Complaining Witness)	
PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS			
COURT USE ONLY		LAW/ CODE ENFORCEMENT USE ONLY	
Probable cause is found for the issuance of this Complaint-Summons		The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.	
Yes		<input checked="" type="checkbox"/>	
No	(Signature of Judicial Officer)		
Yes			
No	(Signature of Judge)		
YOU ARE HEREBY SUMMONED TO APPEAR			
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE IMPOSED. A WARRANT MAY BE ISSUED FOR YOUR ARREST, OR BOTH.			
NOTICE TO APPEAR			
<input checked="" type="checkbox"/> COURT APPEARANCE REQUIRED	COURT DATE	Month	Day Year Time AM PM
(Date Summons Issued) (Signature of Person Issuing Summons)			
DA-12810 (Revised 4/14/07)			

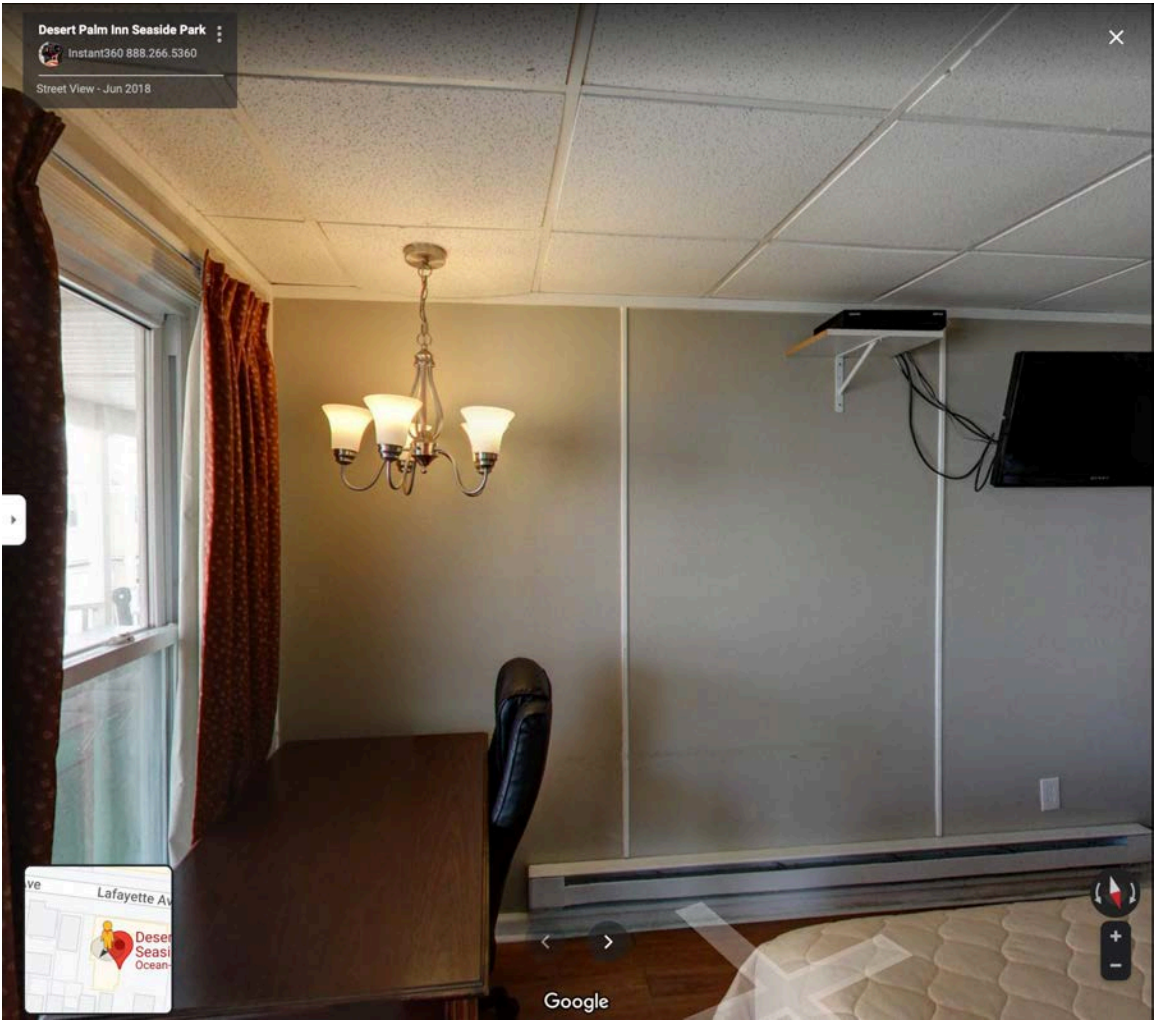
**Redevelopment Study and Preliminary Investigation Report
Borough of Seaside Park**

