

Robbinsville Township

Mercer County, New Jersey

Windsor Industrial Park Redevelopment Plan



February 16, 2024

Adopted March 14, 2024

Prepared by:



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Mercer County, New Jersey

Adopted: March 14, 2023

Prepared by



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The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3.(b).


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1.0 INTRODUCTION

Prior to 1983, the Rehabilitation Area, located at 92 North Main Street and known on the Robbinsville Township tax map as Block 14, Lot 54, served as a lumber yard. Of the structures currently located on the site, 12 were constructed in 1963, totaling 203,409 square feet. These structures were constructed as open, dirt floor lumber storage buildings. In accordance with the Preliminary Investigation Report, dated April 13, 2023, these older buildings do not meet current building or energy code requirements, contain obsolete layouts with ceiling heights too low (17'-6") for optimal storage space, and present increasingly expensive maintenance costs for the current property owner. In 1983, the property was acquired by Windsor who renamed the site as the "Windsor Industrial Park." Since then, 6 warehouse/flex buildings have been added to the site, totaling 150,000 square feet. Today, the property contains a total of 18 buildings, comprising 353,409 square feet and includes multiple tenants.

With a goal to prevent the further deterioration of the viable structures on the site, the Township Council directed the Land Use Board to undertake an area in need of rehabilitation investigation of the property at 92 North Main Street. On March 28, 2023, the Land Use Board held a public hearing that concluded that the property met the statutory criteria to be designated as an area in need of rehabilitation. The Land Use Board made a recommendation to the Township Council concurring with the report and testimony. At its April 27, 2023, meeting, the Township Council adopted resolution 2023-119 designating Block 14, Lot 54 as an area in need of rehabilitation.

The purpose of this Redevelopment Plan is to establish standards under which the property can be rehabilitated pursuant to the statutory requirements set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) (the "LRHL"). The plan envisions the demolition of the older, functionally obsolete, and deteriorating buildings located on the site, the continued use of the structures that remain suitable for warehouse use, and the construction of new modern warehouses. Additionally, the Plan proposes subdividing the lot into two lots and reconfiguring the traffic circulation throughout the property to improve safety and minimize the convergence of car and semi-truck traffic.

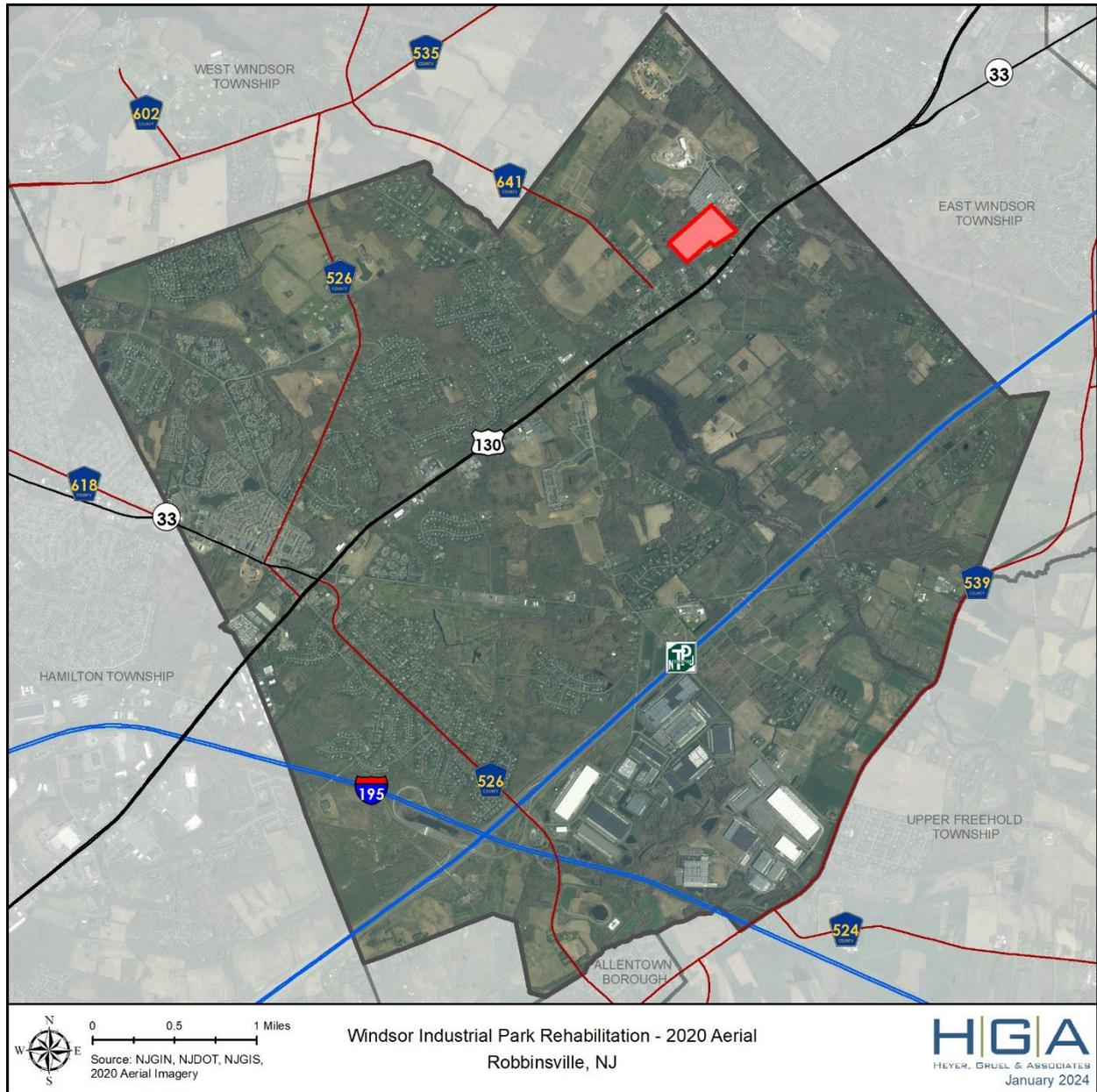


Figure 1 – Rehabilitation Area Regional Context Map

2.0 STATUTORY REQUIREMENTS

The Redevelopment Plan is a formal planning document for the Rehabilitation Area. According to the local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7), 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 facilities and other 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 proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship to 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" PL 1985, C398 (C52:18A-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 (C52:27D-304), that are to be removed as a result of the 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 zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3.0 DEFINITIONS

The following definition apply to the uses prescribed in this Plan. Any uses not specifically defined herein shall be subject to the definitions of the Robbinsville Township Ordinance.

FLEX SPACE or FLEX BUILDINGS

Flex space or flex buildings shall mean spaces or buildings with open or undefined floorplans that are capable of housing various uses in unspecified percentages (typically, but not exclusively, light industrial, warehouse, and commercial). This definition shall not include co-working spaces.

WAREHOUSING AND DISTRBUTION

Shall mean any establishment primarily used for the indoor storage, loading, unloading and/or distribution of goods, products, or materials, which may include accessory consolidation, repacking and value-added services. Such facilities may include accessory parking and storage of trucks and trailers, and accessory interior maintenance of trucks/vehicles owned by the facility.

WHOLESALE TRADE

Shall mean establishments or places of business primarily engaged in selling merchandise to other businesses, including retailers; industrial, commercial, institutional, or professional business users; and other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

4.0 EXISTING CONDITIONS

4.1 AREA AND SITE DESCRIPTION

The Rehabilitation Area is comprised of Block 14, Lot 54 which has an area of approximately 40.7 acres. The property is located in the northern corner of the Township (known as the Windsor Neighborhood), just west of East Windsor Township, and just south of West Windsor Township. The land is currently developed as an industrial park with 18 buildings and additional improvements covering most of the site. The site is surrounded by natural wooded areas on the southwest and northwest sides, adjacent industrial uses to the northeast, and North Main Street to the southeast.

Most of the property is covered by impervious surfaces. Throughout the parking lot there are several grass lawn areas and a retention pond for stormwater management centrally located within the site. Along the property’s frontage with North Main Street, there is a strip of landscaping which includes several mature trees. There is an additional pond surrounded by natural woods in the southeast corner of the site that is protected by a conservation easement.

Access is provided via two driveways off North Main Street. These driveways cross over a railway easement currently held by Conrail. The railway no longer functions, and most of the tracks have been removed. The owner of the property currently pays a yearly fee to cross the easement to access their property.

Currently, the traffic circulation throughout the site is shared by cars and semi-trucks with parking lots, access ways, and truck docking areas interspersed throughout the site. Additionally, the site is home to a range of uses/tenants, including a chocolate factory with an attached store, a martial arts studio, Verizon, and various light industrial and manufacturing uses. There are approximately 39 tenants leasing space within the industrial park. The range of tenants encourages public traffic to enter the site, which intermixes with the business and industrial traffic within the complex.



The northeastern half of the lot contains buildings constructed prior to the property's current ownership. Of the 18 buildings on the site, 12 were constructed in 1963, comprising 203,409 square (58% of the total rentable area) within the complex. Many of these buildings were constructed as lumber storage facilities with dirt floors and low ceiling heights. As such, they are ill-equipped to meet modern warehousing needs and have become functionally obsolete. Additionally, due to the age of the buildings, many have deteriorated and present substandard building conditions that are not in accordance with modern building and energy codes, as indicated in the Preliminary Investigation Report. The property contains 6 buildings that have been constructed since 1987, with the most recent completed in 2018. The newest of these buildings are located within the southwestern half of the lot, and these buildings are better served and equipped to meet modern warehousing needs.



Figure 2 – Aerial Map (2020) of Rehabilitation Area

4.2 EXISTING ZONING

The entirety of the Rehabilitation Area is in the Township's OW – Office Warehousing Light Manufacturing Zone. The OW Zone is primarily located in the northern portion of the Township surrounding the subject property. The OW Zone permits a variety of light manufacturing and warehousing uses, while prohibiting heavy manufacturing such as chemical refining. The permitted principal uses include:

- Offices and office buildings
- Light manufacturing
- Wholesale distribution centers and warehouses
- Research-industrial parks
- Farms
- Public utility uses
- Houses of worship
- Building material supplies and equipment sales
- Contractor shops, offices, and materials and equipment storage areas
- Small repair and machine shops
- Auto parts and accessories retail and wholesale sales
- Retail sales and service of large consumer goods
- Office and communication equipment sales and service
- Bulk document, computer data and information storage facilities
- Indoor active recreation facilities and sports centers, practice studios/training facilities, health clubs and fitness centers and like and similar types of indoor fitness, recreational, instructional, and therapeutic activities
- Retail and wholesale stores associated with businesses that manufacture, assemble or fabricate goods on site, or warehouse and/or distribute goods from on-site facilities.
- Restaurants, cafes, delicatessens or luncheonettes
- Limited breweries as defined by N.S.J.A. 33:1-10(1)(b).

