

Proposed UR-F District

Explanation: This Ordinance amends Chapter XVI entitled “Zoning” by amending the Zoning Map and by amending section 16-22D entitled “AH-7 Affordable Housing Overlay District” for Block 89, Lot 4 and by substituting in its place the new “UR-F Urban Renewal-F Affordable Housing Overlay District”.

TOWNSHIP OF WARREN

ORDINANCE NO. 20-20

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED “ZONING” BY AMENDING SECTION 16-2 ENTITLED “ESTABLISHMENT OF DISTRICTS” AND SUBSECTION 16-3 ENTITLED “OFFICIAL ZONING MAP” AND BY THE AMENDING SECTION 16-22D ENTITLED “AH-7 AFFORDABLE HOUSING OVERLAY DISTRICT” TO THE NEW “UR-F URBAN RENEWAL-F AFFORDABLE HOUSING OVERLAY DISTRICT”.

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. Section 16-2 entitled “Establishment of Districts” of Chapter XVI entitled “Zoning” of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended by the amending of the following to Subsection 16-2.1 entitled “Districts” by deleting the AH-7 Affordable Housing District and by substituting in its place the UR-F Urban Renewal-F Affordable Housing Overlay District.

SECTION 2. Subsection 16-3.1 entitled “Official Zoning Map” of Section 16-3 entitled “Official Zoning Map and Interpretation” of Chapter XVI entitled “Zoning” of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended as follows:

A. Delete AH-7 Affordable Housing Overlay District for the following property:

Block 89, Lot 4

B. Implement an affordable housing overlay zone designated as the UR-F Affordable Housing Overlay District for the following property:

Block 89, Lot 4

Boundaries of the UR-F Affordable Housing Overlay Zone are indicated on Exhibit A attached to this Ordinance.

SECTION 3. Chapter XVI entitled “Zoning” of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended by the amending of Section 16-22D entitled “AH-7 Affordable Housing District” to read as follows:

16-22D UR-F AFFORDABLE HOUSING OVERLAY DISTRICT

16-22D.1 Purpose. The objectives and standards set forth hereafter are designated to implement, in phases, the Affordable Housing Plan Element of the adopted Master Plan of Warren Township (the “Plan”). The purpose and intent are to permit the development of affordable housing in the UR-F Affordable Housing Overlay Zone District in addition to underlying permitted uses of the RBLR zone as set forth in Section 16-14 of *The Revised General Ordinances of the Township of Warren*. The uses and standards for development set forth herein are permitted only within the UR-F Affordable Housing Overlay Zone District as shown on the revised Official Zoning Map and affordable housing development in the UR-F Affordable Housing Overlay Zone District shall comply with the requirements set forth herein.

This section provides for the phased implementation of the Plan. 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. The Township Planner, John T. Chadwick, IV, PP, has prepared a separate Redevelopment Plan for Block 89, Lot 4 entitled “40 Mountain Boulevard (Block 89, Lot 4) Redevelopment Plan” dated March 31, 2020, the terms of which are incorporated herein and made a part hereof. In the event of any inconsistency between this Ordinance and the aforesaid Redevelopment Plan, the terms of the Redevelopment Plan shall take precedence. A copy of the aforesaid Redevelopment Plan is annexed hereto and made a part of this Ordinance.

16-22D.2 Development Standards and Requirements.

- | | |
|--------------------|--|
| a. Permitted Uses | Apartments |
| b. Accessory Uses. | Patios, balconies, decks
Fences and walls
Signs
Stormwater facilities
Refuse corrals
Common recreational facilities |
| c. Housing Units | No more than 26 dwelling units shall be permitted, of which 8 shall be affordable units |

- d. Minimum Habitable Space for Income Restricted Affordable Units*
 - 1 bedroom-650 square feet
 - 2 bedroom-740 square feet
 - 3 bedroom-875 square feet

*Habitable space shall not include garage, unfinished attic and basement floor space whether finished or not. Habitable space shall be calculated using outside wall dimensions. The affordable housing bedroom distribution mix shall be as per UHAC regulations Section 5:80-26.3 as applicable due to small number of units.