Block 73, Lot 34
(Desert Palm Inn)

Appendix D: Google Maps Imagery

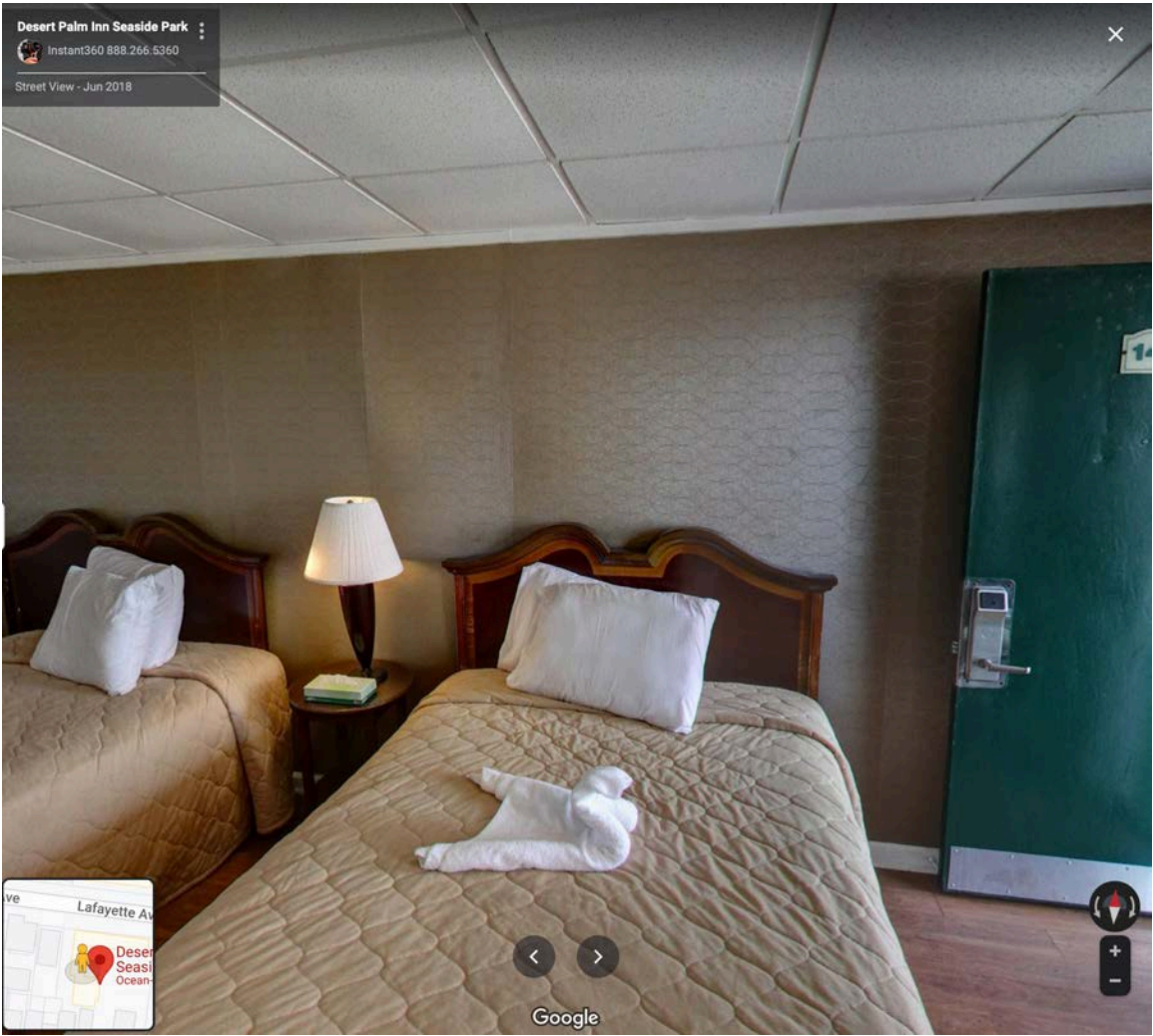
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Borough of Seaside Park

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(Desert Palm Inn)



