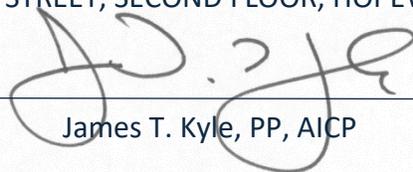


# Redevelopment Plan for Block 8, Lots 29 and 30 1176 and 1180 Route 130

PREPARED FOR THE MAYOR AND COUNCIL OF THE TOWNSHIP OF  
ROBBINSVILLE

KYLE MCMANUS ASSOCIATES

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Licensed NJ Professional Planner Number 05667

The original of this document was signed and sealed

in accordance with N.J.S.A. 45:14A-12



2/14/2024

Township of Robbinsville

2298 Route 33, Robbinsville, NJ 08691

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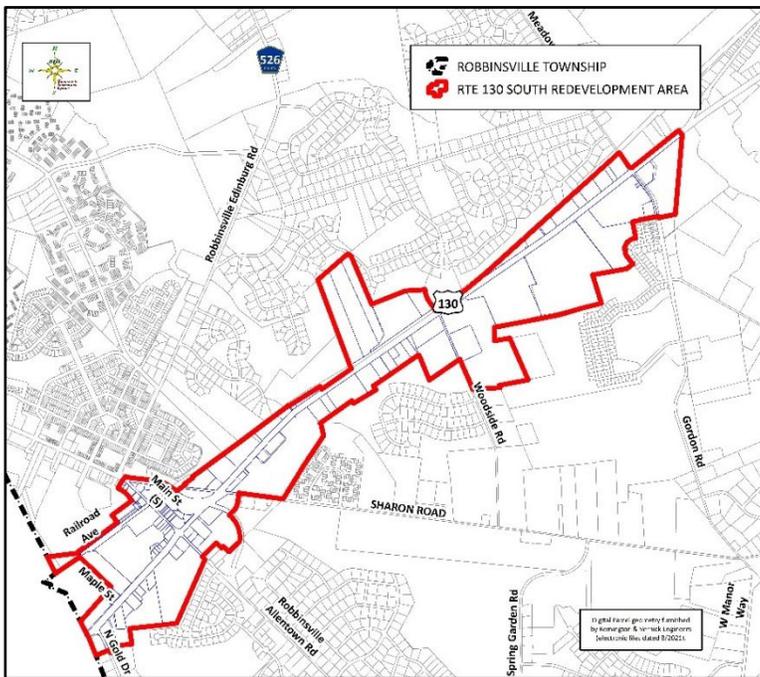
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## INTRODUCTION

On June 24, 2021, Township Council, with the adoption of Resolution No. 2021-165, declared approximately 124 properties encompassing 430 acres along State Highway Route 130 as a non-condemnation area in need of redevelopment. This designation followed detailed investigation conducted by ARH Associates and the Planning Board and a public hearing where the Board recommended such designation with the adoption of Resolution No. PB2021-17(B). Following approval granted by the New Jersey Department of Community Affairs, the area is now known as the “Route 130 South Redevelopment Area”. Although the redevelopment area consists of many parcels as shown on the figure below, this redevelopment plan is only applicable to Block 8, Lots 29 and 30 (hereafter the “redevelopment plan area” or “site”).



**Figure 1 – Route 130 Redevelopment Area (image courtesy of ARH Associates)**

The redevelopment plan area consists of approximately 19.34 acres, located on the north side of Route 130 between Woodside Road to the north and Sharon Road to the south. Currently the site contains a 32,000 square foot building shell consisting of a single-story warehouse (+/- 18,000 s.f.) and attached two-story office building (+/- 14,000 s.f.), a 5,900 square foot shop and storage building and 1,700 square foot shed structure plus vehicle storage areas on Lot 29 and a former single-family home and gravel parking areas on Lot 30. Environmental remediation is ongoing from prior site owner operations. Figure 2, on the following page, shows a recent aerial photograph of the site and surroundings and outlines the redevelopment plan area in yellow. Surrounding uses include single family homes to the north on Sven Drive and Roosevelt Way, undeveloped, wooded land to the east and west and commercial development to the south along Route 130.

Based on data available from the New Jersey Department of Environmental Protection (NJDEP), the redevelopment plan area is a known contaminated site, with soil contamination from prior use. At present, a Licensed Site Remediation Professional (LSRP) has been retained and the remediation process has commenced. According to the most recent data from NJDEP, the remedial investigation report is due in February of 2027 and remedial action must commence by February of 2028 and be completed by February of 2030. Use of the property is somewhat limited due to known contamination and the need for remediation.

