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114 Attachment 2

**Exhibit A
Fourth Avenue Residential Zone (FAR Zone) Redevelopment Project**

**Development Standards
Residential Building Specifications
[Added 6-11-2012 by Ord. No. 12-0-12]**

Section 114-17.1C(6) of the above chapter authorizes the following:

- I. Introduction and purpose of development standards and building specifications.
 - A. Purpose.
 - (1) The following are the development standards and building specifications for the Wanaque Fourth Avenue Residential Redevelopment Zone and project located at Lots 36 and 38 in Block 432 as shown on the Tax Map of the Borough of Wanaque, previously declared and determined to be located within an area in need of redevelopment in accordance with the provisions of N.J.S.A. 40A:12A-3. These standards and specifications shall be considered in conjunction with other requirements of the FAR Redevelopment Zone, as contained within the FAR Redevelopment Plan.
 - (2) High-quality construction, as well as the strong curbside appeal of the project (building), and the efficient layout and enhanced finish work (i.e., casework/moldings, quality windows, top-grade appliances, etc.) enhance the living experience and ensure an adequate investment in a residence with increased likelihood of an appreciation in value. The detail and quality of the landscape plan and interior finishing is intended to reassure the occupant that his living space is of high quality.

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- B. The residential units to be built, by the designated redeveloper, shall be of a high quality; significantly better than entry level "builder specs." In addition, a landscaping plan must be submitted with the proposed site plan.
- C. These specifications are not intended to be all inclusive, nor be a technical listing of building materials. Rather, these specifications are intended to be minimum standards to ensure high-quality construction regardless. (Options to prospective occupants may be available in some categories.)
- D. The Borough of Wanaque Planner shall review each building's proposed landscaping plan, as well as the overall landscaping plan of the entire site, and supply in writing, to the Planning Board and designated redeveloper, an opinion as to whether or not the landscaping plan and building specifications meets the intent of these standards and specifications.
- E. It is recognized that the designated redeveloper, and/or related entity, believes in building a high-quality product. The specifications included herein demonstrate that the residential unit(s) will have many high-quality components.
- F. Some upgrades may be available at a modest cost to the initial occupant. This gives the individual an opportunity to customize his new home to meet his personal requirements (i.e., choose the color of the walls, type of kitchen, kitchen hardware choices, flooring choices, etc.).

II. General.

- A. The Borough of Wanaque Planning Board shall have the authority to review all building materials and building specifications as contained herein and relating to the Forth Avenue Residential Redevelopment Zone.
- B. All structures within the FAR Redevelopment Zone shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of

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light, air and usable open space, access to public rights-of-way and off-street parking, height and bulk. Buildings shall be designed to be attractive from all vantage points, with each facade being of equal importance. Buildings shall have a clear base, middle and top. Each facade shall present a composition that is well laid out and thought provoking. Corner buildings shall have windows on both street frontages. Architectural devices, such as providing stringcourses, cornices and subcornices, and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions.

- C. The building foundation including concrete, lumber, siding, roofing, floor system, joists, windows, insulation, exterior trim, and gutter systems, shall be built the exact same and installed and constructed in a consistent manner for high-quality residential units regardless of the intended method of ownership.
- D. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable residential sound standards as defined by the State of New Jersey.

III. Building separation issues.

- A. Building unit partition separation shall be constructed as prescribed by the Residential Units Act and the New Jersey Builder's Code.
- B. A planting buffer, similar to a traditional front yard, must be provided at grade between the building line and the curb/sidewalk line.

IV. Drywall/painting.

A smooth interior wall finish throughout is a basic requirement of each unit upon occupancy. Standard wall finish is one coat of primer plus a second coat of quality paint (Glidden, Benjamin

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Moore, etc). All interior trim, doors and window frames are preprimed and painted with semi-gloss, egg shell or similar paint.

V. Plumbing:

A. All bathroom and kitchen fixtures shall be American Standard, Kohler, or equivalent; this includes sink faucet, tub and shower faucet. Quality kitchen sink and taps to match quality of fixtures.

B. Hot water heater sizings shall be certified as adequate by the redeveloper's engineer. It is recognized by the parties that in some instances units may not have a hot-water heater; but a more preferable and energy-efficient instant hot-water maker.

