

EXPLANATION: This Ordinance adopts a Redevelopment Plan for an “area in need of redevelopment” known as the “Flag Plaza Redevelopment Area” consisting of Block 88.04, Lot 15 as shown on the Tax Map of the Township of Warren in accordance with N.J.S.A. 40A:12A-7, and supplements and amends Chapter XVI entitled “Zoning” by the amendment of Section 16-3 entitled “Official Zoning Map and Interpretations”, and the addition new Subsection 16-19.3 entitled “Flag Plaza Area (Block 88.04, Lot 15) Redevelopment Plan”.

**TOWNSHIP OF WARREN
ORDINANCE NO. 17- 20**

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “FLAG PLAZA REDEVELOPMENT AREA” CONSISTING OF BLOCK 88.04, LOT 15 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XVI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN ENTITLED “ZONING” BY THE AMENDMENT OF SECTION 16-3 ENTITLED “OFFICIAL ZONING MAP AND INTERPRETATIONS”, AND BY THE ADDITION OF NEW SUBSECTION 16-19.3 ENTITLED “FLAG PLAZA AREA (BLOCK 88.04, LOT 15) REDEVELOPMENT PLAN”.

WHEREAS, the Township of Warren is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the Township constitute “an area in need of redevelopment”; and

WHEREAS, by Resolution No. 2016-219 dated October 6, 2016, the Warren Township Committee authorized and directed the Warren Township Planning Board to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not Block 88.04, Lot 15 as shown on the Tax Map of the Township of Warren (the “Study Area”) is an “area in need of redevelopment” in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a preliminary investigation, conducted a public hearing on November 28, 2016 and reviewed a report entitled “Preliminary in Need of Redevelopment Area Study Flag Plaza Block 88.04, Lot 15” (the “Report”) and, in consideration of the Report and the testimony presented, recommended to the Warren Township Committee by Resolution adopted December 19, 2016, that the Study Area be determined to be an “area in need of redevelopment”; and

WHEREAS, on January 26, 2017, the Warren Township Committee adopted Resolution No. 2017-60 authorizing the designation of the Study Area as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-1 et seq., and directed the Planning Board to cause to be prepared a redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7f of the Redevelopment Law; and

WHEREAS, the Planning Board caused to be issued an “Amendment to the Master Plan Redevelopment Element of Warren Township” dated June 5, 2017 (the “Master Plan Amendment”), which Master Plan Amendment was adopted by Planning Board Resolution on August 28, 2017; and

WHEREAS, the Township Planner has prepared and submitted to the Township Committee a redevelopment plan entitled, “Flag Plaza Area (B88.04 L15) Redevelopment Plan” (the “Redevelopment Plan”), outlining the planning, development and redevelopment of the Redevelopment Area in accordance with the provisions of N.J.S.A. 40A:12A-7; and

WHEREAS, the Township Committee reviewed the Redevelopment Plan and finds the specifics of the Redevelopment Plan to be satisfactory; and

WHEREAS, the Township Committee now desires to adopt the Redevelopment Plan, a copy of which is attached hereto; and

WHEREAS, the Township Committee further desires to amend Chapter XVI entitled “Zoning” as set forth below to include (for reference purposes) the specific land use, bulk requirements, and design standards contained within the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, as follows:

SECTION 1. The Redevelopment Plan attached hereto and made a part hereof as Exhibit A is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. Chapter 16 entitled “Zoning” of *The Revised General Ordinances of the Township of Warren*, as heretofore supplemented and amended, is hereby supplemented and amended by the amendment of Subsection 16-3.1 entitled “Official Zoning Map” of Section 16-3 entitled “Official Zoning Map and Interpretations” to designate Block 88.04, Lot 15 as the “Flag Plaza Area Redevelopment Zone District” as shown on the Zoning Plan Amendment included in the Redevelopment Plan, and in accordance with the provisions of the Redevelopment Plan.