Conditional Uses

- Single-family residences
- Cannabis cultivators
- Cannabis manufactures
- Cannabis wholesalers

Accessory Uses

- Off-street parking
- Fences and walls
- Garages, storage buildings and other customary accessory uses incidental to the principal uses.
- Temporary construction trailers
- The keeping of horses, ponies, cows, sheep, fowl, or other livestock, with a minimum of five acres for every two animals.

Existing OW Zone Bulk Standards

Bulk Standard	Requirement
Principal Use (§142-26)	
Min. Lot Area	2 acres
Min. Front Yard Setback	100' from property line & 150' from arterial road
Min. Side Yard Setback	2 times the height of the structure
Min. Rear Yard Setback	2 times the height of the structure
Max Building Height	3-stories / 45'
Min. Gross Floor Area	3,000 SF
Floor Area Ratio	N/a
Impervious Surface Ratio	N/a
Accessory Building (§142-26)	
Min. Gross Floor Area	5,000 SF

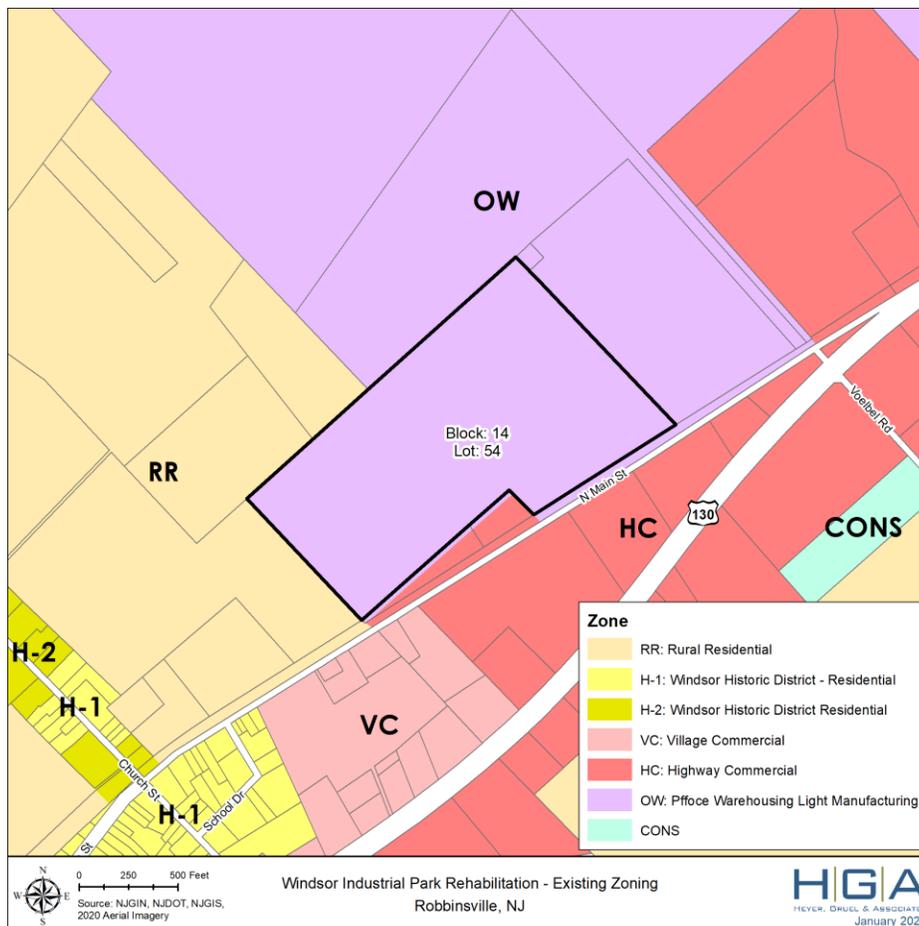


Figure 2 – Existing Zoning Map of Rehabilitation Area

5.0 PLAN PURPOSE, GOALS, AND OBJECTIVES

5.1 PURPOSE

The purpose of the Windsor Industrial Park Redevelopment Plan is to permit the rehabilitation and redevelopment of the industrial park located at 92 North Main Street. Twelve of the eighteen buildings located on the site were constructed more than 50 years ago and, due to their age, have become substandard and inadequate to serve modern warehousing needs. This Redevelopment Plan will allow for the rehabilitation and redevelopment of these warehouses to prevent their further deterioration and to promote the continued development of the industrial park.

The current obsolete layout and substandard conditions of many of the warehouses on the site have caused maintenance costs to increase to impractical levels and have made it difficult for the owner to attract high quality tenants at market rental rates. Many of the buildings lack adequate ceiling heights, lack proper insulation, and have exterior masonry walls that are cracking or spalling. To ensure the long-term viability of the industrial park, these buildings must be replaced with new modern warehouses/flex buildings that meet current building codes and include properly designed loading and storage areas.

These improvements will ensure the buildings on the site are more sustainable, safe, and marketable. The new buildings will be more sustainable as they will meet contemporary energy efficiency standards, safer as they will adhere to current building codes, and will be more marketable to new tenants as they will provide storage/flex space better suited to their needs.

5.2 PLAN PRINCIPLES

5.2.1. Access

The Redevelopment Plan envisions realigning the main entrances into the Industrial Park to decrease the overlap between car and truck-traffic throughout the site. The intention is for the site to contain one entrance that will provide access to smaller warehouses and parking lots principally supporting van and car traffic, while another entrance will provide semi-truck access to the loading areas for larger warehouses.

5.2.2. Transportation

The Windsor Industrial Park is well positioned to take advantage of the region's network of transportation options. New Jersey Route 130 is in close proximity to the site, easily accessible via North Main Street and Voelbel Road less than a quarter mile away. On ramps to I-195 and the New Jersey Turnpike are accessible via New Jersey Route 130 and are approximately a 10-minute drive away.

5.2.3. Diversity of Tenants

A central goal of the redevelopment effort is to create an economic hub for a range of businesses and activities within Robbinsville Township. Creating an attractive, dynamic, and flexible space will attract forward thinking companies. The Plan permits a flexible range of warehousing and light-industrial uses,

including spaces conducive to emerging economic enterprises such as cannabis cultivation and limited breweries.

5.2.4. Site Design

The site will be rearranged to promote safety and support modern warehousing needs. New large warehouses with over 150,000 gross square feet with ample loading areas are envisioned for the Rehabilitation Area. Smaller warehouses will remain to provide a range of options suitable for a variety of different tenants and their needs. The traffic circulation will be reconfigured to separate semi-truck traffic from car traffic by relocating the entrances into the site and reconfiguring the parking lots, buildings, and access ways to decrease the circulatory overlap between trucks and cars. In addition, the existing Conrail right-of-way easement provides a natural landscape buffer that ensures the industrial park will have an aesthetic frontage along North Main Street.

5.3. GOALS AND OBJECTIVES

1. Promote the economic development of Robbinsville Township by ensuring the long-term viability of the Windsor Industrial Park.
2. Ensure the Windsor Industrial Park continues to thrive and is an attractive location for high quality tenants.
3. Enhance the sustainability and longevity of the Windsor Industrial Park through rehabilitation and building replacement that will adhere to modern energy efficiency standards.
4. Enhance the safety of the Windsor Industrial Park by promoting compliance with modern building codes and by improving traffic circulation throughout the Rehabilitation Area.
5. Provide flexible and modern warehousing spaces that serve the needs of the diverse range of uses and tenants currently occupying and envisioned for the Windsor Industrial Park.

6.0 STANDARDS & CONTROLS OF GENERAL APPLICABILITY

6.1 GOVERNING PROCEDURES

All activities within the Windsor Industrial Park Rehabilitation Area shall be governed by the provisions of this Redevelopment Plan. Taken collectively, these provisions are intended to guide the use, massing, and aesthetics of various building types in order to provide for multiple, complimentary Projects under this Plan. Within this framework, Redevelopers and designers are encouraged to exercise maximum ingenuity and creativity in order to achieve the goals & objectives detailed herein.

The provisions of this Redevelopment Plan are those of the Township of Robbinsville and do not substitute for any law, code, rule, or regulation established by any County, State or Federal agency. All development under this Plan shall comply with such laws, codes, rules, and regulations as applicable.

Except where otherwise modified by this Redevelopment Plan, all property within the Rehabilitation Area, regardless of the method or time-period of acquisition, shall be governed by the standards and regulations contained in the Township Code. By reference, such provisions are included in and adopted by this Redevelopment Plan.

All property outside of the Rehabilitation Area, whether used or developed in conjunction with a Redevelopment Project or not, shall remain subject to the provisions of the Township Code.

Should a County, State or Federal code or regulation contain comparable but less restrictive provisions than set forth herein, the standards set forth herein shall govern.

Interpretation or clarification of any conflicts or inconsistencies between provisions of the Township Code and this Redevelopment Plan shall be made by the Township Council, acting in its capacity as Redevelopment Entity for this Redevelopment Plan. Unless clearly dictated by the circumstances involved, any such conflict or inconsistency shall be resolved in favor of the provisions of this Plan.

Township Policymakers recognize that certain environmental issues may exist on, in, under or adjacent to properties under the jurisdiction of this Redevelopment Plan. Such issues may include, but need not be limited to, underground (fuel) storage tanks and soils or groundwater contamination.

Property-owners and Redevelopers, at their sole cost and expense, shall comply with all State and Federal regulations for the treatment and/or remediation of any such issues, and shall be responsible for all actions and costs related thereto.

While the Township is not in the position to provide direct financial assistance for the remediation of any environmental (or other) conditions found to exist, Policymakers shall cooperate with and support Redevelopers in their efforts to obtain such assistance as may be available through appropriate State and Federal Brownfield and/or related programs.

Any such cooperation and/or financial or other assistance shall be addressed within the context of the Redevelopment Agreement to be negotiated between the Township and each individual impacted Redeveloper Candidate.