## **REDEVELOPER SELECTION AND DESIGNATION**

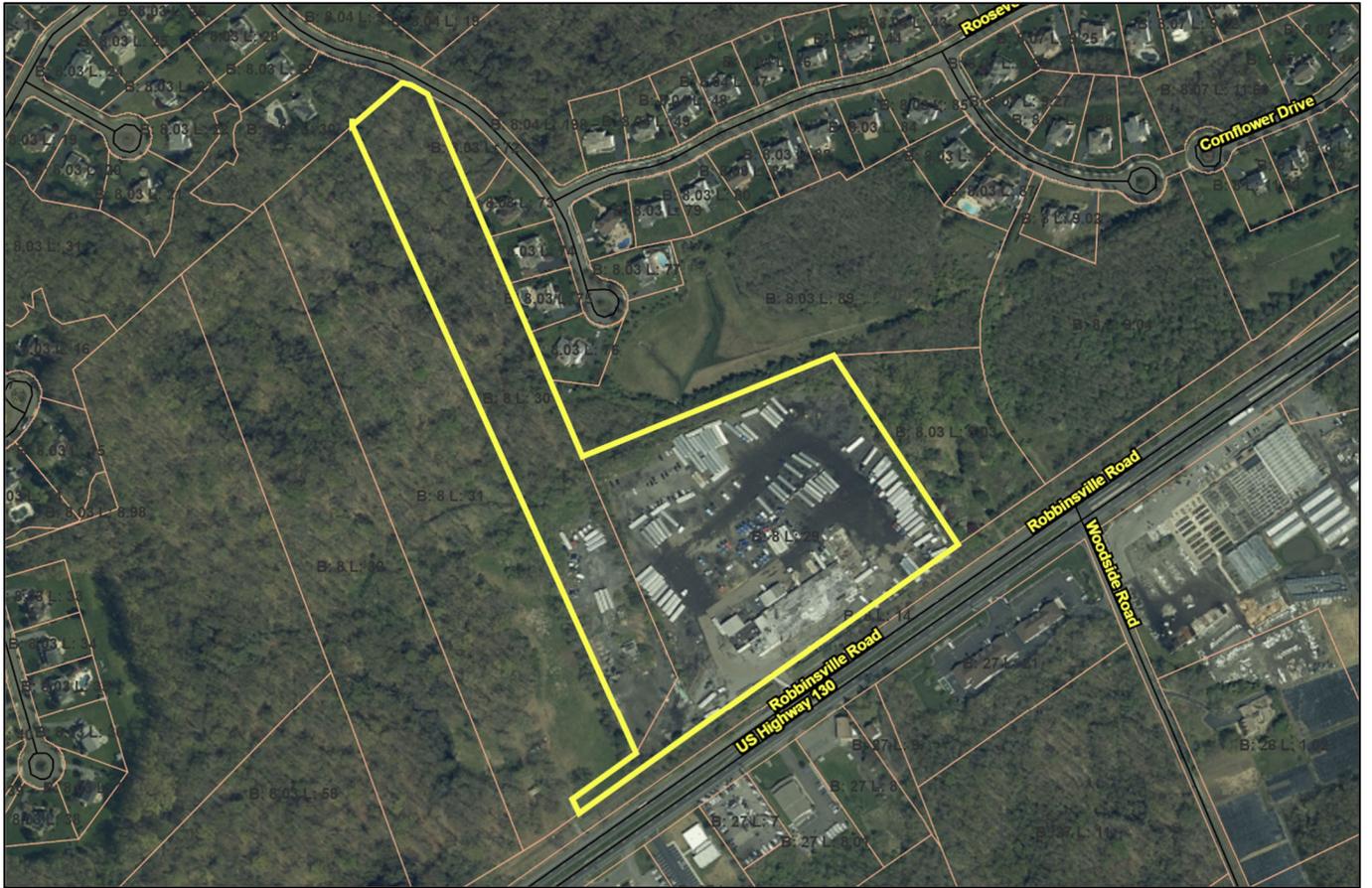
The Robbinsville Township Council will act as the Redevelopment Entity for this redevelopment plan area. The owner of the property subject to the requirements of this redevelopment plan, T Group, LLC, has submitted an expression of interest to the Redevelopment Entity dated June 23, 2023, in which it set forth their ownership structure, experience, financial capability and project concept in detail, including a conceptual site plan and proposed architecture. Based on the expression of interest and ownership of the redevelopment plan area, this redevelopment plan designates T Group, LLC as Redeveloper Candidate for the redevelopment plan area.