SECTION 3. Chapter 16 entitled “Zoning” of *The Revised General Ordinances of the Township of Warren*, as heretofore supplemented and amended, is hereby supplemented and amended by the addition of new Subsection 16-19.3 entitled “Flag Plaza Area (Block 88.04, Lot 15) Redevelopment Plan” to read as follows:

16-19.3 Flag Plaza Area (Block 88.04, Lot 15) Redevelopment Plan.

a. Block 88.04, Lot 15 has been designated as the “Flag Plaza Area Redevelopment Zone District” pursuant to a Redevelopment Plan entitled “Flag Plaza Area (B88.04 L15) Redevelopment Plan”, (the “Redevelopment Plan”), a complete copy of which is on file in the office of the Township Clerk.

b. **Land Use Plan.** The permitted uses and design standards within the Flag Plaza Area Redevelopment Zone District are detailed in the sections set forth below:

1. Relationship of Plan to Township Plan Development

Regulations. The standards contained herein shall supersede any zoning standards existing prior to the adoption of the Redevelopment Plan and shall apply to any redevelopment or rehabilitation project designed to implement this Redevelopment Plan, whether by a designated redeveloper or by private property owners. Where regulations of this redevelopment Plan conflict with the Zoning Ordinance or design standards, this Redevelopment Plan shall control. The continued use of existing properties made nonconforming by the adoption of the Redevelopment Plan is permitted until the Flag Plaza Area Redevelopment District is to be redeveloped or substantially rehabilitated, at which time the provisions contained herein shall apply. If a particular land use or site standard is not covered in this Redevelopment Plan, compliance with the Warren Township Zoning Ordinance or other applicable Township codes will be required.

2. Exceptions to Standards. Variation from the development requirements and design standards set forth herein may be necessary in certain limited circumstances, such as building size standards. In such instances, the Planning Board may grant reasonable exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception(s) will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement, the applicant shall demonstrate that the resulting change will:

(a) generally satisfy the Redevelopment Plan’s goals and objectives;

(b) be designated in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;

(c) not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the Flag Plaza Area Redevelopment Zone District or adjacent or nearby properties;

(d) generally enhance the overall development plan for the Flag Plaza Area Redevelopment Zone District;

(e) not have an adverse impact on the physical, visual, or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan; and

(f) not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development.

Deviations from the uses permitted in the Flag Plaza Area Redevelopment Zone District shall be permitted only by means of an amendment of this Redevelopment Plan by the Township Committee.

3. *Provisions Related to Rehabilitation.* The Redevelopment Plan does recognize the fact that there are existing buildings, the continued use, maintenance and minor improvement of which may be necessary and/or an improvement to the area, although said maintenance and minor improvement may be inconsistent with the goals, objectives and design standards of the area. In the case where deviations from bulk standards and/or design standards are sought for maintenance and minor improvements to an existing building or property containing such, the authority for granting or denying deviations from bulk and/or design standards herein shall be vested in the Board.

4. *Provisions Related to Off-Site Improvements.* The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in a redeveloper's agreement with the Township Committee. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects throughout the Township during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

5. *Housing Development District Standards and Use Standards.* The objectives and standards set forth hereafter are designed to implement, in phases, the Affordable Housing Plan Element. The uses and standards for development are permitted only within the Flag Plaza Area Redevelopment Zone District as shown on the revised Official Zoning Map.

The intent and purpose of the Flag Plaza Area Redevelopment Zone District is to implement the Affordable Housing Plan Element of the adopted Master Plan of Warren Township. This subsection provides for the phased implementation of the zone. The objectives are to provide and encourage development of housing affordable to low- and moderate-income households as defined by the New Jersey Fair Housing Act, as well as middle-income, age-targeted and adult households.

6. *Development Standards and Requirements.*

Permitted Uses	All uses permitted in the CB Zone Section 16-13.2 Apartments
Housing Units Permitted units	No more than 44 dwelling units shall be permitted of which 20 shall be affordable rental units
Minimum Habitable Space for income restricted affordable units*	Studio/1 bedroom-425 square feet 2 bedroom - 650 square feet 3 bedroom - 750 square feet

*Habitable space shall be calculated by measurement of exterior walls.

