



# Block 36 Redevelopment Plan

establishing the

***B36-A, B36-B, B36-C and B36 -D***

***Redevelopment Zones***

***Within the Block 36 Redevelopment Area***



**ADOPTED: MARCH 7, 2022**

Township of Readington, Hunterdon County, New Jersey

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608

# Block 36 Redevelopment Plan

establishing the B36-A, B36-B, B36-C and B36 -D Redevelopment Zones  
Within the Block 36 Redevelopment Area

Township of Readington, Hunterdon County, New Jersey

Adopted by the Readington Township Committee on March 7, 2022 for the Block 36 Redevelopment Area designated as an Area in Need of Redevelopment (Condemnation-Eligible) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12-1 et. seq.

Prepared for Township of Readington by:

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## **INTRODUCTION**

This Redevelopment Plan (this “Plan”) has been prepared pursuant to the Local Redevelopment and Housing Law (LRHL, N.J.S.A. 40A:12A-1 et seq.) to guide redevelopment of what is commonly known as the Block 36 Redevelopment Area. The Block 36 Redevelopment Area is located south of US Highway Route 22 and consists of 79.74 acres of improved and unimproved land. It contains the Gables Inn Boarding House, the former Whitehouse Diner site, the former Interstate Iron Works facility, and Hionis Greenhouses horticultural operation. The Block 36 Redevelopment area is composed of the following tax lots (the “Redevelopment Area” or “Block 36 Redevelopment Area”):

### **Block 36**

#### **Lots 4, 5, 5.02, 5.04, 65 and 66**

The Redevelopment Area is set within a context of single-family detached and multi-family residential uses, with direct access to US Route 22, and is bordered by the NJ Transit Raritan Valley line to the south. A stream corridor and associated freshwater wetlands, tributary to the Chambers Brook, traverses a portion of the area.

This Plan is the second step in the implementation of a plan for comprehensive redevelopment and reinvestment that began with the preliminary investigation conducted by the Planning Board that resulted in a determination of an “area in need of redevelopment” by the Mayor and Township Committee. This Redevelopment Plan is intended to provide regulations, standards and public improvements for a comprehensive redevelopment of the underlying properties that:

- utilizes shared circulation infrastructure
- capitalizes on environmental infrastructure as an open space framework
- creates new market-rate and affordable housing
- develops new non-residential land uses to serve the neighborhood and the Township
- generates investment in an underutilized and dilapidated district

## **REDEVELOPMENT PLAN PROCESS**

The redevelopment process for the Redevelopment Area began with the Township Committee’s direction to the Planning Board to conduct a preliminary investigation of the Redevelopment Area to determine if it met the statutory criteria for designation as an area in need of redevelopment (pursuant to the LRHL, N.J.S.A. 40A:12A-5) where condemnation (eminent domain) may be used in a limited manner (Resolution R-2019-83, adopted August 5, 2019). In its directive, the Township Committee limited the potential use of eminent domain, such that the only properties within the study area where eminent domain could be used would be Block 36, Lots 65 and 66.

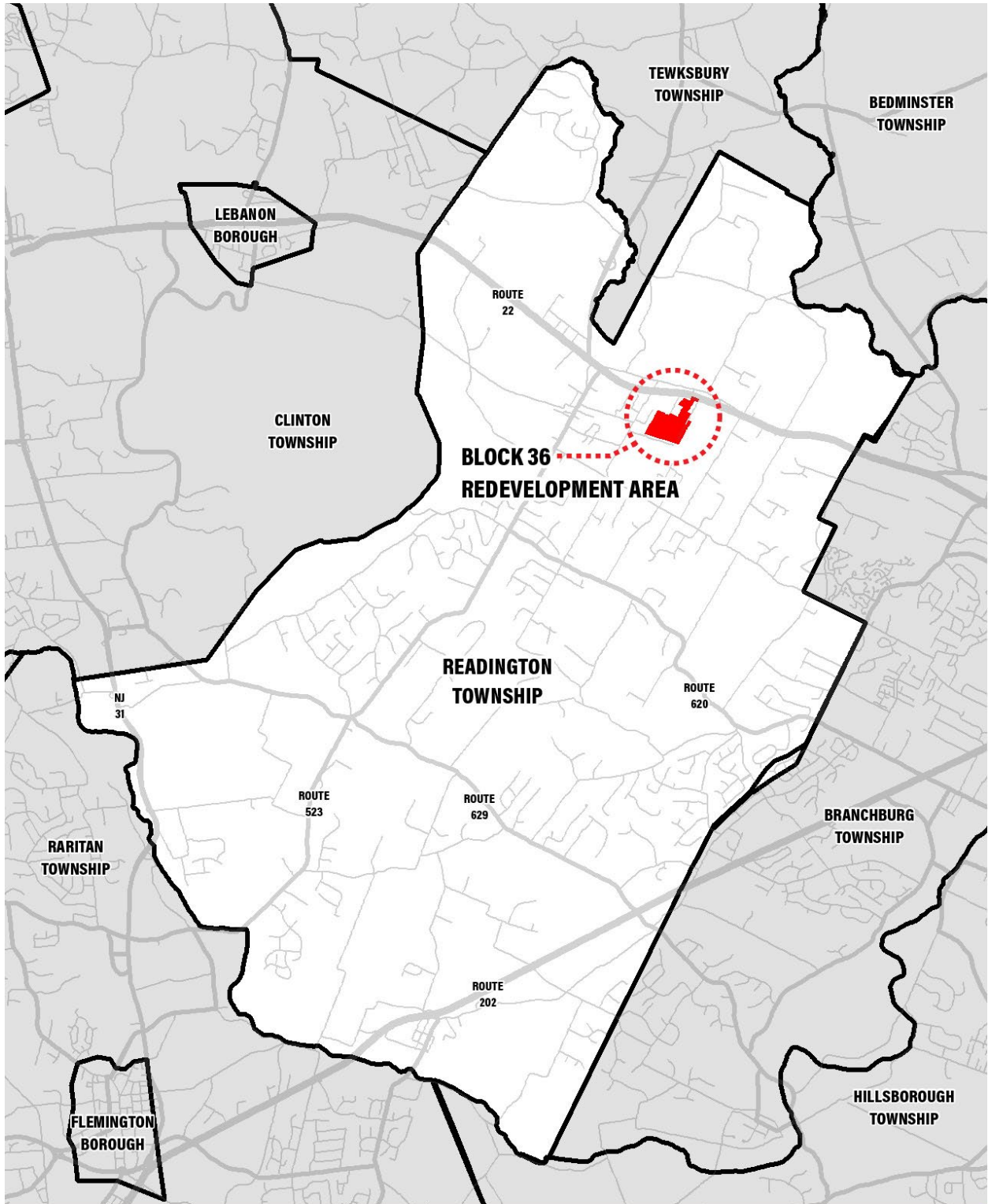
Furthermore, if eminent domain was used on Lot 66 (the location of the Gables Inn Boarding House), it could only be used for the purposes of constructing a new municipal collector street, which would be utilized to provide access between the study area and US Route 22. As for Lot 65, the former Whitehouse Diner site, no limitation was contemplated on the use of eminent domain, due to the grossly dilapidated and unsafe condition of the building and lot.