Upon adoption of this redevelopment plan, the Redevelopment Entity shall begin negotiations of a Redevelopment Agreement with the Redeveloper Candidate. This Redevelopment Agreement shall be forwarded to Township Council for consideration and adoption.

## **PUBLIC PURPOSE**

Aside from the obvious benefits of ameliorating deteriorating or stagnant conditions such as those identified in the Planning Board's redevelopment investigation, redevelopment planning has tremendous benefits to the community from a land use planning perspective. First and foremost, it enables a municipality to establish new parameters for redevelopment, which can in some cases represent a significant departure from status quo zoning with respect to physical form, building materials, design and density. Whether treated as superseding existing zoning (as will be the case here) or as an overlay, a redevelopment plan offers the opportunity to meet emerging needs of the community through a small-scale, self-contained planning process. In this case, that planning process will greatly aid the Township in addressing the stagnation that has occurred along the Route 130 corridor and provide opportunity for appropriate use of the site given the contamination present. Although some parts of the redevelopment area have seen investment over the last few decades, it cannot be characterized as significant. Further, it will set standards that will help integrate proposed land uses into the corridor in a way that provides attractive development and addresses what has become a derelict site. The Township's highway corridors form most visitor's impressions of the community and improving the appearance of development along Route 130 is a primary goal of the Township that will be implemented through the standards in this plan.

Figure 2 – Block 8, Lots 29 and 30 Redevelopment Plan Area



## LEGAL BASIS FOR REDEVELOPMENT IN NEW JERSEY

The New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., enables municipalities to take advantage of a broad range of tools that assist in remedying deteriorated conditions and blight or lack of proper utilization of land that can ultimately impact the public welfare. Areas that exhibit a preponderance of vacant or underutilized properties or structures, or lands that have remained underutilized for a significant length of time can ultimately impact the viability of surrounding uses to the detriment of the public interest. In the case of this redevelopment plan area, the site exhibits such characteristics, with buildings that are in serious disrepair.

Redevelopment starts with the governing body authorizing the Planning Board to undertake a “Preliminary Investigation” of whether a certain area or group of parcels meet the criteria outlined in N.J.S.A. 40A:12A-5. Changes to the LRHL resulting from court decisions require the governing body, in its resolution authorizing the preliminary investigation, to specify whether condemnation powers will be utilized in redevelopment efforts. In the case of this investigation, the governing body has already determined condemnation powers will not be used, branding this a “non-condemnation redevelopment area”. This means the Township will not seek to condemn any privately owned properties within the Route 130 South Redevelopment Area for the purposes of redevelopment and will instead rely on normal market forces to drive the assemblage of land for new development. In this case, the Township Council authorized the redevelopment investigation with adoption of Resolution No. 2020-68 on February 27, 2020 as amended on May 28, 2020.

While the LRHL does not prescribe an exact form for the preliminary investigation, it must contain, at a minimum, a map of the area studied and the location of parcels included along with a statement as to the basis for the investigation. The Planning Board is required to hold a public hearing on the preliminary investigation, with notice given to affected property owners and general notice given by publication of the hearing in a newspaper of general circulation. Notice must be published once each week for two consecutive weeks, the second publication occurring at least 10 days prior to the date of the hearing on the preliminary investigation. The hearing is held much like a hearing for land development applications, where interested parties and those immediately affected are afforded the opportunity to speak and enter evidence for the Board’s consideration. At the conclusion of the public hearing, the Board is required to recommend to the governing body that all or any part of the area studied be determined, or not be determined, to be an area in need of redevelopment. The Township of Robbinsville Planning Board conducted public hearings on February 24, 2021 and March 17, 2021, in accordance with the above requirements, and recommended by resolution that Township Council designate the area studied as an area in need of redevelopment.

Considering the recommendation of the Planning Board, the governing body may adopt a resolution determining that the area studied, or any part thereof, is an area in need of redevelopment. Once adopted, the resolution must be forwarded to the Commissioner of Community Affairs for review. The governing body must issue a notice of determination within 10 days to all property owners within the delineated area and any person who filed a written objection and specified an address where a notice of determination must be sent. Township Council designated the Route 130 South Redevelopment

Area as an area in need of redevelopment via adoption of Resolution No. 2021-165 on June 24, 2021. All other requirements have been met and the New Jersey Department of Community Affairs approved the redevelopment designation by letter on July 8, 2021.

