

REDEVELOPMENT PLAN FOR 347 PARK AVENUE & 350 FOREST ROAD



Block 1601, Lot 9.02, and a portion of Lot 9

Township of Scotch Plains
Union County, New Jersey



October 2022

PREPARED BY

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EXHIBITS

- 1. A set of drawings entitled “New 3 story 30-unit multi-family building prepared by Palermo Edwards Architecture, consisting of seven sheets, dated 5.10. 2022.
- 2. Conceptual Subdivision Plan, prepared by Pennoni Associates, Inc., one sheet, dated 04.19.22.
- 3. Outbound & Topographic Plan of Survey prepared for 347 & 361 Park Avenue, Lot 9, 9.01, 9.02, Block 1601, prepared by Clearpoint Services, one sheet, dated 02.11.22.

APPENDICES

- 1. Scotch Plains Township Council Resolution No. 2018-71 designating Block 1601, Lots 9 and 9.02 (“Subject Properties”), located at 347 Park Avenue and 350 Forest Road as a Non-Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”).

2. Scotch Plains Township Council Resolution No. 2021-140 authorizing the Township Planner to prepare a redevelopment plan for properties located at 347 Park Avenue and 350 Forest Road and identified as Block 1601, Lots 9 and 9.02.
3. Letter from the New Jersey Department of Community Affairs (DCA) dated April 11, 2018.

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Project Number: 2022014.010

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in blue ink, appearing to read "Mistretta".

Michael Mistretta, PP #00575900

SECTION 1. INTRODUCTION

The Township of Scotch Plains has made a long-standing commitment to creating a vibrant downtown for its residents and visitors. Scotch Plains has demonstrated this commitment through a history of focus on the downtown area in a series of Master Plan documents dating back to 1976, and through the preparation of numerous planning studies dating back to 1984. Pre-existing concerns about how to improve the downtown coupled with the Township's settlement agreement addressing its Third Round Affordable Housing obligation has culminated in preliminary investigation reports and redevelopment plans for properties throughout the downtown area, including the preliminary investigation report and redevelopment plan prepared for the parcels included in this Plan. As part of the Township's global settlement with the Courts, Court Master, and Fair Share Housing Center ("FSHC"), this Redevelopment Plan (the "Plan") has been prepared as one part of the Township's strategies to address its Third Round Affordable Housing unmet need obligation.

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

On March 21, 2017, the Township adopted Resolution 2017-75 to establish the "Scotch Plains Downtown Redevelopment Committee (SPDRC)" with the following purposes: (1) To assist and advise the Mayor and Township Council in the redevelopment of the Township's downtown through creative development techniques, including, but not limited to, the use of redevelopment and/or rehabilitation as authorized by the Local Redevelopment and Housing Law ("LRHL"), zoning changes/modifications and other zoning/land use incentives; (2) To provide input to the Mayor and Township Council and various Township professionals relative to the creation of zoning and design standards to be incorporated into any redevelopment plan(s) or zoning ordinances; (3) To provide input to the Mayor, Township Council and various Township professionals relative to an overall vision of the redevelopment of the Township's downtown (and certain surrounding areas yet to be identified); and (4) To provide input to the Mayor and Township Council and various Township professionals relative to uses to be permitted and prohibited within the Township's downtown (and certain surrounding areas yet to be identified).

On May 17, 2017, the Township Council of the Township of Scotch Plains adopted Resolution No. 2017-98, authorizing the "Township of Scotch Plains Planning Board to undertake a preliminary investigation to determine whether the proposed study area, namely that portion of the Township identified more particularly as Redevelopment Area Tier 1, Phase 1 (bounded in green) qualifies as an area in need of redevelopment pursuant to N.J.S.A.40A:12A-5."

Harbor Consultants, Inc. prepared a Preliminary Investigation Report entitled "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains" dated February 21, 2018, detailing the investigation, findings, and recommendations pertaining to whether the properties within the Study Area should be designated "as a Condemnation Area in Need of Redevelopment."

On March 19, 2018, the Scotch Plains Planning Board adopted Resolution No. 18-05, which recommended "further action by the Township Council of the Township of Scotch Plains by endorsing the preliminary investigation report referenced as the Tier 1, Phase 1 Redevelopment Study in Downtown Scotch Plains and determining that the designated properties comprise an Area in Need of Redevelopment."

347 Park Avenue and 350 Forest Road Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

On March 20, 2018, the Township Council adopted Resolution 2018-71 designating as areas in need of redevelopment properties located at 347 Park Avenue and 350 Forest Road and identified as Block 1601, Lots 9 and 9.02 in addition to 43 other properties.

On July 20, 2021, the Township Council adopted Resolution No. 2021-140 authorizing the Township Planner to prepare a redevelopment plan for properties located at 347 Park Avenue and 350 Forest Road and identified as Block 1601, Lots 9 and 9.02 on the Municipal Tax Map. This Redevelopment Plan has been prepared for the consideration of the Township.

The Township received a letter from the New Jersey Department of Community Affairs (DCA) dated April 11, 2018. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:12A-6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA.”¹ A copy of the letter is in the Appendix of this report. Copies of the Resolution adopted by the Township Council are contained in the Appendix of this report.

The parcels in this Plan have previously been identified as areas in need of redevelopment. The properties are part of the Township’s plan to create realistic opportunities for affordable housing as required in the Township’s Judgement of Compliance and Repose (JOR). The Township’s JOR included Condition I which states “The Township will continue to study the properties designated as part of ‘Phase II Redevelopment in Downtown Revitalization’, and as depicted on Exhibit B of the Settlement Agreement towards the Township’s Third Round unmet need. The Township shall either adopt redevelopment plans for any properties that meet the criteria for ‘an area in need of redevelopment’ or, if infeasible due to time constraints, adopt Overlay Ordinances pursuant to the agreed upon densities applied to each Tier in lieu of Redevelopment designation. The Township shall adopt redevelopment plans by ordinance or adopt an overlay ordinance or ordinances, putting in place the zoning mechanisms for the agreed upon densities by June 30, 2020.”² The two properties which are subject to this Plan are included within Tier 1, Phase 1 of the Township’s Downtown Redevelopment Plan. The limits of the Downtown Redevelopment Overlay Area is depicted in Figure A below.

¹ Letter from the New Jersey Department of Community Affairs dated April 11, 2018

² (Mount Laurel IV) Conditional Declaratory Judgment of Compliance and Repose, dated January 11, 2019, signed by the Honorable Karen M. Cassidy.

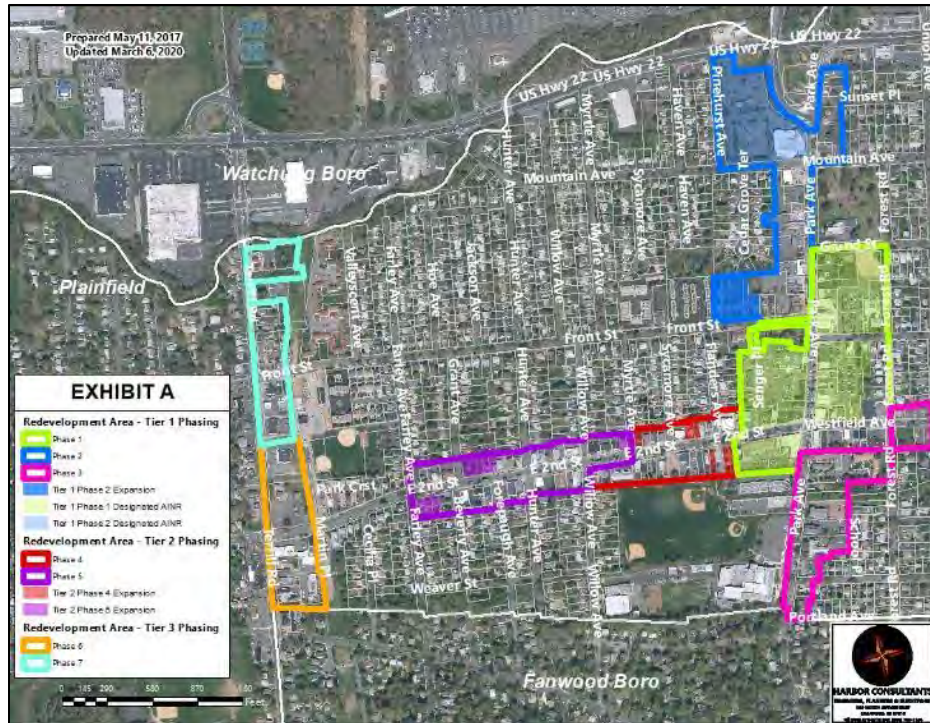


Figure A – Downtown Affordable Housing Overlay Zones

1.2 DESCRIPTION OF THE REDEVELOPMENT AREA

The 347 Park Avenue and 350 Forest Road Redevelopment Area, or the “Redevelopment Area”, shall consist of a reconfigured lot comprised of two (2) contiguous parcels currently identified as Block 1601, Lots 9.02 and 9 of developed and undeveloped land. Lot 9.02 and a portion of Lot 9 shall be combined to create a new Lot 9.02(a) will be used for the creation of an inclusionary multi-family residential development within the 347 Park Avenue and 350 Forest Road Redevelopment Plan.

The history of the site demonstrates that a portion of Lot 9 has been used as a parsonage since 1786 for the Scotch Plains Baptist Church, located on the north side of Grand Street. The parsonage, situated on the westerly portion of Lot 9 with frontage on Park Avenue, is listed on both the State and National Historic Register. This structure and approximate 0.23-acre portion of the parcel will remain undisturbed, and ownership maintained by the Church. A larger easterly portion of Lot 9 contains a non-historic garage and playground associated with the Scotch Plains Baptist Church Day School. The non-historic improvements will be relocated off site and the approximate 0.47-acre portion of Lot 9 will be included in the Redevelopment Plan area. Figure B shows the proposed Redevelopment Area.

347 Park Avenue and 350 Forest Road Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey



Figure B – Aerial Map of Redevelopment Area

The property is bounded to the southwest by Block 1601, Lot 9.01 which is occupied by PNC Bank with a drive-through. Block 1601, Lot 8 and 14 bounds the redevelopment area to the south, is used as a parking area to support downtown commercial establishments. Block 1601, Lot 13 bounds the area to the south, is municipally owned and used as a library. The Township anticipates future improvements to Lots 13 and 14 through its redevelopment efforts. These properties will be subject of a separate redevelopment plan(s).

As shown on the Outbound & Topographic Plan of Survey prepared for 347 & 361 Park Avenue, included as Figure C, there is a 15-foot-wide sanitary easement extending from Grand Street, along the rear of adjacent Lot 9.01, through the adjoining Lot 8 to the south. This easement effectively separates the historic parsonage portion of Lot 9 from the non-historic portion, creating a logical subdivision line.

Township of Scotch Plains, Union County, New Jersey

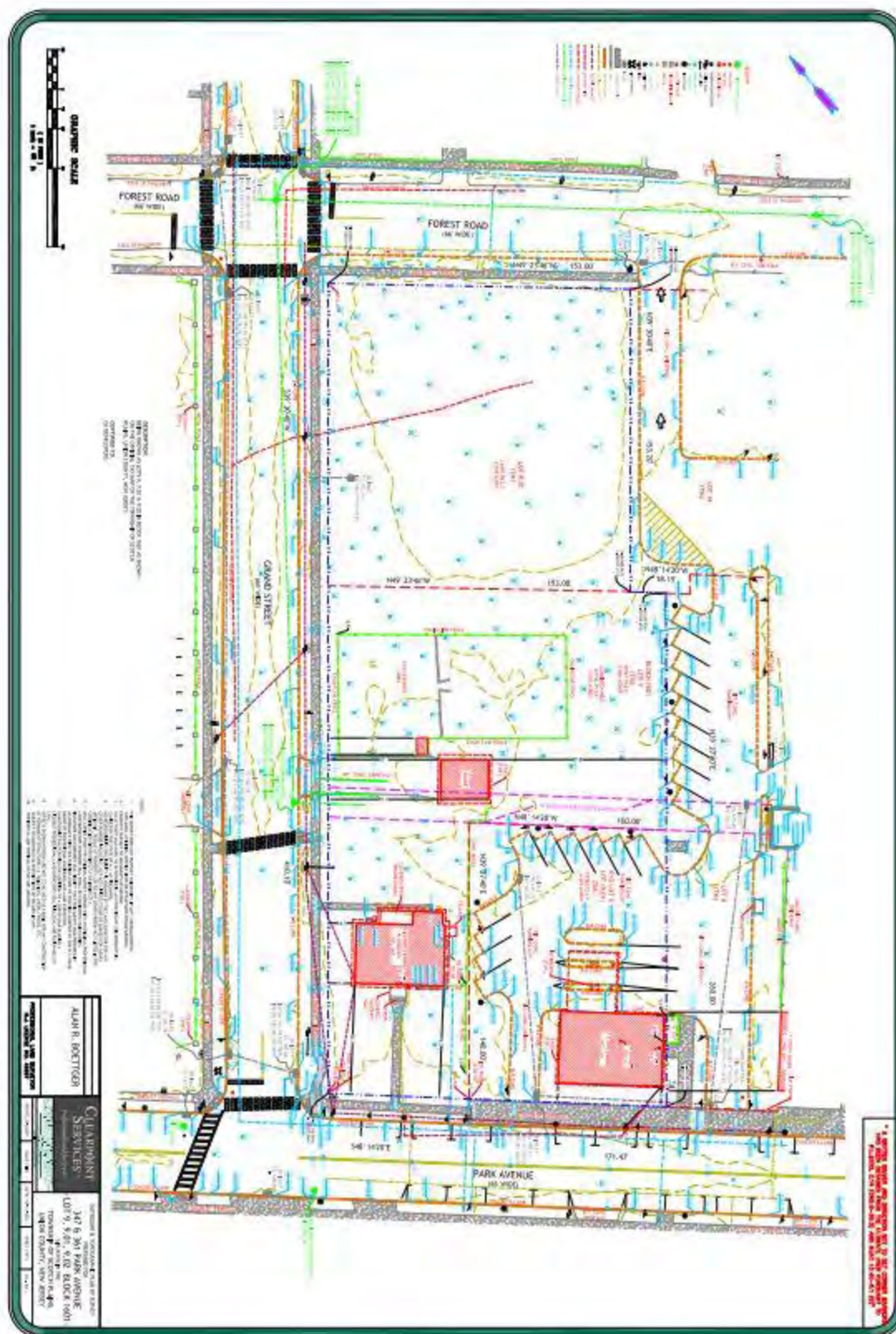


Figure C – Outbound & Topographic Plan

347 Park Avenue and 350 Forest Road Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

As shown on the Conceptual Subdivision Plan, included as Figure D, the resulting historic portion of Lot 9 (Parcel B) consists of 0.23 acres, and is excluded from this Redevelopment Plan. The larger non-historic portion of Lot 9 (Parcel A) shall be combined with Lot 9.02 to create a one-acre site, Lot 9.02(a). The combined lot has +/- 270.11 feet of frontage along Grand Street which bounds the property to the north, and +/- 153 feet of frontage along Forest Road which bounds the property to the east. The subject property will be used for the creation of an inclusionary multi-family residential development within the 347 Park Avenue and 350 Forest Road Redevelopment Plan.