Pursuant to Township direction, a report entitled *2019 Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Block 36*, dated November 5, 2019 (updated December, 9 2019) was prepared. The evidence and conclusions articulated in the report were presented to the Planning Board and the public at a hearing on December 9, 2019. After the consideration of all evidence presented at the public hearing, the Planning Board found the statutory criteria for an area in need of redevelopment under the LRHL (N.J.S.A. 40A:12A-5) was met for the entirety of the study area and recommended to the Township Committee that all properties within the study area be designated as an “area in need of redevelopment”. However, the Planning Board memorialized their recommendations in two separate Resolutions in order to differentiate those areas for which the power of eminent domain could be used, consistent with the Township Committee’s differentiation in resolution R-2019-83. Planning Board Resolution #2019-12 recommended that Block 36, Lots 4, 5, 5.02 and 5.04 should be designated as a redevelopment area without the ability for the Township to use eminent domain. Planning Board Resolution #2019-13 recommended that Block 36, Lots 65 and 66 should be designated as a redevelopment area with the ability for the Township to use eminent domain. Both resolutions were memorialized on January 13, 2020.

On March 1, 2021, the Township Committee accepted the Planning Board’s recommendation and designated the study area as the Block 36 Redevelopment Area (Resolution R-2021-49). Consistent with the Township Resolution R-2019-83 and Planning Board Resolutions #2019-12 and #2019-13, Resolution R-2021-49 states Block 36, Lots 4, 5, 5.02 and 5.04 should be designated as a redevelopment area without the ability for the Township to use eminent domain and Block 36, Lots 65 and 66 should be designated as a redevelopment area with the ability for the Township to use eminent domain.

In addition to formal designation of the Redevelopment Area, the Township Committee directed the Planning Board to draft a redevelopment plan. The Block 36 Redevelopment Plan has been prepared pursuant to the LRHL. As required by the statute, the Plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Identification of Property that may be acquired;
- Provisions for the relocation, as necessary, of residents;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.



**Location Map**



***Block 36 Redevelopment Plan***

TOWNSHIP OF READINGTON, HUNTERDON COUNTY, NJ

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## **REDEVELOPMENT GOALS AND OBJECTIVES**

1. Promote comprehensive redevelopment and investment in an area exhibiting dilapidation, obsolescence, and underutilization that will integrate within the existing framework of land use and infrastructure of Readington to promote the public health, safety, and welfare.
2. Develop high-quality market-rate and affordable housing opportunities through multifamily rental residential dwellings, in fulfillment of Readington’s Court-sanctioned judgement.
3. Integrate affordable dwellings and market rate dwellings within high-quality buildings.
4. Design buildings such that the architecture includes thoughtful articulation of building massing and employs detailing to enhance the degree to which the length and height of buildings are scaled appropriately to the context and setting.
5. Promote new neighborhood-scale commercial uses and mixed-use development, including retail, dining, and self-storage, to serve new and existing residents in this district and the Township in general.
6. Organize new mixed-use development at the northern end of the Redevelopment Area at US Route 22 that will provide convenient access for new and existing residents, while promoting commercial viability via regional access to customers.
7. Provide for comprehensive, shared vehicular access, among individual sites within the Redevelopment Area and between the Redevelopment Area and US Route 22 to accommodate new residents and avoid overburdening the existing lower order streets abutting the Redevelopment Area.
8. Promote walkability and pedestrian-friendly development, in both the public and private realm, including the pedestrian and bicycle connectivity among the residential uses, within open spaces, to the nearby commercial nodes, the Whitehouse School, the Village of Whitehouse Station (including the train station), and the Village of East Whitehouse.
9. Provide connections to existing and planned Township trails.
10. Accommodate improvements that promote access to public transit.
11. Provide for neighborhood-scale open space and recreational amenities to provide ample opportunities for new residents to engage the outdoors.
12. Restore and reconnect existing fragmented open space, freshwater wetlands and stream corridors to promote restoration of habitat and passive open space opportunities.
13. Integrate storm water management thoughtfully within development plans.
14. Encourage renewable energy use and energy efficiency to reduce the carbon footprint of new development.
15. Integrate off-street parking to minimize visual and other impacts to adjacent uses.

# PROPOSED LAND USES

## Tax Lots

The Redevelopment Area consists of six properties, approximately 79.74 acres of improved and unimproved land in the northern-central section of Readington to the east of Whitehouse Station (See Figure “Tax Lots”). Table 1 provides information on the individual parcels included within the Block 36 Redevelopment Area.