Once an area is determined to be an area in need of redevelopment, the governing body must prepare or authorize the Planning Board to prepare a redevelopment plan. The LRHL specifies that "the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:"

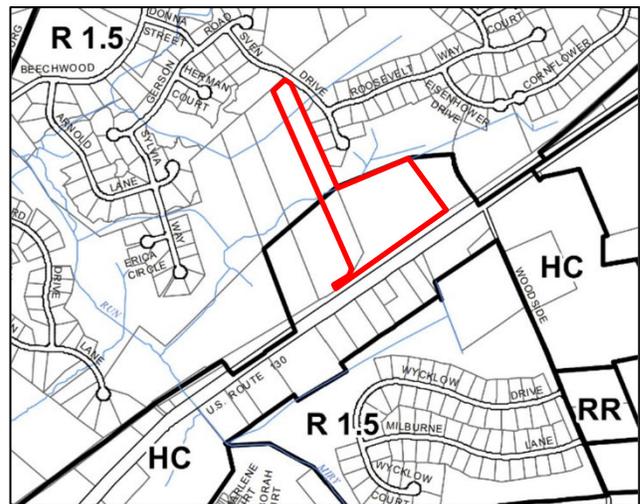
- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project 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) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.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. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- (8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the

project area in a manner that appropriately connects with an essential public charging network.

Any redevelopment plan may include requirements for the provision of affordable housing, but it must contain discussion on the relationship of the plan to development regulations of the municipality and must be “substantially consistent with” or “designed to effectuate” the municipal master plan. Redevelopment plans are required to be adopted by ordinance and go through the normal procedure undertaken by the governing body for such an action. If the governing body prepares the redevelopment plan, it must be referred to the Planning Board for review as set forth in the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-26 to determine if any provisions of the redevelopment plan are inconsistent with the master plan. In accordance with the LRHL, if the Planning Board prepares the redevelopment plan, the governing body need not refer the plan and ordinance back to the Board for review.

## EXISTING ZONING

The redevelopment plan area is located in both the Township’s HC Highway Commercial Zone District and the R 1.5 Residential District, as shown on a portion of the Township zoning map to the right. As the area of Lot 30 that is zoned R 1.5 is essentially unusable due to environmental constraints and its narrow width, the focus of this redevelopment plan is on the area of the site within the HC District. As noted in §142-23(B)(1) of the Land Use Ordinance, *“the creation of this HC District is part of a cohesive economic development plan intended to improve the primary commercial corridors within the Township and help to achieve a better balance between residential and commercial development. The Master Plan calls for the creation of a highway commercial district within the area delineated as this zoning district in order to facilitate and stimulate commercial development along Route 130. The Master Plan further recommends appropriate planning designs, uses, and architectural review in order to maximize benefits and minimize negative externalities and impacts.”*



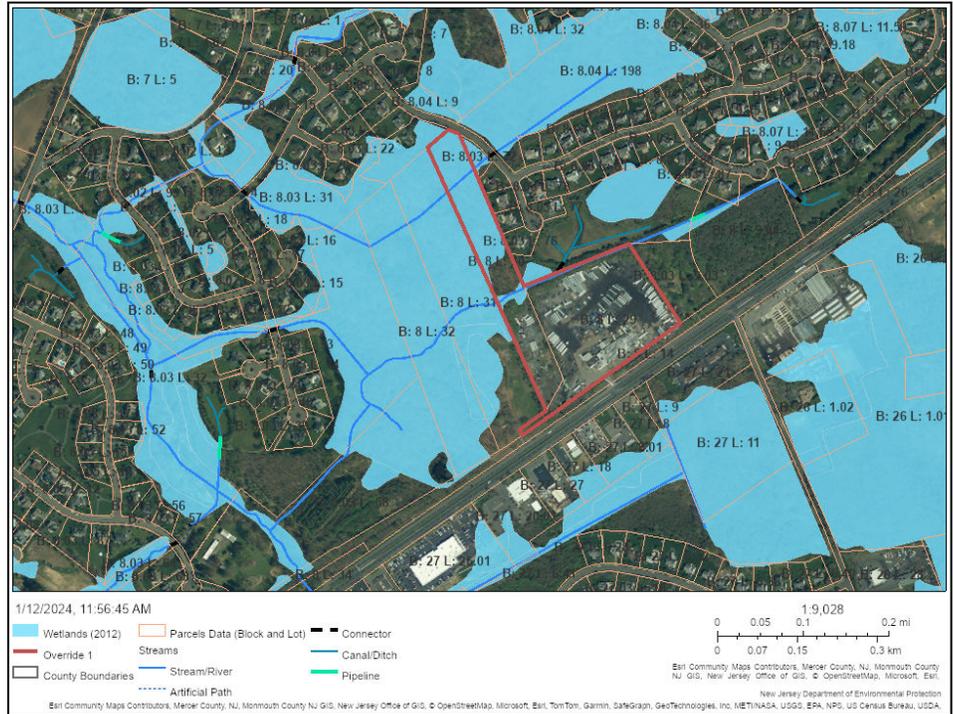
*The Master Plan calls for the creation of a highway commercial district within the area delineated as this zoning district in order to facilitate and stimulate commercial development along Route 130. The Master Plan further recommends appropriate planning designs, uses, and architectural review in order to maximize benefits and minimize negative externalities and impacts.”* The intent of the district, set forth in §142-23(B)(2) is “to provide commercial uses that serve Township residents as well as residents of the surrounding municipalities.”