VI. Doors and trim.

A quality entrance door shall be installed, either a front panel steel door or a solid core wood entrance door. There shall be quality interior doors, six-panel colonial series; white semi-gloss painted (quality casing-colonial wide trim, MDF product, or equivalent). Optional crown molding in living room and related areas, depending on floor plan.

VII. Electric.

Electrical outlets and switches are provided as per building code requirements and per electrical plan. Electrical service and wiring is also provided for the range hood or microwave, doorbell, adequate phone and TV jacks. Also, all units are wired for computer cable.

VIII. Hardware.

All doorknobs and locks are provided; standard deadbolts for exterior doors. All closets shall have white vinyl-coated wire shelving (or better) with a hanger rod attached. Linen closets have vinyl-coated wire, painted wood or melamine shelving. Also all

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cabinets in kitchen and baths shall (obviously) have handles and/or knobs included, or integrated into the door.

IX. Floor coverings.

All floors, except the kitchen and bathroom, shall be covered in medium-pile carpet with underlay (padding) installed. The carpeting shall not be interior/exterior or a builder's entry-grade carpet. One color will be installed throughout a unit. Hardwood may be installed as appropriate. The kitchen and bathroom shall be covered in ceramic tile. Foyer/entry areas shall be covered in ceramic tile or hardwood. Laundry area(s) shall be covered in ceramic tile (with vinyl flooring optional).

X. Cabinets/counter tops.

NOTE: The Borough of Wanaque believes a kitchen is an important room in a new home and therefore will work closely to give the ultimate consumer a quality product comparable to the high-end residential unit market. The kitchen standards shall be part of the Planning Board review process.

A. The bathrooms shall have a preconstructed vanity with drawers. Cabinets are to be available in at least two wood finishes such as maple, pine, birch or oak. White may also be available for bathroom cabinetry.

B. Kitchen cabinets shall be made of wood or wood composite (oak, birch, maple, cherry, etc.); the door type shall include a variety throughout the development (raised panel, shaker, colonial, etc.). Bathroom vanities shall have cultured surface tops with drawers for storage.

C. Kitchen countertops shall not be made of Formica® or type products but shall be quartz, stone, custom concrete, granite, or equivalent.

D. Mirrors and medicine cabinets shall be provided as appropriate.

XI. Appliances.

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In addition to standard kitchen appliances a space-saver microwave (unvented) and a dishwasher shall be installed in all units. A clothes washer and dryer shall be installed in each unit. All appliances shall be GE, or equivalent name brand.

- XII. Additional landscape standards. In addition to Borough of Wanaque landscape requirements, the following landscape requirements shall apply to the FAR Redevelopment Zone:
- A. Sidewalk areas shall be attractively landscaped and durably paved in conformance with municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design and pedestrian-scale lighting is required. At a minimum decorative elements shall be introduced at building entrances at street corners and along the curblines to accent and channel pedestrian flow.
 - B. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Borough Planner. All landscaping shall be guaranteed for a period of two years. Any landscaping which is not resistant to the local (suburban/urban) environment or that dies shall be replaced by the developer or property owner.
 - C. Street trees shall be planted along all curblines of streets within the redevelopment area at a maximum of 35 feet on center. The spacing of the street trees may be adjusted to accommodate the location of utilities, street lighting, pedestrian and vehicular entrances and other similar features. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment. Tree species shall be selected which will achieve a mature height of 30 feet or above and a medium spread. Fast-growing trees tend to be weak wooded and inappropriate for street planting. Therefore, trees shall be selected that have a medium

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growth rate. The crown shape of the tree should be selected to complement the architecture and setting of the buildings. Evergreen trees and fruit trees may not be used as street trees.

- XII. Redeveloper's best efforts and unforeseen events.
 - A. The designated redeveloper shall endeavor to the best of its ability to ensure the building is constructed as described above. Unforeseen events or circumstances may result in required changes to the specifications, which will not necessarily be consistent with the above specifications. However, any changes must be disclosed to the Planning Board and noted on any pertinent site plan or building plan.
 - B. The Borough of Wanaque Planning Board shall review and work with the designated redeveloper to ensure that high-quality materials are used in the construction of this project.