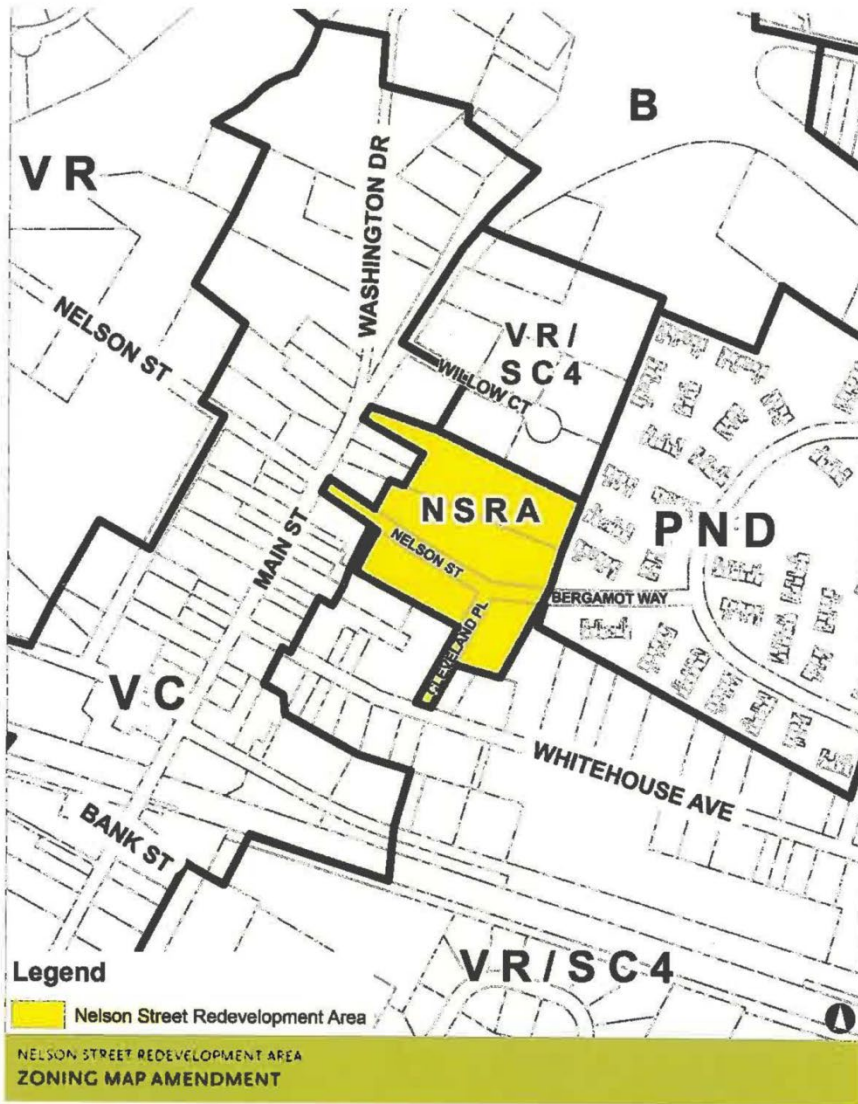


LAND DEVELOPMENT

148 Attachment 9

Township of Readington

Nelson Street Redevelopment Area
[Added 3-20-2017 by Ord. No. 03-2017]



DRAFT Nelson Street Redevelopment Plan
READINGTON TOWNSHIP, HUNTERDON COUNTY, NJ
FEBRUARY 17, 2017 | PAGE 9



Nelson Street Redevelopment Plan



MARCH 20, 2017

Readington Township, Hunterdon County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



Nelson Street Redevelopment Plan

Readington Township, Hunterdon County, New Jersey

Adopted by the Readington Township Committee on March 20, 2017 for the area designated as an Area in Need of Redevelopment (Non-Condemnation) pursuant to N.J.S.A. 40A: 12-1, et. seq., The New Jersey Local Redevelopment and Housing Law.

Prepared for Readington Township by

Clarke Caton Hintz

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A signed and sealed copy is available at the municipal building.



TOWNSHIP COMMITTEE

Benjamin A. Smith, *Mayor*

Betty Ann Fort, *Deputy Mayor*

John D. Broten

M. Elizabeth Duffy

Samuel D. Tropello

PLANNING BOARD

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M. Elizabeth Duffy, *Township Committee*

Betty Ann Fort, *Township Committee*

John Albanese

Julia C. Allen

Jerry Cook

Alan Harwick

Christopher John



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INTRODUCTION

The Nelson Street Redevelopment Plan encompasses the entirety of an area in need of redevelopment established by the Readington Township Committee in August 2016. The Redevelopment Area contains, approximately, seven (7) acres and includes tax lots Block 32, Lot 12; Block 34, Lots 8, 10 and 11. Additionally, it contains the Nelson Street and Cleveland Place rights-of-way (see map following page).