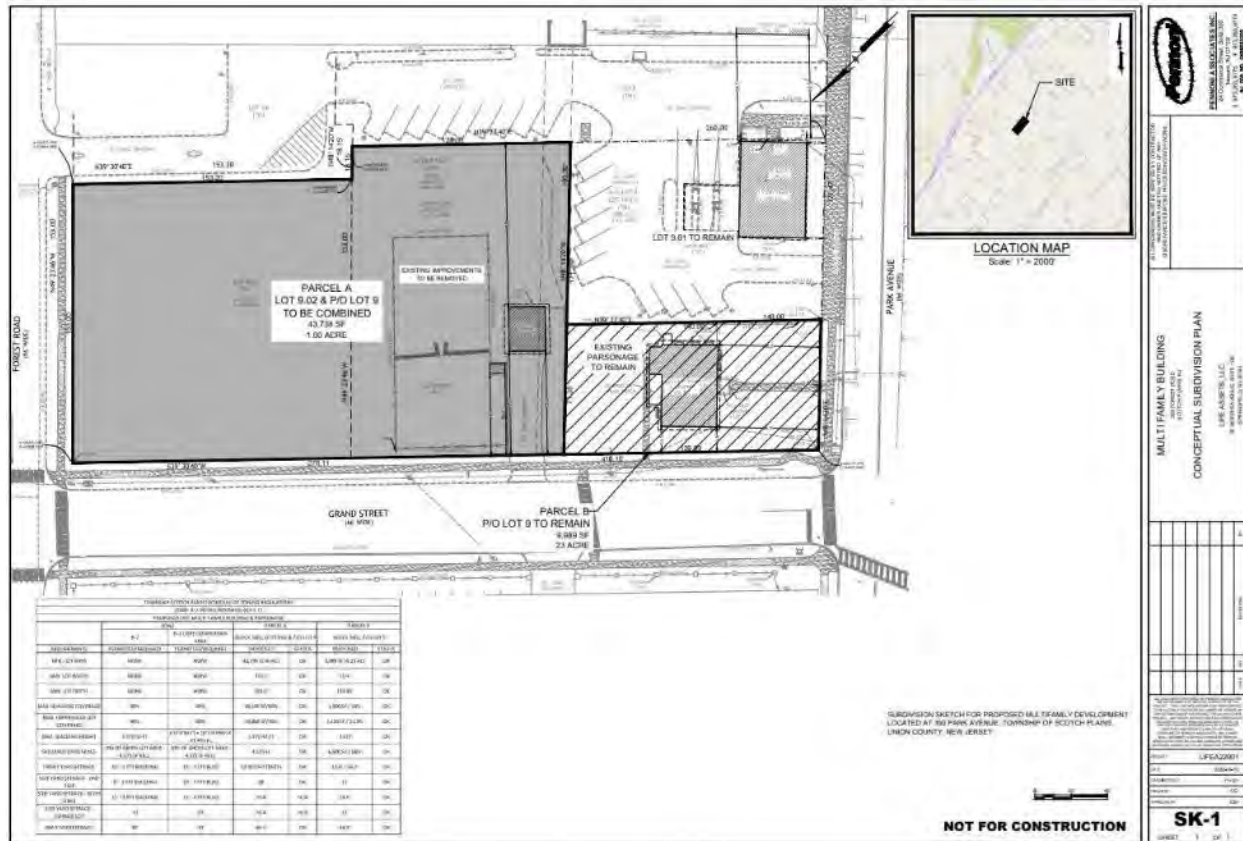


Figure D – Conceptual Subdivision Plan

Table 1 describes the ownership status and lot area of the parcels based on Township Tax data.

Table 1: 347 Park Avenue and 350 Forest Road Redevelopment Area Properties Pre-Subdivision			
Owner	Street Address	Block and Lot	Existing Lot Area (acres)
Scotch Plains Baptist Church	347 Park Avenue	Block 1601, Lot 9	0.687
Scotch Plains Baptist Church	350 Forest Road	Block 1601, Lot 9.02	0.538
Total Area Pre-Subdivision			+/- 1.23 Acres

Table 2: 347 Park Avenue and 350 Forest Road Redevelopment Area Properties Post Subdivision			
Owner	Street Address	Block and Lot	Proposed Lot Area (acres)*
Scotch Plains Baptist Church	347 Park Avenue	Block 1601, Lot 9 * To be subdivided and excluded from Redevelopment Area	0.23
Scotch Plains Baptist Church	347 Park Avenue	Block 1601, Lot 9 * To be combined into Lot 9.02(a)	0.476
Scotch Plains Baptist Church	350 Forest Road	Block 1601, Lot 9.02	0.538
Total Area of Redevelopment Plan Area Post Subdivision			+/- 1.0 Acres
<i>* Lot Area Information per Outbound & Topographic Survey prepared by Clearpoint Services, February 2022.</i>			

Prior to the development of the proposed multi-family building, a subdivision is to occur for Block 1601, Lot 9 necessary to define the Redevelopment Area. The Minor Subdivision of 9 and the lot consolidation with Lot 9.02 shall be required prior to or in conjunction with the submission of a site plan application. Block 1601, Lot 9 is to be subdivided into two lots, one lot being approximately 0.23 acres and the other lot approximately 0.476 acres. The subdivided lot with 0.23 acres is the location of the Parsonage for the Scotch Plains Baptist Church and is not included in the Redevelopment Area. The subdivided lot containing 0.476 acres will be combined with Block 1601, Lot 9.02 creating a new lot for the Redevelopment Plan Area which will have a total area of approximately 1.0 acres. The new lot for the Redevelopment Area will be subject to a new lot number assigned by the Township's Tax Assessor and to be recorded in the Union County Clerk's Office.

Topographic USGS mapping reflects a general conformity of the site in terms of elevation. The site and area surrounding the site have been previously disturbed and are generally flat. The site is located within flood zone X as designated by FEMA. Figure E below depicts the general topography of the site.

347 Park Avenue and 350 Forest Road Redevelopment Plan

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Figure E – Topographic Map of the Redevelopment Area

1.3 NEIGHBORHOOD

The Redevelopment Area is located along Grand Street and Forest Road, both local roads. Do note the Parsonage located on Lot 9 fronts on Park Avenue, an Urban Major Collector road. As previously mentioned, this portion of Lot 9 on which the Parsonage is located is not within the Plan Area. The Plan Area comprises a major portion of the Township's Downtown commercial and retail district. The entire Downtown area has been the focus of redevelopment efforts for over the past decade. More specifically, forty three other downtown properties nearby were found by the Township to satisfy the criteria and determined to be an Area in Need of Redevelopment by a Redevelopment Study prepared in February 21, 2018. Eight of those properties were included in a Redevelopment Plan entitled "Redevelopment Plan for the Tier I, Phase I Section of Downtown Scotch Plains" dated September, 2021.

There are a variety of commercial, institutional, and residential uses surrounding the redevelopment area. South of the site is a municipal parking lot and library. Both sides of Park Avenue have a

mixture of commercial uses. Grand Street, north of the site, is occupied by the Scotch Plains Baptist Church. East and west along Forest Road is dominated by single-family residential uses.

1.4 PHOTOGRAPHS OF EXISTING CONDITIONS

The following photographs illustrate the existing land uses of the subject properties and the neighboring properties. The photographs contained within this report were taken from a site visit conducted on June 30, 2022.



Figure 1 – View of vacant Lot 9.02 from Grand Street



Figure 2 – View of Lot 9 playground and garage from Grand Street



Figure 3 – View of Lot 9, the Parsonage, from corner of Park Avenue and Grand Street. The Parsonage is not included in Redevelopment Plan



Figure 4 – Adjacent Lot 9.01, PNC Bank, from Park Avenue



Figure 5 – Adjacent Lot 14, municipal library



Figure 6 – Residences along Forest Road



Figure 7 – Adjacent Scotch Plains Baptist Church, from Park Avenue

1.5 AFFORDABLE HOUSING HISTORY

On July 2, 2015, the Township of Scotch Plains filed a declaratory judgement action seeking to declare its affordable housing plan as being constitutionally compliant and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period. The Township reached an agreement with various intervenors and/or interested parties as to the Township's Affordable Housing Obligation, and on January 15, 2018, a Settlement Agreement was signed by and between, the Township of Scotch Plains, Fair Share Housing Center, Lamberts Mill Village, Amberg, ATA Developers, and SP Reserve.

The Court in the Declaratory Judgement Action scheduled a hearing on February 16, 2018, at which time the court was to hear and determine whether the Township's Summary of Plan satisfied the Township's obligation to provide a realistic opportunity to fulfill its Rehabilitation, Prior Round, and Third Round "fair share" of the regional need affordable housing to low- and moderate-income households.

The Township of Scotch Plains signed a Settlement Agreement with Fair Share Housing Center on April 20, 2018. The court order reiterated that "the Summary of the Plan for the Township of Scotch Plains...is fair to and adequately protects the interests of lower-income persons on whose behalf the affordable units proposed by the settlement are to be built." The settlement agreement became the basis for the Township's Housing Element and Fair Share Plan which includes the Downtown Overlay Zones.

On January 11, 2019, Scotch Plains received a Conditional Declaratory Judgement of Compliance and Repose ("JOR"), memorializing the findings of the Township's compliance hearing which occurred on December 12, 2018. The Township's JOR included Condition I which states, "The Township will continue to study the properties designated as part of 'Phase II Redevelopment in Downtown Revitalization,' and as depicted on Exhibit A of the Settlement Agreement towards the Township's Third Round unmet need.

The Township shall either adopt redevelopment plans for any properties that meet the criteria for 'an area in need of redevelopment' or, if infeasible due to time constraints, adopt Overlay Ordinances pursuant to the agreed upon densities applied to each Tier in lieu of Redevelopment designation. The Township shall adopt redevelopment plans by ordinance or adopt an overlay ordinance or ordinances, putting in place the zoning mechanisms for the agreed upon densities by June 30, 2020." The two properties which comprise this Plan are included within Tier 1, Phase 1 of the Township's Downtown Redevelopment Plan. The Township's Downtown Redevelopment Plan is the main mechanism for addressing the towns unmet need obligation and remains the cornerstone of the Township's redevelopment efforts as outlined in the Township's 2018 Housing Element and Fair Share Plan dated September 2018.

SECTION 2. THE PUBLIC PURPOSE

2.1 ADOPTION OF A REDEVELOPMENT PLAN

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7: “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c. 79 (C40A:12A-5 or 40A:12A-14), as appropriate”.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the County in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).
- (6) An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low- and moderate-income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
- (8) Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

(9) The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.

(10) The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L. 1975, c. 291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan, however the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

2.2 REDEVELOPMENT GOALS AND OBJECTIVES

The Goals and Objectives of this Plan are as follows:

- Redevelop unimproved vacant land and underutilized properties characterized by faulty arrangement, design, and obsolete layout in the Township of Scotch Plains, which have been found to be an area in need of redevelopment and satisfy certain criteria of the Local Redevelopment and Housing Law that reinvigorates the site and the surrounding neighborhood;
- Assemble underutilized tracts of land in need of redevelopment located in Scotch Plains Downtown;
- Develop a vibrant downtown community which balances jobs, housing, retail, and commercial opportunities that is a destination for both residents and non-residents to enjoy;
- Provide for a residential inclusionary, development that will help develop a critical mass of residents and shoppers needed for a successful, sustainable, walkable downtown;
- Provide for realistic affordable housing opportunities to address the Township’s unmet need affordable housing obligation as outlined in the Township’s Housing Element and Fair Share Plan dated September 2018;
- Provide for and encourage economic development leading to new tax ratables, new jobs, and growth opportunities to the benefit of the Scotch Plains community;
- Incorporate amenities into residential buildings to address the social, active, and passive recreational needs of the residents;
- Provide and maintain safe on-site and off-site pedestrian connections to surrounding properties that incorporate the new development into the existing community and increase connectivity to the Downtown;

- Provide sufficient off-street parking spaces and internal vehicular circulation to serve the Redevelopment Plan Properties;
- Create a set of design standards for the Downtown that will provide for consistent streetscape design, safe pedestrian, and/or bicycle access, architectural themes, signage requirements, Complete Streets strategies (Scotch Plains Township Resolution 2018-34), and others;
- Provide a stormwater management system for the development that meets the recently adopted, enhanced NJDEP Best Management Practices for stormwater management. These requirements, which are consistent with the Township's Stormwater Control Ordinance, shall be designed to ensure that the proposed development will have no adverse effects on the subject properties, the surrounding properties, or the community at large;
- Incorporate green building and site design that would further the goals and objectives of S2607, which amended Section 19 of P.L. 1975, c.291 (C.40:55D-28), which requires the land use plan element of municipal master plans to include climate change-related hazard vulnerability assessment;
- Incorporate strategies to mitigate risk from climate change-related hazard vulnerability, including, but not limited to, consideration of environmental effects and extreme weather, incorporating green infrastructure, incorporate permeable pavements, provide backup generators, and provide stormwater management for any impervious areas; and
- Eliminate conditions which are detrimental to the growth, health, safety, and welfare of the surrounding community.

2.3 RELATIONSHIP TO MASTER PLAN

1. Township of Scotch Plains 2001 Master Plan

The 2001 Master Plan made a specific note that “a number of major themes, however, distinguish this plan from previous township Master Plans”, including “The potential for redevelopment is explored and policies addressing new land uses are established”.¹ Additionally, it identifies one of the Major Planning Issues since 1976 is that, “Since most of the vacant land in the township has been developed, the planning focus in the community is shifting toward infill sites or areas with potential for redevelopment”.² The goals and objectives of the 2001 Master Plan clearly establish Redevelopment as a means of future development in light of the built-out nature of the Township in the early 2000s. More specifically, under the section to “Provide Opportunities for and Encourage Redevelopment for Specific Uses in Designated Areas,” the Master Plan provides the following guidelines:

“(1) Permitted uses should be compatible with the goal of preserving the established residential character of the township and other goals of this Master Plan; (2) Redevelopment opportunities should represent high quality development that can be achieved in a manner that may improve environmental quality, lessen flooding, avoid traffic congestion and promote proper circulation; (3) Redevelopment plans should be targeted to specific areas so as to avoid blight and abandonment of developed properties”.

¹ Township of Scotch Plains 2001 Master Plan, prepared by Kimball & Kimball, June 18, 2001, p. 1.

² *Ibid*, p. 4.

2. 2007 Master Plan Reexamination Report adopted February 26, 2007

The 2007 Master Plan Reexamination Report identified which major planning issues and goals of the 2001 Master Plan remained valid, including that “Since most of the vacant land in the Township has been developed the planning focus in the community is shifting toward infill sites or areas with potential for redevelopment”.³ The 2007 Reexamination Report directly echoes the goals and objectives related to redevelopment listed in the 2001 Master Plan while elaborating on “infill development”, noting that:

“The challenge related to the infill residential developments comes with the fact that the current infill developments fit like a missing puzzle piece within a larger developed puzzle of an existing, residential neighborhood. The infill developments pose a balancing complexity of protecting and enhancing the character of the existing neighborhood, creating an appropriate infill development concept, while not strangling the redevelopment process, nor denying the rights of the developer with the ramification of over-regulation.”⁴

3. 2016 Master Plan Reexamination Report adopted December 12, 2016

The 2016 Master Plan Reexamination Report identified additional major planning issues that occurred since the previous Master Plan and Master Plan Reexamination Reports. The 2016 Reexamination Report notes that steps had been taken in furthering the goal that “since most of the vacant land in the Township has been developed the planning focus in the community is shifting toward infill sites or areas with potential for redevelopment”.⁵ More specifically, “Plans were approved in 2016 for a major residential development to replace a longstanding commercial enterprise - the “Bowcraft Amusement Center”. This decades-old privately-operated operation that grew from an archery-oriented park to a full-scale amusement center, with mechanical rides and family-oriented recreation, will be developed with more than 200 homes and a club house within the next three years. Forty-one of those homes will satisfy the township's court-mandated Mt. Laurel affordable housing obligation”⁶. It should be noted that, although the Master Plan report was already in place, the agreement was later modified to reduce the affordable housing set-aside to thirty-five (35) units.