The affordable housing bedroom distribution mix shall be as per UHAC regulations Section 5:80-26.3

Maximum Units Per Building	24 units/structure
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Maximum No. of Bedrooms for Market Rate Units	2/unit
Maximum No. of Bedrooms for Affordable Units	3/unit
Maximum Building Height	2 stories/35 feet, whichever is less for mixed use (residential and non-residential) building 3 stories/35 feet (whichever is less for residential apartment building), measured from first floor elevation
Setbacks:	
Front Yard	50 feet
Side Yard	25 feet
Rear Yard	25 feet
Parking	As required by Section 16-24.4 of the Zoning Ordinance of Warren Township for non-residential portion of project shall apply; RSIS for residential portion of project shall apply
Housing Affordability Requirements	Twenty (20) rental units shall be affordable pursuant to Section 16-6 of this Chapter (Zoning Ordinance)
Occupancy Preference	The Developer shall make all reasonable efforts to provide preference to Warren residents or to those individuals who work in Warren and reside elsewhere. These efforts will be detailed in a plan and made part of the Redevelopment Agreement with the Warren Township Committee, acting as the "redevelopment entity".

7. Design Standards for Flag Plaza Area Redevelopment Zone District. The general design theme for the Flag Plaza Area Redevelopment Zone District shall be generally variations of colonial, French provincial and mansard design. Signage and all other improvements shall be designed to follow a Colonial theme to the extent possible. The following Design Standards shall apply to the Flag Plaza Area Redevelopment Zone District, and shall be utilized to carry out the design theme of the project.

(a) Applicability. These guidelines and standards shall apply to all applications for development within the Flag Plaza Area Redevelopment Zone District.

(b) General Design Standards.

(1) All buildings should be designed with an eye toward architectural detailing that can be unique, and complement the appearance of adjacent structures.

(2) Buildings shall have varied and variegated facades. Use of texture and window variations shall be encouraged.

(3) Pitched roofs are required.

(4) Buildings greater than 1 story in height are strongly encouraged (subject to maximum height requirement).

(5) Entryways shall give orientation and add aesthetically pleasing character to the front façade.

(6) Entrances shall include such features as canopies or porticos, overhangs, arcades, recesses/projections, raised corniced parapets over the doors, peaked roof forms and arches.

(c) Continuity of Treatment. The architectural treatment of a façade or roof shall be completely continued around all visibly exposed sides of a building. All sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors and details. In the instance of multi-story buildings, the architectural treatment and building materials of the first floor shall be compatible with upper stories.

(d) **Roof.** The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, color and details of such building. Pitched roofs shall be required. Roofs and rooflines shall conform to the following standards:

- (1) No flat roof shall be permitted on any building.
 - (2) Mansard roofs shall be discouraged.
 - (3) Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys and such similar elements shall be permitted, provided that same are architecturally compatible with the style, materials, colors and details of the building.
 - (4) For all roofs, the minimum permitted roof pitch shall be five on twelve.
 - (5) Roofline offsets shall be provided along any roof measuring longer than fifty (50) 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 roofline. If existing building(s) are being rehabilitated on exterior wall only, the foregoing shall not apply.
- (e) **Windows.** Windows shall be architecturally compatible with the style, materials, colors and details of a building. Windows shall be vertically proportioned.
- (f) **Doors and Entrances.** All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, porticos, porches, overhangs, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.
- (g) **Physical Plant.** All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing shall be shielded from view. Such shielding shall be accomplished by utilizing the walls or roof of the building and be designed to be

architecturally compatible with the style, materials, colors and details of such building. If systems are ground mounted, landscaping and fencing shall be required for visual screen.

- (h) **Materials, Colors and Details.** All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other.
- (i) **Shutters.** The use of shutters on building facades shall be encouraged.
- (j) **Lighting.** Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such produces. The type of light source used on buildings, signs, parking area, pedestrian walkways and other areas of the Flag Plaza Area Redevelopment Zone District shall be the same or compatible. The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.
- (k) All units shall, at a minimum, be equipped with Energy Star certified appliances and utilities and further, the redeveloper is encouraged to advance and/or achieve LEED standards and/or certification.

8. Parking Design Standards.

- (a) **Provision of parking spaces.** The design and number of parking spaces required per this Redevelopment Plan shall be provided in conformance with Section 16-24.4 of the Zoning Ordinance of Warren Township. Each market rate unit shall have at least one garage parking space.
- (b) **Screening.** Evergreen planting shall be required to buffer multi-family use from adjacent single family home(s).

9. *Streetscape/Landscape Design Standards.* Interior driveways and traffic aisles shall provide streetscape elements including sidewalk, lampposts, benches, receptacles and planters.