6.2 REVIEW PROCEDURES, INTERPRETATION, & RESPONSIBILITIES

6.2.1 Approval Process

- A. As part of the redeveloper solicitation, selection & designation process (Section 9.1 of this Plan), the Township Council, acting in its capacity as the Redevelopment Entity, shall review and approve the project concepts and description of project elements proposed for each Redevelopment Project. Such approval shall both accept the project and ensure that the project is consistent with this Redevelopment Plan.
- B. Understanding that project(s) of the magnitude envisioned by this Redevelopment Plan necessarily evolve from concept to final design, the following approval process is established:
 1. The designation of a Respondent under the expression of interest process (Section 9.1 of this Plan) as Redeveloper Candidate shall serve as the Township Council's approval of such Respondent's project concepts and description of project elements, and as conditional certification of the project's consistency with this Redevelopment Plan.
 2. The action of entering into a Redevelopment Agreement with a Redeveloper Candidate shall serve as the Township Council's final approval of the project concepts and description of project elements, and as its final certification of the project's consistency with this Redevelopment Plan.
- C. Consistent with its responsibilities under the Redevelopment Law, the Land Use Board shall review and approve the project plans for each redevelopment project in accordance with the requirements for review and approval of subdivisions and site plans set forth by the Township Code and the Municipal Land Use Law.

No application of a redevelopment project for site plan or subdivision approval shall be heard by the Land Use Board unless and until the Township Council, acting as Redevelopment Entity for this Redevelopment Plan, has granted final approval of the project concepts and description of project elements.
- D. Within the context of A., B., and C. above, and subject to the requirements of all outside reviewing agencies (e.g.. Federal, State, County, etc.), as applicable:
 1. The Township Council shall retain sole authority for the interpretation or clarification of the provisions of this Redevelopment Plan, including the permissibility of any use proposed, and

whether or not any proposed use conforms with or falls under any of the permitted or prohibited uses enumerated in this Plan.

2. Consistent with standard operating procedure, the Township's Technical Review Committee shall review all project plans prior to such plans being released for Land Use Board review and approval. In addition to completeness under §142-80 of the Township Code, such review shall include a determination on behalf of the Township Council that the project plans are in conformance with the project concept(s) and description of project elements agreed upon under the Redevelopment Agreement.

Appeal of a Technical Review Committee finding that the project plans are not in conformance with the project concept(s) and description of project elements agreed upon under the Redevelopment Agreement shall be made to the Township Council, acting in its capacity as Redevelopment Entity for this Redevelopment Plan.

Appeal of a Technical Review Committee finding related to completeness shall be made to the Land Use Board.

3. The Land Use Board shall retain authority for the review and approval of all site plans and subdivisions proposed under the Redevelopment Plan. Appeal of any interpretation or clarification made by the Land Use Board during the course of the review process shall be made to the Township Council, acting in its capacity as Redevelopment Entity; or to the relevant outside agency, as applicable.
4. The Land Use Board shall retain the right to require such off-site and/or off tract improvements as may be lawful, necessary and proportionate to ensure the free flow of traffic, to mitigate other possible impacts to the public safety and welfare arising from a particular Redevelopment Project, and to otherwise ensure the effective implementation of this Redevelopment Plan consistent with the goals & objectives of this Plan.

Appeal of a Land Use Board interpretation of "necessary" and "proportionate" shall be made by the Township Council, acting in its capacity as Redevelopment Entity.

Prior to rendering a decision on any such interpretation or clarification, the Township Council shall seek, but shall not be bound by, a recommendation from the Technical Review Committee.

5. Unless Land Use Board approval is required by this Redevelopment Plan or by applicable sections of the Township Code and the Municipal Land Use Law, administrative land use approvals shall be governed by the procedures established in the Township Code.

6.2.2 Variances, Departures, Deviations & Design Waivers

The provisions of this Redevelopment Plan flow from the Township's power to (re)plan designated Rehabilitation Areas under the Local Redevelopment & Housing Law and not from the Township's power to zone under the Municipal Land Use Law. It is therefore within the context of the Redevelopment Law and not the Municipal Land Use Law that the Township has adopted the Land Use and other provisions of this Redevelopment Plan. Accordingly:

- A. This Redevelopment Plan does not recognize the 'use ('d') variance' process under the Municipal Land Use Law (N.J.S.A. 40:55D-70d.). Principal uses proposed but not permitted by this Redevelopment Plan shall require formal Plan amendment by the Township Council.

Certain accessory uses, or specific elements or components of a principal use proposed by a Redeveloper but not envisioned by this Redevelopment Plan, may be permitted upon petition to the Township Council and the Council's determination, in its sole and absolute discretion, that such use is consistent with the goals & objectives of this Plan.

Prior to rendering any such determination, the Township Council shall seek, but shall not be bound by, a recommendation from the Technical Review Committee.

- B. This Redevelopment Plan does not recognize the 'bulk ('c') variance' process under the Municipal Land Use Law (N.J.S.A. 40:55D-70c). The processes for deviating from specific building limit controls and other design standards and regulations follows:

1. Deviation Allowance

- a. With the exception of regulations pertaining to maximum building height, the Land Use Board may, at time of review and approval, and without formal amendment to this Redevelopment Plan, approve departures from the building limit controls and the quantifiable requirements of the Land Use Plan (Section 7.0 of this Plan) and the Design Standards (Section 8.0 of this Plan) as may be requested by a Redeveloper to a maximum of 20% deviation from the subject regulation.

At the sole opinion of the Land Use Board, deviations shall only be granted for a project whose totality of architecture exhibits, superior design and quality, and any other relevant information provided, confirm that such departure(s) are consistent with the intent of this Redevelopment Plan.

Requests for such relief shall require clear justification as to why the standard should be relaxed. Such justification shall generally conform with the requirements for variance relief under N.J.S.A. 40:55D-70c., which otherwise would be required were the project not developed under this Redevelopment Plan. In reviewing such requests, the Land Use Board

shall have the flexibility to consider the request on the totality of its merits and not on the rigid requirements of the positive and negative criteria required for variance relief.

- b. Requests beyond 20% shall require a formal Plan amendment.
2. Design Waivers
- a. A Redeveloper Candidate may petition the Township Council for departure(s) from the nonquantifiable provisions of the Land Use Plan and Design Standards of this Redevelopment Plan (Sections 7.0 and 8.0 respectively) in the form of design waivers requested either along with submission of an Expression of Interest or as part of the Redevelopment Agreement negotiations process.

Any design waiver accepted by the Township Council shall explicitly be included as an exhibit to the executed Redevelopment Agreement, upon which it shall be treated as being consistent with this Redevelopment Plan. Waivers not so included shall be considered invalid.

- b. A Redeveloper may petition the Land Use Board for departure(s) from the non-quantifiable provisions of the Land Use Plan and Design Standards of this Redevelopment Plan (Sections 7.0 and 8.0 respectively) in the form of design waivers requested at time of review and approval. Requests for such relief shall require clear justification as to why the standard should be relaxed.
- c. Design waivers shall only be granted for a project whose totality of architecture exhibits ~ in the sole opinion of the Township Council if under subsection a. herein or the Land Use Board of under subsection b. herein, superior design and quality, and further provided that such departure(s) are, in the opinion of the Township Council or Land Use Board, as the case may be, consistent with the intent of this Redevelopment Plan.

In reviewing any such request(s), the Township Council or Land Use Board, as the case may be, shall consider any individual request on the totality of its merits within the context of all such waivers requested.

3. Departures Required by Relevant Permitting Agencies

The provisions of Section 6.2.2 B. herein notwithstanding, departure(s) from the requirements of this Redevelopment Plan necessitated to bring a redevelopment project into conformance with the regulations of any Relevant Permitting Agency may be permitted without formal Plan amendment, regardless of the percentage departure required, provided that such departure(s) are reviewed and accepted by the Land Use Board within the context of the affected Project

- element. Departure(s) not accepted by the Land Use Board shall require formal Plan Amendment.
- C. The Redevelopment provisions detailed herein are intended to work collectively in order to create a unified fabric of complimentary uses and structures within the Rehabilitation Area. As a result of such interrelationships, any deviation or departure from a specific Redevelopment Plan provision will likely impact other Plan provisions. Accordingly, any request for a deviation or departure shall be reviewed within the context of the entirety of the Redevelopment provisions to insure that all such impacts are identified and, to the extent practicable, minimized.
 - D. Pre-Existing Uses / Structures may retain, but shall not expand, any use or structural nonconformity existing prior to the adoption of this Redevelopment Plan. New uses, new structures, and/or expansions of existing uses and structures shall conform to the uses and standards established herein.

6.2.3 Permitted & Prohibited Uses

- A. Other than pre-existing uses, permitted uses shall be limited to the permitted principal, accessory, and conditional uses enumerated for each Land Use District. Redevelopers may engage in such uses themselves or may lease or sell a portion or portions of a project to a third-party operator who will undertake such uses.
- B. Subject to interpretation or clarification under Section 6.1, uses not specifically enumerated in this Redevelopment Plan as permitted are prohibited.
- C. Prohibited uses ensure that activities under this Redevelopment Plan are appropriate for the widest possible patron-base, and are instituted to maximize the market attractiveness of this Plan to the development community.
 - 1. Other than as permitted via a negotiated Redevelopment Agreement, lands and improvements within this Rehabilitation Area shall be permanently and irrevocably restricted against being constructed, occupied, or used in a manner that renders them exempt from payment of municipal property taxes.

Such lands and improvements shall be permanently and irrevocably restricted against such construction, occupancy, or use.

6.3 PRE-EXISTING USES / STRUCTURES

- A. As discussed in the Existing Conditions section of this Redevelopment Plan, the Rehabilitation Area is fully built out with an industrial park that has been active since the 1960s and which is currently operating under a single owner / management company who leases out the spaces and buildings to tenants. The intent of this Plan is to establish standards to facilitate the rehabilitation and

modernization of the older and obsolete warehouses while continuing to permit the existing uses as well as expanding upon and updating the list of permitted uses.

- B. This Redevelopment Plan acknowledges that the current site conditions are considered pre-existing and are permitted to continue even if not conforming with the standards and regulations of this Redevelopment Plan.
- C. Recognizing that:
- The success of this Redevelopment Plan will necessarily depend on replacing the negative conditions with clean, safe and attractive buildings and open spaces; and
 - Any element that does not contribute to the Township's vision will detract from the Township's efforts and inhibit the success of this Redevelopment Plan; and
 - The existing condition of several of the pre-existing structures may necessitate the demolition of such structures.
- D. Any pre-existing structure or site condition deemed nonconforming with this Plan by the Township Council is permitted to remain but not expand.