Table 1 – Tax Lots				
Block	Lot	Area (acres)	Parcel Address	Owner of Record
36	4	27.22	Hionis Greenhouses	Hionis Farms, LLC
36	5	37.58	Interstate Iron Works (Interstate)	K-Land No. 71, LLC
36	5.02	5.95	Interstate Iron Works (Interstate)	K-Land No. 71, LLC
36	5.04	.40	Interstate Iron Works (Interstate)	K-Land No. 71, LLC
36	65	1.45	Whitehouse Diner (formerly)	Plaza 22 corp
36	66	7.14	The Gables Inn boarding house	SAVE Associates, Inc.
<b>Total:</b>		<b>79.74</b>		

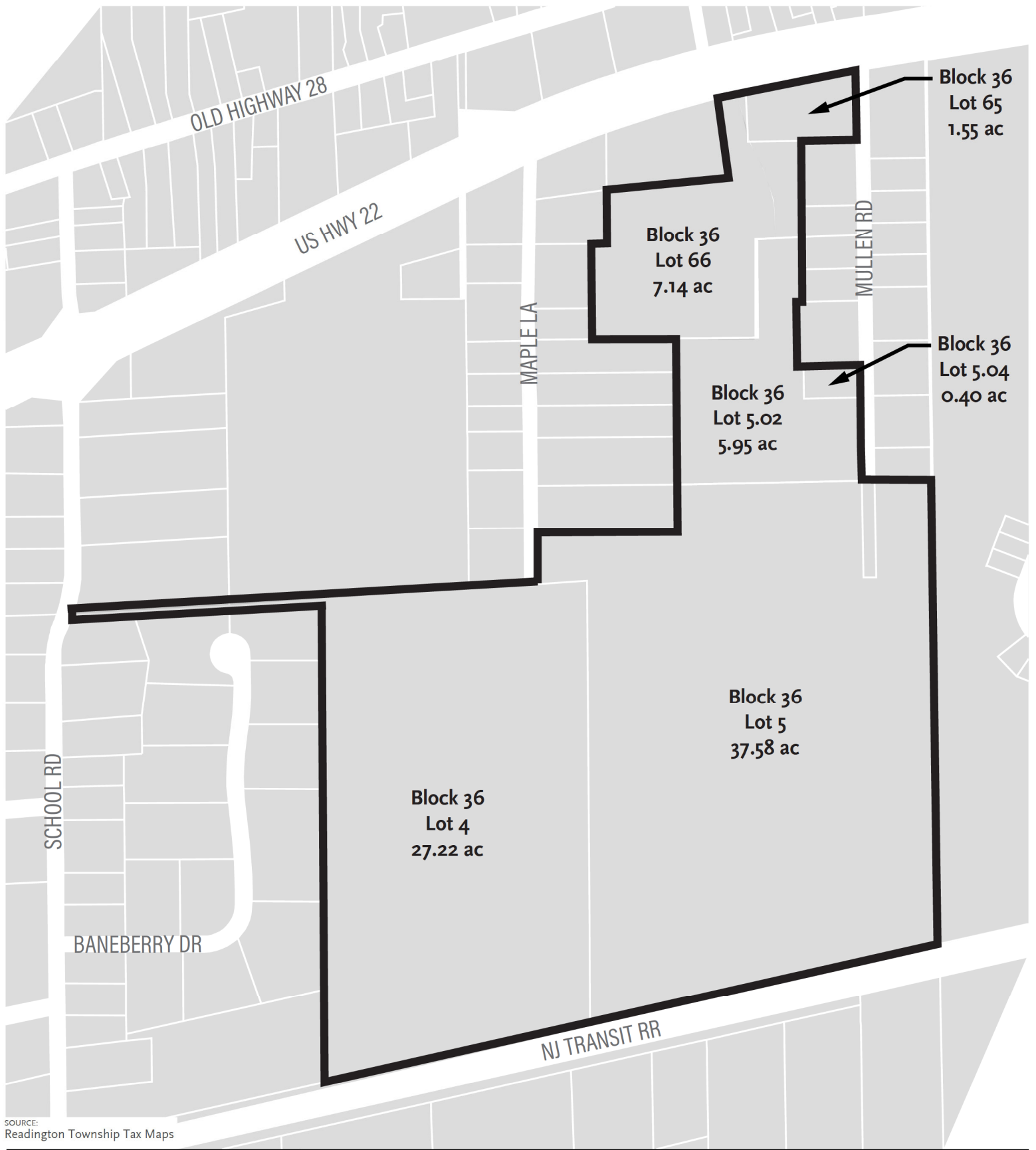
In order to provide specificity in terms of new land uses and anticipated discrete redevelopment sites within the Block 36 Redevelopment Area, four (4) zoning designations are created. While each contains individual requirements, they reflect a comprehensive approach to land use, circulation and open space for the entirety of the Redevelopment Area.

### Zone B36-A (Whitehouse Diner)

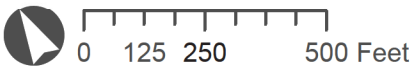
Zone B36-A consists of Block 36, Lot 65, the former Whitehouse Diner site. The total area of the property is 1.45 acres. A new public street is proposed to run through the western portion of the property, while the remainder of the property will be developed into a multiuse zone with retail space, affordable and market rate apartments and off-street parking. There will be no outlet from the property to U.S. Highway Route 22; rather access will be provided from the new public street to the west and Mullen Road to the east.

### Zone B36-B (Gables Inn Boarding House)

Zone B36-B consists of Block 36, Lot 66, currently occupied by the Gables Inn Boarding House. According to tax maps, the area is 7.14 acres. Access to the Gables Inn is currently provided from a driveway on U.S. Highway Route 22, which connects to a parking lot. This access will be reconfigured to connect to the new public street. This zoning will permit a self-storage facility, in addition to the continuation of the Gables Inn.



SOURCE:  
Readington Township Tax Maps



BLOCK 36 REDEVELOPMENT AREA

# Tax Lots

LOCATION:  
Readington Township, Hunterdon County, New Jersey

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### **Zone B36-C (Interstate Iron Works)**

Zone B36-C consists of Block 36, Lots 5, 5.02 and 5.04, the former Interstate Iron facility. The total area of the property is 43.93 acres. The proposed zoning will permit the construction of 192 multi-family apartments, including 48 affordable apartments, off-street parking, walking paths and residential amenities. Additionally, up to four (4) single-family detached lots may be developed on Mullen Road. This zone will implement a component of Readington's Housing Element and Fair Share Plan and will replace the existing §148-27.5 Village Residential Affordable Housing-1 (VRAH-1) District of the Land Development Ordinance.

### **Zone B36-D (Hionis Greenhouses)**

Zone B36-D consists of Block 36, Lot 4, which is currently the location of a Hionis Greenhouse horticultural operation. Permitted uses are 165 multi-family apartments or townhouses, including no less than 33 affordable dwelling units. This zone will implement a durationally-adjusted component of Readington's Housing Element and Fair Share Plan, such that it cannot be developed until public sanitary sewer capacity is available. It replaces §148-27.12 Multifamily Affordable Housing-4 (MFAH-4) of the Land Development Ordinance.