The 2016 Report likewise establishes that “the following goals from the 2001 Master Plan are still pertinent but the issues are more critical since the related development impacts are more significant”. In order to “Retain the Traditional Residential Character of Scotch Plains,” it is recommended that “infill” residential development should be undertaken consistent with the zoning and residential densities of surrounding neighborhoods⁷. The Report uses the example of the Shackamaxon Golf Course Property with the construction of 60 age-restricted townhouses as the “most significant infill development since the last Reexamination”. The 135-acre site was declared as an area in need of rehabilitation and, in accord with the Master Plan and local ordinances, the application to develop the housing and modify the property, was approved by the Planning Board. As a result of the approval, it is especially important to understand the impacts of infill development:

³ Township of Scotch Plains 2007 Master Plan Reexamination Report, prepared by Mary M. Moody, AICP, P.P., Feb. 26, 2007.

⁴ *Ibid*, pg. 9.

⁵ Township of Scotch Plains 2016 Master Plan Reexamination Report, prepared by Joseph E. Doyle, Dec. 12, 2016.

⁶ *Ibid*, pg. 5.

⁷ *Ibid*, pg. 11.

“The goal of having “infill” residential development undertaken, consistent with zoning and the residential densities of surrounding neighborhoods remains valid as stated in the 2001 Master Plan but the intensity and complexity of infill residential development has increased. An increase in infill developments is occurring because of the regional expanding housing market, the desirability of Scotch Plains and because less vacant land is available. People are [taking advantage of the economic opportunity of the good housing market by developing] continuing to develop infill residential lots.”⁸

4. 2018 Master Plan Reexamination Report adopted August 27, 2018

The Township’s 2018 Housing Element & Fair Share Plan (HE&FSP) was prepared to address the Township’s third round affordable housing obligation and settlement with the Fair Share Housing Center. One of the mechanisms to address the Township’s third round unmet need was to adopt an overlay zone covering the Township’s downtown area. Due to the overall size of the downtown area, the downtown overlay zones were broken down into three phases and subsequently six tiers. The subject property for this redevelopment plan is located within Tier 1, Phase 1 of the affordable housing overlay zone districts. The concentration of inclusionary housing opportunities within a walkable downtown is sound planning, advances the Township’s redevelopment efforts by replacing obsolete and underutilized buildings and structures with new, state of the art mixed-use development and advances the goals and objectives of the Township’s HE&FSP.

2.4 RELATIONSHIP TO THE TOWNSHIP LAND USE PROCEDURES ORDINANCE

The Redevelopment Plan Area is located within the B-2 Zone District, as depicted on the Township of Scotch Plains Zone Map (*Figure F*). The Plan area is also located within the Tier 1 Phase 1 Downtown Affordable Housing Overlay Area and ultimately in the Tier I, Phase1 Redevelopment Plan Study Area.

The various development and zoning standards set forth in this Section are for the purpose of comparison to those established by this Plan and are not applicable to the Redevelopment Plan Properties.

⁸ *Ibid*, pg. 12.

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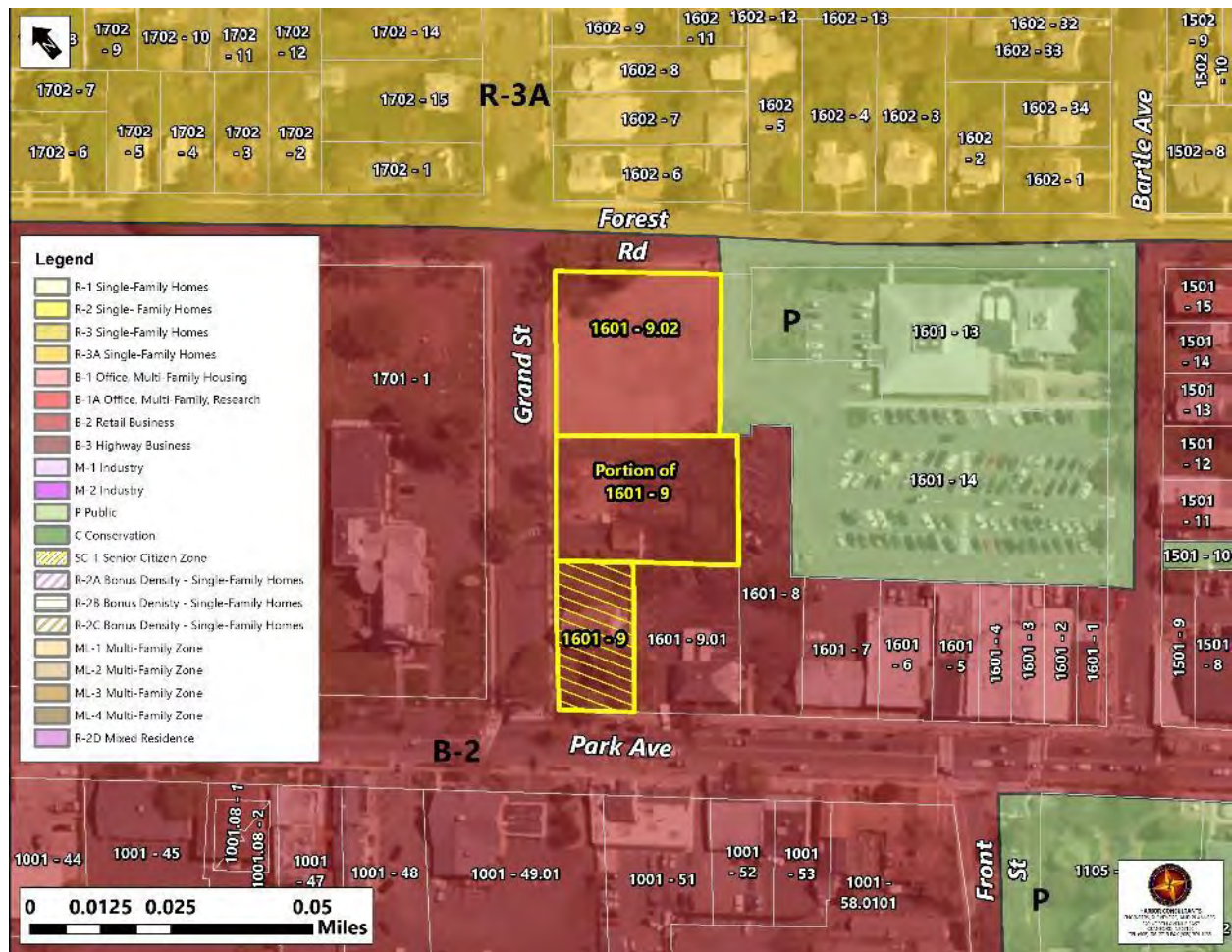


Figure F - Zone Map of the Redevelopment Area

The following table outlines the bulk requirements of the B-2 Zone District:

Table 3: 23-3.4A Bulk Area and Yard Requirements of the B-2: Retail Business Zone		
Description		Requirements
Interior Lots	Area (sf)	None
	Width (ft)	None
Corner Lot	Area (sf)	None
	Width (ft)	None
Min. Front Yard Setback (ft)		10 feet
Min. Side Yard Setback (Corner Lot) (ft)		10 feet
Min. Side Yard Setback (ft)		None
Min. Side Yard Setback (both sides) (ft)		None
Min. Rear Yard Setback (ft)		30 feet
Max. Building Coverage (%)		None
Max. Lot Coverage (%)		n/a
Max. Number of Stories (#)		3 stories
Max. Height (ft)		45 feet (1)

(1) – Amended by Ordinance No. 2016-19§ 5

§ 23-3.11 B-2 Business Zone.

a. *Permitted Primary Uses.*

1. Retail business establishments limited to the following:

- (a) Hardware, paint, glass, and wallpaper stores.
- (b) Department stores and variety stores.
- (c) Dry goods store.
- (d) Retail bakeries, grocery stores and dairy stores and other similar food establishments.
- (e) Apparel and accessories stores.
- (f) Furniture, home furnishings and equipment stores.
- (g) Radio, television, and music stores.
- (h) Restaurants.
- (i) Drug stores.
- (j) Antique stores.
- (k) Liquor stores.
- (l) Book and stationery stores.
- (m) Jewelry stores.
- (n) Florist stores.
- (o) Cigar stores and news dealers.
- (p) Camera, photographic supply, and art supply stores.
- (q) Gift, novelty, and souvenir stores.
- (r) Sporting goods, bicycle, and hobby stores.
- (s) Optical goods stores.
- (t) Luggage and leather goods stores.
- (u) Take-out food establishments.

2. Personal service establishments limited to the following:

- (a) Banks and fiduciary institutions.
- (b) Credit agencies.
- (c) Security and commodity brokers.
- (d) Real estate and insurance offices.
- (e) Holding and investment company offices.
- (f) Laundry and dry-cleaning stores.

- (g) Photographic studios.
 - (h) Barber and beauty shops.
 - (i) Shoe repair shops.
 - (j) Garment pressing alteration and repair shops.
 - (k) Miscellaneous repair services other than automotive.
 - (l) Motion picture theaters - except outdoor.
 - (m) Martial art studios, gymnastic schools, fitness centers, dance studios and schools, performing arts centers, art schools, and the like.
 - (n) Medical and health services, excluding veterinarian services.
 - (o) Legal services.
 - (p) Engineering and architectural services.
 - (q) Accounting and bookkeeping services.
 - (r) Business offices.
3. Municipal parks, playgrounds, buildings and uses deemed appropriate and necessary by the Township Council.
- b. Permitted Secondary Uses.
- 1. Off-street parking facilities for the use of customers and employees.
 - 2. Garage space for the storage of commercial vehicles used in conjunction with a permitted business provided, however, that any commercial vehicles stored and garaged on the premises shall be clearly incidental and subordinate to the business conducted thereon. By way of example, but not of limitation, a trucking or hauling business may not store its commercial vehicles on a lot with its business office in this zone.
 - 3. Signs shall be in accordance with subsection 23-3.4b.
 - 4. Apartments shall be permitted on both the second and third floors of existing and new commercial structures, with all means of ingress and egress being separate and distinct from the principal use(s) on the first floor of said structures. There shall be no mixed uses (apartments and offices) on either the second or third floors of said structures.
 - 5. Propane filling and exchange stations, used in conjunction with permitted uses as listed in subsection 23-3.11 a, 1(a),(b),(d),(f),(k), and (r), and 2(k) and c, 2. All propane filling and exchange stations shall comply with standards listed in N.J.A.C. 5:18 and the NFPA, and must apply for and obtain an annual zoning permit as provided in subsection 23-2.3t.
- c. Conditional Uses (subject to the conditions of Section 23-5).
- 1. Any conditional use as specified in subsection 23-3.5c.
 - 2. Motor vehicle service establishments.
- d. Other Provisions and Requirements.
- 1. Truck loading and unloading facilities shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street.

2. Wherever a use in this zone is on a lot which abuts a residence zone or P-Public Zone, a ten-foot-wide landscaped buffer area shall be provided adjacent to the residence zone boundary in a manner approved by the approving authority. Such buffer area shall be suitably planted and maintained with landscaping materials of such species and sizes to preclude any detrimental effect upon the adjacent residence zone.
3. Off-street parking space for the use of customers and employees shall be provided as follows (this required parking may be considered to be met by an adjoining public parking facility subject to the determination by the approving authority that there is sufficient available capacity).
 - (a) Retail business uses - one space for each 200 square feet of gross floor area.
 - (b) Personal and business service establishments - one space for each 200 square feet of gross floor area.
 - (c) Professional and business offices - one space for each 200 square feet of gross floor area.
 - (d) Restaurants - one space for each three seats plus one space for each two employees.
 - (e) Theaters and other similar places of public assembly - one space for each three persons of permitted occupancy.
 - (f) Apartments over commercial establishments - Off-street parking facilities shall be provided at the rate of one and one-half spaces for each apartment unit. All off-street parking spaces shall be located behind the front building line. Parking facilities required for the commercial use shall not be deemed to satisfy this requirement.
4. First floor facades of newly constructed buildings shall provide at least 75% transparency. Rear facades of newly constructed buildings shall provide at least 50% transparency. First floor ceiling elevation shall have a minimum of 15 feet of clear ceiling height.
5. In any building containing primary and secondary uses, the parking for the primary and secondary uses located on the ground level that is located under the building's upper levels shall be a permitted primary use provided that:
 - (a) The parking is located to the rear or side of the primary use on the ground level.
 - (b) The parking is enclosed with a wall that is at least 40 inches in height and the exterior of the wall is constructed with the same building materials and architectural design as the main portion of the front building elevation.
 - (c) The primary use on the ground level shall meet the requirements under Subsection 23-3.11 d6.
6. In any building containing primary and secondary uses, the gross floor area of the primary use on the ground level shall be at least 1/3 of the total gross floor area of the secondary uses in the building.

(Ord. #77-10; Ord. #89-2, S4; Ord. #89-4, SS7, 8; Ord. #90-23; Ord. #96-30, S1; Ord. #22-2005; Ord. #17-2008; Ord. #15-2010; Ord. #2011-1, S2; Ord. No. 2016-19; Ord. No. 2016-21; Ord. No. 2021-16).

