

**AMENDMENT  
TO THE  
MASTER PLAN  
REDEVELOPMENT ELEMENT  
OF  
WARREN TOWNSHIP**

**Prepared By:**

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**The original of this document was signed and sealed according to law  
John T. Chadwick, IV P.P. License No. 995**

**February 9, 2022**

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## **INTRODUCTION**

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

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

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the County in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A-196 et al.).

The Redevelopment Plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c. 291 (C.40:55D-1 et seq.). The Redevelopment Plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the Redevelopment Plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The Township has adopted zoning standards for each redevelopment site.

## **REDEVELOPMENT GOALS AND OBJECTIVES**

The Goals and Objectives of the Redevelopment Plan are as follows:

- Provide for a variety of rental and ownership housing development with an inclusionary affordable housing component.

- Redevelop vacant and deteriorated and/or obsolete structures that have been found to be an area in need of redevelopment and satisfy certain criteria of the Local Redevelopment and Housing Law;
- Preserve and allow for the incorporation of green space, outdoor areas, and other outdoor amenities within and around the housing development;
- Provide sufficient off-street parking spaces and internal vehicular circulation for all residents and employees on the site in accordance with Residential Site Improvement Standards;
- Incorporate amenities in order to address the social, and active and passive recreational needs of the community;
- Provide and maintain safe, on-site and off-site pedestrian connections to the surrounding uses as applicable;
- Incorporate green building technologies into the site improvements and the building design to the extent practicable.

## **MASTER PLAN GOALS**

The Township's most recent Re-Examination Report and Amended Master Plan was adopted on March 27, 2017.

The Master Plan briefly describes information related to the Redevelopment Area's zones within the Master Plan. To better understand the benefits and effects redeveloping a site has on the Township, this Plan element analyzes how redevelopment relates and adheres to the Township Master Plan beyond the Zoning and Land Use Regulations.

The Township Master Plan states that the Township has been, proactive in the preparation of planning studies and reports which are valuable tools and references to guide future growth and development. The redevelopment process and potential redevelopment has and is proposed to promote and continue managed growth and development of the Township.

## **MASTER PLAN OBJECTIVES**

### *Land Use Element*

Important planning considerations in the Land Use Element that apply to the redevelopment plan include the following:

- Assure that future site development is compatible with the existing pattern of residential, commercial, office/research, light industrial, and public uses, including open space in the community.
- Encourage redevelopment of stagnant vacant land or antiquated/obsolete buildings, and encourage façade improvement for existing buildings.
- Encourage mixed-use, sustainable development that incorporates compact and "green" building design.
- Develop zoning that comingles development patterns and supports appropriate infill development.

## REDEVELOPMENT DISTRICTS

### Woodland Acres

The woodland acres neighborhood was the first redevelopment site in Warren Township. The neighborhood consists of 57 owner-occupied townhomes located in the northeast corner of the Township fronting Mountain Avenue. The development was designed and constructed under the Township supervision and was and is major component of the first round of the affordable housing plan certification and affordable housing obligation established under the New Jersey Fair Housing Act.

### Warren Crossing

This site is located on Dubois Road opposite the entrance to the soccer fields at East County Park. The site is currently under construction for 35 townhomes. Most are completed and occupied.

The site was formally known as the knitting mill property. The property consisted of dilapidated structures.

### Lindbergh Avenue - Township Property

This site has been designated as a property "in need of redevelopment". The site is being developed as a second phase of affordable housing in this section of the Township. Initial occupancy of the Lindberg Avenue project is expected in the Spring of 2022.

### King George Inn

This site has been designated as a property "in need of redevelopment". Important to this location is redevelopment that mimics the historic building character and architectural features of the site. The site is under construction for a day care center and does portray the historic building characteristics of the prior King George Inn.

### Mount Bethel Road

This site is located just north of the Warren Health and Racquet Club fronting Mount Bethel Road. The site has been designated as a property "in need of redevelopment". This site is being developed for low-density attached housing as an inclusionary development component of the Township's Fair Share Housing Plan.