## **APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND USE ORDINANCE**

This Redevelopment Plan shall supersede the zoning provisions of Readington's Land Use Ordinance for the underlying zones and will only be effective in the Redevelopment Area. However, where the regulations and standards of the Redevelopment Plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a(2) except when inconsistent with the standards set forth herein.

Of particular importance is the relationship of this Plan to §148-27.5 Village Residential Affordable Housing-1 (VRAH-1) District and §148-27.12 Multifamily Affordable Housing-4 (MFAH-4) of the Land Development Ordinance. These two zones have already been adopted as a component of Readington's Court-approved third round compliance plan to provide for affordable housing. The provisions of these zones have been incorporated within this Redevelopment Plan such that there will be no gap between the requirements of this Plan and the obligations of the Township with respect to the anticipated provision of affordable housing on these tracts. Both zones will be replaced and superseded by this Redevelopment Plan.

Consistency with the Township's affordable housing policy is also carried through Zone B36-A (Whitehouse Diner), whereby the developer of the mixed-use development shall have an obligation to create at least two (2) rental, family dwelling units restricted to occupancy by moderate-income households, subject to an agreement between the owner and the Township.

## LAND USE, ZONING AND DEVELOPMENT STANDARDS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be subject to the zoning regulations and design standards included herein. In terms of language, “shall” is mandatory and “should” is permissive.

### Zoning Map Amended

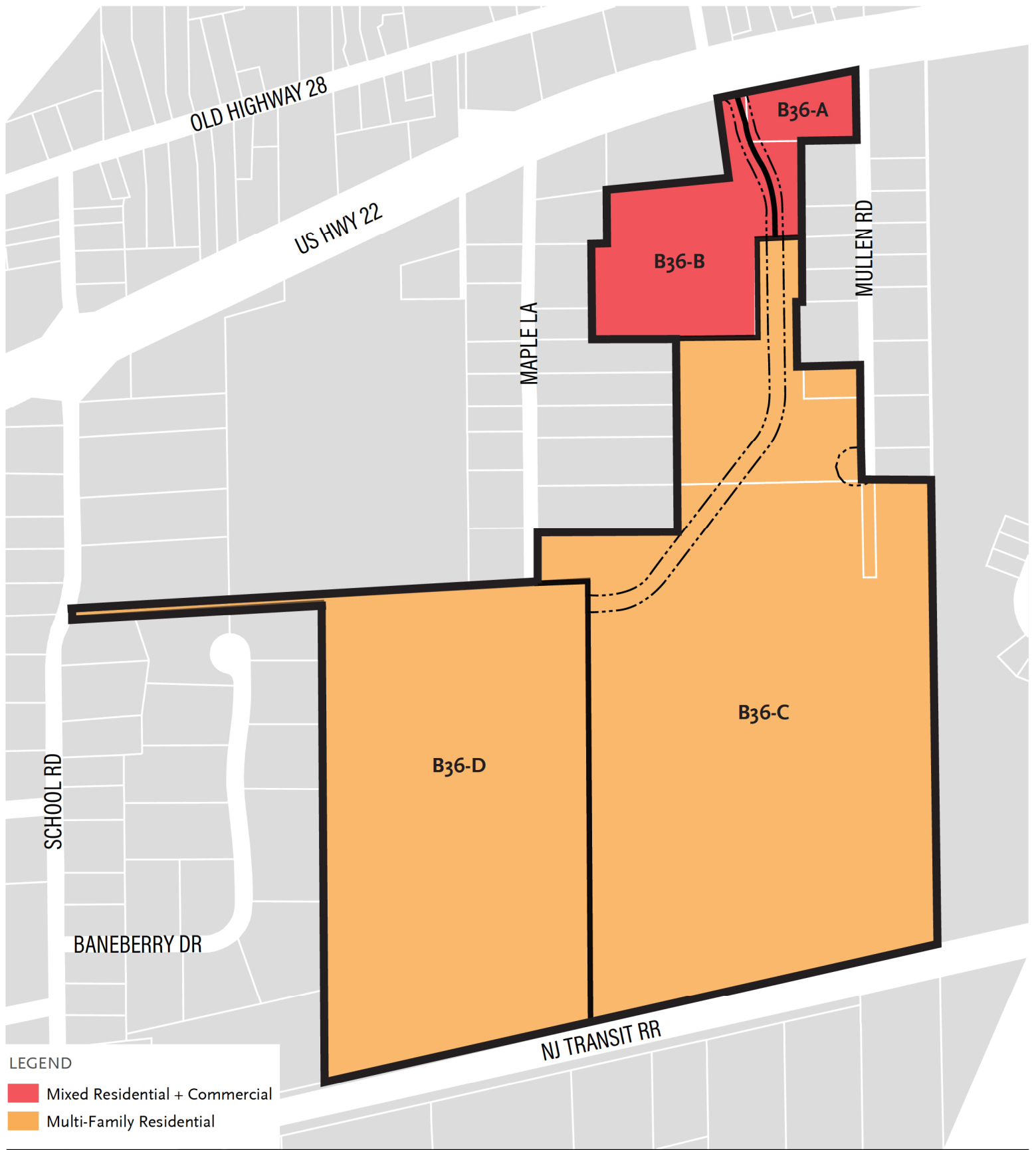
The zoning map of the Township of Readington shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect the zone districts herein. (See Figure “Zoning Districts”).

### Mandatory Components for Redevelopment

The following components of this Redevelopment Plan are mandatory. Deviations from these requirements shall require an amendment to this Redevelopment Plan.