- e. Maximum Units 26 units/structure per Building
- f. Maximum No. Bedrooms/Unit 3/unit
- g. Maximum Average Habitable Unit Floor Area Apartment unit 1100 square feet
- h. Maximum Building Height: 3 stories/38 feet (whichever is less)
- i. Minimum Building Setbacks*:

- Front Yard from 35 feet
- Side Yard 10 feet
- Rear Yard 25 feet

*see Section 16-5.3 for exclusions.

- k. Parking Residential Site Improvement Standards (RSIS) shall serve as guideline standards.
- n. Housing Affordability 8 units shall be affordable pursuant to Requirements Section 16-6 of Chapter XVI (Zoning Ordinance)
- o. Recreational Requirements The development shall provide access to recreational opportunities as determined by the Planning Board in consultation with the developer and its consultants.

16-20.3 Design Standards. The general design theme shall be generally variations of a traditional theme. Buildings, signage and all other improvements shall be designed to follow a project design theme to the extent possible. The following design standards shall apply 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.
- 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. Entryways shall give orientation and add aesthetically pleasing character to the front facade.
 - 4. Entrances shall include such features as canopies or porticos, overhangs, arcades, recesses/projections, raised corniced parapets over the door, 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 design of such building.
- 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 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 buildings shall have a basement and access to the individual basement for each market rate unit in the building.

l. All units should, at a minimum, be equipped with Energy Star certified appliances and utilities.

16-20.4 Parking Design Standards.

a. Provision of parking spaces. The design and number of parking spaces required per this ordinance shall be provided in conformance with RSIS (NJAC 5:21-4.14 through 4.16) which shall serve as guideline standards.

b. Screening. Where buffers are required, there shall be provided along the exterior lot line of the development a continuous, year-round planting screen at least six (6) feet in height.

16-20.5 Landscape Design Standards.

Interior driveways shall provide streetscape elements including sidewalks and landscaping.

Street trees shall be provided in accordance with all applicable Township Code requirements.

SECTION 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 5. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Warren, the provisions hereof shall be determined to govern. All other parts, portions and provisions of *The Revised General Ordinances of the Township of Warren* are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 6. Pursuant to N.J.S.A. 40:55D-62.1, the Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the owners of all real

property as shown on the current tax duplicates located within the district and within the State within 200 feet in all directions of the boundaries of the district. The municipal clerk shall also provide notice to the Office of Planning Advocacy and to any military facility commander who has registered with the municipality pursuant to N.J.S.A. 40:55D-12.4 at least ten (10) days prior to the hearing by personal service or certified mail.

Pursuant to N.J.S.A. 40:55D-15, notice by personal service, certified mail or email with confirmation that the email was delivered, shall be made to the Somerset County Planning Board and to the clerk of an adjoining municipality of all hearings on the adoption, revision or amendment of the zoning ordinance involving property situated within 200 feet of such adjoining municipality at least ten (10) days prior to such hearing. The notice provided pursuant to N.J.S.A. 40:55D-15 shall include a copy of this ordinance.

Notice provided as set forth herein shall state the date, time and place of the hearing, the nature of the matter to be considered and an identification of the affected zoning districts and proposed boundary changes by street names, common names or other identifiable landmarks, and by reference to lot and block numbers as shown on the current tax duplicate in the municipal tax assessor's office.

Notice shall also be given by (1) serving a copy on the property owner as shown on the current tax duplicate, or his agent in charge of the property, or (2) mailing a copy by certified mail and regular mail to the property owner at his or her address as shown on the current tax duplicate. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

The Township Clerk shall execute affidavits of proof of service of the notices required by this section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change. Costs of the notice provision shall be the responsibility of the proponent of the amendment.

SECTION 7. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and

recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 8. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

ATTEST:

TOWNSHIP OF WARREN

Cathy Reese, RMC
Township Clerk

By: _____
Michael Marion, Mayor

INTRODUCED: June 18, 2020

ADOPTED: August 13, 2020

EFFECTIVE: August 20, 2020

40 MOUNTAIN BOULEVARD
(BLOCK 89, LOT 4)
REDEVELOPMENT PLAN

Prepared for

WARREN TOWNSHIP

By:

John T. Chadwick, IV P.P.