7.0 LAND USE PLAN

The Land Use Plan provides for the rehabilitation of the Rehabilitation Area containing light-industrial warehouses, and accessory retail uses. To aid the rehabilitation of the site, the industrial park is subdivided into Land Use District "A" and Land Use District "B." The two land use districts may be developed by a single entity or separately and subdivision down district lines is permitted; however, it is the intent of the Plan for there to be cross-access and shared circulation between the districts.



Figure 3 – Map of Land Use Districts

7.1 DISTRICT “A” LAND USE STANDARDS

The purpose of Land Use District “A” is to support the construction of larger warehouses that will provide flexible and ample space necessary to sustain modern warehousing needs and to attract large-scale high-quality tenants. The following standards shall apply to Land Use District “A”.

7.1.1 Principal Permitted Uses

Any principal building may contain more than one use or tenant under the definition of Flex Space. Land Use District “A” may contain more than one principal building/use.

1. Federal or State Government Agencies
2. Light manufacturing
3. Warehousing and distribution
4. Wholesale trade
5. Research-industrial parks
6. Public utility uses.
7. Building material supplies and equipment sales.
8. Contractor shops.
9. Small repair and machine shops, inclusive of automobiles and trucks.
10. Auto parts.
11. Retail sales and service of large consumer goods, such as furniture, carpeting and appliances.
12. Communication and office equipment sales and service.
13. Bulk document, computer data, and information storage facilities.
14. Limited breweries as defined by N.J.S.A. 33:1-10.1b.

7.1.2 Conditional Uses

1. Cannabis cultivators
2. Cannabis manufactures
3. Cannabis wholesalers

7.1.3 Accessory Uses Permitted

1. Off-street parking
2. Office space
3. Signage

4. Fences and walls
5. Food trucks associated with limited breweries
6. Photo/videography studio associated with light manufacturing
7. Exterior storage of material and equipment shall be permitted in association with the following standards:
 - a. The material and equipment shall be clearly incidental to a permitted principal use;
 - b. The storage area shall not be in front of the front façade of the principal building which it is serving; and
 - c. Any material that has the possibility of becoming airborne shall be screened in accordance with the screening standards found herein to ensure containment and control of any debris or loose material. To the extent practicable, any material or equipment shall be firmly secured to reduce potential of free flowing debris and disorderly sites.
8. Accessory retail and wholesale stores associated with a permitted principal use, provided that such accessory use:
 - a. Is clearly incidental and accessory to the principal permitted use;
 - b. Is located within a building with a permitted principal use and is limited to the larger of 2,000 gross square feet or 20% of the business' gross square feet. In no event shall such space exceed 25,000 square feet.
 - c. Is located within a building elsewhere in the Area, which is used for the sole purpose of retail / sales operations for multiple businesses located elsewhere within the Area and is not otherwise used for a principal permitted use. Such building shall meet the requirements for a principal building in the District. Where such a standalone retail / sales building exists, it shall be subject to the following requirements:
 - i. The total building area must be equal to or less than 25,000 gross square feet.
 - ii. Only one (1) detached building for retail / sales is permitted in the Rehabilitation Area, but may service permitted principal uses from both Districts.
9. On-site cafés serving employees working for a principal building use.
 - a. On-site café's shall be located within an existing building with a permitted principal use and the café must be associated with such use. On-site cafés shall not exceed 1,500 gross square feet.
10. Garages, storage buildings, and other customary accessory uses incidental to the principal use.

7.2 DISTRICT “B” LAND USE STANDARDS

The purpose of Land Use District “B” is to support the maintenance of existing warehouses and the construction of modern warehouses less than 100,000 gross square feet. These warehouses will provide flexible space which will support a range of various uses. The standards of Land Use District “B” will ensure that existing viable warehouses on the site will remain compliant and in use. The following standards shall apply to Land Use District “B.”

7.2.1 Principal Permitted Uses

Any principal building may contain more than one use or tenant under the definition of Flex Space.

1. Federal and State Government Agencies
2. Light manufacturing
3. Warehousing and distribution
4. Wholesale trade
5. Research-industrial parks
6. Public utility uses.
7. Building material supplies and equipment sales.
8. Contractor shops.
9. Small repair and machine shops, inclusive of automobile and trucks.
10. Auto parts.
11. Retail sales and service of large consumer goods, such as furniture, carpeting and appliances.
12. Communication and office equipment sales and service.
13. Bulk document, computer data, and information storage facilities.
14. Indoor recreational uses and facilities, including health fitness centers, taekwondo, and similar uses.
15. Limited breweries as defined by N.J.S.A. 33:1-10.1b.

7.2.2 Conditional Uses

1. Cannabis cultivators
2. Cannabis manufactures
3. Cannabis wholesalers

7.2.3 Accessory Uses Permitted

1. All Accessory uses permitted in Land Use District “A” are permitted in Land Use District “B.”

7.3 BULK AND ADDITIONAL STANDARDS

The requirements for the Rehabilitation Area shall be as specified in the table and subsections below. Any deviation from these standards shall be subject to the provisions of Section 6.0 of this Plan. In some cases, specific sections of the Township Ordinance are cited by number and title. If the Ordinance is re-numbered, the new section with the corresponding title shall apply for the purposes of this Plan.

7.3.1 General Bulk Standards

Requirements		
	Land Use District “A”	Land Use District “B”
<i>Area Requirements</i>		
Minimum Lot Area	12 acres	12 acres
Impervious Surface Ratio	90%	90%
<i>Principal Buildings</i>		
Minimum Building Setback	50 feet from Rehabilitation Area boundary line	50 feet from Rehabilitation Area boundary line
Maximum Building Height	45 feet	45 feet
Minimum Gross Building Floor Area	n/a	n/a
Maximum Gross Building Floor Area	200,000 SF	100,000 SF
<i>Accessory Buildings</i>		
Minimum Building Setback	50 feet from Rehabilitation Area boundary line	50 feet from Rehabilitation Area boundary line
Maximum Height	1 story / 30 feet	1 story / 30 feet
Building Location	Shall not be in front of the front façade of a principal building	Shall not be in front of the front façade of a principal building
Maximum Gross Building Floor Area	5,000 SF	5,000 SF

7.3.2 Additional Standards Applicable to Both Districts

1. In no event shall any of the uses permitted in this Redevelopment Plan be construed to mean a “coworking space,” which shall be prohibited within the Rehabilitation Area and defined as an establishment where individuals from different organizations enter into a sublease or pay a fee to share a common physical space to work independently of each other. It being the intention of this Redevelopment Plan to prohibit the division of floor area to multiple unrelated parties within a single, undifferentiated space.
2. Any principal building may contain more than one use or organization. An industrial park may contain more than one principal building/use, provided that:

- a. All lot and building coverage requirements for the District are met;
 - b. Each use is a permitted use in the District; and
 - c. Each tenant space shall be physically delineated from other tenant spaces, and each with their own separate lease.
3. Chemical refining shall not be permitted. The storage of hazardous substances as defined by N.J.A.C 7:1E shall not be permitted as a principal use. To the extent any chemicals are stored on site, they shall be stored in accordance with all State and Federal regulations.
 4. No merchandise, products or similar material or objects shall be stored outside. Refuse and recycling is permitted to be stored outside but shall be screened in accordance with Sections 8.3.4 (Screening Requirements) and 8.6 (Recycling and Refuse Collection Standards) found herein.
 5. There is no minimum lot width, frontage, or depth requirements established in this Plan. Each District shall be developed and/or maintained as a single project site, with existing geometry constituting width and depth.
 6. All structures shall be served by public water and public sewerage.
 7. No accessory structure shall be closer than 10 feet to a principal structure unless it is attached to such principal or other structure.
 8. Neither District is required to have frontage on a public right-of-way.

7.3.3 Cannabis Standards

1. All cannabis cultivators, cannabis manufactures, and cannabis wholesalers permitted shall be subject to the provisions set forth in §142-57.2, "Cannabis Operations," Chapter 88 "Cannabis," as well as to all State regulations. Should a conflict exist between the provisions of this Plan and §142-57.2 or Chapter 88, the provisions of §142-57.2 and Chapter 88 shall prevail. State regulations shall always prevail in any event of conflict.

7.3.4 Stormwater Management Standards

1. All stormwater management facilities shall adhere to the current best practices and standards of the New Jersey Department of Environmental Protection.
2. Stormwater management facilities may be shared across both Districts.
3. Stormwater management facilities shall be screened with plant material in such a way that is aesthetically pleasing and incorporated into the natural topography of the land.

4. For stormwater management basins, peripheral post and rail fencing may be used, or basins may be contoured and shaped to form low angles at the primary water line, thereby ensuring pedestrian safety.

7.4 CIRCULATION AND PARKING STANDARDS

7.4.1 Site Access

1. Two access driveways from North Main Street may be provided to better control the traffic flow on site.
2. Any reconfiguration of the existing access driveways will require outside approval from the holder of the easement along North Main Street which, at the time of this Redevelopment Plan, is Conrail.
3. Land Use District "B" may be accessed via a common driveway(s) from Land Use District "A."
4. Truck access shall not negatively impact residential areas.

7.4.2 Parking

1. Standard parking spaces (i.e. parking areas designed and constructed for the parking of passenger vehicles, not including tractor trailer parking) may be viewed collectively throughout the entire Rehabilitation Area. Such spaces may be located on the adjacent Land Use District as long as an easement has been procured permitting cross access. However, future development should configure the parking layout so that parking spaces are located within close proximity to the building entrances they are intended to serve. ADA parking spaces shall be installed pursuant to federal standards, taking into account their location in relationship to building entrances.
2. Parking of any vehicles shall not be located closer than 10 feet to any Rehabilitation Area boundary line that abuts a property zoned for or developed with non-residential uses.
3. Parking of any vehicles shall not be closer than 20 feet to any Rehabilitation Area boundary line that abuts a property zoned for or developed with residential uses and shall be landscaped in accordance with the Section 8.3 (Landscape, Buffers, and Screening Standards) found herein.
4. Parking spaces may be built to Land Use District lines internal to the Rehabilitation Area.
5. Internal streets and parking areas shall be curbed.
6. No parking of vehicles or trucks shall be permitted in fire lanes, rights-of-way, driveways, landscape areas, aisles, sidewalks, or turning areas.

7.4.3 Loading

1. In Land Use District A, a minimum of one loading space shall be provided for each 10,000 square feet, or fraction thereof, of gross floor area. There shall be no loading or unloading from the street.