- 1. New Public Collector Street.** Access to all lands within the Redevelopment Area shall be provided by a new public collector street, which shall be improved in accordance with a design approved by the Township and the New Jersey Department of Transportation (“NJDOT”). Design of the street is subject to the New Jersey Residential Site Improvement Standards (“RSIS”) N.J.A.C. 5:21-1.1 et seq., review by the Township Engineer and shall be subject to the following requirements:

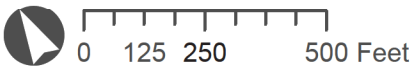
  - a. On-street parking shall not be provided;
  - b. Cartway width shall be minimized;
  - c. A six (6)-foot wide sidewalk shall be provided on one side of the street for its entire length. However, where insufficient space exists within the street right-of-way due to limitations related to the New Jersey Department of Environmental Protection (“NJDEP”) permit requirements related to freshwater wetlands, the width of the walk may be reduced to no less than four (4) feet for that portion of the right-of-way that is constrained by this requirement; and
  - d. Exception: Single-family homes developed on Mullen Road shall not require direct access to the new public street.
- 2. Vacation of Mullen Road.** The paved cartway of Mullen Road shall be reduced to the minimum length necessary to accommodate access to the single-family detached lots that are permitted according to the regulations of Zone BL-36-A. The terminus of the newly configured Mullen Road shall be designed as a cul-de-sac, in accordance with a design approved by the Township and RSIS. The existing right-of-way of Mullen Road shall be reconfigured to reflect the shorter length and cul-de-sac and shall be dedicated to the Township.
- 3. Stream Corridor Habitat Reestablishment.** The former right-of-way and access driveway of Mullen Road that will no longer be utilized for vehicular traffic shall be regraded and revegetated to reverse the fragmentation of the existing stream corridor habitat. This restoration shall reestablish a



BLOCK 36 REDEVELOPMENT AREA

# Zoning Districts

LOCATION:  
Readington Township, Hunterdon County, New Jersey

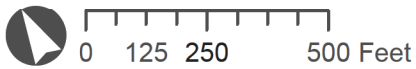
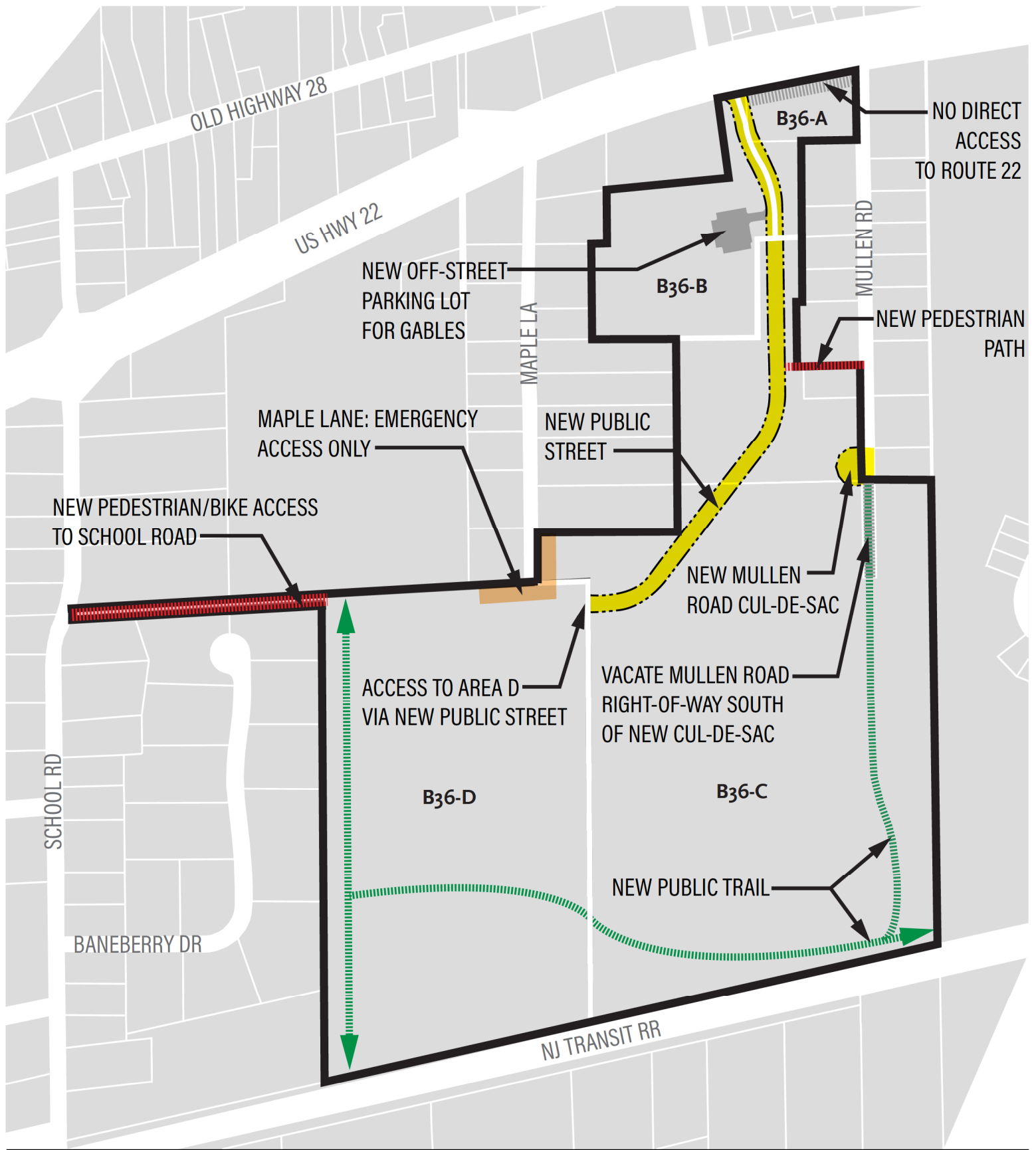


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robust connection between the two sections of the existing stream corridor that are currently bisected by Mullen Road/driveway. The character of the restoration should emulate the vegetative, topographic and hydrologic conditions that would have existed or should exist for this tributary to the Chambers Brook. This should include public non-motorized trail access and shall have connectivity to current or future Township trails or open space. The design of this habitat shall be in accordance with a design approved by the Township and the NJDEP.

Activities involving the removal of Mullen Road/driveway and restoration of stream corridor in accordance with a plan approved by the Township and the NJDEP shall be exempt from §148-50 Critical Areas, §148-59 Open Space Requirements, §148-60 Open Space Demarcation, and §148-60.1 Landform Protection of Chapter 148 Land Development.