The site is also located in the Tier 1 Phase 1 Downtown Overlay District as shown in Figure F. The following table outlines the bulk requirements of the Tier 1 Phase 1 Overlay Zone District:

Table 4: Bulk Area and Yard Requirements of the Downtown Affordable Housing Overlay Zone – Tier 1, Phase 1	
Item	Downtown Affordable Housing Overlay – Tier 1. Phase 1
Max. Density	15 DU/acre
Min. Lot Area	---
Min. Lot Width	---
Min. Lot Frontage	-----
Min. Lot Depth	---
Max. Building Coverage	80%
Max. Impervious Lot Coverage	90%
Max. Building Height – Core Downtown Area	4 Stories & 50 Feet provided that the 4 th story shall be stepped back ten feet (10') from the front building wall.
Max. Building Height – All properties not located in the Core Downtown Area	3 stories & 45 feet
Common Open Space as defined under Section 23-10.3.C.1	10% of the gross lot area as applicable and as further specified under Section 23-10.3.C.1.
Min. Front Yard Setback for buildings 3 stories or less	10 Feet
Min. Front Yard Setback for buildings greater than 3 stories	15 Feet
Min. Side Yard Setback – one side (for buildings 3 stories or less)	0 Feet
Min. Side Yard Setback - both sides (for buildings 3 stories or less)	15 Feet
Min. Side Yard Setback – one side for buildings greater than 3 stories	10 feet
Min. Side Yard Setback - both sides for buildings greater than 3 stories	25 feet
Min. Side Yard Setback – Corner Lot	10 feet
Rear Yard Setback	30 feet

The Tier 1, Phase 1 Downtown Overlay Ordinance provides for incentive zoning under Section 23-10.5.L (Ordinance No. 2020-10):

L. Incentive Zoning:

In order to further incentivize the redevelopment and revitalization of its downtown, the Township on its own will permit an increased residential density of up to thirty dwelling units per acre (30 units / acre) subject to the project satisfying all the following conditions without the right to request bulk (c variance) relief from any of the following requirements from the Planning Board. No project shall be granted a residential density bonus unless all seven (7) standards are fully satisfied as part of the development:

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1. An additional 5% of the gross lot area shall be dedicated and constructed as open space for all projects with a gross lot area of 1.0 acre or greater. This additional 5% of open space is to be provided in addition to the Common Open Space that is required in Section 23-10.3.I. This additional 5% of open space can be a separately designed open space area from the Common Open Space required under Section 23-10.3. All open space areas may be located within building setbacks. The design and location of all open space areas shall be approved by the Planning Board.
2. The minimum square footage of the market rate units shall be 600 square feet for a studio apartment, 700 square feet for a one-bedroom market rate unit and 850 square feet for a two-bedroom market rate unit. All developments shall have a mixture of market rate bedroom units in addition to satisfying the affordable housing bedroom distribution requirements and no development shall have more than ten percent (10%) of the total market rate units be studio apartments.
3. The project shall satisfy the off-street parking requirements as specified under Section 23-10.3.J.
4. All building elevations are constructed with the same architectural style and incorporate upscale building materials on all building elevations. The use of vinyl siding and EIFS shall be prohibited.
5. A twenty percent (20%) inclusionary affordable housing set-aside shall be required, regardless of whether the project is rental or for-sale.
6. The Developer shall incorporate Green Design Standards as defined in this ordinance into the project subject to review and approval by the Planning Board.
7. All dwelling units shall be constructed to the standards as outlined in the National Fire Protection Association (NFPA) 13 fire protection codes.

SECTION 3. THE REDEVELOPMENT PLAN

3.1 LAND USE PLAN

This Plan envisions the redevelopment of the parcels with an inclusionary residential development consisting of a maximum of thirty (30) rental units, with a fifteen percent (15%) set aside for five (5) inclusionary affordable housing units. The building is envisioned to revitalize vacant and underutilized land on Forest Road and Grand Street with a visually appealing architectural design, use of high-quality building materials and complimentary design features that are compatible with the historic structures nearby.

The Plan includes the conceptual subdivision of Lot 9 to create a one-acre +/- Parcel A for the proposed multi-family building, and a separate 0.23-acre +/- Parcel B occupied by the historic parsonage which will remain undisturbed and will be excluded from the Plan Area.

The nonresidential component of the Plan shall include a total of approximately 3,600 +/- square feet of amenity space for residents. The proposed amenity space includes a ground level lobby, mail, and package room; an interior amenity space, community room and adjoining exterior deck on the second level; a gym and additional amenity spaces on the third floor; and trash room on each level. The tenant amenities will also include 11,300 +/- square feet outdoor open space at grade. These amenity spaces are approximate only and are subject to further refinement as the site (civil) plan and architectural drawings are prepared as part of the site plan application approval process before the Planning Board.

3.1.A Permitted Uses In The Redevelopment Plan Area

1. Permitted Principal Uses

- a. Inclusionary development in one building with a maximum of thirty (30) rental apartment units, including five (5) affordable rental apartment units or 15% of the total number of residential units. All residential units are permitted above the first floor only.

2. Permitted Accessory Uses

- a. Common outdoor public or private spaces, plazas, courtyards, terraces and active or passive recreation facilities that are designed to be incorporated into the development for the enjoyment of the residents;
- b. Lobby, sales, management, leasing offices;
- c. Drop off / package delivery area, lockers, and storage for mail delivery packages (tenant use only), recycling and refuse storage areas;
- d. Gardens, hardscape patio areas, landscape features;
- e. Green building techniques and green roofs;
- f. Solar canopy array or roof mounted systems;
- g. Stormwater management/flood storage systems consistent with the recently adopted and enhanced NJDEP Best Management Practices for stormwater management;
- h. Signage;

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- i. Generators;
- j. Parking;
- k. Any accessory use or structure customary and incidental to the permitted principal use subject to and as approved by the Planning Board; and
- l. Accessory uses and structures shall comply in all respects with the requirements of the principal use and structure.

3.1.B Building, Area, And Yard Requirements

TABLE 4: Schedule of Area, Area & Bulk Requirements 347 Park Avenue and 350 Forest Road Redevelopment Plan		
Description		Requirement
Max. Number of Residential Units		30 residential units
Min. Lot Area		1.00 acres
Min. Lot Width		100 Feet
Min. Lot Depth		100 Feet
Max. Building Height (Feet)		45 Feet
Max. Architectural Height Extension		15%
Max. Building Height (Stories)		3 stories
Max. Building Coverage (%)		50%
Max. Impervious Lot Coverage (%)		60%
Min. Open Space		25%
Principal Building Setbacks		
Min. Front Yard Setback		10 Feet
Min. Side Yard Setback		25 Feet
Min. Rear Yard Setback		30 Feet
Minimum Off-Street Parking Requirements		
Description		Requirement
Residential	Studio	1.0 space per unit
	1-bedroom units	1.5 spaces per unit
	2-bedroom units	
	3-bedroom (affordable) units)	2.0 spaces per unit
Min. Loading / Unloading Spaces		One (1) off-street loading / unloading space shall be provided under the building footprint, beyond any entry gate, for tenant use. This designated loading space shall count towards the residential parking requirements.
Max. Number of Compact Parking Spaces		10%
Min. Number of Guest Parking Spaces		0.25 spaces per unit
Electric Vehicle Parking		Section 3.5 of this plan.

3.1.C Phasing

This development will be constructed in one phase.

3.1.D Signage

1. A signage package shall be submitted in the site plan application. All signs are subject to review by the Zoning Officer when not included as part of a major site plan application.
2. Signs shall be consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture, and depth. Signs should not be dominant but should be proportionate in order to complement the building and surroundings.
3. Residential signage: One (1) building-mounted “development name” sign per street frontage shall be permitted; which signs shall not exceed nine (9) square foot each. The “development name” sign may be attached to the first level of the building, subject to Planning Board approval at the time of the site plan application.
4. All buildings and/or uses shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
5. No electrical wiring associated with a sign shall be visible to public view.
6. Sign Lighting. Signs may be lit from gooseneck fixtures, backlit halo, or up-lights or via other lighting mechanisms approved by the Planning Board. Internally lit signs and sign boxes are prohibited.
7. During construction, one (1) temporary sign per building indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed ten (10) square feet.
8. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area:
 - a. Monument Signs;
 - b. Internally or externally illuminated box signs;
 - c. Electronic message boards – including those that have flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle;
 - d. Roof signs, billboards, sign boards;
 - e. Pole signs;
 - f. Free-standing signs;
 - g. Fluorescent and/or glowing paint for any signage or building within the Redevelopment Area; and
 - h. Waterfall style awnings, metal awnings, or plastic awnings.

3.2 DEVELOPMENT REQUIREMENTS

3.2.A Parking And Traffic Circulation Standards

1. The redeveloper shall provide a traffic study for the proposed development at the time of the site plan hearing before the Planning Board that shall address the traffic impact of the

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proposed development on the Township's traffic circulation and roadways, as well as access to the site in accordance with the Township, Union County, and/or New Jersey Department of Transportation (NJDOT) regulations, as applicable.

2. All required off-street parking and loading spaces shall be provided on-site. On-site loading and ride share spaces shall count towards the residential and commercial parking requirements.
3. At the time of the site plan application, the Planning Board and applicant should evaluate the need for a bump out and/or a designated pick up & drop off space along Grand Street in front of the building's main entrance to address the anticipated ride share services and local deliveries.
4. All ground level parking located under the building shall be enclosed within the building along the side and rear building elevations with walls that are a minimum of forty inches in height and constructed with the same building material as the main building elevations and may also include decorative screening elements such as grating, fencing, louvers, or similar approved materials integrated to meet air quality requirements, except for driveway openings. Screening materials shall be subject to Planning Board approval. No ground level parking shall be visible from the front (street) view other than the driveway opening.
5. There shall be one (1) point of ingress and egress to the structured parking from Grand Street supporting the residential inclusionary development, substantially consistent with Exhibit 1. As part of the site plan application before the Planning Board the Township and Applicant's professionals should evaluate whether the driveway access onto Forest Road should provide for an ingress only movement, an egress only movement or both ingress and egress movements into the development.
6. A Traffic Circulation Plan shall be provided depicting turning radius of an ambulance, EMS truck or paramedic van routes into ground level parking garage. No truck circulation routes shall interfere with any permitted on-street parking spaces or driveways.
7. All parking spaces, loading spaces, fire lanes, and circulation routes shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All such striping and signage shall be depicted on the Traffic Circulation Plan.
8. All driveways, internal roadways, site improvements, and parking spaces located on the property shall be owned and maintained by the redeveloper.
9. The redeveloper shall apply to the Township for Title 39 Jurisdiction.
10. Enclosed structured parking garages may be permitted on the ground level behind, within (wrapped), or below the residential units.
 - a. Entrances to structured parking garages that are wrapped within a building shall be designed to blend in with the architectural design of the building.

- b. All parking structures contained within the building shall be designed to disguise the parking use within. In no case shall parking within a building be open or exposed along any street fronting façade. In any case where the parking is not masked by an active building use, such as a residential lobby, the façade of the parking structure shall be at least partially enclosed within the building along the side and rear building elevations with walls that are a minimum of forty inches in height and constructed with the same building materials and to architecturally mimic and reflect the occupied portions of the building in terms of style as the main (front) building elevations and may also include decorative screening elements such as grating, louvers, or similar approved materials integrated to meet air quality requirements, except for driveway openings. Screening materials shall be subject to Planning Board approval. No subgrade / ground level parking shall be visible from the front (street) view other than the driveway opening, and windows or similar openings required to meet transparency standards.
- 11. Loading or service areas shall be located within the parking garage and shall be screened to the maximum extent practicable with the use of walls constructed of the same building materials as the main portion of the building, and / or fencing grates, louvers or similar approved materials integrated. Screening materials shall be subject to Planning Board approval. No ground level loading or service areas located under the building shall be visible from any view other than the driveway opening.
- 12. Parking areas shall be well lit in order to create a safe environment for users.
- 13. Guest Parking. A minimum of eight parking spaces shall be reserved for use as guest parking for the residential units. These eight guest parking spaces are inclusive of the required forty-six parking spaces for the residential units.
- 14. Guest parking spaces for the residential units shall be accessible if any of these parking spaces are located beyond the entry gate and each parking space shall contain signage indicating the user group.

3.2.B **Project Design Standards And Conditions**

- 1. The development shall be constructed to the National Fire Protection Association (NFPA) 13 Codes and Standards.
- 2. Location and Area of Amenities – The inclusionary multifamily residential development shall include approximately 3,600 +/- sf of interior amenity space, including a lobby, gym, and community room for residents.
- 3. Laundry facilities are to be provided in each individual residential unit.
- 4. The first floor may be occupied by parking and loading spaces or used as amenity space or lobby space which supports residential uses.

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5. A courtyard in front of the building entrance along Grand Street is encouraged to create a welcoming entrance to the building.
6. The parking spaces shall be 9' x 18' with two exceptions: the required number of ADA spaces and the total required number of off-street parking spaces which may be designated compact parking spaces measuring 8' x 16'.
7. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered so that any noise generated by the equipment shall be within the applicable sound standards as defined by the State of New Jersey.
8. If any environmental hazards or conditions exist on the Redevelopment Area, the developer is responsible for obtaining all necessary permits and approvals from the New Jersey Department of Environmental Protection, Land Use Regulation, and a Licensed Site Remediation Professional ("LSRP"), including a Remedial Action Order ("RAO") if applicable, prior to the start of any construction activities.
9. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining an enclosed and screened area within the building footprint, within which all garbage, recycling, bulk storage and refuse containers shall be stored, subject to Planning Board approval. No garbage, recycling and other refuse dumpsters shall be placed outside the building.
10. The project shall include a stormwater/flood management system which may include, but is not limited to, flood storage, stormwater detention basins, basin overflow areas, culverts etc., and shall be designed and constructed to the appropriate standards.
11. As noted in this Redevelopment Plan, a portion of the redevelopment area is located within a flood zone regulated by the New Jersey Department of Environmental Protection (NJDEP). In order to promote sound environmental sustainability and resiliency planning consistent with the climate change-related hazard vulnerability assessment of a land use plan element, if required to comply with NJDEP Flood Hazard Area Control Act Regulations, the difference in elevation between the flood hazard area elevation as defined under N.J.A.C. 7:13 and the finished first floor building elevation shall not be included within the calculation of the building height provided that this increase in height does not exceed two feet. Any increase in building height under this section shall not be used for any increase in the building height of any architectural height extension.
12. The project shall be designed in accordance with the Federal American Disabilities Act (ADA).

3.2.C Lighting Requirements

1. Lighting for a given project shall sufficiently illuminate all areas to prevent dark corners. All lighting sources must be shielded to prevent and eliminate any glare. Luminaries shall provide adequate lighting in as energy efficient manner as possible (e.g., solar powered L.E.D. to coordinate the lighting with the time of day), implement high efficiency lighting technologies such as L.E.D. lighting fixtures for site lighting fixtures, implement solar electric

generation for pedestrian scale lighting systems and/or project signs. All new development shall require the submission of an Isolux lighting plan for review. The sufficiency and type of lighting shall be subject to Planning Board approval.

2. The area of illumination shall have an average illumination of at least 0.5 footcandles, but no more than 1.5 footcandles. Lighting standards for public right-of-way and roadway intersections shall comply with all local, county, and state laws. For mid-block pedestrian crossings, higher illuminations pursuant to the NJDOT Design Manual and/or the Illuminating Engineering Society of North America (IESNA) should be consulted for appropriate lighting levels. Interior garage spaces shall have a maximum illumination pattern of no more than 3.0 footcandles.
3. The Redevelopment Plan shall require L.E.D. lighting fixtures for site lighting fixtures. Consider solar electric generation for pedestrian scale lighting systems and/or project signs. Streetlights shall be located at the outer edge of all sidewalks.

3.2.D Building and Architectural Design Standards and Programming

1. The Exhibits contained within this Redevelopment Plan reflect the vision of the architectural design and use of building materials for the redevelopment project. Exhibit 1 shows the typical building elevation. The building shall be constructed in a manner substantially consistent with the Exhibits of the redevelopment plan. Red brick shall be the prominent building material for the north, south, east, and west elevations. The façade shall be broken up with fiber cement panels, cast stone headers, water table, Juliette balconies, decorative aluminum railings, windows, and setbacks of varying lengths. No more than one story of fiber cement panels shall be permitted along any building elevation. The building elevations shall be typical for all four sides of the buildings to be constructed within the Redevelopment Plan Area. All building elevations are required to be built to the same building construction standards and aesthetics, as depicted in Exhibit 1, using the same building materials. The use of vinyl siding and EFIS are prohibited.
2. Roofs should be designed to reduce the apparent exterior mass of a building, add visual and architectural interest, and be appropriate for the architectural style of the building. Dormers or other architectural features are encouraged to be used to minimize the mass of the building. Overhanging eaves, sloped roofs with a minimum pitch of five over twelve (5 /12), and multiple roof elements, which can also include rooftop amenity spaces, are highly encouraged.
3. The building elevations depicted in the Exhibits are intended to be illustrative examples of the architectural styles and building materials for the proposed buildings and are subject to further review and comment as the development process moves through the Consistency Review and site plan application before the Planning Board.
4. Bedroom Distribution: The Plan shall allow a maximum permissible density of thirty (30) residential units, including five (5) affordable units or 15% of the total number of residential units. The affordable units shall be comprised of no more than 20% one-bedroom units; and no less than 20% three-bedroom units.