Permitted uses in the HC Zone District include designed shopping complexes, retail stores, service activities, business offices, restaurants, including drive-through facilities, indoor and outdoor recreation uses, combination office service and/or retail sales and hotels with a one hundred room minimum. § 142-23(C). Permitted accessory uses include off-street parking, fences and walls, garages and storage buildings, temporary construction trailers and amateur radio antennas and support structures. § 142-23(D). Conditionally permitted uses include houses of worship and service stations with convenience stores over 2,500 square feet. § 142-23(E).

Surrounding properties are within either the R 1.5 Residential District or the HC Highway Commercial Zone District.

## ENVIRONMENTAL CONSTRAINTS

The majority of the redevelopment plan area is generally free of environmental constraints with the exception of wetlands within the portion of Lot 30 in the R 1.5 Residential District and two tributaries to Miry Run. One tributary crosses a portion of Lot 30 just north of the intersection of Sven Drive and Roosevelt Way and the other along the northern boundary of Lot 29. The map below depicts data published by the NJDEP on NJ-GeoWeb as to the location of wetlands, but it



should be noted this is not based on field delineation but rather interpretation of soils maps and aerial photographs. The redevelopment plan area is outlined in red.

As noted previously, according to data published by the New Jersey Department of Environmental Protection (NJDEP), the redevelopment plan area is a known contaminated site under the supervision of a LSRP. Contamination is present in both soil and groundwater and is from a known source. Remedial investigation must be completed between September of 2025 and September of 2027 and remedial action must be completed by February of 2030.

## REDEVELOPMENT PLAN OBJECTIVES

The following objectives are intended to guide redevelopment of the redevelopment plan area:

1. To promote and advance the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, including:
  - a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

- o g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
  - o i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
2. To improve the appearance of the Township's highway corridors by promoting high-quality development projects.
  3. To utilize the redevelopment process to stimulate needed economic growth within the Township, achieving a better balance between residential and commercial development.
  4. To maximize the creation of new businesses within the Township, particularly on stagnant and underutilized properties.

With adoption of the following development regulations and through the redevelopment process in general, the Township seeks to promote the above objectives. The development regulations provide additional permitted uses that will broaden the options available to property owners and will stimulate needed growth along the Township highway corridors.

## **DEVELOPMENT REGULATIONS**

Pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), the following sections set forth development regulations applicable to the redevelopment plan area. These regulations shall supersede Chapter 142 and the underlying HC Highway Commercial Zone District and R 1.5 Residential District standards currently in place, and any redevelopment proposed must be consistent with the requirements of this plan in terms of use, bulk, area and yard requirements as well as design regulations. Any departure from the permitted principal or accessory uses or maximum permitted floor area ratio or building height must be addressed through amendment of the plan by the Township Council. Any use not permitted, whether principal or accessory, is prohibited.

Any departure from the bulk regulations contained in this plan not exceeding a twenty percent (20%) deviation may be approved by the Township of Robbinsville Land Use Board in accordance with criteria similar to those typically considered for bulk variances under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-70c(1) or 70c(2). The redeveloper must demonstrate to the Board that the departure(s) proposed promote the objectives of this redevelopment plan, and that they can be granted without substantial detriment to the public good and that they will not impair the intent and purpose (objectives) of this redevelopment plan. Similarly, any departure(s) from the design regulations contained in section F of this redevelopment plan shall be treated as exceptions and must be shown to be reasonable and within the general intent of the provisions and must be supported by demonstration that compliance is impracticable, or will exact undue hardship on the redeveloper because of peculiar conditions relative to the redevelopment parcel.