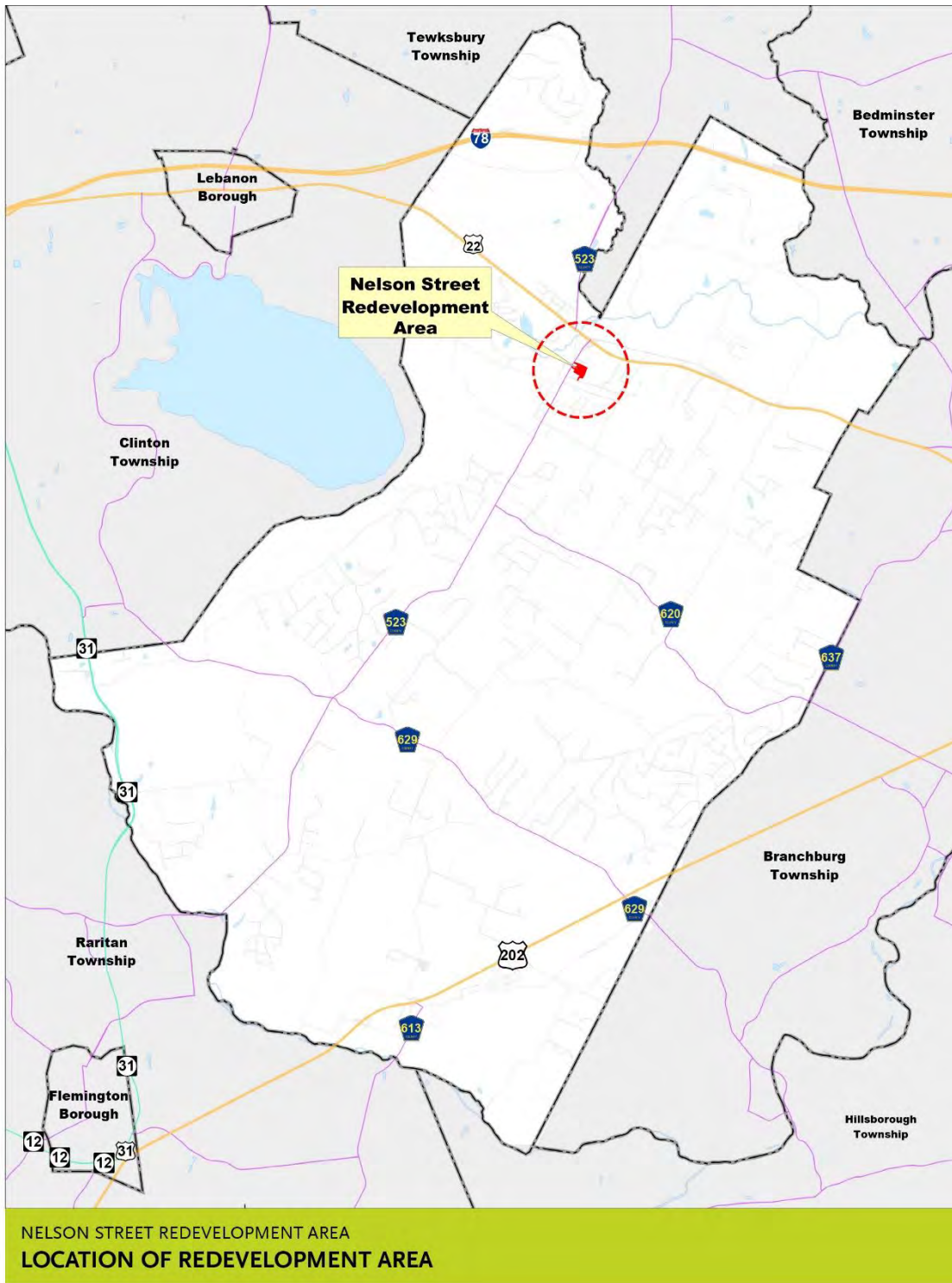
Redevelopment is proposed in this area to address lack of public investment and development through the establishment of new uses and standards that will provide the basis for comprehensively designed affordable housing. This document is the second step in the implementation of a plan for redevelopment that began with the preliminary investigation conducted by the Planning Board that resulted in a determination of an “area in need of redevelopment” by the Readington Township Committee.

REDEVELOPMENT PLAN PROCESS

The formal redevelopment process for the Nelson Street Study Area began with the Township Committee’s authorization for the Planning Board to conduct a preliminary investigation of the area to determine if it met the statutory criteria for designation as a redevelopment area (Resolution R-2016-40, February 16, 2016). The Planning Board held a public hearing on the findings of the preliminary investigation and recommended adoption of the Nelson Street Study Area as an “Area in Need of Redevelopment” to the Township Committee on July 25, 2016. The Planning Board found that the statutory criteria for an area in need of redevelopment under *N.J.S.A. 40A:12A-5.c* was met for the entirety of the area proposed to be designated for redevelopment. The Township Committee accepted the Planning Board’s recommendation and designated the site as a redevelopment area on August 1, 2016.