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5. Affordable Housing Distribution: The architectural plans shall identify the locations of the proposed affordable housing units. Such units shall be distributed throughout the floor plans and are not to be permitted to be grouped together within a section or floor of the building.
6. Primary pedestrian entryways and/or lobbies are to be prominent, well-lit, and separate from service or vehicular entrances. Every principal use within a building should provide a main pedestrian entrance onto a public street or public pedestrian way, open space, or a paseo/pedestrian walkway or similar, which shall be prominent and easily identifiable, and shall not occur simply as voids within or between buildings. Additional entrances should be permitted.
7. Market Rate Bedroom Distribution:
 - a. Market Rate Units: The project shall have twenty-five (25) market rate units. Three bedroom or greater market rate units are prohibited.
 - b. The minimum size (square footage) of the market rate apartments shall be:
 - i. One bedroom 725 sq. ft.
 - ii. Two-bedroom 850 sq. ft.

3.2.E Facades and Walls

1. Façade Ratio: As depicted on Exhibit 1.
2. The principal building shall have decorative façades, including windows, grilles, awnings, and other decorative features providing visual interest facing such streets. Mechanical and utility rooms shall not be located along the building's street frontage.

3.2.F Open Space, Amenities And Landscape Buffer Requirements

1. At the time of site plan approval, the Redeveloper shall provide a detailed outline of the uses for the indoor and outdoor amenity areas in addition to including these areas on submitted site plans. Size and use of amenity spaces are subject to Planning Board approval as well as the materials used for the outdoor amenity areas.
2. Any portion of the Redevelopment Area that is not used for buildings or parking coverage will be used for outdoor open and/or green space to be maintained by the developer and/or successor association. These areas will be designed in accordance with Section 21 of Scotch Plains Ordinances.
3. Common areas and courtyards should include a combination of outdoor seating, decorative hardscape consisting of unit pavers, stone, or other high-quality materials, outdoor landscape lighting, plantings, and other similar landscape features.
4. The use of pervious hardscapes and rain gardens to limit stormwater runoff is highly encouraged subject to Planning Board approval.

5. Courtyards and above grade terraces or roof decks should be attractively and uniformly designed with pavement / hardscape, plantings, furniture, and lighting. Terraces should be incorporated into upper floors and should have open air and unobstructed view.
6. The redeveloper shall be responsible for the replacement of any landscape material that dies or is damaged. The replacement shall be made no later than the next appropriate planting season for such material.
7. Courtyards with outdoor seating are encouraged to enhance the vitality of the Project. Outdoor seating at the grade level shall increase the building setback in order to prevent over-obstruction of the public right-of-way. All outdoor seating design shall be included in the site plan application.

3.2.G Utilities

1. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available, and permitted by the applicable utility companies, and in all events shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
2. All utility connection permits, and road opening permits shall be obtained from the respective utility authority prior to the start of construction. All municipal roadways damaged by the construction related to the development of the Redevelopment Plan Area shall be restored and/or repaved as directed by the Township of Scotch Plains Engineer.
3. The Project shall provide a stormwater management design for the development that meets the recently adopted, enhanced NJDEP Best Management Practices for stormwater management. The design shall be consistent with the Township's Stormwater Control Ordinance, shall be designed to ensure that the proposed development will have no adverse effects on the subject property, the surrounding properties, or the community at large. The stormwater/flood management systems may include, but are not limited to, flood storage, stormwater detention basins, basin overflow areas, culverts etc., shall be designed and constructed to the appropriate standards.
4. Utility boxes for the proposed residential units shall be located within the interior of the building located within the garage level and be properly screened so as not to be visible from the street or public eye.
5. The redeveloper shall be responsible for the construction of all on-site and off-site improvements, in accordance with Section 42 of the Municipal Land Use Law, determined to be required by the engineering studies and investigations, subject to review and approval by the Board and/or Township Engineer. The redeveloper shall identify any existing Township owned utility lines which are located on the property and, if determined to be necessary by the Township Engineer, reconstruct and/or realign any existing Township owned utility lines at the Developer's sole cost to the reasonable satisfaction of the Township Engineer. Any existing or proposed utility lines that are owned or maintained by the Township shall be provided with a utility easement to be dedicated to the Township.

3.2.H Mechanical Screening

1. All ground level or at grade heating/air conditioning units or other mechanical equipment shall be screened by means of solid fencing and supplemented with evergreen plantings with such planting species resistant to urban environments. At initial planting, the materials shall provide a screen from the top of planting to within six inches of grade.
2. All rooftop mechanical equipment, cellular phone antennas, satellite dishes, and television and radio antennas shall be screened from street view from all outward directions and elevations to minimize the negative aesthetic impact upon the view from the street level. Said screening shall be constructed in a manner that is consistent with the architecture of the building and best practices. In all cases, creative placement of said equipment is required in order to eliminate the need for screening. The screening shall not impair the functioning of the equipment.
3. 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 N.J.A.C. 7:29.
4. Wherever possible, ventilation equipment required should be vented through the roof of the building. All such equipment ventilated through the roof shall be screened in compliance with this Plan. The necessary incorporation of ventilation grillwork within the façade system shall be limited to no more than 20% of the possible glazing area. Such grillwork shall be architecturally incorporated within the façade design so as to compliment and add to the overall aesthetic effect of the façade. Exposed ventilation pipes and risers are prohibited.
5. No exterior wall mounted cooling/heating system will be permitted, including Packaged Terminal Air Conditioner (PTAC) self-contained heating and air conditioning systems that protrude from the facade of a building. All units will have interior roomed heating/cooling systems with only external color coordinating grating for venting permitted which may protrude in accordance with typical installation.

3.3 PROVISIONS RELATED TO FOREST ROAD and GRAND STREET IMPROVEMENTS

3.3.A Streetscape And Landscaping Improvements

It is envisioned that the downtown will be a vibrant area with multi-modal access that provides a safe environment for pedestrian, bicycle, and vehicle traffic and circulation. To further this objective, the Redevelopment Plan includes streetscape improvements aimed at providing adequate pedestrian connections both within and around the redevelopment area and the surrounding Township Tiered Downtown Redevelopment Areas. The proposed uses in this Plan include residential uses which will generate pedestrian traffic and should therefore support safe and appropriate pedestrian infrastructure. To create a pleasant pedestrian environment and provide safe connectivity for pedestrians, the development of the Redevelopment Plan Properties shall include streetscape improvements along Forest Road and Grand Street.

1. Streetscape, open space, and landscaped areas shall be subject to the performance and maintenance guarantees as outlined in Section 21 of the Scotch Plains' Ordinances. Details

related to the maintenance of streetscape and open space improvements and furnishings shall be further defined in the Redevelopment Agreement(s).

2. A Streetscape and Landscaping Improvements Plan shall be submitted for review and approval by the Scotch Plains Planning Board. The Streetscape Improvement Plan shall be prepared by a Licensed Landscape Architect and shall include detailed construction drawings for all on site landscaping, common areas, recreation areas, and all street frontage improvements, including but not limited to street trees, curbing, lighting, walkways, benches, bicycle racks, trash/recycling receptacles, signage and other street furniture as directed by the Scotch Plains Planning Board. The Planning Board shall review each streetscape plan to ensure that each plan is consistent and compatible with other streetscape plans in the surrounding Downtown Redevelopment Areas and may require modifications to same to ensure compatibility and consistency.
3. The site is in Scotch Plains' Downtown Commercial District. Circulation is an important part of this plan. It is envisioned that adequate bike parking and infrastructure will be provided to reduce the number of vehicle trips.
4. Sidewalk areas must be provided along the entire length of the property frontage along Forest Road and Grand Street and shall be properly sized for the safe, convenient and ADA compliant movement of pedestrians through and around the surrounding Downtown Redevelopment Areas.
5. Streetscape Improvements may vary throughout the Redevelopment Area depending on land use. Streetscape improvements must consist of concrete curbs, sidewalks, handicap ramps perpendicular to the roadway, street trees, planters, benches, trash receptacles, bicycle racks, street lighting, crosswalks, wayfinding signs, banners and any other element that may be associated with property improvements in the public right-of-way.
6. Decorative cross walks are encouraged to be provide at intersections within and around the Redevelopment Plan Area, subject to approval by the New Jersey Department of Transportation, if applicable.
7. Public Art provides an opportunity to further develop a sense of place in the downtown and visually represent Scotch Plains' history and identity. The incorporation of public art into the Project is highly encouraged. Examples of public art can include but are not limited to sculptures, murals, mosaics, walkway designs, fountains, creative signage, custom site furnishings, and lighting installations are also encouraged to be incorporated into the project. Art may also be integrated within the architecture or the sidewalk as to become part of the pedestrian experience.
8. High-quality, decorative materials and/or patterns should be used for all non-vehicular or shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians and motorists to reinforce the use or function of the area. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, drop-off and pick up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire redevelopment zone.

9. Streetscape Materials. Vehicular car-paths should be constructed of asphalt. The main pedestrian walkway section of the sidewalks shall be constructed with concrete. The curbside planting buffer/site furnishing/amenity zone shall be constructed of decorative pavers or decorative concrete with tree pits. Pervious pavers are recommended to be incorporated into the design element.
10. Street Planting. Street trees shall be minimum three (3) inch caliper, balled & burlapped, and in a regularly spaced pattern along Forest Road and Grand Street. Trees may also be planted in groupings with no minimum spacing distance required. All landscaped areas are to be curbed. Tree grates are not permitted. Street trees shall be consistent with the requirements outlined in Section 22-6.6 of the Scotch Plains' Ordinance. The species of all street trees shall be approved by the Township DPW.
11. The Project may provide site furnishings that serve the anticipated occupants or users of the building and related exterior spaces, including but not limited to benches, trash and recycling receptacles, bicycle racks, kiosks, sculptural elements, water features, bollards, decorative fences, seat walls, and pedestrian scale lighting.
12. Only indigenous plant species are permitted. Exotic and invasive plant species are prohibited.

3.3.B Pedestrian Access And Circulation

1. The plan shall encourage pedestrian connectivity within the Redevelopment Area and the adjacent downtown community and facilitate access to the nearby NJ Transit bus station.
2. Bicycle Parking. A minimum of 10 (ten) bicycle parking spaces shall be provided.

3.4 PROVISIONS RELATED TO AFFORDABLE HOUSING

1. Affordable Housing Set-Aside: The redeveloper shall have the obligation to deed restrict fifteen percent (15%) of the residential units in the inclusionary development as very low-, low- and moderate-income affordable family rental units. All such affordable units shall comply with the Fair Housing Act ("FHA"), Uniform Housing Affordability Controls ("UHAC") regulations, applicable Committee on Affordable Housing ("COAH") regulations, and all other applicable laws.
2. Deed Restriction: The redeveloper shall execute and record a Deed Restriction for the affordable units before the first Certificate of Occupancy is issued for the inclusionary development. The Deed Restriction will be recorded in the Union County Clerk's office.
3. Deed Restriction Period: The redeveloper shall have an obligation to deed restrict the affordable family rental units in the inclusionary development as very low, low or moderate income affordable family rental units for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit (the "Deed-Restriction Period") until the Township of Scotch Plains takes action to either extend or release the controls on affordability, so that the Township may count each affordable unit against its obligation to provide affordable family rental housing. The Parties agree that the affordability controls shall not expire until such time at least thirty (30) years from the date of initial occupancy,

that the Township takes action to either extend or release the controls on affordability, and if the Township chooses to release the affordability controls, said controls shall continue in effect until the date on which the individual affordable rental unit shall become vacant, provided that the occupant household continues to earn a gross annual income of less than 80 percent of the applicable median income. See N.J.A.C. 5:80-26.11(b). If, at any time after the release of the affordability controls by the Township, a rental household's income is found to exceed 80 percent of the regional median income, the rental rate restriction shall expire and the later of either the next scheduled lease renewal or sixty (60) days. The term family rental in this Redevelopment Plan means rental units that are not age restricted.

4. **Income Distribution Requirements:** Thirteen percent (13%), or one (1) unit, of the total number of the affordable rental units must be very low-income units, thirty-seven percent (37%), or two (2) units, of the total number of affordable rental units must be low-income units, and the remaining fifty percent (50%), or three (3) units, may be moderate-income rental units, provided that five (5) affordable units are provided.
5. **Bedroom Mix:** Pursuant to N.J.A.C. 5:80-26.3(b), (1) the number of efficiency and one-bedroom units is no greater than 20 percent of the total low-and moderate-income units, at least 30 percent of all low-and moderate-income units are two-bedroom units, and at least 20 percent of all low-and moderate-income units are three-bedroom units.
6. **Other Affordable Housing Unit Requirements:** The redeveloper will also comply with all the other requirements of Uniform Housing Affordability Controls ("UHAC") and the Township's Affordable Housing Ordinance, including, but not limited to, (1) affirmative marketing requirements, (2) candidate qualification screening requirements, (3) integrating the affordable units amongst the market rate units, and (4) unit phasing requirements. The developer shall disperse the affordable units within the proposed residential building on the property and shall provide the exact location of each affordable unit at the time of site plan application.
7. **Administrative Agent:** The Redeveloper shall contract with a qualified and experienced third-party administrative agent, which may be the Township's administrative agent (the "Administrative Agent") for the administration of the affordable units and shall have the obligation to pay all costs associated with properly deed restricting the affordable units in accordance with this Agreement for the Deed-Restriction Period. The redeveloper and its Administrative Agent shall work with the Township and the Township's Administrative Agent, should the developer's and the Township's Administrative Agent not be one in the same, regarding any affordable housing monitoring requirements imposed by COAH or the Court. The redeveloper shall provide, within thirty (30) days after written notice, detailed information reasonably requested by the Township or the Township's administrative agent, should the redeveloper's and the Township's Administrative Agent not be one and the same, concerning the developer's compliance with UHAC, the Township's Affordable Housing Ordinance, all applicable Court orders, and other applicable laws.
8. **Veteran's Residency Preference:** Section 311j. of the FHA allows for a municipality to enter into an agreement with a developer to provide a preference for affordable housing to very low-, low- and moderate-income veterans who served in time of war or other emergency as defined in Section I of P.L.1963, c. 171 (C.54:4-8.10), of up to fifty percent (50%) of the affordable units in a particular project. N.J.S.A. 52:27D-311j. Said veterans residency

preference will apply to three (3) of the six (6) family rental affordable units in this Project. The Developer's Administrative Agent will work with the Township's Administrative Agent, should the Developer's and the Township's Administrative Agent not be one and the same, to establish an applicant selection process for the three (3) family rental affordable units and a separate process to ensure that for three (3) of the affordable family rental units, applicants who are veterans who served in time of war or other emergency, and who apply within 90 days of the initial marketing period shall receive preference for one of the affordable units in the project until three (3) of the affordable family rental units are occupied. After the first 90 days of the initial 120-day marketing period, if any of those units subject to the preference remain available, then applicants from the general public shall be considered for occupancy. Following the initial 120-day marketing period, previously qualified applicants and future qualified applicants who are veterans who served in time of war or other emergency, shall be placed on a special waiting list as well as the general waiting list. The veterans on the special waiting list shall be given preference for affordable units, as the units become available, whenever the number of preference-occupied units in the Project falls below three (3) occupied affordable family rental units. The veteran's preference on the three (3) affordable family rental units in the project shall not affect the Township's ability to receive affordable housing credits for said units.