SECTION 4. A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Warren Township Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

SECTION 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

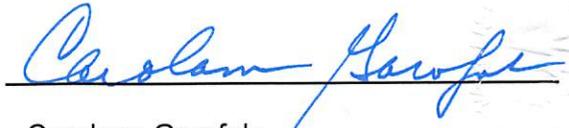
SECTION 7. This Ordinance shall take effect upon (i) filing with the Somerset County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

ATTEST:

TOWNSHIP OF WARREN



Cathy Reese, RMC
Township Clerk



Carolann Garafola
Mayor

INTRODUCED September 7, 2017

ADOPTED October 5, 2017

EFFECTIVE October 12, 2017

FLAG PLAZA AREA (B88.04 L15) REDEVELOPMENT PLAN

INTRODUCTION

On January 26, 2017, by Resolution No. _____, the Township Committee of the Township of Warren (the "Township Committee") designated the Flag Plaza area (Block 88.04, Lot 15 the "Redevelopment Area") as "an area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) The Township Committee then directed the Township Planner to prepare a redevelopment plan for the Redevelopment Area. This Redevelopment Plan (the "Plan") serves to fulfill the statutory requirements pursuant to the LRHL.

The Flag Plaza Redevelopment Plan:

- will become the formal planning document for redevelopment of the area;
- is a collaborative effort of the Township Committee and the Township's Planning Board (the "Board");
- presents a zoning plan and permitted uses and standards of the Redevelopment Area; and
- sets forth the implementation strategy of the Plan.

STATUTORY REQUIREMENTS

According to State statute, the Plan shall include an outline for planning, development, redevelopment or rehabilitation of the Redevelopment Area sufficient to indicate:

- its relationship to definitive 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;
- proposed land uses and building requirements in the Redevelopment Area;
- adequate provision for the temporary and permanent relocation as necessary of residents in the Redevelopment 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;
- an identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Plan; and
- any significant relationship of the Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located and
 - the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al).

REDEVELOPMENT GOALS AND OBJECTIVES

The goals of the Plan are:

1. To transform underutilized and non-conforming buildings and property into fully productive uses and
2. To serve as the guiding document required for the Township Committee and Board for the area.

The objectives of the Plan are:

1. Revitalize the Redevelopment Area by providing opportunities for redevelopment of properties by redevelopers.
2. Create land use and building requirements specific to the Redevelopment Area that will promote the development of a pedestrian friendly, human scale neighborhood with a cohesive, unified Colonial design theme.
3. Utilize high quality design standards in construction and reconstruction of buildings and improvements.
4. Provide for a variety of affordable market rate housing units including income restricted units.

STATEMENT OF STATUTORY COMPLIANCE

The Plan fully complies with State statutes.

Consistency with Local Objectives:

This Plan is sufficiently complete to define redevelopment, improvements, zoning changes, planning concepts and building requirements.

Proposed Land Uses and Bulk Requirements:

This Plan includes maps and text sufficient to describe proposed land uses and bulk requirements for the Redevelopment Area. If businesses are displaced, each will be interviewed to determine their relocation requirements. The Township Committee and its designated redeveloper will comply with the "Relocation Assistance Law of 1967", P.L. 1967, c.79 and the Relocation Assistance Act, P.L. 1971, C. 362.

Identification of Property Proposed to be Acquired:

No property acquisitions are proposed.

Relationship to local, County and State Plans:

This Plan conforms to the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.S. 1985. Its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the Redevelopment Area in accordance with plan objectives.

This Plan is compatible with the Master Plans of adjacent municipalities and no community is remotely near the Redevelopment Area.

Relationship to Municipal Land Use Law:

This Plan is a part of the Master Plan and describes its relationship to the Municipal Land Use Law and creates no conflict with any development regulations.

Civil Rights and Affirmative Action:

The Township Committee agrees to take leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972 and with all the affirmative action requirements of the State of New Jersey, including those requirements of P.L. 1975 and the regulations issued by the State of New Jersey and the Township of Warren.