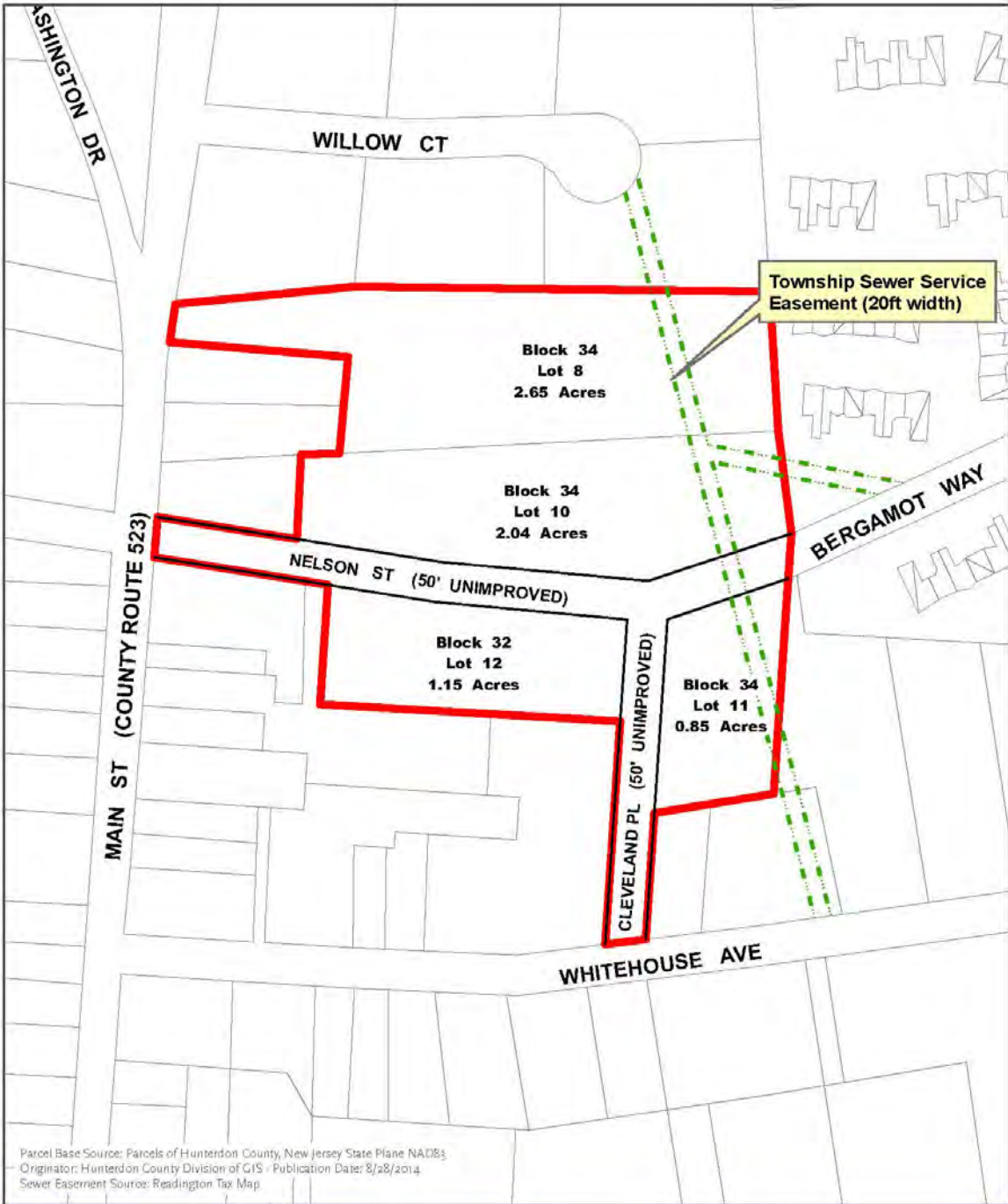
The Nelson Street Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law (*N.J.S.A. 40A:12A-1 et seq.* or “LRHL”). As required under the statute, the plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.





NELSON STREET REDEVELOPMENT AREA
AERIAL PHOTO (NJDEP 2015)



Parcel Base Source: Parcels of Hunterdon County, New Jersey State Plane NAD83
 Originator: Hunterdon County Division of GIS - Publication Date: 8/28/2014
 Sewer Easement Source: Readington Tax Map

**NELSON STREET REDEVELOPMENT AREA
 TAX MAP**



REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Nelson Street Redevelopment Plan is intended to provide a framework of regulations for the development of vacant and underutilized lands for the creation of affordable housing within the Township of Readington.

This Redevelopment Plan is intended to be guided by the following goals and objectives:

1. Provide for affordable housing to meet the needs and requirements of eligible families through the implementation of the Township's Affordable Housing policies, plans and goals.
 - a. Dwellings should be available to very-low-, low-, and moderate-income families, pursuant to the Fair Housing Act, *N.J.S.A. 52:27D-301 et seq.*, and Uniform Housing Affordability Controls (UHAC), *N.J.A.C. 5:80-26.1 et seq.*, with one exception to UHAC such that 13% of all affordable units shall be reserved for very-low income households (earning no more than 30% of the regional median income) pursuant to *N.J.S.A. 52:27D-329.1* instead of the UHAC requirement that 10% shall be reserved for households earning no more than 35% of regional median income.
 - b. Dwellings shall be multi-family townhouses, apartments or flats arranged in a unified neighborhood.
 - c. Community uses, such as meeting rooms, shall be provided for use of all residents.
 - d. Dwellings shall be available for rent, not ownership, by residents.
2. Create a street and circulation system as a public framework to serve the redevelopment area through the construction of the unimproved sections of the Nelson Street right-of-way and Cleveland Place right-of-way.
 - a. Public streets shall not create a "dead-end" or cul-de-sac.
 - b. Streets and sidewalks shall connect to Main Street and Whitehouse Avenue in order to provide direct and convenient access to Whitehouse Station.
 - c. Pedestrian connectivity between the Redevelopment Area and Bergamot Way (Whitehouse Village) shall be formalized through an improved and durable path.
 - d. The existing rights-of-way of Nelson Street and Cleveland Place may be reconfigured/relocated, as necessary, to accommodate the residential development, provided existing intersections are maintained at Main Street and Whitehouse Avenue.
 - e. Existing rights-of-way not necessary for future vehicular circulation may be vacated and maintained as public land.
3. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.

Nelson Street Redevelopment Plan

READINGTON TOWNSHIP, HUNTERDON COUNTY, NJ
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- a. Redeveloper shall be responsible for extension of public water supply to the Redevelopment Area subject to the requirements of the water supply authority.
 - b. Redeveloper shall obtain public wastewater allocation from Readington-Lebanon Sewerage Authority (RLSA) sufficient to serve proposed development and shall construct the necessary infrastructure to convey wastewater from the Redevelopment Area to the existing, on-site RLSA wastewater conveyance elements/infrastructure.
4. Preserve environmentally sensitive land and provide for public open space within the tract area.
- a. Portions of the Redevelopment Area not used for residential development or streets shall be dedicated to the Township for conservation or open space use.
 - b. Stream corridor and riparian buffer containing a tributary to South Branch Rockaway Creek shall be dedicated to the Township for open space.
 - c. Pedestrian trail and utility access is permitted in remaining open space subject to Township approval.
 - d. Retaining walls shall not be constructed on public land within the Redevelopment Area.
 - e. Isolated wetlands are planned to be filled in accordance with New Jersey Department of Environmental Protection (NJDEP) regulations and prior NJDEP approvals to facilitate the residential development.