4. **Maple Lane Access for Emergency or Service Only.** Maple Lane shall only be used for emergency or public service/maintenance access.
5. **Public Sewer Service Required.** All development pursuant to this Redevelopment Plan shall be served by public sanitary sewer service. Proof of availability of public sanitary sewer capacity shall be required as part of any submission to the Township or Project Review Committee (PRC).
6. **Public Water Service Required.** All development pursuant to this Redevelopment Plan shall be served by public water service. Proof of availability of public water service shall be required as part of any submission to the Township or Project Review Committee (PRC).
7. **Public Path: Mullen to New Public Street.** A public path shall be developed between Mullen Road and the sidewalk developed with the new public street. The minimum width shall be six (6) feet and the path shall be located within an easement or right-of-way.
8. **Circulation Plan Consistency.** Development within the Redevelopment Area shall be substantially consistent with the exhibit entitled “Circulation Plan” herein, which graphically depicts several of the mandatory components articulated in this section.
9. **Affordable Housing.** The creation of affordable housing is a fundamental objective of this Plan. The following requirements shall apply to all affordable dwellings:
  - a. There shall be no reduction in the minimum number of affordable dwelling units required by this Redevelopment Plan.
  - b. Affordable units shall be distributed throughout the development in a manner that creates a relatively consistent percentage of affordable units among all residential buildings within such development such that no building contains affordable dwellings only.
  - c. Affordable units shall remain affordable, family rental units for a period of at least thirty (30) years from the date of their initial occupancy so that the Township may count the affordable units against its obligations to provide affordable housing.
  - d. As part of any development application that includes affordable dwellings, an exhibit(s) shall be provided that identifies the location of all market-rate and affordable units in each building, on each floor, the number of bedrooms in each unit, and the distribution of affordability of each unit (moderate-, low- or very low- income households) for Planning Board review and approval, which shall be consistent with the Township’s Housing Element and Fair Share Plan.



BLOCK 36 REDEVELOPMENT AREA

# Circulation Plan

LOCATION:  
Readington Township, Hunterdon County, New Jersey

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- e. Affordable housing units shall be affordable family rentals and shall not be age-restricted or supportive housing units.
- f. Any development that includes affordable dwelling units shall comply with Article XIII Affordable Housing of Chapter 148 Land Development and Chapter 137 Housing, Affordable and the court-approved Housing Element and Fair Share Plan.
- g. The owner/developer shall provide all Administrative Agent services, including affirmative marketing, administration, and certification of the occupant of each affordable unit, and shall not be required to hire a third party as its Administrative Agent, so long as it has proof of proper qualifications to serve as the Administrative Agent. In serving in this capacity, the owner/developer shall provide all current information to the Township's Affordable Housing Liaison necessary for the Township to comply with its annual monitoring. All costs involved in providing such services shall be paid by the owner/developer. In the event the owner/developer does not provide such services, the owner/developer shall provide the name and contact information for a qualified third party Administrator who will undertake such services to the Township Affordable Housing Liaison. Any costs involved in hiring a third party Administrator shall be paid by the owner/developer.
- 10. **Electric Vehicle Supply Equipment and Make-Ready Parking Spaces.** On July 9, 2021, the Governor signed into law P.L. 2021, c.171. This act amended the NJ Municipal Land Use Law (NJS 40:55D-1 et seq.) to require the installation of electric vehicle charging infrastructure as a condition of site plan approval for:
  - a. Applications for multifamily dwellings of five (5) or more dwelling units; and
  - b. Non-residential parking lots.

Subsequent to, and in accordance with, the enactment of P.L. 2021, c. 171, on September 9, 2021 the State of New Jersey Department of Community Affairs published a model ordinance designed to provide regulations for the installation electric vehicle charging infrastructure in the course of local development applications. This model ordinance is effective whether or not it is adopted by Readington Township. Readington has the ability to adopt the ordinance as is, or to adopt a version of it that contains modified standards specific to Readington. However, the requirements established by the State for the number of electric vehicle charging stations or "Make-Ready" spaces cannot be changed within the context of a locally adopted ordinance.

At this time, Readington has not yet adopted the State model electric vehicle charging ordinance, or a locally-modified version, such that the State model ordinance shall govern projects within the Block 36 Redevelopment Area. However, should Readington adopt a local ordinance that differs from the State model after adoption of this redevelopment plan, such local ordinance shall govern projects within the Block 36 Redevelopment Area.

***EV Infrastructure Requirement for Inclusionary Residential Projects.*** In any development containing both market-rate and affordable dwelling units, dwelling units that are deed-restricted for occupancy by very-low, low- and moderate-income households shall be provided

with equal access to Make-Ready spaces or electric vehicle supply equipment as market-rate dwelling units.

## District Regulations

The Redevelopment Area consists of four (4) individual zone districts. Projects within these districts are subject to the following district regulations and design standards:

### **Zone BL-36-A: Block 36 Lot 65 (Whitehouse Diner)**

#### **1. Permitted Principal Uses.**

- a. Retail sales.
- b. Small commercial offices.
- c. Professional offices.
- d. Personal service facilities: barbershops, beauty salons, laundry collection, shoe repairing, small appliance repair, jewelry and watch repair, funeral parlors, small business offices, banks, restaurants, bars and taverns and print establishments and newspaper offices.
- e. Attended retail dry-cleaning services, not including bulk processing and not providing for the storage of more than five gallons of inflammable or toxic cleaning fluid on the premises.
- f. Attended laundry services (only where public water is available).
- g. Multifamily residential apartment dwellings on floors above the ground floor, provided that the ground floor is used for one or more of the permitted uses within this zone.
- h. Facilities for fabricating, manufacturing, altering, finishing, or assembling of goods for sale exclusively on the premises and at retail, provided that the horsepower does not exceed two horsepower for any one machine and is not in excess of a total of 10 horsepower for any one business.
- i. Child-care centers.
- j. Multiple permitted uses shall be permitted on one lot.

#### **2. Permitted Accessory Uses**

- a. Building mounted solar energy facilities as regulated in §148-60.2.
- b. Child-care centers for the sole use of employees for the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure).
- c. Electric vehicle charging stations.
- d. Fences and walls as regulated in Article VI.
- e. Public and private parking.

- f. Signs as regulated in Article XII, §148-116.10.B.
- g. Temporary real estate signs as regulated in Article XII, §148-116.8.K.
- h. Other uses and structures customarily incidental to a principal permitted use.