2. Land Use District B shall have no minimum loading requirement but shall ensure at least one loading bay per building is available for deliveries. This Plan acknowledges that this loading standard is an existing condition within Land Use District B prior to the Redevelopment Plan's adoption, and such conditions and operations shall be maintained.

7.4.4 Pedestrian Circulation

1. Accommodations for pedestrian circulation must be provided. Paths shall provide access to all parts of the Area and provide links between building and parking areas.
2. Parking lot layout shall take into consideration pedestrian circulation and activities. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the wider network of walkways.
3. Walkway design shall promote pedestrian circulation within the Rehabilitation Area. Walkways shall be separate and distinct from motor vehicle circulation and, to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the site and encourage incidental social interaction among pedestrians.
4. Sidewalks shall be made of poured concrete and shall be raised and curbed along buildings and within parking lots, where suitable.
5. Parking ratios for all uses shall be pursuant to Township standards.

7.4.5 Electric Vehicle Standards

1. Electric vehicle charging infrastructure shall adhere to the standards set forth in §142-57.1, "Electric vehicle supply/service equipment" and the NJ Department of Community Affairs Model Statewide Municipal EV Ordinance, published on September 1, 2021 to comply with P.L. 2021, c. 171.

7.5 TRAFFIC IMPACT STUDY AND PARKING ANALYSIS

As part of the review and approval process with the Planning Board, a Redeveloper shall submit a Traffic and Impact Study and Parking Analysis (utilizing most recent version of the ITE Trip Generation Handbook and ITE Parking Manual), which shall include and address the Rehabilitation Area and the surrounding lands not subject to this Plan.

7.5.1 Traffic Impact Study

1. A site inspection and inventory of existing roadway and intersection characteristics, including roadway widths, traffic control devices, sight distances, and any other pertinent physical features of the roadway network.
2. Collection of peak hour traffic count data for the weekday A.M. and P.M. periods at all appropriate intersections.

3. Trip generation projections for the proposed Redevelopment Project, with distribution of Project traffic to the roadway network and proposed Project accesses.
4. Projection of future "build-out year" traffic volumes, which will include background traffic growth.
5. Future conditions analysis for the lands subject to this Redevelopment Plan and surrounding intersections and the proposed site driveways to determine if any improvements are required to mitigate the Project's traffic impact.

7.5.2 Parking Analysis

1. Projections of the peak number of to-be-occupied parking spaces, taking into account a reasonable turnover rate to ensure an appropriate parking supply for the uses proposed.
2. Identification of how parking spaces will be assured for residents, patrons and other occupants / users of the land uses proposed.
3. Where shared parking is proposed, the Parking Analysis shall utilize the procedures presented in the most recent version of the report Shared Parking published by the Urban Land Institute ("ULI") and shall use the most current shared parking methodology published by ULI or ITE.
4. Projected parking demand may be adjusted based on an analysis of captured parking using procedures presented in the most recent version of the ITE Trip Generation Handbook, calculating:
 - a. The projected peak parking demand for each land use that will be sharing the available parking supply.
 - b. The extent to which parking demand will be mitigated as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c. The peak parking accumulation for the Project, making use of traditionally-accepted shared parking procedures.
5. Recommendations for supplemental parking, as necessary.

8.0 DESIGN STANDARDS

This section details the design standards within the Rehabilitation Area. Any deviation from these standards should be considered by the Land Use Board and may be granted pursuant to Section 6.0 of this Plan. Where design or engineering standards are not specified in this Plan, the standards set forth in the Township Ordinance shall apply.

8.1 BUILDING DESIGN STANDARDS

1. All building facades shall be suitably finished for aesthetic purposes, which shall not include unfinished, unpainted or painted cinder block or metal-walled buildings. Exterior finish materials shall not appear “raw” or unfinished.
2. Buildings shall be designed to provide consistent finishes around all sides of each structure.
3. Where multiple buildings are proposed, the design and exterior finish of the buildings shall be consistent to the extent feasible.
4. Where feasible, the base of newly constructed buildings, specifically those which are visible from North Main Street, shall be landscaped, particularly when the facades have little fenestration.
5. Architecture throughout the Rehabilitation Area shall reflect a generally consistent design to ensure continuity and that continues aesthetic of an industrial park.
6. Spatial relationships between buildings and other structures should be geometrically logical and/or architecturally formal.
7. Facade colors should be low-reflective, subtle, natural or earth- tone colors. Bright reds, oranges, yellows, or other high- intensity colors are not permitted. Neon tubing is not permitted to outline windows, signs, buildings, structures or architectural details.
8. Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is discouraged. Franchise of national chains are encouraged to follow building design standards provided herein to create a unique building that is compatible with surrounding buildings.
9. For buildings that consist of an accessory retail frontage, the building's façade should dictate storefront composition in terms of spacing and alignment of buildings and windows. Storefronts should be designed to be compatible with the overall character of the facade, to maximize pedestrian interest, and to maintain a pedestrian scale.
10. Buildings with multiple tenants and storefront entrances should be unified through the use of architecturally compatible styles, colors, details, awnings, signage, and lighting fixtures on all storefronts.

11. Buildings should avoid long, uninterrupted wall or roof planes. Building wall offsets, including both projections and recesses, shall be required in order to provide architectural interest and variety and relieve the visual effect of a single, long wall. Similarly, roofline offsets should be provided along any roof measuring longer than 75 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.
12. Larger buildings should reduce the appearance of bulk through recesses, offsets, changes of plane, stepped terraces or other devices which break down and articulate building mass.
13. Buildings shall be articulated vertically and horizontally to break up large massing of blank walls. Changes in colors and materials are encourage to help achieve more visually pleasing designs, especially on buildings that are visible from North Main Street.
14. Facades should be designed to balance vertical and horizontal elements of composition. In general, facades should present a vertical division into base, middle or shaft and capital or cornice, as well as a pattern of horizontal subdivisions into bays, where appropriate.
15. Facades where the vertical elements overwhelm the horizontal elements indicative of changes in level or use, expansive blank walls, or facades with extended horizontal fenestration should not be permitted.
16. Roofline offsets should be provided along any roof measuring longer than 75' in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.
17. Rooflines should be varied with a change in height every 75 linear feet in a building length utilizing parapets and/or cornices. Rooflines should be used to add interest to and reduce the massive scale of large buildings.
18. Roofs shall be flat and shall be required to provide parapets and cornices that offset in accordance with the standards herein.
19. Buildings should be located to allow for adequate fire and emergency access.
20. In District B, buildings shall relate to one another, both functionally and visually. This Plan notes that District B has already developed in such a manner and shall continue to do so as buildings renovate or redevelop. To the extent possible, development should be organized around features, such as courtyards and quadrangles, which encourage pedestrian activity.

8.2 FENCE STANDARDS

1. General
 - a. Federal and State government agencies and public utility tenants are exempt from all fencing requirements.
2. Perimeter Security Fencing
 - a. Perimeter security fencing shall be permitted around the perimeter of the Rehabilitation Area at a maximum of 6 feet in height. Such fencing shall not be held to a setback requirement as long as the fencing is placed within the confines of the Rehabilitation Area.
 - b. The finished side shall be facing towards the adjacent property.
 - c. Perimeter security fencing shall be at least 50% open in portions of the site within the required front yard setback.
 - d. Perimeter security fencing shall not be uncoated chain link fence, nor shall it include barbed wire, razor wire, or similar features. Chain link fence is permitted but not preferred. Decorative metal, board-on-board, picket fences, rail, or split rail are the preferred fence types for new fence construction.
 - e. There shall be no fencing along the Conrail right-of-way, which extends the entire length of the Rehabilitation Area's frontage on North Main Street.
3. Interior fencing
 - a. No fence shall be erected of barbed wire, electrified, topped with metal spikes or barbed wire, or constructed of any material or in any manner which may be dangerous to persons or animals.
 - b. Decorative metal, board-on-board, picket fences, rail, chain link fences, and split-rail fences, are the permitted fence types. Uncoated chain-link fences are not permitted.
 - c. Privacy material or slats are not permitted.

8.3 LANDSCAPE, BUFFERS, AND SCREENING STANDARDS

8.3.1 General Landscaping Requirements

1. All portions of the Rehabilitation Area not utilized by buildings or paved surfaces shall be landscaped, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage, and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas.

2. The established grades shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assure that the capacity of a natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.
3. Redevelopers shall make every effort to preserve existing mature trees within the Rehabilitation Area. To the extent feasible, the mature trees along North Main Street shall be maintained.
4. This Plan acknowledges that there are existing parking lots which are permitted to remain. Any existing parking lot landscaping shall be maintained and replaced when plantings die. For newly constructed parking areas, a landscaping plan shall be designed to incorporate trees and shrubs in and around such parking areas.
5. To the extent feasible, street trees shall be planted on all internal roadways at an average of 40 feet on center and shall be within planting strips measuring a minimum of 6 feet in width.
6. All evergreen tree plantings shall be a minimum of 6 feet at time of planting.
7. All deciduous tree plantings shall be 2.5" caliper at time of planting.
8. Plantings should be clear of all driveways, rights-of-way, and out of any sight triangles.
9. All species selections shall be chosen for salt tolerance, drought resistance, ability to withstand storms without sustaining irreparable damage, resistance to the effects of pollution, long life span, and general resistance to disasters. A recommended list is provided in Appendix C, Table C-2 of the Township's Chapter 142 of its revised General Code.
10. Landscaping maintenance and guarantee
 - a. Any plant material that does not survive shall be replaced within one year or one growing season. Any plantings more than 30% dead will be considered in need of replacement.
 - b. All landscape plantings must be maintained for a period of two years from the time of planting. Landscaped areas should be pruned as necessary and free of trash and weeds.
 - c. A landscape maintenance schedule, specifications, and an executed maintenance agreement must be on file before a certificate of occupancy is issued.

8.3.2 Outdoor Pedestrian Space

1. Site plans shall balance the functional requirements of parking with the provision of pedestrian amenities.
2. Outdoor pedestrian areas and gathering spaces shall be provided with the development of any new buildings within the Rehabilitation Area to be used by employees and patrons of the businesses.

3. The layout, materials, and details used in the treatment of such exterior spaces shall be selected to enhance their immediate surroundings. Such spaces shall be functional and shall utilize grass/landscaping, pavers, lighting, trash/recycling receptacles, benches / picnic areas, and any other appropriate amenities.