**3176 Route 27, Suite 1A
Kendall Park, NJ 08824
(732) 297-7669**

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

March 31, 2020

INTRODUCTION

On April 16, 2020 by Resolution No. 2020-091, the Township Committee of the Township of Warren (the “Township Committee”) designated Mountain Boulevard, Block 89 Lot 4, 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 Mountain Boulevard (B89 L4) 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 dilapidated 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 the opportunity for redevelopment of the 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 design theme.
3. Utilize high quality design standards in construction 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. 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 if applicable.

Identification of Property Proposed to be Acquired:

The Plan is sufficient to identify the property within the Redevelopment Area. No property is proposed to be acquired.

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 that 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' plans 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 Redevelopment 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:

No rehabilitation is contemplated in the Mountain Boulevard Redevelopment district.

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 Plan. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

Housing Development District Standards and Use Standards:

The objectives and standards set forth hereafter are designated to implement, in phases, the Housing and Affordable Housing Plan Element. The uses and standards for development are permitted only within the Mountain Boulevard Redevelopment (B89 L4) zone as shown on the revised Official Zoning Map attached hereto as Exhibit 1.

The intent and purpose of the Mt. Bethel Redevelopment Zone 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 Plan. 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.

Development Standards and Requirements:

- a. Permitted Uses Apartments

- b. Accessory Uses. Patios, balconies, decks
 Fences and walls
 Signs
 Stormwater facilities
 Refuse corrals
 Common recreational facilities

- c. Housing Units No more than 26 dwelling units shall be permitted, of
 of which 8 shall be affordable units

- d. Minimum Habitable 1 bedroom-650 square feet
 Space for Income 2 bedroom-740 square feet
 Restricted 3 bedroom-875 square feet
 Affordable Units*

*Habitable space shall not include garage, unfinished attic and basement floor space whether finished or not. Habitable space shall be calculated using outside wall dimensions. The affordable housing bedroom distribution mix shall be as per UHAC regulations Section 5:80-26.3 as applicable due to small number of units.

- e. Maximum Units 26 units/structure per Building

- f. Maximum No. 3/unit
 Bedrooms/Unit

- g. Maximum Average Habitable Unit Floor Area Apartment unit 1100 square feet
- h. Maximum Building Height: 3 stories/38 feet (whichever is less)
- i. Minimum Building Setbacks*:
 - Front Yard from 35 feet
 - Side Yard 10 feet
 - Rear Yard 25 feet

*see Section 16-5.3 for exclusions.
- j. Parking Residential Site Improvement Standards (RSIS) shall serve as guideline standards.
- k. Housing Affordability 8 units shall be affordable pursuant to Requirements Section 16-6 of Chapter XVI (Zoning Ordinance)
- l. Recreational Requirements The development shall provide access to recreational opportunities as determined by the Planning Board in consultation with the developer and its consultants.

Design Standards for Mt Bethel Road Redevelopment Area Zone:

The general design theme for the Redevelopment Area shall be generally variations a of colonial theme. Buildings, signage and all other improvements shall be designed to follow a project design 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 project.

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

B. General Design Standards.

1. Building(s) 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 or angled parapets creating false roof lines are encouraged.
4. Entryways shall give orientation and add aesthetically pleasing character to the front facade.

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

E. 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.

F. 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.

G. 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.

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

I. 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.

J. All buildings shall have a storage area.

K. All units shall be encouraged to 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 encouraged to be fully in conformance with RSIS (NJAC 5:21-4.14 through 4.16).

B. Screening. Where buffers are required in this Plan, there shall be provided along the exterior lot line of the development a continuous, year-round planting screen at least 6 feet in height.

Streetscape/Landscape Design Standards:

Interior roadway shall provide streetscape elements including sidewalk and lampposts as appropriate.

Street trees shall be provided in accordance with all applicable Township Code requirements.

PROPERTY ACQUISITION AND RELOCATION

The Township Committee will not exercise its power of condemnation in the Redevelopment Area.

Relocation:

Although no relocation is anticipated, 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 Mountain Boulevard 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 REOUREMENTS

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.