LAND USES IN THE REDEVELOPMENT AREA

The Nelson Street Redevelopment Area lies north of Whitehouse Avenue, east of Main Street (CR 523) and west of the end of Bergamot Lane (Whitehouse Village). The context is composed of a combination of commercial uses, single-family detached homes and townhomes. The Redevelopment Area is currently vacant, with deciduous forest and a stream corridor. Isolated wetlands, previously approved for filling by the NJDEP, exist among the upland forest.

Permitted land uses are directly related to meet the goal of creating affordable housing while still preserving the freshwater wetlands, floodplains, and riparian zone associated with the South Branch Rockaway Creek tributary within the eastern portion of the redevelopment area. These include townhomes, apartments and open space.



NELSON STREET REDEVELOPMENT AREA

ILLUSTRATIVE PLAN: AFFORDABLE MULTI-FAMILY DWELLINGS

Nelson Street Redevelopment Plan

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APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance for Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right-of-way; and Cleveland Place right-of-way. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by *N.J.S.A. 40A:12A-7.a(2)*. The zoning map of the Township of Readington shall be amended upon the adoption of this Plan in accordance with *N.J.S.A. 40A:12A-7.c* to reflect this new classification.

GENERAL PROVISIONS

Redevelopment Authority

The Township Committee shall act as the “Redevelopment Authority” pursuant to *N.J.S.A. 40A:12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Township Committee shall have the powers set forth in *N.J.S.A. 40A:12A-8* to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, excepting the acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (*C.20:3-1 et seq.*).

Redeveloper Selection

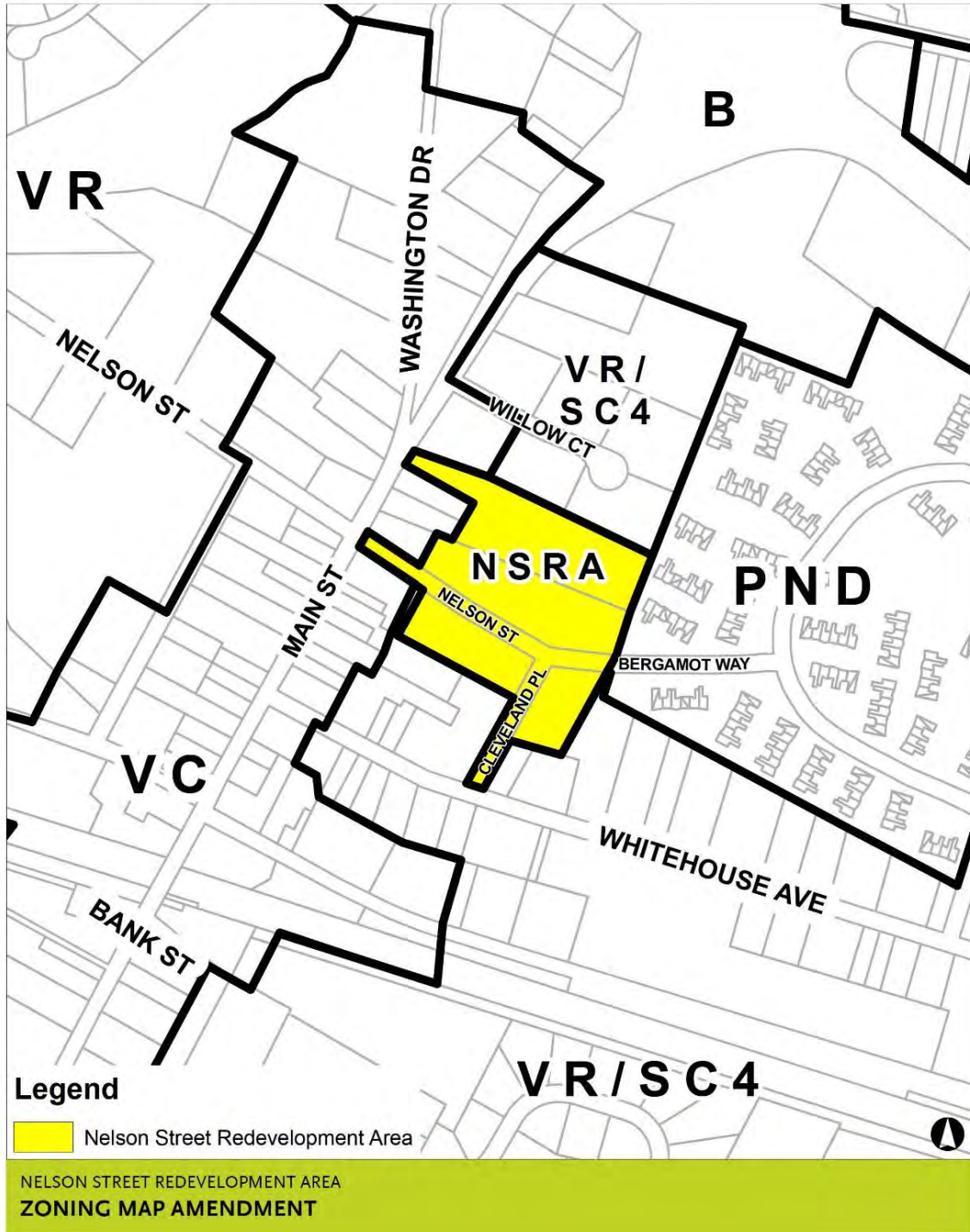
The Redevelopment Authority may select a single redeveloper for the redevelopment of the entire redevelopment area. The Redevelopment Authority shall select the redeveloper based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of the plan.