3.5 ELECTRIC VEHICLE PARKING

To further encourage the use of green building and sustainable techniques, the State of New Jersey has passed an act concerning electric vehicle supply equipment and Make-Ready parking spaces that outlines the requirements for 'make-ready' parking spaces and the designation of Electric Vehicle infrastructure as a permitted accessory use and permitted accessory structure. This Redevelopment Plan shall follow the requirements pursuant to N.J.S.A. 40:55D-66.20 et. seq. The requirements are summarized as follows:

As a condition of preliminary site plan approval, for each application involving a multiple dwelling with five or more units of dwelling space, which shall include a multiple dwelling that is building held under a condominium or cooperative form of ownership, a mutual housing corporation, or a mixed-use development, the redeveloper or owner, as applicable shall:

- a. Prepare as Make-Ready parking spaces at least 15 percent of the required off street parking spaces and install electric vehicle supply equipment in at least one third of the 15 percent of Make-Ready parking spaces.
- b. Within three years following the date of the issuance of the certificate of occupancy, install electric vehicle supply equipment in an additional one third of the original 15 percent of Make-Ready parking spaces.
- c. Within six years following the date of the issuance of the certificate of occupancy, install electric vehicle supply equipment in the final one third of the original 15 percent of Make-Ready parking spaces.
- d. Throughout the installation of electric vehicle supply equipment in the Make-ready parking spaces, at least five percent of the electric vehicle supply equipment shall be accessible for people with disabilities
- e. The parking requirements for residential uses have been reduced from the Residential Site Improvement Standards and the off-street parking requirements in this Plan takes into consideration N.J.S.A. 40:55D-66.20 et. seq. Therefore, no further reduction of the total number of parking spaces shall be allowed as may be permitted under N.J.S.A.

40:55D-66.20 et. seq. The Developer shall be required to install the number of EV stations in accordance with the N.J.S.A. 40:55D-66.20 et. seq.

3.6 GREEN BUILDING AND SUSTAINABILITY

The use of green building technologies is strongly encouraged to be incorporated into all aspects of the project design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Development in the Redevelopment Plan Area is encouraged to incorporate where feasible, building technologies and practices that promote sustainability and LEED initiatives of U.S. Green Buildings Committee. Green building design offers the advantages of reduced energy and operating costs while at the same time using less materials. Building design should consider incorporating the following:

1. Solar panels, green roofs, storm water recharging systems and solar powered lighting are some methods that could be used to increase resource efficiency.
2. Implement green roof planting on flat roofing of multi-story buildings or light color for roof surfaces.
3. The use of high efficiency fixtures can reduce energy consumption.
4. Specify building products with recycled content and that are manufactured regionally.
5. Specify ENERGY STAR appliances to help reduce energy consumption.
6. Operable windows should be provided for all residential and non-residential spaces.

The entire Redevelopment Plan Area is located within the “0.02% Annual Chance Flood Hazard,” or 500-year Storm Flood Hazard as shown on Figure E. Stormwater management strategies to mitigate risk from future flooding due to climate change should be implemented.

Senate Bill number 2607 which amended Section 19 of P.L. 1975 c.291 (C.40:55D-28) requires that a land use plan element include a consideration for “environmental effects and extreme weather-related events associated with climate change.... and contain measures to mitigate reasonably anticipated natural hazards...and provide strategies and design standards that may be implemented to reduced or avoid risks associated with natural hazards.” While Scotch Plains has not updated their Land Use Plan to reflect these new standards at this time, the design of this development will take into consideration the resilience of this project, with an emphasis on the flood design measures that will be incorporated into the overall design of the building.

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Figure G- Redevelopment Area shown on National Flood Hazard Map from FEMA

3.7 REDEVELOPMENT ACTIONS

3.7.A Demolition

The development of the Redevelopment Area will involve the removal and relocation of the existing playground and garage to the Church property. Remaining improvements on the property within the portion of Lot 9 within the Plan Area will be demolished. The Parsonage located on Lot 9 will remain and not be impacted. As a part of the demolition, all remains from the foundations of prior structures, if any, need to be removed. It is the responsibility of the redeveloper to remove all debris, including crushed concrete and garbage from the Plan Area, regardless of whether the debris was on the properties prior to the start date of construction. The reuse of crushed concrete or other materials may be acceptable and shall be addressed as part of the site plan approval, subject to the redeveloper receiving the proper permits and approvals from NJDEP. The developer shall defend and indemnify the Township for its use and/or proper disposal if removed from the Plan Area, of all existing and remaining improvements and other materials, including soils, on the site.

Upon the demolition of any existing structure, in whole or in part, the Redevelopment Plan Properties shall be properly graded and stabilized in accordance with the Soil Erosion and Sediment Control Plan unless new construction is to commence on the same site within thirty (30) days.

3.7.B New Construction

This Plan involves the new construction of one (1) inclusionary residential building which will contain a total of thirty (30) rental units, a ground level parking garage, first floor outdoor amenities, first floor accessory amenities within the building structure, along with all related roadways, pedestrian pathways, open space improvements, and off-tract, and streetscape improvements along any frontage as further described in this Redevelopment Plan.

3.7.C Properties to Be Acquired

This Redevelopment Plan will not involve the taking of any privately or publicly owned property.

3.7.D Relocation

No residents or businesses will need to be relocated as part of this redevelopment plan. Therefore, there is no need for a resident or workplace relocation assistance program ("WRAP").

SECTION 4. RELATIONSHIP TO LAND USE AND ZONING ORDINANCE

This Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the Redevelopment Plan Area. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map.

The zoning district map in the zoning ordinances of the Township shall be amended to include the boundaries described in this Redevelopment Plan and the provisions therein. All the provisions of this Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the Redevelopment Area. In the event of any inconsistencies between the provisions of this Plan and any prior ordinance of the Township of Scotch Plains, the provisions herein shall govern.

SECTION 5. RELATIONSHIP TO OTHER PLANS

5.1 PLANS OF ADJACENT MUNICIPALITIES

A. Township of Berkeley Heights

The Township of Berkeley Heights is located in Union County and shares a border with Scotch Plains along the Watchung Reservation. It is not anticipated that construction in the Redevelopment Area will impact Berkeley Heights due to the distance between the area and the Township.

B. Township of Clark

The Township of Clark shares a border with Scotch Plains to the south and eastern portion of the municipality. Clark is located near a low-density residential area of Scotch Plains and any activity in the Redevelopment Area is not expected to have an impact on the Township of Clark.

C. Township of Edison

The Township of Edison is located in Middlesex County and shares a border along the southernmost edge of Scotch Plains. Edison is far removed from the Redevelopment Area, not sharing any direct connecting roadways thus it is unlikely the Redevelopment Area will impact Edison at all.

D. Borough of Fanwood

The Borough of Fanwood is located east down Terrill Road. Due to the small size and scope of the new construction in the Redevelopment area, it is unlikely Fanwood will be impacted negatively by this plan. Route 28 runs through Fanwood and will likely absorb any traffic associated with the multi-family development.

E. Borough of Mountainside

The Borough of Mountainside is located to the northeast of Scotch Plains, sharing a small border above Westfield. The most prominent connection between Scotch Plains and Mountainside is Route 22, which is not connected to the Redevelopment Area. It is unlikely that activity in the Redevelopment Area will have a significant impact on Mountainside, if any at all.

F. City of Plainfield

The City of Plainfield is located south of the redevelopment area further down East Second Street which runs into Plainfield. The size of the parcel comprising the redevelopment area will be able to accommodate construction and should limit disturbances in traffic activity.

G. Borough of South Plainfield

The Borough of South Plainfield is located at the southernmost portion of the Scotch Plains municipal border. Since this redevelopment area is located in the northwestern portion of Scotch Plains, it is unlikely the Borough of South Plainfield will be impacted by the construction in the redevelopment area.

H. Borough of Watchung

The Borough of Watchung is located west of the redevelopment area across Route 22. Route 22 spans across the border of the two municipalities and will be likely to absorb any traffic associated with the redevelopment area.

I. Township of Westfield

The Township of Westfield is located in Union County and shares a large border with the majority of the eastern edge of Scotch Plains. However, Westfield is far removed from the Redevelopment Area and therefore it is not anticipated that new construction will have an impact on Westfield.

5.2 UNION COUNTY MASTER PLAN

“The Union County Master Plan has a variety of planning goals and objectives designed to address major issues and influences that impact Union County’s housing, land use, transportation/circulation and economic development. The County goals and objectives recognize the interrelationships of related policies of municipalities, regional agencies, and the State regarding the future development of Union County.”³

The Union County Master Plan sets guidelines for the municipalities of Union County and aims to spur economic growth through commercial, residential and transportation development. The Union County Master Plan promotes development and redevelopment consistent with surrounding areas while revitalizing “older suburban areas through...commercial adaptive reuse...upgrading of community infrastructure and upgrading transportation and transit facilities.”⁴

This Redevelopment Plan is consistent with the Union County Master Plan, in that it aims to promote redevelopment of vacant and underutilized lots through redevelopment and planning efforts.

5.3 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

All the properties in the Redevelopment Plan Area are mapped within the Metropolitan Planning Area PA I as depicted on the New Jersey State Development and Redevelopment Plan. “In the Metropolitan Planning Area, the State Plan’s intention is to provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older communities; redesign areas of sprawl; protect the character of existing stable communities.”⁵

³ Union County Master Plan. June 1998, 1-2

⁴ Union County Master Plan: June 1998, 1-3 – 1-4.

⁵ State Development and Redevelopment Plan, New Jersey State Planning Commission, adopted March 1, 2001, page 190.

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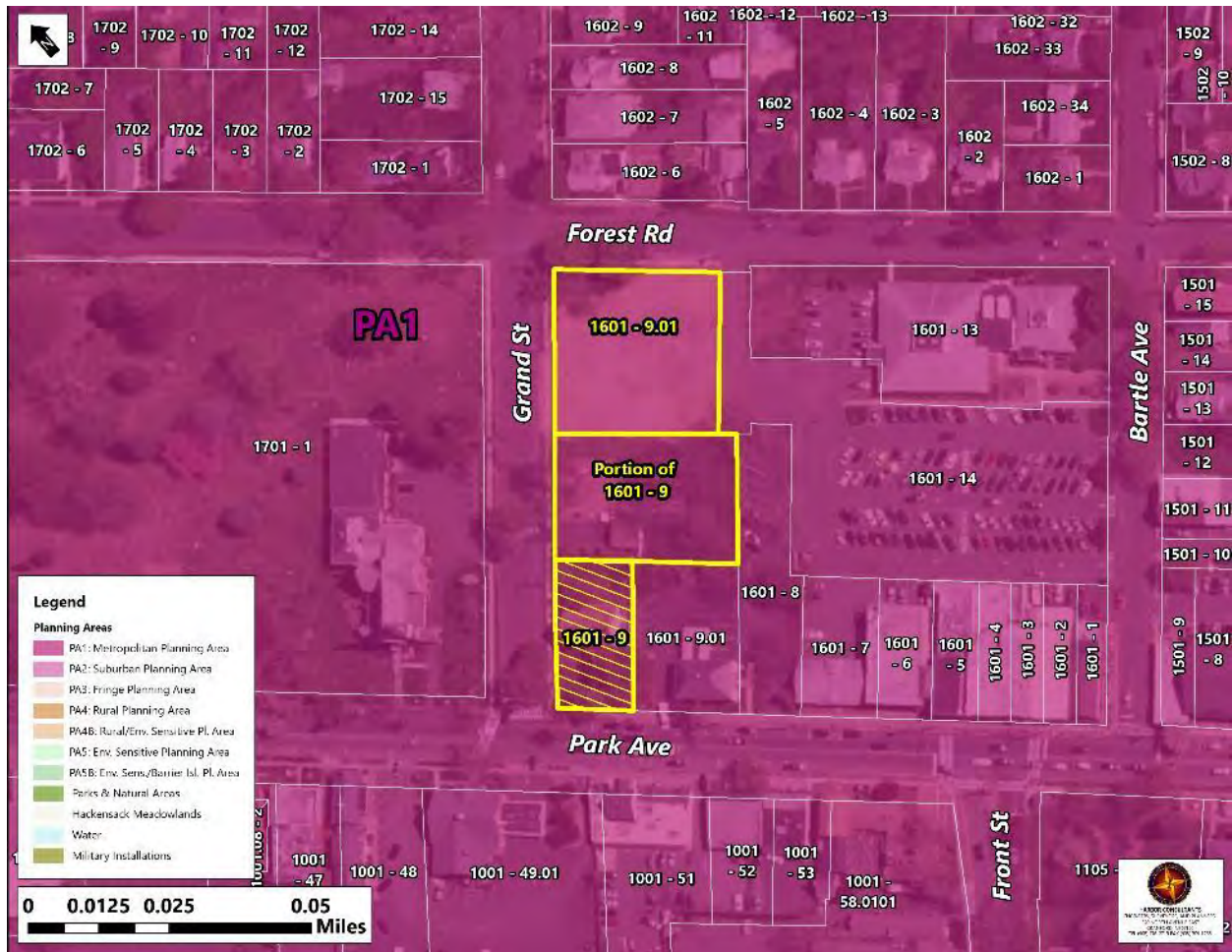


Figure H - Redevelopment Area as shown on The New Jersey State Development and Redevelopment Plan

In 2001, the New Jersey State Planning Commission adopted The New Jersey State Development and Redevelopment Plan. A Final Draft of the State Development and Redevelopment Plan was reissued in 2010. The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities; reduce sprawl; and promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196. et seq.).