8.3.3 Buffer Requirements

1. This Plan acknowledges that the Rehabilitation Area is currently used as an active industrial park, which includes an extensive vegetative buffer area along the southwest property lines, abutting the RR Rural Residential Zone. Any existing and established vegetative buffer areas within the Rehabilitation Area shall be maintained and enhanced where necessary. Where plantings die and create any “gaps” in the landscaping, additional vegetation shall be planted. New plantings shall prioritize evergreens. The buffer area shall be as visually impervious as feasible.
2. Parking areas are not required to be screened from the public view but shall be setback a minimum of 20 feet from any property zoned for or developed with residential uses. This setback area shall be planted with dense vegetation to be as visually impervious as feasible.

8.3.4 Screening Requirements

1. Screening shall generally be provided to reduce the visual impact of unsightly elements, such as HVAC units, utility boxes, trash enclosures, storage areas, and other improvements that would detract from site aesthetics.
2. Roof-mounted HVAC equipment shall be screened from public view by parapet walls, which shall be of a height adequate to screen such units. Parapet walls are exempt from the height requirements of this Plan.
3. HVAC equipment located on the ground shall be screened using any combination of fencing and landscaping so as to not be visible by the public.

8.4 LIGHTING STANDARDS

1. A comprehensive Lighting Plan, addressing illumination of all public areas, parking lots, open spaces, and buildings, shall be submitted for each Redevelopment Project. Lighting shall be designed to provide security and safe movement of pedestrians and vehicles as well as to highlight project elements in order to create an aesthetically-pleasing environment.
2. The Lighting Plan shall depict the location, type and wattage of all luminaries, with i.s.o. footcandle radii and light cutoff angles indicated. Where pole mounted lighting is employed, pole design, height, foundation and support information is required.
3. All light poles shall be compatible with the architectural style of the buildings.

4. Lighting plans shall take into consideration the hours of operation of the proposed use. The lights should be designed so that they can be dimmed or turned off when not necessary.
5. Light sources, glare, and unwanted light shall be shielded from adjacent properties and motorists approaching on North Main Street.
6. All light fixtures shall be LED with a maximum color temperature of 5,000 degrees kelvin.
7. Spotlight-type fixtures over 100 watts attached to buildings shall not be allowed.
8. Pathways, walkways, sidewalks and trails shall be lighted.
9. Illumination shall be required for all exterior stairways, ramps, sloping or rising paths, building entrances and exits, and where one building is offset or set back from another.
10. Lighting shall be provided along all streets and driveways and within parking areas, at intersections and crosswalks and wherever vehicular and/or pedestrian circulation systems merge, intersect or split.
11. The maximum height of freestanding lights shall be that of the freestanding building, but in no case greater than 24 feet, measured from the ground to the center line of the light source, and shall be spaced a distance not to exceed four times the mounting height.
12. The following light intensity, in footcandles, shall be provided:
 - a. Parking lots and access drives: an average of one footcandle throughout.
 - b. Intersections: an average of two footcandles.
 - c. Maximum at any property line: 0.2 footcandle.
13. In any area required to be illuminated, the minimum light intensity provided at ground level shall be 0.2 footcandle.
14. String lighting and direct lighting are expressly prohibited. Exposed sources of light, including bare bulbs and tubes and immediately adjacent reflecting surfaces, shall be shielded to comply with the standards of this chapter.
15. No structure or land shall be so used as to create or transmit direct or sky-reflected glare, whether from floodlights, high temperature processes or any other method. Any process or method likely to create or transmit such glare shall be performed only within an enclosure and in such manner as to be imperceptible at or beyond any lot line.

8.5 SIGNAGE STANDARDS

1. Freestanding Signs

- a. One freestanding monument sign shall be permitted at each driveway entrance indicating the name of the industrial park and/or names of individual tenants.
- b. Freestanding monument signs shall not exceed a height of 10 feet measured from the ground to the topmost portion of the structure.
- c. The surface area of freestanding monument signs shall not exceed an area of 150 square feet per side.
- d. Freestanding monument signs shall be set back a minimum of one foot from the Rehabilitation Area's boundary line along North Main Street. All other freestanding signage internal to the Rehabilitation Area shall be setback 20 feet from Rehabilitation Area boundary lines.
- e. Supporting frames for freestanding monument signs shall be of permanent materials such as steel, concrete, or masonry.
- f. Freestanding directional signs may be located internal to the Rehabilitation Area indicating the various tenants and their locations on site. Freestanding directional signs shall not exceed 15 square feet in area per side nor 10 feet in height as measured from the ground to the topmost portion of the structure. There shall be no number cap to the amount of freestanding directional signs; however, the Land Use Board shall have the discretion to determine the appropriate amount during their review and approval process of any site plan application.
- g. No freestanding sign shall encroach into sight triangles, as determined by the Township Engineer.
- h. Freestanding signs shall be designed to respect the architectural context of the Rehabilitation Area.
- i. Freestanding signs must be securely anchored to the ground with either a uniform monument-type construction, or shall be supported by one or more columns or uprights which are firmly embedded in the ground. Exposed guy wires, chains or other connections shall not be made a permanent support of the freestanding sign. Supporting frames for freestanding signs shall be of permanent materials, such as steel, concrete or masonry. However, an approved NJDOT sign must have bases be designed under the rules of NJDOT.

2. Wall Signs - General

- a. Signs shall be mounted against the façade of the building and shall not project more than 15 inches from the building. Where any such sign projects more than three inches from a building façade or wall, the lowest portion of the sign shall be at least 10 feet above the finished grade elevation immediately beneath it.
- b. No sign shall project above the cornice or soffit line of the building.
- c. Wall-mounted, non-illuminated directional signage are permitted not to exceed 3 square feet is permitted on all buildings.

3. Wall Signs – Land Use District A

- a. One wall sign per tenant is permitted at an area not to exceed 10% of the exterior wall on which the sign is mounted that represents the portion of the building leased by the tenant. However, such wall signs shall not be located on the southwest facing building wall.
- b. Awnings are not permitted.
- c. One wall sign is permitted to be mounted to each building indicating the building's number. This sign shall have a maximum area of 12 square feet.

4. Wall Signs – Land Use District B

- a. One wall sign per tenant is permitted to be mounted at the primary entrance of each tenant and shall have a maximum area of 50 square feet per sign.
- b. One wall sign listing each tenant within the building is permitted at an area not to exceed 8 square feet.
- c. One wall sign is permitted to be mounted to each building indicating the building's number. This sign shall have a maximum area of 12 square feet.
- d. Canvas signs are permitted if securely attached to building façade.
- e. Awnings are permitted. The sign area shall be calculated by that area devoted to a message.

5. Sign Illumination

- a. Illuminated signs shall be arranged to reflect the light and glare away from adjoining premises and away from adjoining highways. No sign with yellow, red, green or blue illumination in a beam, beacon or flashing form resembling an emergency light shall be erected in any location.

- b. Freestanding signs may be directly lit but shall not be backlit.
 - c. Wall signs are permitted to be backlit using LEDs; however, backlit signs must illuminate the lettering or symbols, and not more than 1/2 the normal intensity of the letters and symbols shall illuminate the background material. If the background material is clear, white or of an opaque color, no more than 1/4 of the normal intensity of the letters and symbols shall illuminate the background material.
 - d. No sign shall be permitted to use mechanical or electrical devices to revolve, flash or display movement or the illusion of movement. Colors shall not mechanically change.
6. Temporary Construction Signs
- a. One (1) temporary construction sign shall be permitted, not exceeding 32 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that the sign is on the site where construction is taking place.

8.6 RECYCLING AND REFUSE COLLECTION STANDARDS

1. Site and architectural plans shall provide ample space for the collection of refuse and recyclable materials associated with the operation of the industrial complex. During the site of the Land Use Board's review and approval process, a Redeveloper shall provide significant material and evidence in support of the size of the collection area. The Land Use Board has the sole discretion to determine its appropriateness.
2. Recycling and refuse containers shall be separated from parking spaces by either a location within a building or in a pickup location outside the building.
3. All outdoor recycling and refuse containers shall be screened with an enclosure constructed with durable fencing and/or masonry block. Such enclosure shall have a lockable gate but a lid is not required. Containers shall include their own lids.
4. All refuse and recyclable materials storage areas shall be contained on a concrete pad.
5. Refuse and recycling areas shall be located in a manner that is obscured from view from parking areas, streets, and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. If the pickup is located within the building, the doorway may serve both the loading and trash functions, and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container does not interfere with or restrict loading and unloading functions.

8.7 SUSTAINABILITY STANDARDS

1. Installation of roof-mounted solar panels is encouraged, but not required. However, all buildings shall be designed to be “solar ready” in anticipation of any future installation.
2. Sustainability measures to reduce the development and operational environmental impacts are encouraged but not required. Some measures include, but are not limited to:
 - a. Heat and cooling units should be energy-efficient and appropriately suited for the size of the facility.
 - b. Heat recovery ventilators (HRV) and energy recovery ventilators (ERV) should be utilized to improve indoor air quality while maintaining the energy efficiency of the building.
 - c. Occupancy sensors, timers, and other mechanisms should be utilized to optimize interior and exterior lighting usage.
3. Redevelopers are encouraged to incorporate environmentally friendly buildings and site systems and technologies into all projects. This includes but is not limited to the pursuit of LEED (Leadership in Energy & Environmental Design) and other sustainability best practices that meet or exceed current energy codes such as Commercial Property Assessed Clean Energy (CPACE).

9.0 ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

9.1 REDEVELOPER SOLICITATION, SELECTION, AND DESIGNATION

Upon adoption of a Redevelopment Plan, and pursuant to N.J.S.A. 40A:12A-8 f. & g., designated Redevelopment Entities are empowered to solicit for and negotiate and enter into Redevelopment Agreements with one or more designated Redevelopers for the purposes of advancing the municipality's goals and objectives as detailed in such Redevelopment Plan. Accordingly, the following actions are not subject to compliance with the Local Public Contract Law or the Local Lands and Buildings Law (N.J.S.A. 40A:11-1 et. seq. and N.J.S.A. 40A:12-1 et. seq., respectively).

This Redevelopment Plan designates the Robbinsville Township Council as Redevelopment Entity for this Redevelopment Plan.

Upon adoption of this Redevelopment Plan, the Township will be statutorily empowered to undertake such actions for the purposes of advancing the goals and objectives detailed herein.