### 3. Area and Yard Requirements

- a. No subdivision of land permitted: It is assumed that this zone shall consist of the resultant lands created after the dedication of the right-of-way of the new public collector street. No further subdivision of land shall be permitted. In light of this, there shall be no minimum requirements for lot area, lot width, lot depth, lot circle, street frontage or maximum permitted floor area ratio.
- b. Maximum number of dwelling units: four (4).
- c. Minimum number of affordable dwelling units: (2) which shall consist of:
  - 1. One (1) one-bedroom moderate-income, family rental unit
  - 2. One (1) two-bedroom moderate-income, family rental unit
- d. Phasing: All required affordable dwelling units shall receive a certificate of occupancy prior to a certificate of occupancy for any other residential dwelling unit or nonresidential use.
- e. Buffer:
  - 1. Minimum buffer width to any single-family residential property: 25 feet.
  - 2. Buffer fence required: Buffer shall include a solid 6-foot high fence at the property line abutting a residential use.
- f. Maximum permitted gross floor area of all buildings in the zone: 13,000 square feet.
- g. Maximum permitted building coverage: 9,000 square feet.
- h. Minimum front yard setback: 15 feet.
- i. Minimum side yard setback: 10 feet.
- j. Minimum rear yard setback: 15 feet.
- k. Maximum impervious coverage: 0.50.
- l. Maximum permitted building height: two (2) stories and not exceeding 35 feet.

### 4. Circulation and Parking

- a. All residential parking shall be in accordance with the RSIS (N.J.A.C. 5:21-1.1 et seq.)
- b. No parking area or driveway shall be located within five (5) feet of any property line or street right-of-way, except where adjacent to Block 36, Lot 63 and (excluding any residential use or zone within the Block 36 Redevelopment Area), in which case no parking area or driveway shall be located within 25 feet of any property line.

- c. Parking shall be permitted in the front, side and rear yards and be suitably planted/landscaped where fronting on U.S. Route 22 and Mullen Road in accordance with section §148-70 of the Readington Township Land Development Ordinance.
- d. Vehicular access to the zone shall be from the new public street or Mullen Road. There shall be no vehicular access to the property from U.S. Route 22.
- e. Non-residential Parking Requirements
  - 1. Retail sales and personal services (excluding restaurants, bars and taverns but including retail dry cleaning services) shall provide one space per 200 square feet of gross floor area.
  - 2. Small commercial and professional offices shall provide one space per 200 square feet of gross floor area.
  - 3. Fabricating, manufacturing, altering, finishing or assembling of goods shall provide one space per 500 square feet of gross floor area.
  - 4. Restaurants shall provide one space per three seats.
  - 5. Bars and taverns shall provide one space per two seats.
  - 6. Child-care centers shall provide one space per three children.

**5. Design Standards**

- a. Building design. Refer to E.1 for general building design standards.
- b. Lighting. Refer to E.2 for general lighting design standards.
- c. All other design standards. Refer to the Readington Township Land Development Ordinance for any design standards not mentioned in this document.

***Zone B36-B: Block 36, Lot 66 (Gables Inn Boarding House)***

**1. Permitted Principal Uses.**

- a. Boarding house.
- b. Self-storage facilities.
- c. Off-site multifamily residential neighborhood identification sign.

**2. Permitted Accessory Uses.**

- a. Building mounted solar energy facilities as regulated in §148-60.2.
- b. Electric vehicle charging stations
- c. Fences and walls as regulated in Article VI.
- d. Public and private parking.
- e. Signs as regulated in Article XII§148-116.10.B.
- f. Other uses and structures customarily incidental to a principal permitted use.

### 3. Area and yard requirements.

- a. Subdivision of land: It is assumed that this zone consists of the resultant land remaining after any dedication of land necessary in order to develop the new public collector street. Subdivision of land within this zone shall be permitted in order to create a separate lot for a self-storage facility. No other subdivisions shall be permitted. There are no minimum requirements for the size or configuration of new lots, but the configuration shall require approval of the redevelopment entity prior to proceeding to the Planning Board for a subdivision to ensure the configuration is not detrimental to the existing “Gables Inn” use or the public welfare.
- b. Minimum front yard buffer width for self-storage facility, excluding frontage at Gables Inn building: 15 feet.
- c. Minimum buffer width to single-family detached properties: 50 feet (not applicable to the Gables Inn residence.)
- d. Minimum Front Yard Setback for self-storage facility: 25 feet
- e. Maximum building coverage for self-storage facility: 15,000 square feet.
- f. Maximum building height for self-storage facility: Three (3) stories, not to exceed 35 feet.
- g. Maximum gross floor area for self-storage facility: 45,000 square feet.
- h. Self -Storage Facility Access: Roll-up doors shall not face the street
- i. No expansion of the existing Gables Inn building shall be permitted.
- j. A new off-street parking lot containing a maximum of 35 spaces shall be permitted for the Gables Inn subject to major site plan approval.

### 4. Design standards.

- a. Lighting. Refer to E.2 for general lighting design standards.
- b. Off-site multifamily residential neighborhood identification sign.
  - i. One (1) freestanding sign is permitted.
  - ii. Maximum sign height: Eight (8) feet.
  - iii. Maximum total sign area: 70 square feet.
  - iv. Maximum sign area for each residential development: 35 square feet.
  - v. Maximum number of sign messages: Two (2).
  - vi. Minimum distance from U.S. Route 22: 450 feet.
  - vii. Minimum setback from street right-of-way: 10 feet.
- c. All other design standards. Refer to the Readington Township Land Development Ordinance for any design standards not identified in this document.