A. Applicability of other requirements

1. Unless specific requirements set forth in this redevelopment plan provide standards to the contrary, the redeveloper shall be subject to and comply with the provisions of Chapter 142 of the Township of Robbinsville Code, entitled "Land Use."
2. The redeveloper shall be exempt from the requirements of §142-39, Natural and cultural resource conservation, except as may be required by the New Jersey Department of Environmental Protection.
3. The redeveloper shall be exempt from the requirements of §142-47(J), afforestation and reforestation requirements, except as may be required by the New Jersey Department of Environmental Protection.
4. The redeveloper shall comply with the requirements set forth in §142-35, Stormwater Management.

B. Permitted Principal Uses

1. Truck terminal and freight forwarding (logistics), provided that no trailers shall be stored or parked in a front yard, and lodging, shower facilities and fueling facilities are not proposed.
2. Flex/office, which may include retail and wholesale stores associated with businesses that manufacture or assemble goods on-site, or warehouse and distribute goods from on-site facilities with no outside storage.
3. Light manufacturing with no outside storage.
4. Combination office service and/or retail sales.
5. Multiple principal buildings or uses on a single lot within the redevelopment plan area provided such buildings and uses are permitted principal or conditional uses.
6. Construction contractor's office and storage yard.
  - i. All materials and equipment stored outdoors shall be screened from public view by a solid fence at least 6' in height or evergreen screening at least 6' in height at time of planting.
  - ii. No materials or equipment shall be stored in the front yard.
  - iii. No materials or equipment shall be stored in a required side or rear yard setback.
  - iv. Materials and equipment shall only be stored in locations approved by the Land Use Board as part of site plan approval.
  - v. Bulk materials such as soil, stone and mulch shall be stored in bins.
  - vi. Any location for the storage of waste and debris shall be screened from public view by a solid fence at least 6' in height or evergreen screening at least 6' in height at time of planting. Such storage shall only occur in locations approved by the Land Use Board as part of site plan approval and shall not be within a required side or rear yard.
  - vii. Maintenance of all vehicles and equipment shall be conducted within an enclosed structure.
7. Equipment and tool rental.
  - i. All equipment and tools available for rent stored outdoors shall be screened from public view by a solid fence at least 6' in height or evergreen screening at least 6' in height at time of planting.
  - ii. No materials or equipment shall be stored in the front yard.
  - iii. No materials or equipment shall be stored in a required side or rear yard setback.

- iv. All equipment and tools for rent shall be stored in locations approved by the Land Use Board as part of site plan approval.

C. Permitted Accessory Uses

1. Offices for executive, professional or administrative purposes.
2. Off-street parking, including parking for trucks and trailers.
3. Garages and storage buildings.
4. Outdoor storage.
5. Servicing and maintenance of trucks and trailers, within the confines of a structure.
6. Trucks washes.
7. Carports to support the installation of solar panels.
8. Solar panels, whether on a roof, mounted on the ground or mounted to a carport.
9. Signs.
10. Fences and walls.
11. Light fixtures.
12. Street furniture including tables, chairs, benches and trash receptacles.
13. Masonry and fenced trash enclosures.
14. Electrical transformers and other utility equipment.
15. Electric vehicle charging stations and required infrastructure.
16. Swales/rain gardens and stormwater management facilities.
17. Temporary construction trailers while site construction is occurring.
18. Emergency backup generators.
19. Above-ground motor vehicle fuel storage tanks and dispensing equipment, not available to the general public.
20. Uses customarily incidental to a permitted principal use.

D. Area, Yard and Bulk Requirements

1. Minimum lot area: 40,000 square feet
2. Minimum lot width: 150 feet
3. Minimum lot frontage: 150 feet
4. Minimum lot depth: 250 feet
5. Minimum front yard setback: 35 feet
6. Minimum side yard setback: 20 feet
7. Minimum rear yard setback: 150 feet
8. Maximum impervious surface ratio: 0.65
9. Minimum gross floor area: 3,000 square feet
10. Maximum floor area ratio: 0.25
11. Maximum building height: 35 feet, maximum 3 stories.
12. Minimum parking setbacks: 0 feet, front yard; 10 feet side yards, no parking within the required rear yard setback.
13. Minimum driveway side yard setbacks: 10 feet.

14. All required setbacks noted above shall not be required for internal lot boundaries within the redevelopment plan area.

E. Design Standards

1. Fences, Walls and Sight Triangles

i. The requirements set forth in §142-36, Land Use, shall govern.