The Redevelopment Agreement: *Optional Provisions*

- Interim and final redeveloper designations;
- Terms for dispute resolution;
- Allowance for changes in the agreement should a “force majeure” event occur;
- A guarantee of performance by the redeveloper to ensure completion of the project and that other obligations of the redevelopment agreement are met;
- Any sharing of costs between the public and private entities;
- Default and termination clauses and their remedies for failure to perform by the redeveloper;
- Provisions that specify allowed deviations from the development plan regulations, excepting the use regulations;
- Provisions addressing Payments in Lieu of Taxes or other tax abatement and impact mitigation provisions;
- Transfer of development and other rights of the redeveloper;
- Development proforma;
- Affordable housing obligations or fees to the extent required by law; and
- Any other clause deemed necessary to effectuate the Redevelopment Plan by the Redevelopment Authority or that are required to be included under *N.J.S.A. 40A:12A-9*.

Nelson Street Redevelopment Plan

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Redevelopment Agreement

Once a redeveloper has been selected, the Redevelopment Authority shall enter into a redevelopment agreement with the redeveloper that comports with the requirements of *N.J.S.A. 40A:12A-9*.

Any development or construction within the redevelopment area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Redevelopment Authority and the municipally designated redeveloper. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any site plan or subdivision approval.

Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Readington Township Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Redevelopment Authority. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Redevelopment Authority and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper's property from time to time or at any time.

Expiration

The Redevelopment Plan shall remain in full force and effect for thirty (30) years.

Staff Employment

The Redevelopment Authority may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Redevelopment Authority, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Affordable Housing

The Redevelopment Plan consists of a, minimum, 72-unit affordable, family rental residential development. Affordable housing is required in this Plan pursuant to the permissions in *N.J.S.A. 40A:12A-7.b*



The redeveloper shall be exempt from development fees pursuant to §148-III of the Township’s Land Development Ordinance and N.J.S.A. 52:27D-329.2(e) of the Fair Housing Act.

Acquisition of Property

No property is proposed to be acquired by public entities in the Nelson Street Redevelopment Area as part of this Redevelopment Plan.

Relocation Provisions

The redevelopment area is a vacant, wooded tract. Consequently, there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under N.J.A.C. 5:11-1 *et seq.*

Payment in Lieu of Taxes Program

Pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 *et seq.*, the redeveloper is entitled to long-term tax exemptions. Instead of paying local property taxes, the redeveloper receiving a long-term tax exemption pays an annual service charge to the municipality, which is commonly referred to as a payment in lieu of taxes (PILOT). The amount of the PILOT shall be established as part of the Redevelopment Agreement.

REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be substantially consistent with the exhibits entitled “Illustrative Plan: Affordable Multi-Family Dwellings” and “Architectural Concept: Affordable Multi-Family Dwellings” included as part of this Redevelopment Plan.

Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances or design exceptions may be granted from standards contained in the remaining sections, herein, or within Chapter 148: Land

Key Provisions of the Long Term Tax Exemption Law

The Long Term Tax Exemption Law authorizes municipalities to grant property-tax exemptions for housing and redevelopment projects. Among its key provisions, the law:

- Authorizes the creation of a private corporation (e.g. urban renewal corporation or redevelopment entity, etc.) for the purpose of undertaking local redevelopment;
- Limits dividends or profits of the corporation;
- Authorizes a municipality to exempt all or a portion of the redevelopment or housing project from local property taxes;
- Permits an exemption period of up to 30 years from the beginning of the exemption or 35 years from the execution of the written agreement;
- Establishes formulas to calculate the payment in lieu of taxes (PILOT) to be paid by the redevelopment entity;
- Exempts affordable housing from the phasing in of PILOTs to full taxation at the end of the exemption period;
- Defines the contractual relationship or written agreement between the redevelopment corporation and the municipality, including their obligation under the terms of the contract and the provisions of relevant statutes; and
- Authorizes the use of local government powers by the municipality on behalf of the redevelopment corporation.

Nelson Street Redevelopment Plan

READINGTON TOWNSHIP, HUNTERDON COUNTY, NJ
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Development. Consideration of variances shall be undertaken pursuant to requirements found at *N.J.S.A. 40:55D-70.C* of the New Jersey Municipal Land Use Law. Consideration of exceptions shall be undertaken pursuant to requirements found at *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to *NJSA 40:55D – 10.3*.

Use Regulations

Permitted Principal Uses

No lot within the redevelopment area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses:

1. Townhouses and/or apartments.
2. Community facilities.
3. Open space, parks, conservation.
4. Public purpose use.

Accessory Uses and Structures Permitted

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a permitted principal use:

1. Active common recreational facilities for the use and enjoyment of residents and their guests, including but not limited to, tot lots, fitness trails and bikeways.
2. Off-street parking.
3. Fences, walls and street furniture.
4. Signs.
5. Essential services.
6. Accessory uses on the same lot and customarily incidental to a principal use.

Area, Yard, Coverage and Other Requirements

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Nelson Street Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area.



Tract Requirements

- 1. Maximum number of dwelling units permitted: 72 units
- 2. Maximum gross tract impervious coverage: 50%
- 3. Perimeter buffer requirements: Ten (10) feet

Residential Use Requirements

- 1. Affordable Housing. Affordable housing shall conform with the following requirements:

- A. All residential development shall consist of restricted, family, rental dwelling units affordable to very-low-, low- and/or moderate-income households pursuant to the Fair Housing Act, *N.J.S.A. 52:27D-301 et seq.*, and Uniform Housing Affordability Controls, *N.J.A.C. 5:80-26.1 et seq.* with one exception to UHAC such that 13% of all affordable units shall be reserved for very-low income households (earning no more than 30% of the regional median income) pursuant to *N.J.S.A. 52:27D-329.1* instead of the UHAC requirement that 10% shall be reserved for households earning no more than 35% of regional median income.