GENERAL PROVISIONS OF THIS PLAN

Land use provisions and building requirements for the Redevelopment Area are deemed necessary as minimum requirements in the interest of public health, safety, convenience and general welfare. They are intended to provide a frame of reference for physical development of the Redevelopment Area. Developers will be given flexibility in project planning and design so long as buildings and improvements reflect quality, permanence and physical integration through design elements. The Township Committee has not attempted in these controls to anticipate every possible design or land use solution. Rather, project proposals will be evaluated as to how they achieve the objectives of this Plan.

1. The Township Committee and the Board specifically reserve the right to review and approve the redevelopers' plan and specifications with respect to their conformance to this Plan. Such a review shall be based on submissions to the Board of a site plan and/or subdivision plan locating the proposed project in the Redevelopment Area; a site plan and/or subdivision plan that complies with Township site plan regulations illustrating all site features; and building elevations for all facades.
2. Subdivisions of lots and parcels of land within the Redevelopment Area shall be in accordance with requirements of this Plan, the Township Subdivision and Site Plan requirements and applicable requirements of the Township's Zoning Ordinance.
3. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.

LAND USE PLAN

The permitted uses and design standards within the Redevelopment Area and the design standards that apply to the Area are detailed in the District Standards and Design Standards sections set forth below.

Relationship of Plan to the Township Plan Development Regulations:

The standards contained within this Plan shall supersede the existing zoning of the Redevelopment Area and shall apply to any redevelopment or rehabilitation project designed to implement this Plan, whether by a designated redeveloper or by private property owners. Where regulations of this Plan conflict with the Zoning Ordinance or design standards, this Plan shall control. The continued use of existing properties made nonconforming by adoption of this Plan is permitted

until the Redevelopment Area is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not covered in this Plan, compliance with the Township's Zoning Ordinance or other applicable Township codes will be required.

Exceptions to Standards:

Variation from the development requirements and design standards set forth by this Plan may be necessary in certain limited circumstances, such as the building size standards. In such instances, the Board may grant reasonable exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception(s) will not substantially impair the intent of the Plan and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

1. generally satisfy the Plan's goals and objectives;
2. be designated in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
3. not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the Redevelopment Area or adjacent or nearby properties;
4. generally enhance the overall development plan for the Redevelopment Area;
5. not have an adverse impact on the physical, visual or spatial characteristics of the exiting streetscape in which such development is located or of this Plan; and
6. not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development.

Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment of this Plan by the Township Committee.

Provisions Related to Rehabilitation:

This Plan does recognize the fact that there are existing buildings, the continued use, maintenance and minor improvement of which may be necessary and/or an improvement to the area, although said maintenance and minor improvement may be inconsistent with the goals, objectives and design standards of the area. In the case where deviations from bulk standards and/or design standards are sought for maintenance and minor improvements to an existing building or property containing such, the authority for granting or denying deviations from the bulk and/or design standards herein shall be vested in the Board.

Maximum Building Height	2 stories/35 feet, whichever is less for mixed use (residential and non-residential) building 3 stories/35 feet (whichever is less for residential apartment building), measured from the first floor elevation
Setbacks:	
Front Yard	50 feet
Side Yard	25 feet
Rear Yard	25 feet
Parking	As required by Section 16-24.4 of the Zoning Ordinance of Warren Township for non-residential portion of project shall apply; RSIS for residential portion of project shall apply
Housing Affordability Requirements	Twenty (20) rental units shall be affordable pursuant to Section 16-6 of this chapter (zoning ordinance)
Occupancy Preference	The Developer shall make all reasonable efforts to provide preference to Warren residents or to those individuals who work in Warren and reside elsewhere. These efforts will be detailed in a plan and made a part of the Redevelopment Agreement with the Warren Township Committee, acting as the “redevelopment entity”.

Design Standards for Flag Plaza Redevelopment Area Zone:

The general design theme for the Redevelopment Area shall be generally variations of colonial, French provincial and mansard designs. Signage and all other improvements shall be designed to follow a Colonial theme to the extent possible. The following Design Standards shall apply to the Redevelopment Area, and shall be utilized to carry out the design theme of the Area.

A. Applicability. These guidelines and standards shall apply to all applications for development within the Redevelopment Area.

B. General Design Standards.

1. All buildings should be designed with an eye toward architectural detailing that can be unique, and compliment the appearance of adjacent structures.
2. Buildings shall have varied and varied facades. Use of texture and window variations shall be encouraged.
3. Pitched roofs are required.
4. Buildings greater than 1 story in height are strongly encouraged (subject to the maximum height requirement).
5. Entryways shall give orientation and add aesthetically pleasing character to the

front facade.