The development will border the Warren Health and Racquet Club, vacant land and non-residential uses fronting Mount Bethel Road. The size of the property coupled with steeply sloped areas to the rear will permit adequate buffering to adjoining uses and lands.

### Mount Horeb/Mount Bethel

The site has been designated as "a property in need of redevelopment". The site is located at the intersection of Mount Horeb and Mount Bethel Roads. This site is an abandoned development originally intended for office development. This site borders a single-family home, junkyard, gas station and multifamily structures.

The site is intended to be developed for multifamily use and as an inclusionary development component to the Township's Affordable Housing Plan. Development plans have recently been filed for approval.

### Flag Plaza

The site has been designated as "a property in need of redevelopment". The property is located in the northeast quadrant of the intersection of Mountain Boulevard and Mount Bethel Roads.

The property was initially developed in the mid-1970s. The corner real estate building had a complete exterior renovation. The remaining structures on the site are being redeveloped to include mixed-use (retail, restaurants and residential development). The residential component will include affordable housing units and contribute to the Township's fair share housing obligation compliance.

### 40 Mountain Boulevard

This site has been designated a property "in need of redevelopment". The property is located in the Town Center District and adjacent to the municipal complex. The site is designated as an affordable housing site and identified in the Township's Affordable Housing Plan.

The property was initially developed in the 1930s as a gas station. In the past 90 years the property evolved to various automotive service and repair uses.

The site will provide rental affordable housing units. The project contributes to the diversity of housing and the continued evolution of Town Center District of Warren Township.

### 15 Mountain View Road (aka Chubb Headquarters)

The site has been designated as "a property in need of redevelopment." The property is located in the northwest corner of the Township adjacent to I-78. The property also fronts Mountain View Road.

The property was initially developed as the Chubb Insurance Company headquarters. The company began vacating the facility in 2016. The existing building is a design obsolescence structure. This site is designated in the Somerset County Economic Development Plan as a growth area. The redevelopment goal is to achieve economic viability.

Each of the sites has been deemed "in need of redevelopment."

The attached maps show all sites and their proximity to one another as well as detail for each site.