- 2. Townhouse and/or apartment dwellings shall conform to the following requirements:

- A. Minimum building setbacks:

- i. From tract perimeter: 15 feet
- ii. From internal common driveway or R.O.W.: Five (5) feet
- iii. From parking lot: Three (3) feet
- iv. From public open space: Three (3) feet

- B. Minimum distance between buildings: Ten (10) feet

- C. Maximum permitted building height: 47 feet

- 3. Community buildings shall conform to the following requirements:

- A. Minimum building setback:

- i. From internal common driveway or R.O.W.: Five (5) feet
- ii. From adjacent buildings: 20 feet
- iii. From tract perimeter: 185 feet

- B. Maximum permitted building height: 30 feet

- 4. Accessory buildings and structures:

Nelson Street Redevelopment Plan



- A. Minimum setback from tract perimeter: 10 feet
 - B. Maximum height for accessory buildings: 15 feet
5. Fences and Walls:
- A. Minimum setback from property line: One (1) foot
 - B. Maximum height: Seven (7) feet

Performance and Design Standards

The following performance and design standards shall be used in all development within the Nelson Street Redevelopment Area. “Shall” is mandatory and “should” is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at NSA 40:55D-51.

Design

- 1. Neighborhood Design. Any plan for the Redevelopment Area shall be substantially consistent with the exhibit contained herein, entitled “Illustrative Plan: Affordable Multi-Family Dwellings”, in terms of layout, arrangement, scale and intensity.
- 2. Building Design. Architecture of buildings within the redevelopment area shall be substantially consistent with the exhibit contained herein entitled “Architectural Concept: Affordable Multi-Family Dwellings”.

Vehicular Circulation and Parking

- 1. Parking for Residential Uses: The standards of the New Jersey Residential Site Improvement Standards (RSIS, *N.J.A.C. 5:21-1 et seq.*) shall apply.
- 2. Required parking spaces may be located on- or off-street.
- 3. Parking area design shall comply with the Readington Township Land Development Regulations.

Design of Nelson Street and Cleveland Place shall be subject to the NJ RSIS classification of “Neighborhood Street”.



NELSON STREET REDEVELOPMENT AREA
ARCHITECTURAL CONCEPT: AFFORDABLE MULTI-FAMILY DWELLINGS



Plantings and Buffers

In addition to the requirements of §148-63 and §148-66 of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Nelson Street Redevelopment Area:

- I. The following structures are hereby permitted within required perimeter buffer areas:
 - A. Public streets
 - B. Emergency access drives
 - C. Sidewalks
 - D. Underground utility crossings
 - E. Freestanding signs at each entranceway
 - F. Street lights
 - G. Walls that do not exceed three (3) feet in height.
 - H. Stormwater utilities, including inlets and manholes.
2. Street Trees. The requirements for street trees are as follows:
 - A. Shade trees shall be provided along all streets within the Redevelopment Area at a minimum spacing of 40' on center.
 - B. The redeveloper shall be required to provide an easement for street trees on private land where the street right-of-way is not wide enough to contain the required street trees.

Lighting

In addition to the requirements of §148-67 of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Nelson Street Redevelopment Area:

1. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is strongly encouraged for energy efficiency and uniform illumination.
2. Public streets shall be illuminated pursuant to the direction of the Township/Township Engineer..



3. Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
4. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.
5. Lighting shall be provided by fixtures with a mounting height not more than 20 feet or the height of the building, whichever is less, measured from the ground level to the center line of the light source, in parking lot areas and twelve (12) feet illuminating pedestrian walkways and residential areas outside of parking lots.
6. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
7. In general, fixtures for general parking lot illumination shall be downcast luminaires, however, other fixture styles will be considered as part of the overall design of the redevelopment.

Signs

1. Unless specifically amended herein, the sign requirements and regulations of §148-116 are applicable to the Redevelopment Area.
2. **Neighborhood Identification:** There may be a maximum of two (2) permanent freestanding neighborhood identification signs, one (1) sign located on each public street frontage from which public vehicular access is derived. Neighborhood identification signs shall be set back at least three (3) feet from any property line, shall not exceed 35 square feet in sign area and shall not exceed five (5) feet in height.
3. **Community Building:** The community building may have one (1) permanent freestanding sign and one (1) wall identification sign. The freestanding sign shall be set back as least five (5) feet from the street right-of-way, shall not exceed ten (10) square feet in sign area and shall not exceed four (4) feet in height. A permanent wall identification sign shall not exceed 10 square feet in sign area.
4. **Directional Signs:** Up to two (2) directional signs shall be allowed on each public street frontage from which vehicular access is derived for the Redevelopment Area. A directional sign shall not exceed six (6) square feet in sign area and shall not exceed six (6) feet in height. A directional sign shall be set back from any lot line by at least three (3) feet.
5. **Residential Building Identification:** Each residential building may have up to two (2) attached identification signs. The maximum sign area of each shall not exceed six (6) square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

Nelson Street Redevelopment Plan



Mechanical Equipment, Trash Collection and Loading Areas

In addition to the requirements of §148-70H and §148-75 of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Nelson Street Redevelopment Area:

1. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed and enclosed.
2. Outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, and other such service functions shall be incorporated into the overall design of the redevelopment area. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

Stormwater Management

1. The Redevelopment Plan shall be exempt from providing compensation or offset actions for on-site stormwater management requirements where the redeveloper has demonstrated the inability or impracticability of strict compliance with the stormwater management requirements set forth in *N.J.A.C. 7:8*, in an adopted regional stormwater management plan, or in Chapter 148 Land Development of the Readington Township Ordinance, and has received a waiver from strict compliance from the municipality.
2. The Redevelopment Plan will be designed to meet the requirements of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Rules, *N.J.A.C. 7:8-1 et seq.*

Open Space Requirements

1. The redeveloper shall subdivide and deed the South Branch Rockaway Creek tributary stream corridor and adjacent wooded areas to the Township as preserved open space for public use.