2. Lighting

i. The requirements set forth in §142-37, Land Use, shall govern, except as noted below.

ii. All light fixtures shall be full cutoff.

iii. Parking lots and access drives shall provide a minimum average of one footcandle throughout.

iv. Maximum light intensity at any residential property line shall not exceed 0.1 footcandle.

v. Maximum light intensity at any property line shall not exceed 0.2 footcandle except in areas immediately surrounding light fixtures adjacent to other nonresidential property lines, where light intensity shall not exceed 1.0 footcandle.

3. Off-street parking, loading areas and driveways

i. The requirements set forth in §142-41, Land Use, shall govern.

4. Performance standards for all uses

i. The requirements set forth in §142-43, Land Use, shall govern.

5. Landscaping and landscape architecture

i. The requirements of §142-47, Land Use, shall govern.

6. Signs

i. The requirements of §142-48, Land Use, shall govern.

7. Buffering

i. All outdoor storage and parking areas shall be screened from view from public roadways and adjacent properties that are developed or can reasonably be developed. Required side and rear yard areas shall include a variety of evergreen and deciduous trees and shrubs to form an effective visual barrier.

ii. Where vegetation exists within required yard and buffer areas, it shall be maintained to the maximum extent practical and supplemented as necessary to provide effective screening.

8. Architecture

i. The requirements of §142-23.H.(2) through §142-23.H.(7), Land Use, shall govern.

9. Noise

i. All development within the redevelopment plan area shall comply with the requirements of the New Jersey Noise Control Act, N.J.A.C. 7:29-1.1.

ii. As part of any application for development, the redeveloper shall provide a noise study detailing anticipated sources of sound within the project and demonstrating compliance with the requirements of the New Jersey Noise Control Act, N.J.A.C. 7:29-1.1.

10. Traffic Impact Study

- i. As part of any application for development, the redeveloper shall provide a traffic impact study.

## **GENERAL PROVISIONS**

### **Redevelopment Authority**

The Township Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-4.c for the purposes of implementing this redevelopment plan and carrying out redevelopment projects. In doing so, the Council shall have the powers set forth in N.J.S.A. 40A-12A-15 to effectuate all of its duties and responsibility in the execution and implementation of this redevelopment plan.

### **Land Use Board Review**

Review of applications for development shall be conducted by the Township of Robbinsville Land Use Board pursuant to N.J.S.A. 40:55D-1, et seq. Any departure from the permitted principal or accessory uses in this plan must be addressed through amendment of the plan by the Township Council. Any departure from the bulk regulations contained in this plan not exceeding a twenty percent (20%) deviation may be approved by the Township of Robbinsville Land Use Board in accordance with criteria similar to those typically considered for bulk variances under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-70c(1) or 70c(2). The redeveloper must demonstrate that the departure(s) proposed promote the purposes of the New Jersey Municipal Land Use Law and the objectives of this redevelopment plan, and that they can be granted without substantial detriment to the public good and that they will not impair the intent and purpose (objectives) of this redevelopment plan. Similarly, any departure(s) from the design regulations contained in section F of this redevelopment plan must be supported by demonstration that compliance is impracticable, or would exact undue hardship on the redeveloper.

### **Effect of Land Use Board Approval**

The effect of any Land Use Board approval shall be consistent with the rights granted by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by any redevelopment agreement between the Township and the redeveloper.

### **Acquisition of Property (N.J.S.A. 40A:12A7a(4))**

Pursuant to Section 15 of the LRHL (N.J.S.A. 40A:12A-15), no property is proposed to be acquired by public entities in the redevelopment plan area as part of this redevelopment plan.

### **Affordable Housing Units and Replacement Units (N.J.S.A. 40A:12A 7a(6 and 7))**

At present there is only one residential dwelling unit located within the redevelopment plan area, and this unit is not a deed-restricted affordable housing unit. As such, replacement units are not required under the Local Redevelopment and Housing Law.

### **Relocation Provisions (N.J.S.A. 40A:12A-7a(3))**

No property acquisition will be undertaken by a public entity or utilizing government funds pursuant to this redevelopment plan. Consequently, there will be no displacement of either residents or business that requires a Workable Relocation Assistance Program under N.J.A.C. 5:11-1 et seq.

### **Zero-Emission Vehicle Fueling and Charging Infrastructure (N.J.S.A. 40A:12A-7a(8))**

Through the redevelopment process and implementation of the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-66.20b(1), electric vehicle charging infrastructure shall be provided by the redeveloper.