9.1.2 Redevelopment Candidate Selection

The entire Rehabilitation Area (Block 14 Lot 54) has been owned and managed by Windsor Industrial Park Associates, LTD since 1983, Windsor Industrial Park Associates has successfully maintained the property and managed its tenants over the years and has expressed interest in developing one or both of the Land Use Districts pursuant to the standards of this Plan.

It is the intention of the Township, upon adoption of this Redevelopment Plan, to immediately receive an Expression of Interest from Windsor Industrial Park Associates detailing its proposed project. Such Expression of Interest shall address Windsor Industrial Park Associate's:

- A. Project concept(s)
- B. Financial capability and ability to obtain the financing required for the project.
- C. Proposed financial return to the Township and its taxpayers in the form of tax ratables, P.I.L.O.T. payments, in-lieu-of contributions and/or other appropriate mechanisms.
- D. Organizational and management structure and experience of the proposed development and operational team.
- E. The anticipated project implementation schedule (with project milestones).
- F. Ability to comply with (extent to which the proposed project achieves) the goals and objectives and other provisions of this Redevelopment Plan.
- G. Additional information as may be deemed by Windsor Industrial Park Associates as necessary or appropriate to convey its project vision.

The Expression of Interest shall be accompanied by a nonrefundable Expression of Interest Application Fee in the amount of \$1,100.00 included in such submission.

Once the Township Council, acting as the Redevelopment Entity for this Redevelopment Plan, has all the information it requires to make an informed decision, it may, at its sole discretion, by resolution, formally accept such expression of interest and authorize a specific period of time for the negotiations of a Redevelopment Agreement with this Redeveloper Candidate.

9.1.4 Redevelopment Agreement

Upon designation of an entity as Redeveloper Candidate, a Steering Committee shall be established and shall consist of:

- The Mayor or his designee;
- Members of the Township Council appointed by the Council President;
- The Township Administrator;
- The Township Director of Community Development;
- The Township Engineer;
- The Township Zoning Officer; and
- A member of the Land Use Board.

This Steering Committee will be assisted by the Township's staff and professionals as necessary.

the Steering Committee shall commence negotiations regarding a Redevelopment Agreement with such entity. Such Agreement shall include, at a minimum:

- The Project Concept(s) and Description of Project Elements for the undertakings proposed;
- Details regarding compliance with the goals & objectives of this Redevelopment Plan;
- Details regarding compliance with the Post Selection requirements of this Redevelopment Plan;
- Anticipated schedule for the commencement and completion of Project improvements, including design, permitting, construction and opening;
- Environmental and other Indemnification and insurance requirements;
- Affordable Housing obligations;
- Provisions for termination of Redeveloper status in the event of default by the Redeveloper;
- Issues identified within the body of this Redevelopment

- Plan as being subject to such Agreement; and
- Such other provisions as may arise during the negotiations, or which may be required by law.

Upon completion of negotiations of the Redevelopment Agreement, the Redevelopment Steering Committee shall refer such Agreement, in draft form, to the Township Council for consideration of adoption.

Such draft Agreement may include issues that could not be resolved to the satisfaction of the Steering Committee and/or Redeveloper Candidate, and/or negotiated provisions that, in the sole opinion of the Steering Committee, may or may not be in the best interests of the Township and its taxpayers, but are deemed to be worthy of consideration by the Township Council in light of the totality of the negotiations.

In referring such draft Agreement to the Township Council, the Steering Committee shall provide such recommendation(s) regarding adoption as the Steering Committee may deem necessary and appropriate, including recommendation(s) related to any such unresolved issues.

Upon receipt of the draft Redevelopment Agreement and Steering Committee recommendations related thereto, the Township Council may, at its sole and absolute discretion:

- Adopt such Agreement as received;
- Adopt such Agreement with such modifications as it is able to negotiate with the Redeveloper Candidate directly; or
- Return the draft Agreement to the Steering Committee along with direction as to how to proceed, including direction to terminate negotiations should an issue be deemed unresolvable.

Irrespective of any Steering Committee referral or recommendation, nothing herein shall be construed to imply that the Township Council shall be REQUIRED to adopt any proposed Redevelopment Agreement.

9.1.5 Post Selection Requirements

9.1.5.1 Redevelopment Administration Escrow

It is anticipated that this Redevelopment process will generate the need for Township funding between designation of a Redeveloper Candidate and execution of a Redevelopment Agreement.

- A. In addition to any Application Fees the Township requires of those submitting an Expression of Interest, and without limiting any terms or conditions to be negotiated as part of the Redevelopment Agreement, the Redeveloper Candidate shall, within one (1) month of such designation, deposit with the Township, a Redevelopment Administration Escrow in the amount \$15,000.00.

Such Escrow shall function analogous to an escrow associated with an application before a municipal Land Use Board or Zoning Board of Adjustment under the New Jersey Municipal Land Use Law, and shall be used to reimburse the Township for in-house staff time and as-invoiced costs

for such outside professionals as the Township, in its sole discretion, may find necessary and convenient during the Redevelopment Agreement negotiations process.

If at any time the balance of the Redevelopment Administration Escrow is reduced below 33% of the required posting, the Redeveloper Candidate shall replenish the account in an amount sufficient to pay all submitted invoices outstanding at that time plus an additional \$15,000.00.

Should the parties fail to enter into a Redevelopment Agreement within the time period allotted, the Township reserves the right to rescind Redeveloper Candidate designation from such entity; whereby, after a final accounting of all costs incurred by the Township, any unused balance in such Escrow shall be returned.

- B. It is further anticipated that this Redevelopment process will generate the need for Township funding between execution of a Redevelopment Agreement and completion of the subject Project (signified by the issuance of the final Certificate of Completion & Compliance for the final component of the Project).

Such funding shall be for Township costs incurred outside of the Land Use Board land use Review & Approval process, including costs associated with the Certificate of Completion & Compliance process.

Accordingly, any unspent funds in a Redevelopment Administration Escrow on account at time of execution of the Redevelopment Agreement shall be rolled into a similar escrow to be negotiated as part of such Agreement.

Any unused Escrow balance shall be returned to a Redeveloper upon issuance of the final Certificate of Completion & Compliance for the final component of the Project associated with such Escrow.

- C. The Redevelopment Administration Escrow shall not serve as a substitute for any fees or escrows required by the Township's Land Use Board as part of the land use Review & Approval process, or by any other municipal or outside agency.

Fees and other responsibilities arising after execution of the Redevelopment Agreement shall be specified within such Agreement or shall remain as established under standard operating procedures.

9.1.6 Alternative Process

While it is the Township's intention to negotiate in good faith with each Redeveloper Candidate to address all planning, engineering, financial and other issues which may become part of the Redevelopment Agreement, the Township Council reserves the right ~ should a Project Concept evolve to the point where, in the sole opinion of the Township Council, it no longer meets the goals & objectives of this Redevelopment

Plan or materially departs from the Project Concept(s) and Description of Project Elements submitted with the Expression of Interest, or should the Township and Redeveloper Candidate otherwise not be able to consummate a mutually-acceptable Agreement ~ to rescind Redeveloper Candidate status from such entity and to identify and enter into negotiations with an Alternate Redeveloper Candidate.

In such event, the Township reserves the right, at its sole discretion, to:

- A. Designate such Alternate from among those parties who submitted an Expression of Interest found herein;
- B. Negotiate directly with a known development entity; or
- C. Rescind the Redevelopment opportunity and take no further action at such time.

9.2 ANTICIPATED REDEVELOPMENT ACTIONS

The Redevelopment Actions anticipated under this Redevelopment Plan consist of:

- A. Establishing land use, building and other controls governing the form and function of the Redevelopment Project(s) anticipated under this Redevelopment Plan;
- B. Identifying infrastructure improvements to be required to support the Redevelopment Project(s) anticipated under this Redevelopment Plan;
- C. Voluntary acquisition by the designated Redeveloper of any privately-owned lands as may be required to effectuate the Redevelopment Project(s) anticipated by this Redevelopment Plan;
- D. Design, permitting and construction of the approved Redevelopment Project(s); and
- E. Such other Actions as may be necessary and convenient to achieve the goals & objectives of this Redevelopment Plan.

9.2.1 Acquisition and Conveyance

This Redevelopment Plan operates under a Non-Condemnation Area designation. Accordingly, no lands under the jurisdiction of this Plan may be acquired via eminent domain for transfer to a Redeveloper. All lands are therefore classified as Not-To-Be-Acquired. Such classification notwithstanding, the Township reserves the right to work with NJDOT, Mercer County and the interested Redeveloper(s) to improve such rights-of-way as required to meet the needs of a Redevelopment Project.

9.2.2 Conveyance

9.2.2.1 By the Township

There are no Township-owned Lots within this Redevelopment Area. No such conveyance is therefore necessary.

9.2.3 Financial Assistance

Subject to the provisions of a negotiated Redevelopment Agreement, and pending availability of funds, the Township may agree to provide tax abatement, a P.I.L.O.T. arrangement and/or other financial assistance should a particular Project merit and require such assistance.

9.2.4 Pre-Existing Approvals

Prior to the designation of the Redevelopment Area as an area in need of redevelopment, there were several approvals by the Township Land Use Board for new warehouse development within the lands now governed by this Redevelopment Plan. All projects associated with such approvals have been constructed.

As of the writing of this Redevelopment Plan, there are no projects that have been approved for the Redevelopment Area but not yet constructed.

Upon adoption of this Redevelopment Plan, each holder of a Pre-Existing Approval is invited to immediately submit an Expression of Interest to be designated Redeveloper Candidate for the area of such Approval. Within this context, while Expressions of Interest shall conform with the requirements herein, they will be granted priority should multiple Expressions of Interest be submitted for the same lands.

9.3 PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

9.3.1 Relationship to Definite Local Objectives

This Redevelopment Plan has been drafted to meet the goals and objectives stated in this Redevelopment Plan, and to be consistent with the Township of Robbinsville's municipal goals and objectives.

9.3.2 Appropriate Land Uses

This Redevelopment Plan identifies appropriate land uses for each Land Use District, as defined in Section 7.0 Land Use Plan.

9.3.3 Density of Population

The provisions of this Redevelopment Plan have no bearing on the population density of the immediately surrounding area or Robbinsville as a whole, given that there are no residential uses permitted within the Redevelopment Area.

9.3.4 Public Transportation and Traffic

As discussed elsewhere in this Plan, the Redevelopment area is strategically located within close proximity to U.S. Route 130, providing regional access to the Township, County, and tristate area. It is not anticipated that development within the Redevelopment Area will cause Route 130 or North Main Street to be reconfigured. The site itself will improve its driveway connection to ensure safe access is provided.