Public Improvements

The public improvements described herein are anticipated to be required and installed at the full expense of the designated redeveloper consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. The redeveloper is expected to construct

Nelson Street Redevelopment Plan

READINGTON TOWNSHIP, HUNTERDON COUNTY, NJ
MARCH 20, 2017 | PAGE 18



any off-tract improvements necessitated by their redevelopment. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or from the municipality to consider a recapture provision in the redevelopment agreement.

Streets

The redeveloper shall construct the streets substantially consistent with the exhibit herein entitled “Illustrative Plan: Affordable Multi-Family Dwellings”, Nelson Street and Cleveland Place shall be improved and dedicated as public streets in accordance with Township standards. Street ownership and maintenance responsibilities shall be as set forth in any Redevelopment Agreement.

Utilities

In addition to the requirements of §148-72 of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Nelson Street Redevelopment Area:

1. Redeveloper shall obtain public wastewater allocation from RLSA sufficient to serve the proposed development and shall construct the necessary infrastructure to convey the wastewater from the Redevelopment Area to the existing on-site RLSA wastewater conveyance elements/infrastructure.
2. Redeveloper shall be responsible for extension of public water supply to the Redevelopment area subject to the requirements of the water supply authority.

Fire Protection Systems

In addition to the requirements of §148-78 of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Nelson Street Redevelopment Area:

1. Time of installation. In all cases where a fire protection system is required, no construction permit shall be issued for a dwelling or principal structure upon any lot within the subdivision until, to the extent necessary to afford fire protection to such dwelling or principal structure, such system, including fire hydrants, is installed and its operability has been tested and approved by the Township Fire Official.



RELATIONSHIP TO PLANNING & OBJECTIVES

Readington Township 2016 Reexamination of the Master Plan

On March 14, 2016, the Township adopted a Reexamination Report that supports the goals, objectives and recommendations of the 1990 Master Plan, adopted January 22, 1990. The report focused heavily on future growth and development, as well as preservation of critical lands. This plan is also consistent with the Redevelopment Plan.

The 2016 Reexamination Report reaffirms the goals and objectives of the 1990 Master Plan Report. The following is a list of goals identified in the 1990 Master Plan Report that are applicable to this Redevelopment Plan:

- Protect environmentally sensitive areas, preserve the natural environment, and ensure a compatible balance between economic and environmental interests.
- Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions, and lifestyles.
- Ensure the provision of ample community, recreation and educational facilities to adequately accommodate existing and future township needs.
- Ensure that more intensive development occurs in areas where sewers and water supply are already or most likely to become available.

The Redevelopment Plan is consistent with the following recommendations included within the 2016 Reexamination Report:

- The Township should continue to identify appropriately-scaled redevelopment opportunities that can incorporate affordable housing within the Villages of Whitehouse and Three Bridges and lands directly abutting these villages.
- Where inclusionary zoning for affordable housing is not appropriate, such as small-scale village sites, an overlay zone to encourage affordable housing through small-scale redevelopment should be considered. Such an ordinance should be designed to provide for appropriate redevelopment, in terms of scale and character.
- The Township should continue to reserve wastewater capacity for affordable housing projects.

Certified Housing Plan Element & Fair Share Plan (2009)

The Redevelopment Area contains Block 34, Lot 8, formerly known as the “Main Street Site” which was included in the 2009 Housing/Fair Share Plan. The Main Street site was planned as a municipally-sponsored 100% affordable housing development containing 32 apartment dwellings. It was included in the Township’s documentation submitted to COAH on December 30, 2009 to satisfy the conditions

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of COAH Resolution #40-09. Readington Township received substantive certification based on their 2009 Housing Plan Element/Fair Share Plan.

Since the 2009 COAH certification, Readington was able to acquire two(2) additional adjacent lots that enabled the expansion of the land available in this location that could be used for affordable housing purposes: Block 34 Lot 10 and 11 and Block 32 Lot 12. The resulting tract, composed of the former Main Street site, the two additional lots and the rights-of-way of Nelson Street and Cleveland Place, is the Nelson Street Redevelopment Area. By virtue of the expansion of this 100% affordable housing site, both in terms of area and dwelling units, this Redevelopment Plan represents an enhanced degree of consistency with the certified 2009 Housing Plan Element/Fair Share Plan.

Hunterdon County Growth Management Plan

The following is a list of policies and strategies identified in the 2007 Hunterdon County Growth Management Plan that are applicable to this Redevelopment Plan:

- Provide a range of housing options for existing and future county residents.
- Promote cluster development, zoning flexibility, and mixed use development to provide a range of housing for county residents.
- Increase affordable housing options.
- Promote programs that address housing affordability for residents.

Hunterdon County Comprehensive Economic Development Strategy

The following is a list of goals identified in the 2014 Hunterdon County Comprehensive Economic Development Strategy plan that are applicable to this Redevelopment Plan:

- Foster planned economic development.
- Channel growth and development in the County in an efficient, context-sensitive manner.
- Provide adequate investment for infrastructure.
- Invest in and implement adequate transportation options for residents and businesses.
- Maintain a high quality of life.

State Development and Redevelopment Plan

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The plan is organized around eight policy goals for New Jersey's communities. Of particular importance to the Nelson Street Redevelopment Area are the following goals:

Goal 1 – Revitalize the State's Cities and Towns

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Goal 2 – Conserve the State’s Natural Resources and Systems

Goal 6 – Provide Adequate Housing at a Reasonable Cost

Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

This Redevelopment Plan directly supports these State Plan Policy Goals. The plan seeks to revitalize vacant and underutilized lands in the vicinity of Whitehouse Station and to facilitate growth of a comprehensively designed and integrated affordable housing development consistent with local, regional and state land use policies.

In the State Plan, the Nelson Street Redevelopment Area is located within the Suburban Planning Area (Planning Area 2 of PA2) with the following objectives that are related to redevelopment and this Plan.