### **Mandatory Statewide Nonresidential Development Fee**

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-8.4 and consistent with §142-96(E)(1), Land Use, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction on unimproved lots. For projects proposing additions or alterations to existing structures, nonresidential developers shall pay a fee equal to 2.5% of the increase in equalized assessed value resulting from additions and alterations. Development fees shall also be collected when an existing structure is demolished and replaced, the fee being calculated on the difference between the equalized assessed value of the preexisting land and improvement and the equalized assessed value of the newly improved structure, including the land and improvement. Eligible exactions, ineligible exactions and exemptions for nonresidential development shall be as set forth in N.J.S.A. 40:55D-8.4b and §142-96(E)(2), Land Use.

## **RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES**

This redevelopment plan is consistent with the general planning policies of the Township of Robbinsville and those of surrounding municipalities, the County and the State Development and Redevelopment Plan. While some of the provisions contained in this plan are intended to supersede requirements of the Land Use regulations, those departures are consistent with the intent and purpose of the ordinance and the Township of Robbinsville Master Plan. In accordance with the requirements of the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7a(1), these standards will result in appropriate land uses that will not negatively impact traffic and public transportation, public utilities and recreational and community facilities.

Considering the goals and objectives of the master plan, the standards set forth in this redevelopment plan are designed to be consistent with and effectuate the Township's planning policy. More specifically, the 2020 Master Plan encourages redevelopment of specific areas along Route 130 and promotes use of the Local Redevelopment and Housing Law to advance the Policies, Principles, Strategies and Recommendations of the comprehensive Master Plan update. It should be noted that

prior to adoption of this redevelopment plan, the properties subject to the plan were located largely in the Township's HC Highway Commercial district. Generally, this plan maintains the uses permitted in the HC district and modifies development standards minimally. As such, the plan carries forward and continues to support the Township's planning policy related to its highway corridors.

As noted, the underlying HC District as expressed in the Land Use Ordinance is intended to "improve the primary commercial corridors within the Township and help achieve a better balance between residential and commercial development" as well as "to provide commercial uses that serve Township residents as well as residents of surrounding municipalities". This plan promotes the intent of the district by broadening permitted uses so more options are available to owners and by carrying forward the design standards originally put in place to ensure attractive development will result. It also carries out the redevelopment plan goals of promoting the purposes of the New Jersey Municipal Land Use Law, most notably promoting the general welfare (Purpose A), providing appropriate locations for expansion of commercial development opportunities to serve local and regional needs (Purpose G) and promoting a desirable visual environment (Purpose I) by encouraging improvement of the Township's highway corridors.

## **SIGNIFICANT RELATIONSHIP OF THE REDEVELOPMENT PLAN TO OTHER MUNICIPAL, COUNTY AND STATE PLANS**

### **Other Municipal Plans**

The portion of the redevelopment area that is subject to this redevelopment plan is located along State Route 130 in the heart of the Township, well away from adjacent municipalities. As the standards of this redevelopment plan propose no significant change to land use policy or development standards of the underlying Highway Commercial District, no change is anticipated to the relationship of land use to adjacent municipalities.

### **Mercer County**

The Mercer County Planning Board adopted its most recent County Master Plan in 2010 and amended it in May of 2016. With the most recent amendment, the County took a "3-Systems" approach to regional planning, addressing economic, transportation and environmental policy as follows:

1. Economy
  - Provide infrastructure and other incentives that promote growth.
  - Promote the appropriate location and design of new development with opportunities for transit, regional equity, and preservation.
  - Promote housing choice to meet the region's needs.
2. Transportation

- Direct growth to transit corridors and centers.
- Promote access management to enhance safety and capacity.
- Promote compact design, walkable, mixed-use centers.
- Match jobs to housing to reduce long auto commutes to work.

3. Environment

- Promote land use patterns that limit stormwater runoff and increase green infrastructure.
- Promote redevelopment of brownfields and grayfields.
- Prioritize open space acquisition to complete greenway networks, support compact development, and provide recreation opportunities to underserved populations.

While certain permitted uses and land use controls in this Redevelopment Plan modify policy in place at time of adoption of this Plan, they do not substantially alter the underlying nature of such existing uses and controls. This redevelopment plan generally carries out the goals of the County Master Plan.

**State of New Jersey**

The 2001 State Development and Redevelopment Plan classifies the redevelopment area as PA-2 Suburban Planning Area. This redevelopment plan is generally supportive of the State's policy for PA-2, which along with PA-1 is designed to accommodate much of the State's future growth. PA-1 and PA-2 are also planning areas where redevelopment is encouraged.