# Redevelopment Affordable Housing Project Locations

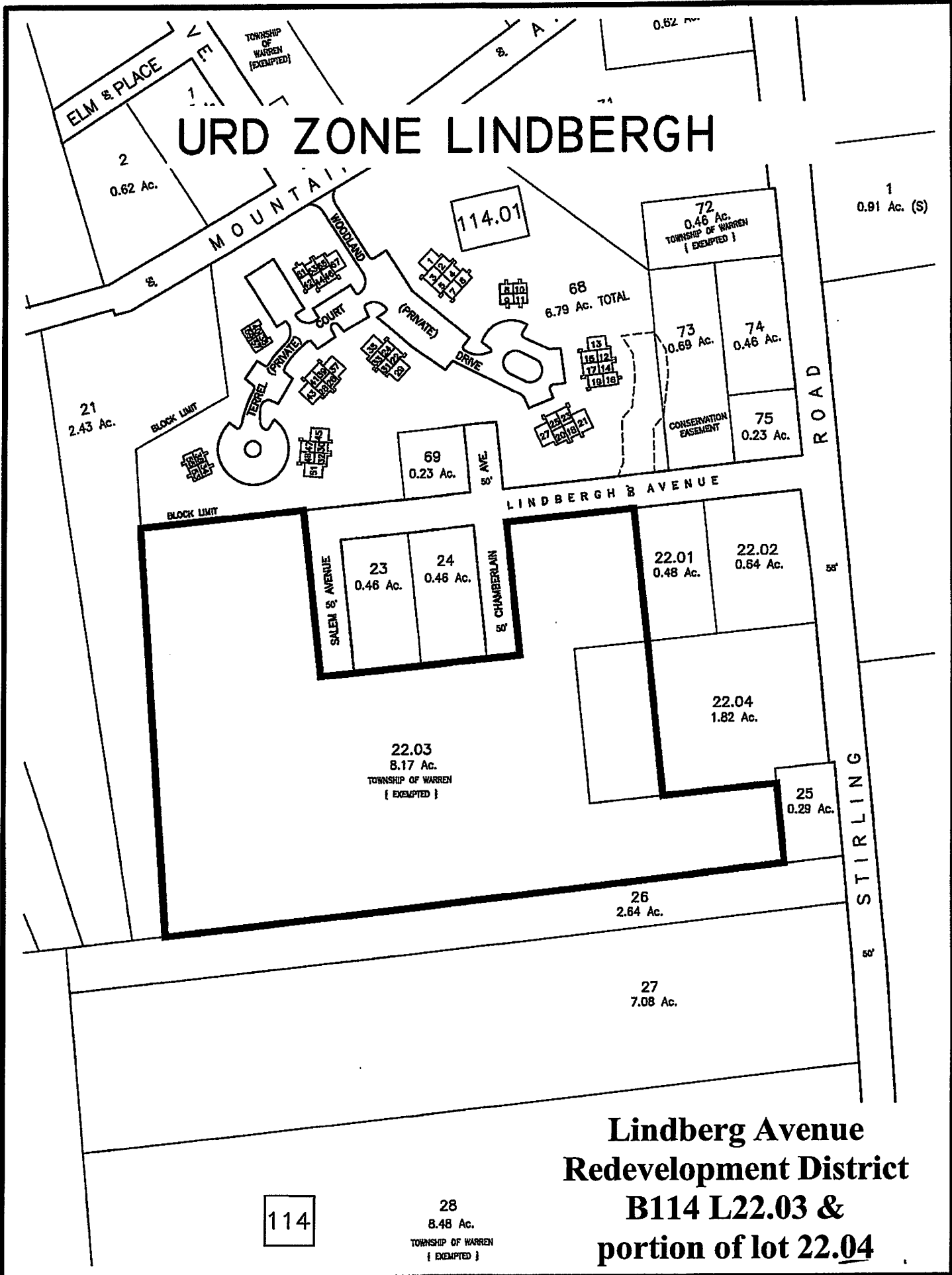


- 1 – Woodland Acres
- 2 – Warren Crossing
- 3 – Lindberg Avenue Redevelopment District
- 4 – King George Inn Redevelopment District
- 5 – Mt. Bethel Road Redevelopment District

- 6 – Mt. Horeb & Mt. Bethel Roads Redevelopment District
- 7 – Flag Plaza Redevelopment District
- 8 – 40 Mountain Boulevard Redevelopment District
- 9 – 15 Mountain View Road Redevelopment District