Land Use: Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve a more balanced community.

Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing, in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers.

Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.¹

¹ - NJ State Development and Redevelopment Plan, 2001, p. 198.



To implement these policy objectives, the State Planning Commission specifically recommends that municipal, county, regional, and state agencies “(C)apitalize on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfield redevelopment programs.”²

This Redevelopment Plan is substantially consistent with the goals and objectives for the Suburban Planning Area as described the State Plan. By revitalizing vacant and underutilized lands as an affordable housing development that preserves critical natural resources, the Redevelopment Plan supports both the spirit and the intent of the State Development and Redevelopment Plan.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Escrow Fee

Redevelopers seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with the Redevelopment Authority from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow account shall be in accordance with *N.J.S.A. 40:55D-53.2*. The Redevelopment Authority shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

Application for Development

The application for development shall include a site plan and major subdivision that shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Article IX of the Unified Development Ordinance of the Township of Readington and Development Application Checklist(s), with the following additional submission requirements:

- I. An architectural elevation of each building façade.
2. A detail of each of the following building elements:
 - A. Main and secondary building entrances. A typical entrance may be shown if the main and secondary entrances are the same.
 - B. Typical window and surrounding architrave.
 - C. Cornice.
 - D. Transition area from base to middle and middle to top of the façade.

² - *NJ State Development and Redevelopment Plan*, 2001, p. 200.



3. A site section for any portion of the redevelopment adjacent to an arterial roadway.
4. A sample board or boards for review by the Planning Board upon which are attached the actual materials to be used for siding, masonry and roofing. Simultaneously, or as a separate application, the materials to be used in any signage for the building or structures shall be submitted for review.
5. A list of all required regulatory approvals at the municipal, county, state and federal level of government and their status.

Checklist Exemptions

The application is exempt from the following items contained in the Preliminary Major Subdivision Plats and Preliminary Major Site Plans Checklist:

- **#19 Zoning districts and comparison to application:** The Redevelopment Ordinance shall apply to the Redevelopment Plan.
- **#23 Wetlands and Floodplains:** The redeveloper may rely on the NJDEP approved wetlands and flood hazard area boundaries.
- **#25 Wells on-site and within 350 feet:** The redeveloper shall not have to identify wells within 350 feet of the site and no wells currently exist onsite; therefore, this checklist Item shall be waived.
- **#26 Watercourses:** The information required under #26 was submitted as part of a, previously approved application to the NJDEP for a flood hazard area verification; therefore, the redeveloper shall rely on the NJDEP approved flood hazard area boundary and submission of the required items shall be waived.
- **#27 Extent of Topography:** A waiver shall be granted to allow the redeveloper to provide topographic information within 200 feet of the site only instead of 350 feet.
- **#37 Existing Utilities:** A waiver shall be granted to allow the redeveloper to identify the location of existing visible utility structures on tract and within 200 feet only instead of within 350 feet.
- **#53 Standard Construction Specifications:** The Residential Site Improvement Standards (RSIS) and the Redevelopment Standards identified within herein shall be applicable to the redevelopment area; therefore, a waiver from the “Standard Construction Specifications for Development Projects” included in Article VII, Subdivision and Site Plan Design Standards shall be waived.

The plan is exempt from the following items contained in the Preliminary Major Subdivision Plats and Preliminary Major Site Plans Checklist until submission for Final Approval:

- **#20 Existing Natural Features and Bridges:** Applicable information will be provided onsite only at the time final approval is sought by the redeveloper.

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- **# 21 Existing Trees:** The redeveloper shall identify the location and species of existing trees 12 inches in diameter or greater or groups of trees along the Limit of Disturbance and in open spaces outside of the conservation area only. The redeveloper is exempt from identifying all other existing tree species onsite. This requirement is only applicable at time of submission of final site plan/subdivision.
- **#36 Stormwater Management:** The redeveloper shall submit limited stormwater plans and computations, including pre- and post-drainage maps, identification of proposed stormwater management measures, and calculations. A full stormwater management report shall be provided as part of the application for final approvals.
- **#39 Public Water Documentation:** The redeveloper shall submit copies of “Will Serve” letters from public utility companies only. Certifications that hydrants and fire flows are adequate shall be deferred until final approval.
- **#40 Public Street Design:** Plans, cross sections, construction details, horizontal and vertical alignments of proposed streets and of existing streets abutting the tract shall be deferred until final approval.
- **#46 Construction Costs:** An estimate of construction costs for all onsite improvements shall be deferred until final approval.
- **#52 Soil Investigation:** A basic geotechnical investigation shall be performed onsite only at the time preliminary approval is sought.

Ordinance Exemptions

The Redevelopment Plan is exempt from the following Readington Township Land Development Ordinances:

- §148-50 Critical Areas
- §148-60.01 Landform Protection
- §148-64 Design Criteria for Multifamily Residential Development
- §148-65.2D Technical Standards Mitigation Policy
- §148-67 Lighting
- §148-68 Lot Configuration
- §148-69 Natural Features and Existing Structures

Consistency with Redevelopment Plan

The Technical Review Committee of the Planning Board shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Readington Township Planning Board and prior to a determination of a complete application by the Planning Board. As a condition precedent to the filing of any application for development to the Planning Board



for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute the Redevelopment Agreement with the redeveloper.

Planning Board Review

1. Site plan and subdivision review shall be conducted by the Readington Township Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.* Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat or deed.
2. Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, *N.J.S.A. 40:55D-60 and 70c* Furthermore, exceptions may be granted pursuant to *N.J.S.A. 40:55D-51* and submission waivers pursuant to *NJSA 40:55D-10.3*.
3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in *N.J.S.A. 40:55D-12a&b*.

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) except to the extent they may be modified by the Redeveloper’s Agreement.

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