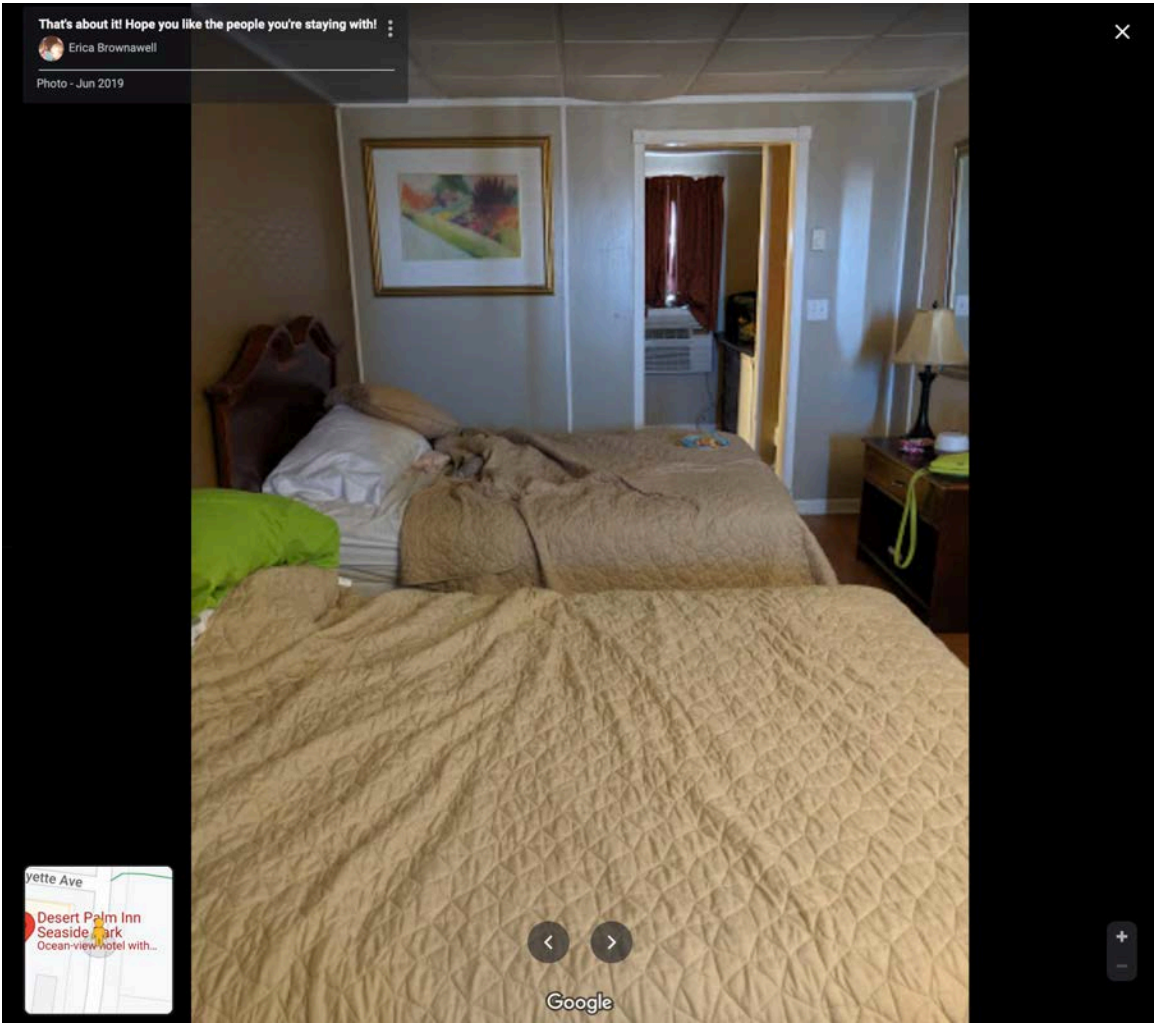
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Borough of Seaside Park

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(Desert Palm Inn)



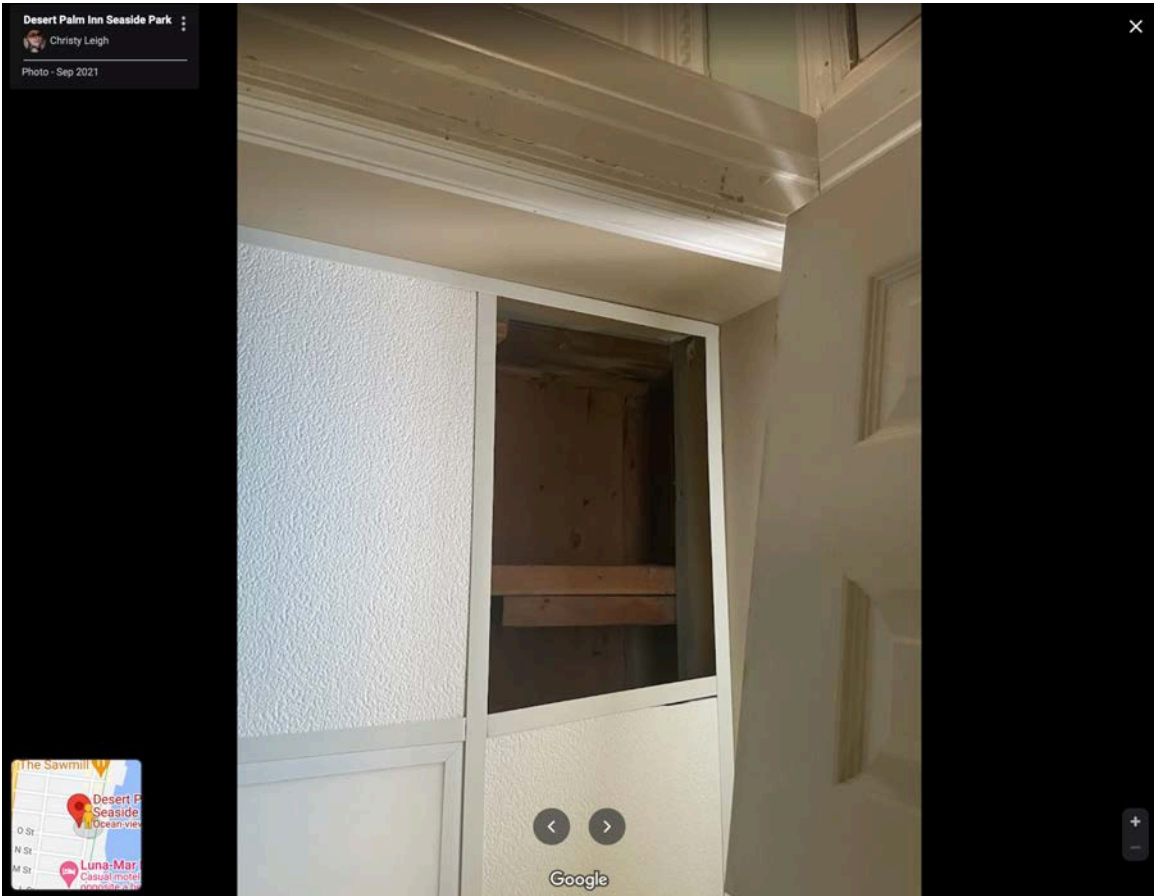
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(Desert Palm Inn)