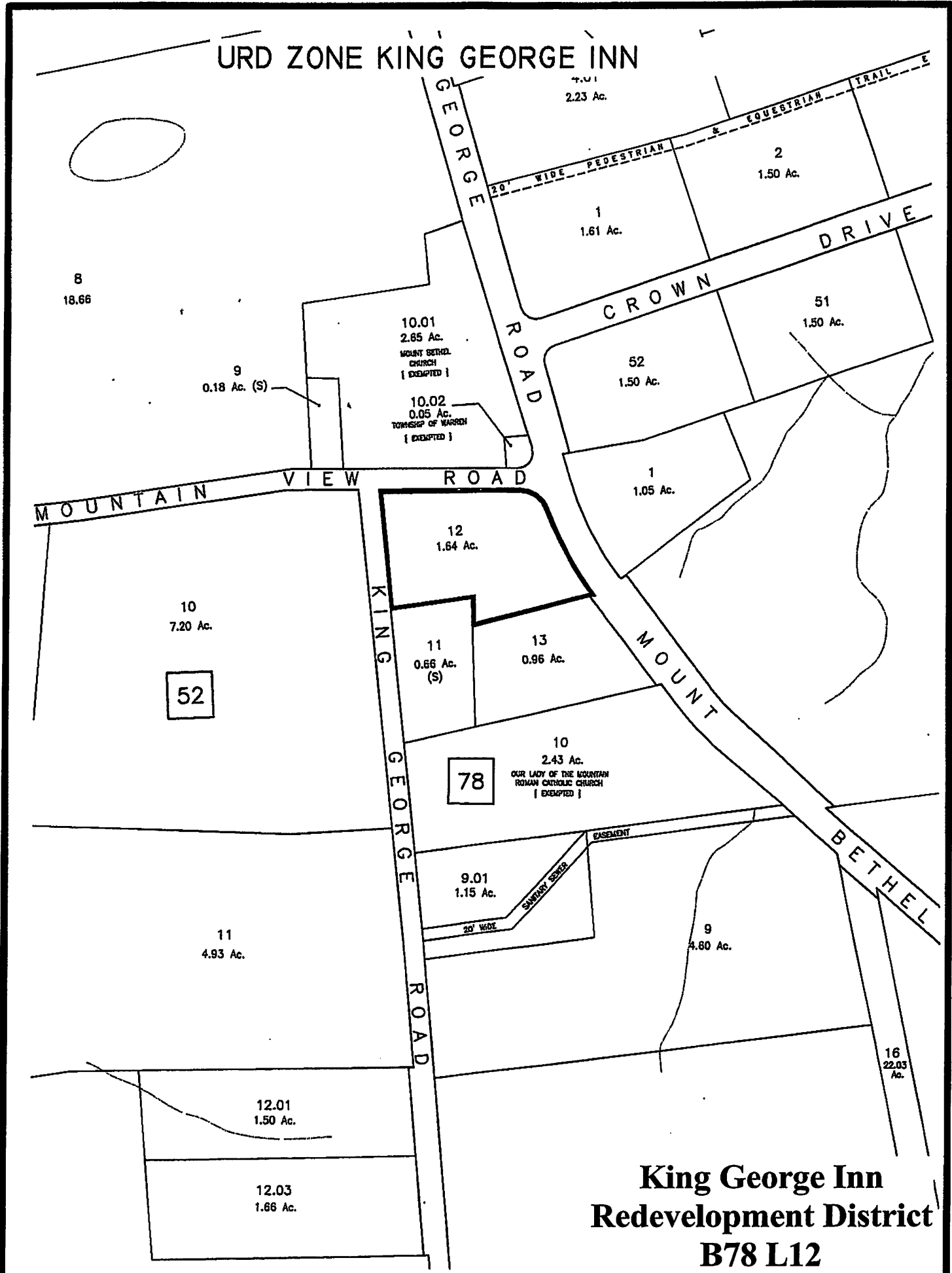


# URD ZONE LINDBERGH



**Lindbergh Avenue  
Redevelopment District  
B114 L22.03 &  
portion of lot 22.04**

# URD ZONE KING GEORGE INN

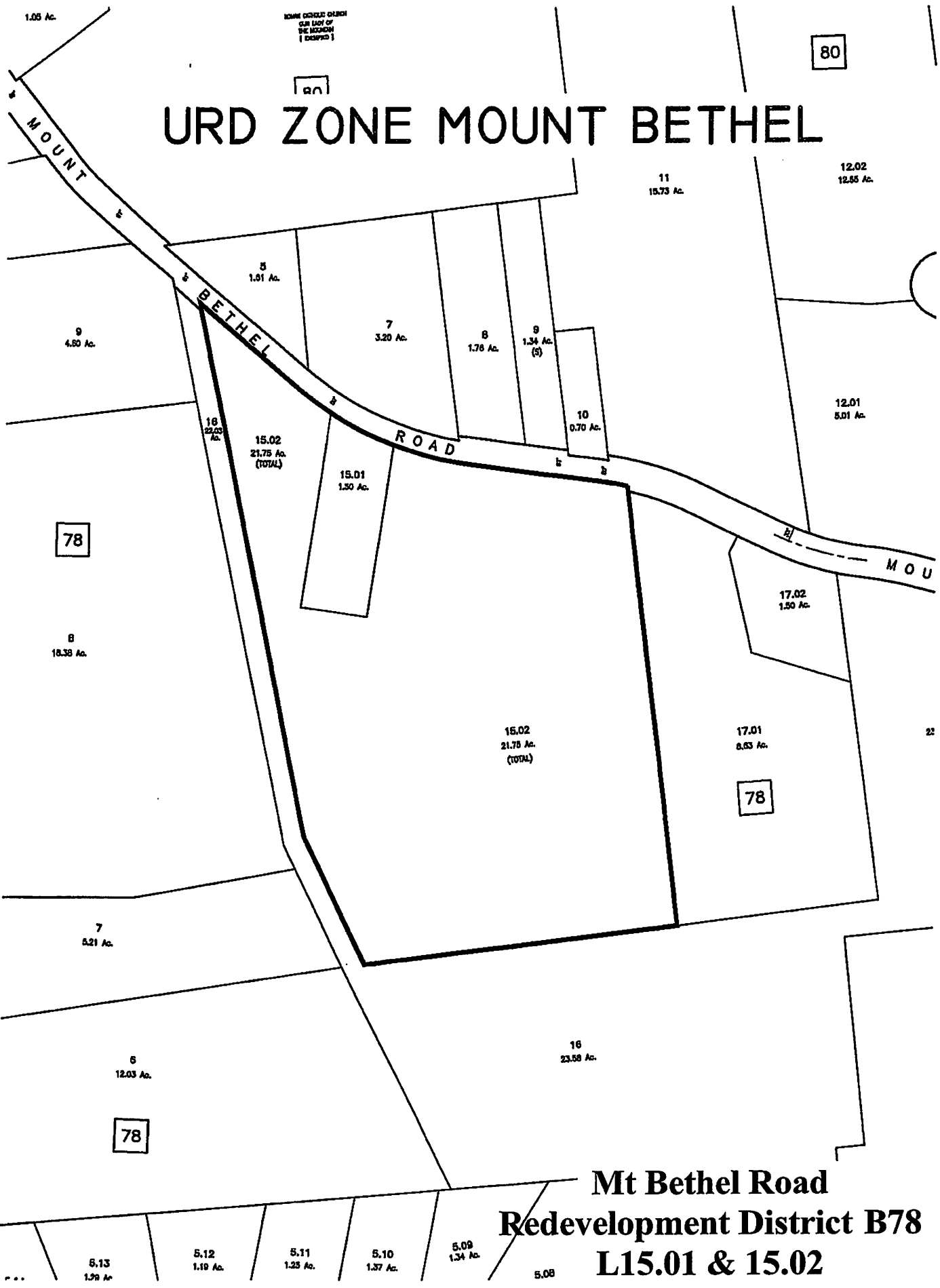


**King George Inn  
Redevelopment District  
B78 L12**

80

JOHN GIBBS DEDICATED  
OUR LADY OF  
THE MOUNTAIN  
(EXCERPT)

# URD ZONE MOUNT BETHEL



**Mt Bethel Road  
Redevelopment District B78  
L15.01 & 15.02**

# URD ZONE MOUNT HOREB - MOUNT BETHEL ROADS



**Mt Horeb & Mt Bethel Roads  
Redevelopment District  
B71 L37.01**

ARMONY

12  
0.67 Ac.

14.00  
0.47 Ac.

2.13  
0.28 Ac.

13  
0.61

# URD ZONE FLAG PLAZA

CHERRY

2.12  
0.25 Ac.

2.11  
0.23 Ac.

14.07  
0.47 Ac.

88.04

14.08  
4.95 Ac.

15  
3.57 Ac.

2.01  
1.05 Ac.

1.03  
0.831 Ac.

1.02  
0.459 Ac.

1.01  
1.31 Ac.