6. Entrances shall include such features as canopies or porticos, overhangs, arcades, recesses/projections, raised corniced parapets over the doors, peaked roof forms and arches.

C. Continuity of Treatment. The architectural treatment of a façade or roof shall be completely continued around all visibly exposed sides of a building. All sides of building shall be architecturally designed so as to be consistent with regard to style, materials, colors and details. In the instance of multi-story buildings, the architectural treatment and building materials of the first floor shall be compatible with upper stories.

D. Roof. The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, color and details of such building. Pitched roofs shall be required. Roofs and rooflines shall conform to the following standards:

1. No flat roof shall be permitted on a building.
2. Mansard roofs shall be discouraged.
3. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys and such similar elements shall be permitted, provided that same are architecturally compatible with the style, materials, colors and details of the building.
4. For all roofs, the minimum permitted roof pitch shall be five on twelve.
5. Roofline offsets shall be provided along any roof measuring longer than fifty (50) 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 roofline. If existing building(s) are being rehabilitated on exterior wall only, the foregoing shall not apply.

E. Windows. Windows shall be architecturally compatible with the style, materials, colors and details of a building. Windows shall be vertically proportioned.

F. Doors and Entrances. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, porticoes, porches, overhangs, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.

G. Physical Plant. All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing shall be shielded from view. Such shielding shall be accomplished by utilizing the walls or roof of the building and be designed to be architecturally compatible with the style, materials, colors and details of such building. If systems are ground mounted, landscaping and fencing shall be required for visual screen

H. Materials, Colors and Details. All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other.

I. Shutters. The use of shutters on building facades shall be encouraged.

J. Lighting. Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such produces. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of the Redevelopment Area shall be the same or compatible. The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.

K. All units shall, at minimum, be equipped with Energy Star certified appliances and utilities and further, the redeveloper is encouraged to advance and/or achieve LEED standards and/or certification.

Parking Design Standards:

A. Provision of parking spaces. The design and number of parking spaces required per this Plan shall be provided in conformance with Section 16-24.4 of the Zoning Ordinance of Warren Township. Each market rate unit shall have at least one garage parking space.

B. Screening. Evergreen planting shall be required to buffer multifamily use from adjacent single family home(s).

Streetscape/Landscape Design Standards:

Interior driveways and traffic aisles shall provide streetscape elements including sidewalk, lampposts, benches, trash receptacles and planters.

PROPERTY ACQUISITION AND RELOCATION

The Township will not exercise its power of condemnation in the redevelopment area.

Relocation:

The Township Committee will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary.

PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

The redevelopment of Flag Plaza Redevelopment Zone was not specifically discussed in the Township's Master Plan; however, it is consistent with the Housing Plan objectives and principles of the Master Plan. Further, this Plan is a sub-element of the Master Plan.

RELATIONSHIP TO OTHER PLANS

This Plan has no impact upon the Master Plans of adjacent municipalities. No municipality is remotely contiguous to the Redevelopment Area.

State Development and Redevelopment Plan (SDRP):

The State Development and Redevelopment Plan (SDRP) places the Redevelopment Area in Planning Area 2 (PA2). This Plan is consistent with the planning goals and objectives of the SDRP which encourages infill development and redevelopment of areas containing existing infrastructure.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending the Redevelopment Plan:

Upon compliance with the requirements of applicable law, the Township Committee of the Township may amend, revise or modify this Plan, as circumstances may make such changes appropriate.

Duration of the Redevelopment Plan:

This Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee.

Application for Development/Redevelopment:

No application for development or redevelopment in the Redevelopment Area may be filed with the Board until such time as the applicant/redeveloper has applied for and received a designation as a redeveloper from the Township Committee and has executed a Redevelopment Agreement with the Township Committee providing for the proposed application.

Conveyance of Land:

The Township Committee may sell, lease or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the municipality as a result of public action under this Plan. The Township Committee reserves the right to formulate an agreement under any of the above referenced arrangements and to enforce resale covenants.

Redevelopment Entity:

The Township Committee shall serve as the redevelopment entity hereunder.