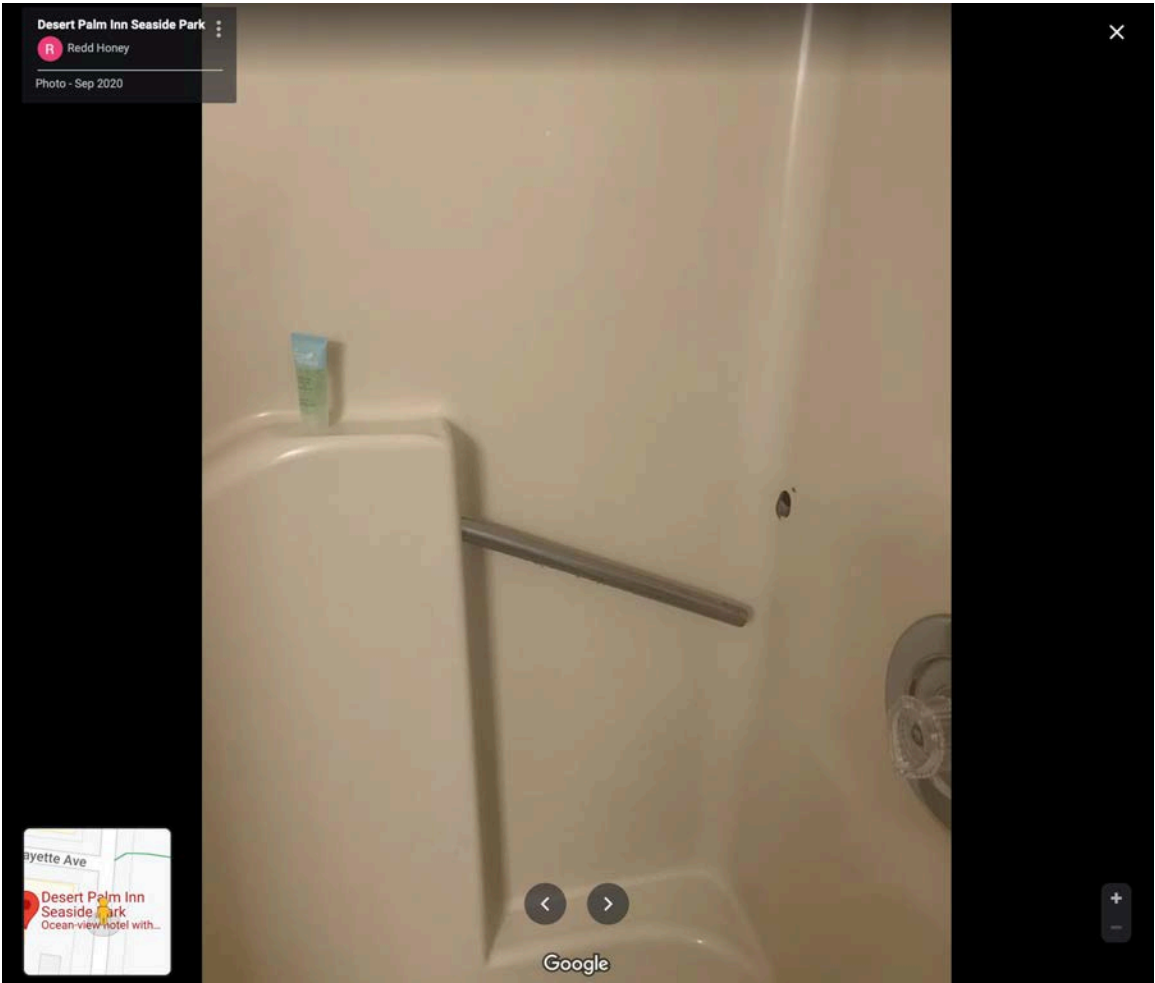
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Borough of Seaside Park

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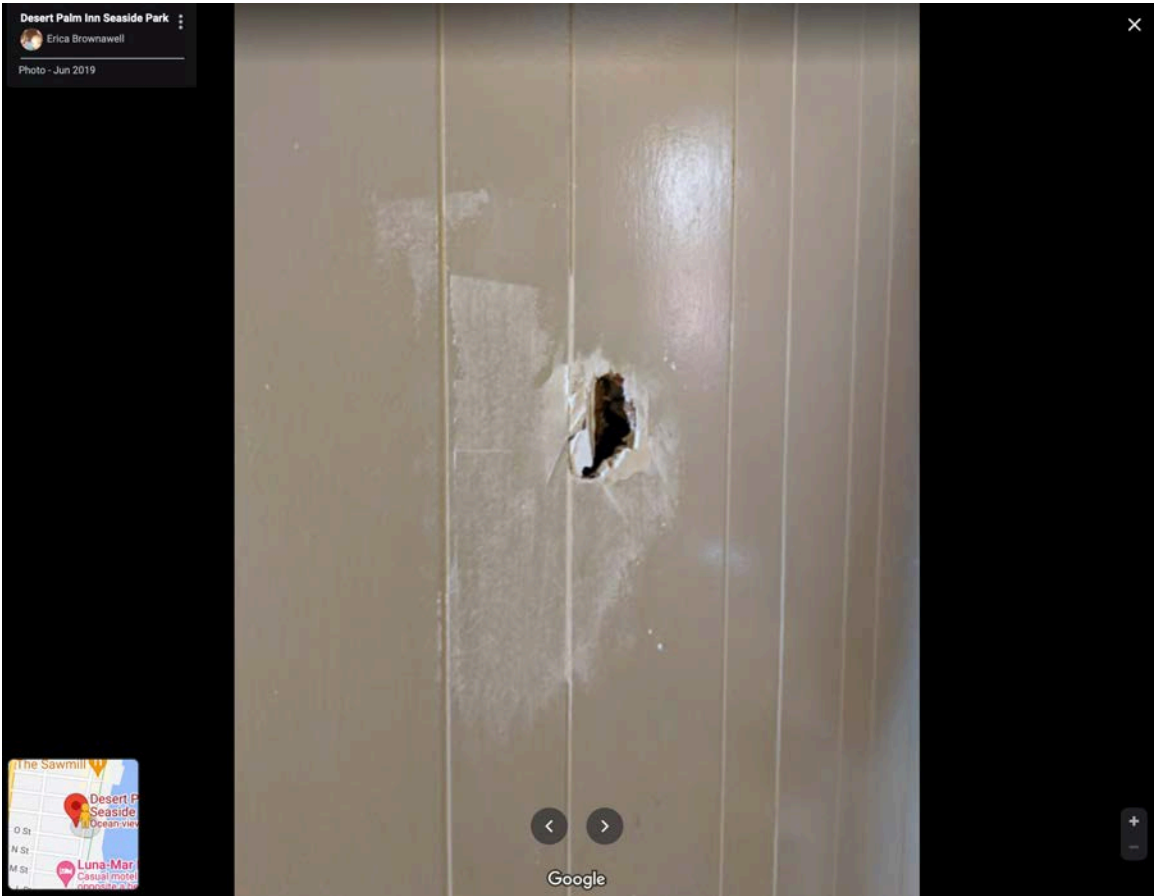
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