BETHEL  
ROAD

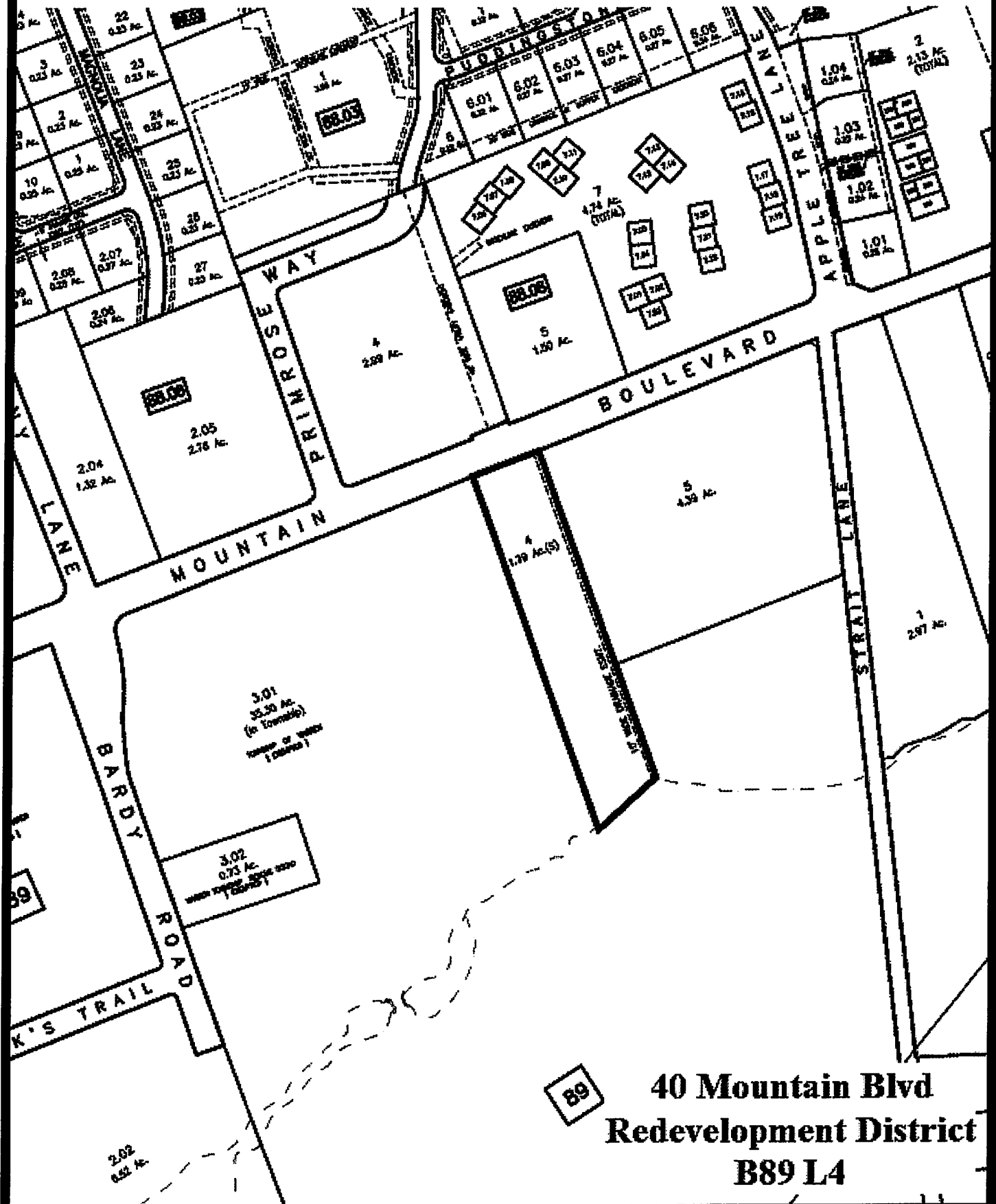
MOUNTAIN

32  
2 Ac.

W  
A

**Flag Plaza  
Redevelopment District  
B88.04 L15**

# URF ZONE 40 MOUNTAIN BOULEVARD



**40 Mountain Blvd  
Redevelopment District  
B89 L4**

STATE HIGHWAY ROUTE 78

# 15 MOUNTAIN VIEW ROAD

(aka formerly Chubb Headquarters)

INTERSTATE HIGHWAY ROUTE 78