While there are no NJ Transit bus routes that traverse this portion of Route 130, Mercer County operates the “Route 130 Connection” that runs from the Trenton Transit Center to the 8A business park. This route passed the Rehabilitation Area, but the closest stop is at the Home Depot in East Windsor.

NJ Transit’s Northeast Corridor train route stops at the Hamilton Train Station, approximately 8 miles from the Rehabilitation Area, and provides rail access to Trenton and New York with multiple stops in between.

9.3.5 Public Utilities

As of the writing of this Redevelopment Plan, it is anticipated that there is available capacity to accommodate any new development within the Rehabilitation Area. The site is already developed and so any further development will be through teardowns and rebuilds. Exact locations of all utilities will be provided at the time of a site plan application for development.

The Township makes no warrants as to the adequacy of any existing utility services and makes no warrants regarding any upgrades to existing systems.

Distribution lines for all utility systems feeding the redevelopment project(s) shall be placed underground. Existing above ground utilities shall be incorporated into the underground systems at the boundaries of the Rehabilitation Area as improvements are undertaken.

This Redevelopment Plan will permit no interruption of service to these areas. Redevelopers shall comply with the requirements of each individual utility to insure uninterrupted service.

The Township has no objection to Redevelopers sharing the costs of common on- or off-tract improvements that may be necessitated by multiple, individual redevelopment projects. Details related to such cost sharing shall be addressed by appropriate language in the individual Redevelopment Agreements.

9.3.6 Recreation and Community Facilities

There are no public recreation and community facilities located within the Rehabilitation Area. The permitted uses within Land Use District B allow for indoor recreation, such a taekwondo studio. Additionally, each building throughout the Rehabilitation Area is required to have a small outdoor area for employee breaks. The permitted uses within this Plan will not negatively impact any existing recreation or community facilities within the Township.

9.3.7 Other Public Improvements

As discussed above, access improvements onto the site and subsequent traffic and roadway improvements within the site will promote safe circulation coming from North Main Street. No other public improvements are anticipated by this Plan; however, that does not discount any future need from being fulfilled.

9.3.8 Proposed Land Use & Building Requirements

Such requirements can be found throughout this Plan, including within the Land Use Plan and Circulation and Parking Standards.

9.3.9 Provisions for Temporary & Permanent Relocation

Eminent domain is not authorized as part of this Plan. Any transfer of property is purely voluntary so no plan for relocation assistance is necessary.

9.3.10 Identification of Property to be Acquired

The site has been designated as an Area in Need of Rehabilitation. Property acquisition using eminent domain is not authorized.

9.3.11 Significant Relationships to Other Plans

9.3.11.1 Master Plans of Contiguous Municipalities

Robbinsville Township shares its borders with West Windsor Township, East Windsor Township, Allentown Borough, Upper Freehold Township, Hamilton Township, and Millstone Township.

The boundaries of the Rehabilitation Area do not abut any of the nearby municipalities. This Redevelopment Plan is proposing to update and modernize an existing site that is already developed, and the permitted uses will continue to be those associated with an industrial park. The Plan, therefore will have no associated impact the nearby municipalities.

9.3.11.2 Mercer County Master Plan

Mercer County's most recent Master Plan was adopted in 2010 and amended in 2016. The 2016 amendment includes broad policies which fall into three categories: Economy, Transportation, and the Environment. The Mercer County Master Plan outlines the following policies, of which the Plan specifically advances policy 1-b, 2-a, 2-d, and 3-a.

1. Economy
 - a. Promote the appropriate location and design of new development with opportunities for transit, regional equity, and preservation.
 - b. Provide infrastructure and other incentives that promote growth.
 - c. Promote housing choice to meet the region's needs.
2. Transportation
 - a. Direct growth to transit corridors and centers.
 - b. Promote access management to enhance safety and capacity.
 - c. Promote compact design, walkable, mixed-use centers.
 - d. Match jobs to housing and reduce long auto commute to work.

3. Environment

- a. Promote land used patterns that limit stormwater runoff and increase green infrastructure.
- b. Promote redevelopment of brownfields and greyfields.
- c. Prioritize open space acquisition to complete greenway networks, support compact development, and provide recreation opportunities to underserved communities.

9.3.11.3 State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies among various government levels with the purpose of attaining compatibility among local, county and state plans. The SDRP is a unique document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts.

The SDRP allocated land into Planning Areas. Robbinsville Township is separated into four Planning Areas: Suburban Planning Area (PA2), Rural Planning Area (PA4), State Park Planning Area (PA8), and Rural Environmentally Sensitive Area (PA42). The area in need of rehabilitation is located within the Suburban Planning Area.

The Plan includes eight statewide goals and dozens of policies which are intended to implement the goals. The goals are as follows:

1. Revitalize the State's Cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and service at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan is broadly consistent with the SDRP and specifically advances Goal 1, 3, 4, and 8.

9.3.12 Inventory of Existing Affordable Housing Units to be Removed

There is no residential development present on the site. Therefore, no affordable housing units are identified to be removed as part of the implementation of this Plan. No new residential units are permitted to be developed under the Plan; therefore, no new affordable housing units are proposed.

9.3.13 Plan for Affordable Housing replacement Housing

Because there are no affordable housing units located within the Redevelopment Area and no new units are authorized, there is no need to develop a plan to replace any units.

9.3.14 Provisions of Affordable Housing

Because there are no affordable housing units located within the Redevelopment Area and no new units are authorized, there is no need to develop a plan to construct any new units. This site is not a component of the Township's Housing Element and Fair Share Plan.

9.3.15 Electric Vehicle Chargin Infrastructure

As of the writing of this Plan, the Township of Robbinsville has no broader public charging network with which the Redevelopment Area could connect. This Redevelopment Plan requires all new development to meet the State Ordinance.

9.3.16 Relationship to Pertinent Municipal Development Regulations

Prior to the adoption of this Redevelopment Plan, the lands subject to this Plan were located in the Township's OW – Office Warehousing Light Manufacturing Zone. Land Use and building regulations for this zone are found in Chapter 142 of the Township Code. Upon adoption of this Redevelopment Plan, the provisions of this Plan shall govern.

While certain Land Uses, Building Limit Controls and development regulations / procedures of this Redevelopment Plan differ from those in place under the Township Code, they do not substantially alter the underlying nature of such existing provisions. Such modifications are deemed necessary and appropriate to achieve the goals and objectives of this Redevelopment Plan.

Accordingly, the overall character planned for this section of the Township remains generally consistent with that planned prior to the adoption of this Redevelopment Plan.

Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Plan is an explicit amendment to the Township's Zoning District Map and the land use and development provisions of the Township Code.

Upon adoption, the Township's Zoning Map shall be immediately modified to reflect this Redevelopment Plan.

9.3.17 Consistency with Municipal Master Plan

Robbinsville Township's most recent Master Plan was adopted in 2020, which outlines a series of goals and objectives. This Plan is consistent with the Master Plan, but most specifically advances the following goals, objectives, and strategies:

- Support non-residential and mixed-use land uses as well as public and private, active and passive, open and enclosed spaces and amenities, designed collectively to maintain Robbinsville’s position as an attractive and affordable place to live, work and recreate.
- Continue to encourage the development of “flex” uses, which are buildings with open or undefined floorplans that are capable of housing light industrial, warehouse and office uses, where access to the general public is not appropriate or practicable. Permit general commercial (accessory retail, personal service, and publicly oriented office) uses where access to the general public is appropriate and practicable.
- Support compact development and redevelopment instead of sprawl.
- Promote energy conservation by using energy-efficient technologies, renewable energy resources and passive forms of energy.

9.4 EFFECTIVE DATE, DURATION OF PROVISIONS & AMENDMENT PROVISIONS

9.4.1 Effective Date

The Effective Date of this Redevelopment Plan shall be the date the Ordinance adopting this Plan becomes effective.

9.4.2 Duration of Provisions

This Redevelopment Plan, as it may be amended from time-to-time, shall be in effect for a period determined as part of the Redevelopment Agreement negotiations. Nothing shall be construed to limit the ability of the Governing Body to extend the duration of this Redevelopment Plan.

9.4.3 Procedures for amending this Redevelopment Plan

This Redevelopment Plan may be amended from time-to-time upon compliance with all applicable laws and statutes and upon approval of the Governing Body.

In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-9 and 13, and any applicable provisions of a Redevelopment Agreement, mutual agreement between the Township and a Redeveloper is required where a Redevelopment Agreement is in place and where any amendment thereto would change the controls governing the use of lands under said Agreement.

9.5 CERTIFICATE OF COMPLETION & COMPLIANCE

Upon completion of construction of a Redevelopment Project or any Independent Component thereof, and at the request of the Redeveloper, the Township shall issue the Redeveloper a Certificate of Completion & Compliance for said Project or said Independent Component thereof, certifying that the Project, or the Independent Component thereof, was completed in accordance with this Redevelopment Plan, the Redevelopment Agreement and the Project Plans approved by the Land Use Board as part of the Review &

Approval process; and further certifying that all applicable provisions of the Redevelopment Agreement, including provisions related to N.J.S.A. 40A:12A-7 to 9, have been satisfied.

Each such request shall be accompanied by as-built plans of the Project or Independent Component thereof which is subject of the request, prepared, signed and sealed by the appropriate design professional, depicting the final constructed configuration of the Project or Independent Component thereof.

Upon the issuance of the final such Certificate of Completion & Compliance for the final Component of the Redevelopment Project, or at the expiration of this Redevelopment Plan, whichever shall occur last, the conditions determined to exist at the time this Redevelopment Plan was declared to be In Need of Redevelopment shall, by definition, no longer exist. At such time, the controls contained in this Redevelopment Plan, with the exception of the development regulations and design standards, shall terminate and the Rehabilitation Area shall revert to such Township Zoning as may be adopted at that time pursuant to N.J.S.A. 40:55D-1 et seq.

Unless otherwise addressed by an affirmative action of the Governing Body, the appropriate sections of the Township Code shall hereby be amended to include the Development Regulations of this Redevelopment Plan, which shall survive the expiration of this Plan.

The Certificate of Completion & Compliance process shall be independent of, and shall not substitute for, the standard municipal Certificate of Occupancy process. Within this context, the Township, at its discretion, may issue a Certificate of Completion & Compliance either before, simultaneous with or after issue of a Certificate of Occupancy.