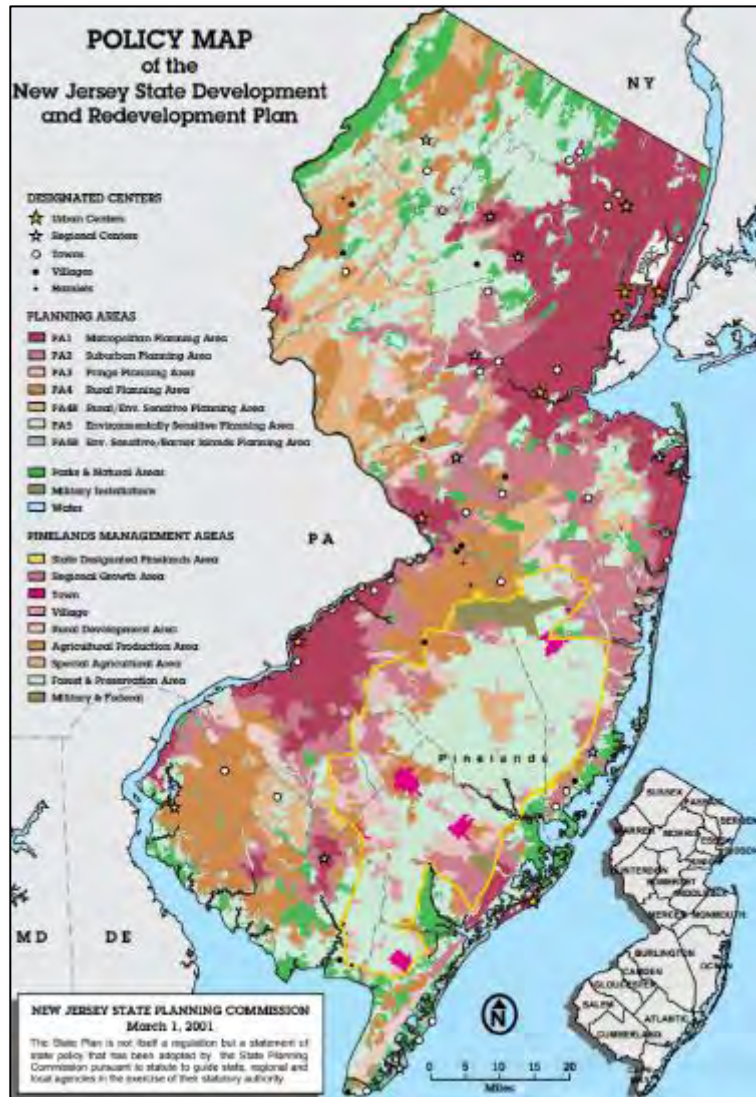
The general redevelopment plan strategy is to achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment, and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

The New Jersey State Plan Policy Map integrates the two critical spatial concepts of the State Plan—Planning Areas, and Center and Environs—and provides the framework for implementing

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the Goals and Statewide Policies. Each Planning Area has specific intentions and Policy Objectives that guide the application of the Statewide Policies. The Policy Objectives ensure that the Planning Areas guide the development of location of Centers and protect the Environs. Applying the Statewide Policies through the State Plan Policy Map will achieve the goals of the State Planning Act.



According to the New Jersey State Development and Redevelopment Plan, the 347 Park Avenue and 350 Forest Road Redevelopment Area is in the Metropolitan Planning Area, PA1. PA1 provides for much of the state's future redevelopment: revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. As the name implies, the communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers — the New York/Newark/Jersey City metropolitan region in the northeastern counties. The investment in passenger rail service in the Metropolitan Planning Area is represented by over 130 stations on eleven (11) heavy rail lines, two (2) rapid transit lines, two (2) light rail lines, and one (1) subway line.

Over the years, both the public and private sectors have made enormous investments in building and maintain a wide range of facilities and services to support

these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully developed, or almost fully developed, with little vacant land available for new development. Much of the change in land uses, therefore, will take the form of redevelopment. These communities have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be the not-too-distant

future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal restraints. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics over time. This Redevelopment Plan is consistent with and will reinforce the goals and objectives of the State Development and Redevelopment Plan.

SECTION 6. GENERAL PROVISIONS

6.1 ROLE OF THE TOWNSHIP OF SCOTCH PLAINS

6.1.A Redeveloper Selection

In order to ensure that the vision of this Plan will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of this Plan, the Township Council, would first need to select a Redeveloper(s) for all or any portion of the Plan. Said Redeveloper(s) would then be required to execute a Redevelopment Agreement satisfactory to and authorized by the Township Council.

6.1.B Pilot Agreement

The Township Council may approve a long-term tax exemption pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., for a redevelopment project on property designated as Block 1601, a portion of Lot 9 and 9.02 on the Township of Scotch Plains Tax Map. A new tax lot will be created subject to assignment from the Township's Tax Assessor and recorded in the Union County's Clerks Office.

6.2 APPROVALS PROCESS

This Plan changes the process by which approvals for the development of land are typically granted. For a typical development application, a property owner submits plans and an application to the Planning Board or Zoning Board of Adjustment, and the board schedules a hearing on the application. However, in order to comply with this Plan and to streamline the review process, the following procedure will be followed:

6.2.A Township Council Review

The Township Council acting as the Redevelopment Entity shall review the Consistency Review Materials, which shall consist of the site plans, architectural drawings and a zoning analysis addressing the requirements of this redevelopment plan, for a proposed redevelopment project(s) within the designated Redevelopment Area to ensure that such project is consistent with this Plan and associated redeveloper agreement(s) ("Consistency Review"). Such review shall occur prior to the submission of the site plan application for the redevelopment project(s) to the Planning Board. During such process, the Township Council may seek input from a committee or subcommittee formed by the Township Council which may include members of the Township Council and any other members and/or professionals as determined necessary and appropriate by the Township Council. Such committee or subcommittee shall make its recommendations to the Township Council.

In undertaking the Consistency Review, the Township Council shall review whether the Consistency Review Materials are consistent with this Redevelopment Plan and associated executed redeveloper

agreement(s). Such review shall be completed and a review letter stating any items to be addressed further shall be issued to the Redeveloper within 60 days of submission to the Township Clerk of the land development application (such 60 day time frame being a “target date” only, as long as the Township Council is acting in good faith and with continuity of purpose within said 60 day time frame). Following the submission of the response by the Redeveloper, the Township and Redeveloper shall act promptly and in good faith to resolve any issues arising out of the Consistency Review process. It is expressly acknowledged that the Consistency Review is mandatory and shall be a pre-condition to the submission by any redeveloper of a land development application to the Planning Board.

6.2.B Planning Board Review Process

Upon the issuance of a report by the Township Council to the Planning Board and Applicant stating that the Consistency Review Materials have been reviewed and is consistent with the Redevelopment Plan and Redevelopment Agreement or otherwise acceptable to the Township Council, the development application shall be submitted to the Planning Board. All development applications shall be submitted to the Scotch Plains Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Plan incomplete if the applicant has not been designated by the Township Council as a redeveloper(s) and the project plan has not been reviewed and approved by the Township Council.

6.3 VARIANCES AND DESIGN WAIVERS

Any deviation from a permitted use standard, which would typically result in a “d” variance pursuant to N.J.S.A. 40:55D-70d, shall be addressed as an amendment to this Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations which would result in a “d” variance. The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Redevelopment Plan, and the Scotch Plains Land Development Code if applicable, to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the Redevelopment Plan, and the Scotch Plains Land Development Code if applicable, to the same extent as the Board may grant relief from subdivision and site plan regulations pursuant to N.J.S.A. 40:55D-51.

6.4 EASEMENTS

All existing easements or agreements shall be documented as part of any development proposal prior to or as part of the Consistency Review.

6.5 SITE PLAN REVIEW

6.5.A Site Plan and Subdivision Review

Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements within the Redevelopment Plan Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the applicants for review and approval by the Township Planning Board.

6.5.B Approvals By Other Agencies

The redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redeveloper's Agreement to be executed between the redeveloper and the Township.

6.5.C Certificate of Completion and Compliance

Upon the inspection, verification, and approval by the Township Council that the redevelopment of the Redevelopment Plan Area, or portion thereof, is completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such area will be deemed no longer in need of redevelopment.

6.5.D Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

6.5.E Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features to be detrimental to the public health, safety, or general welfare.

6.5.F Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Council or by a developer or any of his successors or assignees, whereby land within the Redevelopment Plan Area is restricted by the Township Council, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Plan Area based on age, race, creed, color, or national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, or occupancy thereof.

6.5.G Infrastructure and Public Improvements

The developer, at the developer's sole cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the Redevelopment Plan Area, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the developer's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other

landscaping), street lighting, and on- and off-site traffic controls and road improvements for the Plan Area or required as a result of the impacts of the project.

6.5.H Duration of The Plan

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Council.

6.5.I Procedure for Amending the Approved Plan

This Plan may be amended from time to time upon compliance with the requirements of state law.

6.6 MISCELLANEOUS PROVISIONS

1. All the provisions of this Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the Redevelopment Plan Area.
2. If any article, section, subsection, sentence, clause, or phrase of this Plan is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.
3. In the event of any inconsistencies between the provisions of this Plan and any prior ordinance of the Township of Scotch Plains, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Scotch Plains are hereby ratified and confirmed, except where inconsistent with the terms hereof.
4. Throughout this Plan, a distinction is made between "shall" and "should." "Shall" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply but is not required to do so.

APPENDIX

Appendix 1. – Township of Scotch Plains Council Resolution #2021-140

Adopted July 20, 2021

Explanation: Resolution authorizing the Township Planner to prepare a redevelopment plan for properties located at 347 Park Avenue and 350 Forest Road and identified as Block 1601, Lots 9 and 9.02 on the Municipal Tax Map.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2021-140

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

WHEREAS, on March 20, 2018, the Township Council passed Resolution 2018-71 designating as areas in need of redevelopment properties located at 347 Park Avenue and 350 Forest Road and identified as Block 1601, Lots 9 and 9.02 ("Subject Properties") in addition to 43 other properties; and

WHEREAS, the Township received a proposal dated July 13, 2021 from Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., to prepare a redevelopment plan for the Subject Properties, in an amount not to exceed \$11,500.00; and

WHEREAS, the Township C.F.O. has certified funds to charge account #1-01-20-100-2-099; and

WHEREAS, the Township Council wishes to authorize the Township Planner to prepare a redevelopment plan for the Subject Properties and to present same to the Township Council for its consideration; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., is hereby authorized to prepare a redevelopment plan for the Subject Properties and to present same to the Township Council for its consideration, in an amount not to exceed \$11,500.00; and
3. This Resolution shall take effect immediately.

Dated: July 20, 2021

RECORD OF VOTE

RECORD OF VOTE									
COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
ADAMS	X				ZIMMERMAN	X			
STAMLER	X				MAYOR LOSARDO	X			
WHITE	X				COMMENT				
MOTION	STAMLER				SECOND	ZIMMERMAN			
X- INDICATES VOTE	AB- ABSENT		NV-NOT VOTING						

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

July 20, 2021



Bozena Lacina, RMC
Municipal Clerk

EXHIBITS



Grand Street & Forest Road
October 14, 2022

Gonsosa Development
Palermo|Edwards Architecture



Grand Street & Forest Road
October 14, 2022

Gonsosa Development
Palermo|Edwards Architecture



Grand Street & Forest Road
October 14, 2022

Gonsosa Development
Palermo|Edwards Architecture

GRAND STREET
SCOTCH PLAINS, NJ



GRAND STREET ELEVATION

	DOWNTOWN AFFORDABLE HOUSING OVERLAY ZONE		PROPOSED NEW REDEVELOPMENT PLAN
	B-2 - CORE DOWNTOWN AREA ZONE REQUIREMENT	B-2 ZONE REQUIREMENT	PROVIDED
30 UNIT MULTI-FAMILY			
MIN. LOT AREA	-	-	43,750.0 (1.01 AC)
MIN. LOT WIDTH	-	-	270.6'
MIN. LOT DEPTH	-	-	155.5'
MAX. BUILDING COVERAGE	80%	80%	20,576 SF/47%
MAX. IMPERVIOUS LOT COVERAGE	90%	90%	24,532 SF/56%
MAX. BUILDING HEIGHT	4 STY/50 FT + 10' STEPBACK AT 4TH FL	3 STY/45 FT	3 STY/52 FT (TO APPURTENANCES)
REQUIRED OPEN SPACE	10% OF GROSS LOT AREA - 4,375 SF REQ.	10% OF GROSS LOT AREA - 4,375 SF REQ.	25.8% - 11,299 SF
FRONT YARD SETBACK	15' - 4 STY BLDG	10' - 3 STY BUILDING	10' BOTH STREETS
SIDE YARD SETBACK - ONE SIDE	10' - 4 STY BLDG	0' - 3 STY BUILDING	28.64'
SIDE YARD SETBACK - BOTH SIDES	15' - 4 STY BLDG	15' - 3 STY BUILDING	N/A
SIDE YARD SETBACK - CORNER LOT	10'	10'	N/A
REAR YARD SETBACK	30'	30'	34.48'
DENSITY	30 UNITS PER ACRE		30 UNITS PER ACRE
DENSITY BONUS SUBJECT TO: 1. ADDITIONAL 5% OPEN SPACE 2. MINIMUM SF OF MARKET RATE UNITS 3. OFF STREET PKG PER RSIS 4. BUILDING MATERIALS 5. 20% INCLUSIONARY SET ASIDE 6. GREEN BUILDING DESIGN 7. BUILT TO MEET NFPA 13	5% OF GROSS LOT AREA - 2,188 SF REQUIRED 1 BR - 700 SF, 2 BR - 850 SF 46 SPACES NO VINYL OR EIFS 20% OF 30 UNITS = 6 AFFORDABLE HOUSING UNITS BUILT TO GREEN DESIGN STANDARDS AT DISCRETION OF PLANNING BOARD BUILT TO MEET NFPA 13		6,924 SF 1 BR - 717 SF, 2 BR - 866 SF 46 PARKING SPACES NO VINYL OR EIFS 5 AFFORDABLE UNITS AGREE TO COMPLY AGREE TO COMPLY
PARKING - PER RSIS	1.5 SPACES - 1 & 2 BR UNITS - 29 UNITS 2.0 SPACES - 3 BR UNITS - 1 UNITS	44 SPACES REQUIRED 2 SPACES REQUIRED 46 TOTAL SPACES REQUIRED	46 SPACES AT-GRADE IN BUILDING 46 TOTAL SPACES PROVIDED
AMENITY SPACE	15% OF LARGEST FLOOR AREA 0.15 X 20,576 SF = 3,087 SF REQUIRED		3,244 SF PROVIDED
UNIT MIX	MARKET RATE UNITS - 25 TOTAL ONE BEDROOM UNITS - 5 TWO BEDROOM UNITS - 20	AFFORDABLE UNITS - 5 TOTAL ONE BEDROOM UNITS - 1 TWO BEDROOM UNITS - 3 THREE BEDROOM UNITS - 1	MARKET RATE UNITS - 25 TOTAL ONE BEDROOM UNITS - 5 TWO BEDROOM UNITS - 20 AFFORDABLE UNITS - 5 TOTAL ONE BEDROOM UNITS - 1 TWO BEDROOM UNITS - 3 THREE BEDROOM UNITS - 1

UNIT MIX	BEDROOMS			
	ONE	TWO	THREE	TOTAL
THIRD FLOOR	3	12	0	15
SECOND FLOOR	3	11	1	15
GROUND FLOOR	0	0	0	0
TOTAL	6	23	1	30

UNIT SF BREAKDOWN

GRAND STREET - SCOTCH PLAINS

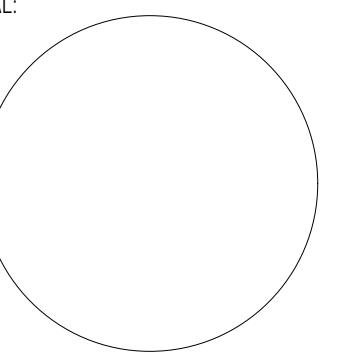
	1 BR	2 BR	3 BR
SECOND FLOOR	717 Aff.	866	1241 Aff.
	717	866	
	850	866	
		866	
		900	
		900	
		900	
		900	
		900	
		900	
		1018	
THIRD FLOOR	717	866 Aff.	
	717	866	
	850	866	
		866	
		900 Aff.	
		900	
		900	
		900	
		900	
		1018 Aff.	
		1018	

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SEAL:



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CONSULTANTS:

GRAND
STREET

SCOTCH PLAINS, NJ
UNION COUNTY

NEW 3-STORY MULTI-FAMILY BUILDING

FOR:

SUBMISSIONS:	
DRAFT CONCEPT PLANS	05.10.2022
REDEVELOPMENT SUB.	10.14.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE
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CHKD BY:	KE
PROJECT NO:	19004

SHEET TITLE:

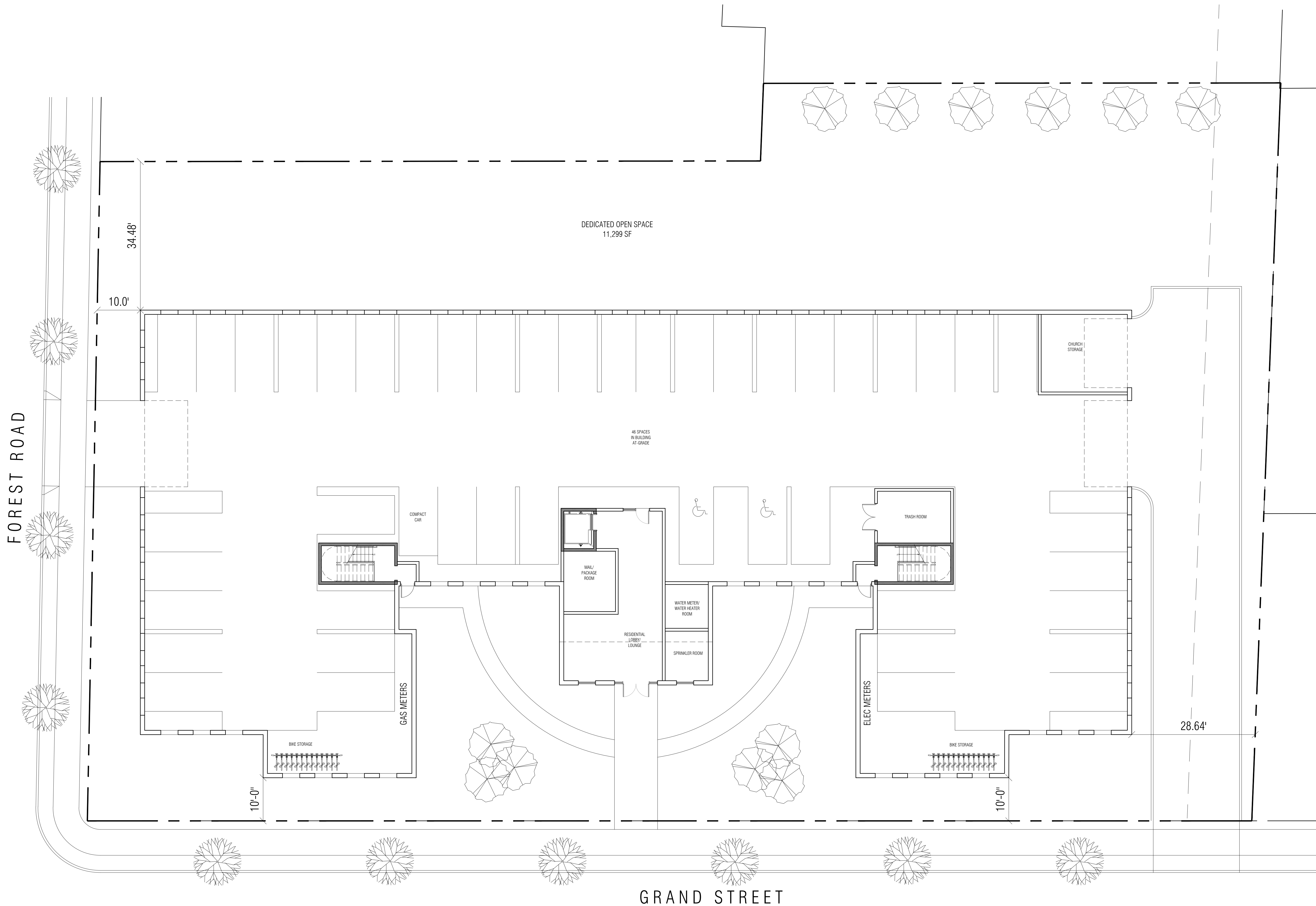
PROJECT DATA

SHEET No. _____

T-100

HOUSE RENOV DOCUMENTS PROJECTS 2019 15034 - PATRIOTS PLACE - SCOTCH PLAINS 2. DRAWINGS 3. DESIGN DEVELOPMENT 2-1014 XR-STE DWG 011-100

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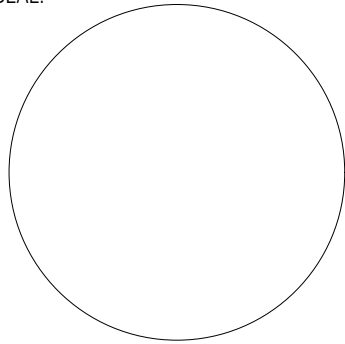


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SCOTCH PLAINS, NJ
UNION COUNTY

NEW 3-STORY
MULTI-FAMILY
BUILDING

FOR:

SUBMISSIONS:
DRAFT CONCEPT PLANS 05.10.2022
REDEVELOPMENT SUB. 10.14.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE
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DRAWN BY:	JP
CHKD BY:	KE
PROJECT NO.	19004

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET No.

C-100

01 CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

SCOTCH PLAINS, NJ
UNION COUNTY

NEW 3-STORY MULTI-FAMILY BUILDING

FOR: _____

SUBMISSIONS:	
DRAFT CONCEPT PLANS	05.10.2022
REDEVELOPMENT SUB.	10.14.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE
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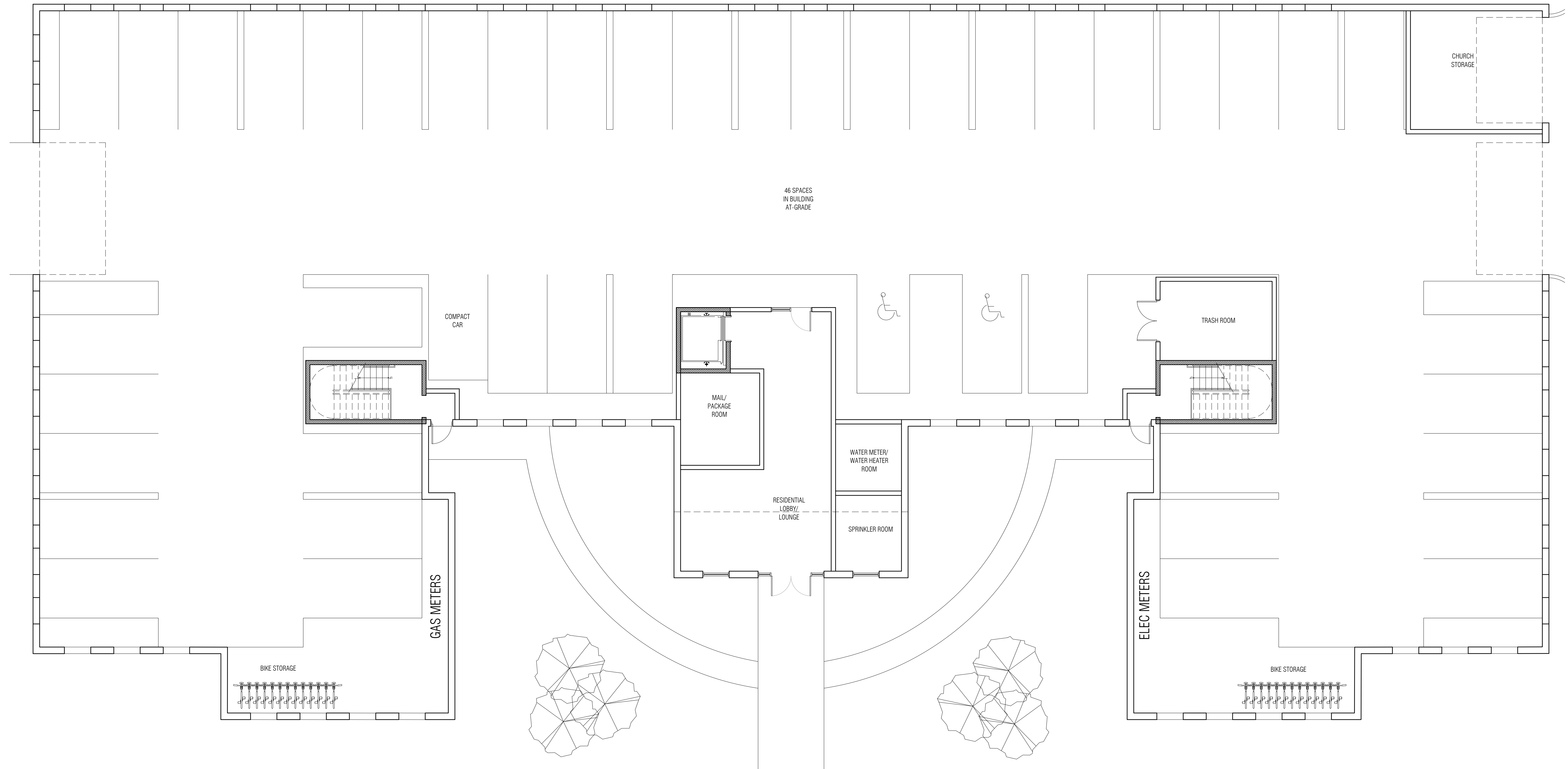
DRAWN BY: JP
CHKD BY: KE
PROJECT NO: 19004

SHEET TITLE:

GROUND FLOOR
ARCHITECTURAL PLAN

SHEET No.

C-110



01 CONCEPTUAL BUILDING PLAN - GROUND FLOOR



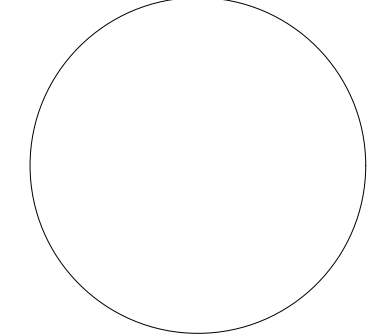
01 CONCEPTUAL BUILDING PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

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UNION COUNTY

NEW 3-STORY
MULTI-FAMILY
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FOR:

SUBMISSIONS:
DRAFT CONCEPT PLANS 05.10.2022
REDEVELOPMENT SUB. 10.14.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE

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PROJECT NO: 19004

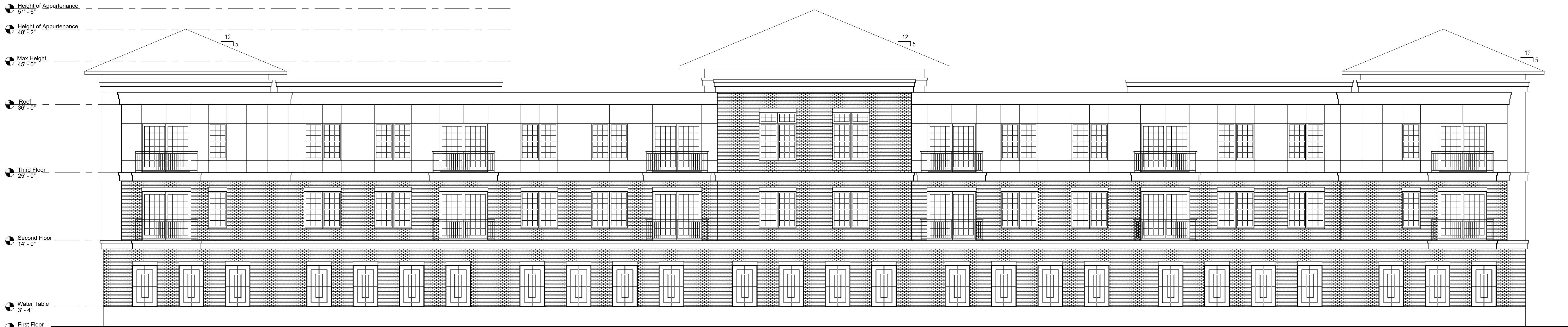
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SECOND FLOOR
ARCHITECTURAL PLAN

SHEET No.
C-130



01 CONCEPTUAL BUILDING PLAN - THIRD FLOOR



04 CONCEPTUAL BUILDING ELEVATION - REAR
SCALE: 1/8" = 1'-0"



03 CONCEPTUAL BUILDING ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



02 CONCEPTUAL BUILDING ELEVATION - FOREST ROAD
SCALE: 1/8" = 1'-0"

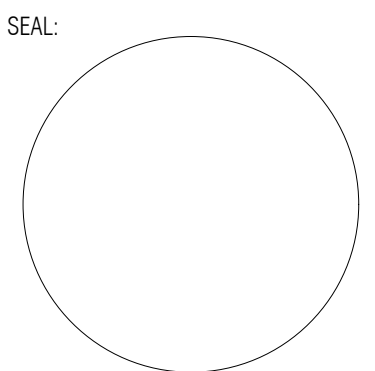


01 CONCEPTUAL BUILDING ELEVATION - GRAND STREET
SCALE: 1/8" = 1'-0"

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UNION COUNTY

NEW 3-STORY
MULTI-FAMILY
BUILDING

FOR:

SUBMISSIONS:
DRAFT CONCEPT PLANS 05.10.2022
REDEVELOPMENT SUB. 10.14.2022

REVISIONS:

REVISION DESCRIPTION DATE

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PROJECT NO: 19004

SHEET TITLE:

BUILDING ELEVATIONS

SHEET No.

C-150



04 CONCEPTUAL BUILDING ELEVATION - REAR
SCALE: 1/8" = 1'-0"



03 CONCEPTUAL BUILDING ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



02 CONCEPTUAL BUILDING ELEVATION - FOREST ROAD
SCALE: 1/8" = 1'-0"



01 CONCEPTUAL BUILDING ELEVATION - GRAND STREET
SCALE: 1/8" = 1'-0"

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CONSULTANTS:

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SCOTCH PLAINS, NJ
UNION COUNTY

NEW 3-STORY
MULTI-FAMILY
BUILDING

FOR:

SUBMISSIONS:
DRAFT CONCEPT PLANS 05.10.2022
REDEVELOPMENT SUB. 10.14.2022

REVISIONS:

REVISION DESCRIPTION DATE

DRAWN BY: JP
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PROJECT NO: 19004

SHEET TITLE:

BUILDING ELEVATIONS

SHEET No.

C-150

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STREET

SCOTCH PLAINS, NJ
UNION COUNTY

NEW 3-STORY
MULTI-FAMILY
BUILDING

FOR: _____

SUBMISSIONS:	
DRAFT CONCEPT PLANS	05.10.2022
REDEVELOPMENT SUB.	10.14.2022

REVISIONS:

DRAWN BY:	JP
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PROJECT NO:	19004

SHEET TITLE:

BUILDING MATERIALS

SHEET No.

C-160

This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some minor discoloration and small dark spots, possibly due to age or handling. A faint red mark is visible near the top left corner. The page is set against a dark background.

03 CAST STONE - COLOR: NATURAL

02 BELDEN BRICK - 5-3-505 SMOOTH
SCALE: NTS NOTE: TO MATCH BRICK AT THE BAPTIST CHURCH



01 CONCEPTUAL BUILDING ELEVATION - GRAND STREET
MATERIAL SPECIFICATIONS
SCALE: 1/8" = 1'-0"