**Zone B36-C: Block 36 Lots 5, 5.02 and 5.04 (Interstate Iron Works)**

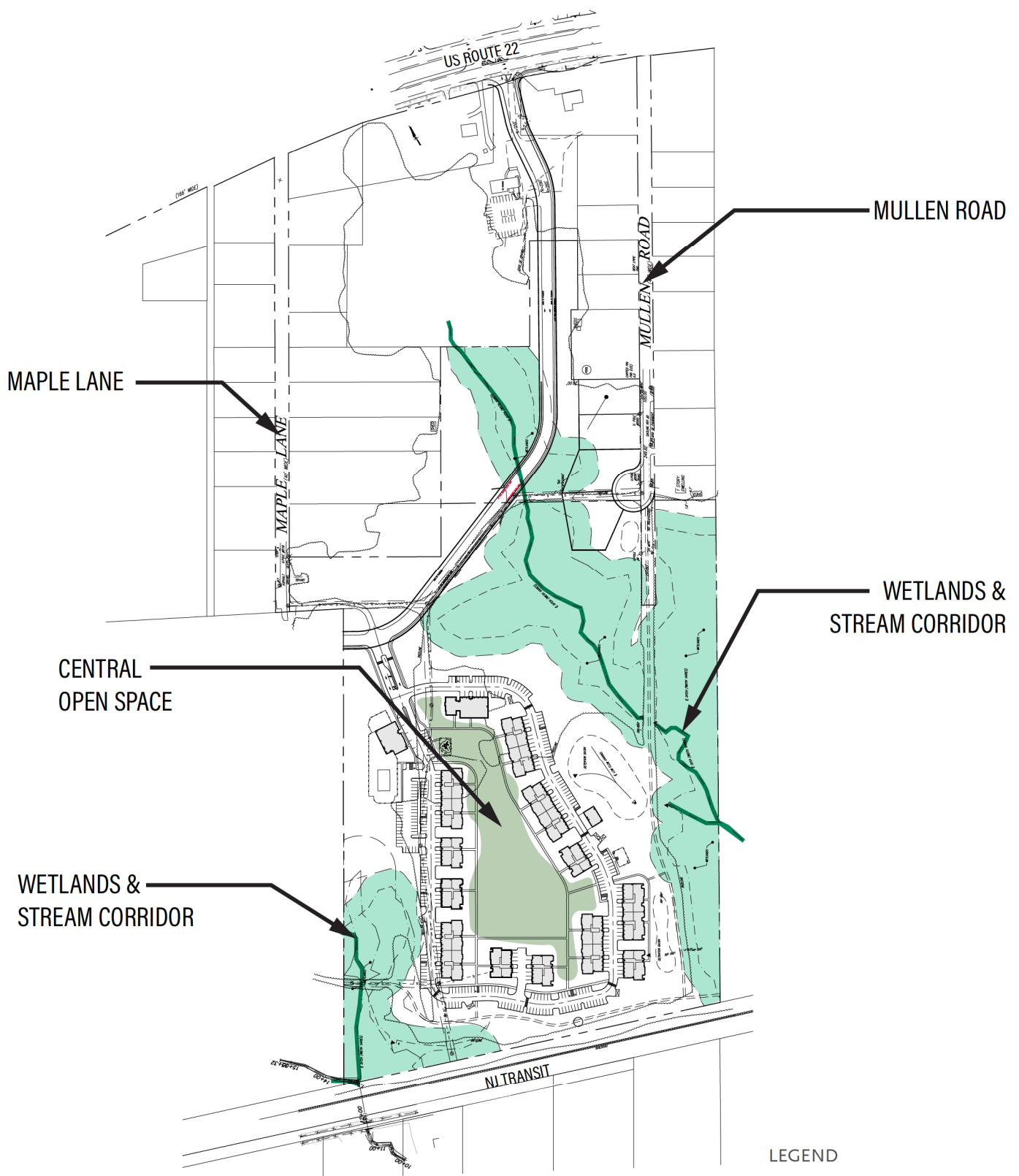
**1. Permitted Principal Uses.**

- a. Apartment dwellings that are “family” (not age-restricted) units and are available for rent.
- b. Single-family detached dwellings.
- c. Public and private open space and parks.

**2. Permitted Accessory Uses.**

- a. Apartments. The following are permitted as accessory uses/structures to multi-family apartments.
  - i. Accessory uses on the same lot and customarily incidental to a principal use.
  - ii. Building-mounted solar energy facilities as regulated in §148-60.2.
  - iii. Common facilities for residents, including for meetings, business center, coworking space, recreation, fitness center, pool, grilling/kitchen areas, laundry and storage.
  - iv. Communications infrastructure. Mobile telecommunication technologies, including roof mounted antenna, to enhance area telecommunication service shall be permitted provided, if roof mounted, the antenna does not extend more than five (5) feet above the roof line.
  - v. Dog parks and/or runs and pet washing stations for the exclusive use of the tenant residents.
  - vi. Electric vehicle charging stations.
  - vii. Fences and walls.
  - viii. Home occupations.
  - ix. Landscape amenities and open space.
  - x. Maintenance and storage.
  - xi. Off-street parking and garages for storage of vehicles.
  - xii. Pedestrian circulation elements.
  - xiii. Residential management office.
  - xiv. Signs, both project and directional.
  - xv. Stormwater management facilities and other utilities.
  - xvi. Street/site furnishings, planters and street lights.
  - xvii. Transit node structure/building.
- b. Single-family detached dwellings. The following are permitted as accessory uses/structures to single-family detached dwellings.

- i. Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
  - ii. Electric vehicle charging stations
  - iii. Essential utility services, including the provision of electric, water, sewer, telephone, internet and cable service.
  - iv. Fences and walls as regulated in Article VI.
  - v. Home occupations as regulated in §148-53.
  - vi. Off-street parking.
  - vii. Outdoor barbecue structures.
  - viii. Private residential swimming pools, tennis courts and other usual recreation facilities that do not create a nuisance factor as regulated in Article VI.
  - ix. Residential toolsheds, vehicle garages and storage buildings not to exceed the height of the principal structure as regulated in Article VI.
  - x. Signs as regulated in Article XII.
3. **Community Design and Access.** Any plan for the development of Zone B36-C shall be substantially consistent with the conceptual plan contained herein (See Figures “B36-C Concept Plan” and “B36-C Concept Plan Detail”).
4. **Area and Yard Requirements.**
- a. Apartments.
    - i. Maximum number of dwelling units: 192.
    - ii. Minimum number of affordable dwelling units: 48.
    - iii. Maximum building coverage: 15%.
    - iv. Maximum impervious coverage (excludes public trails): 30%.
    - v. Maximum building height: 50 feet and 3 stories.
    - vi. Minimum residential building setback from tract boundary: 200 feet (except pursuant to vii).
    - vii. Minimum residential building setback from street or railroad right-of-way: 100 feet.
    - viii. Minimum community building setback from tract boundary: 80 feet.
    - ix. Minimum distances between buildings:
      - 1. Front-to-front: 50 feet.
      - 2. Front-to-side: 30 feet.
      - 3. Side-to-side: 25 feet.
      - 4. Rear-to-rear: 75 feet.



LEGEND

- Open Space
- Stream Corridors + Wetlands

SOURCE:  
 Preliminary Layout Plan, Camelot at Readington,  
 drawn by The Reynolds Group, Inc., dated  
 11/16/20 and revised through 9/10/21.



N.T.S.

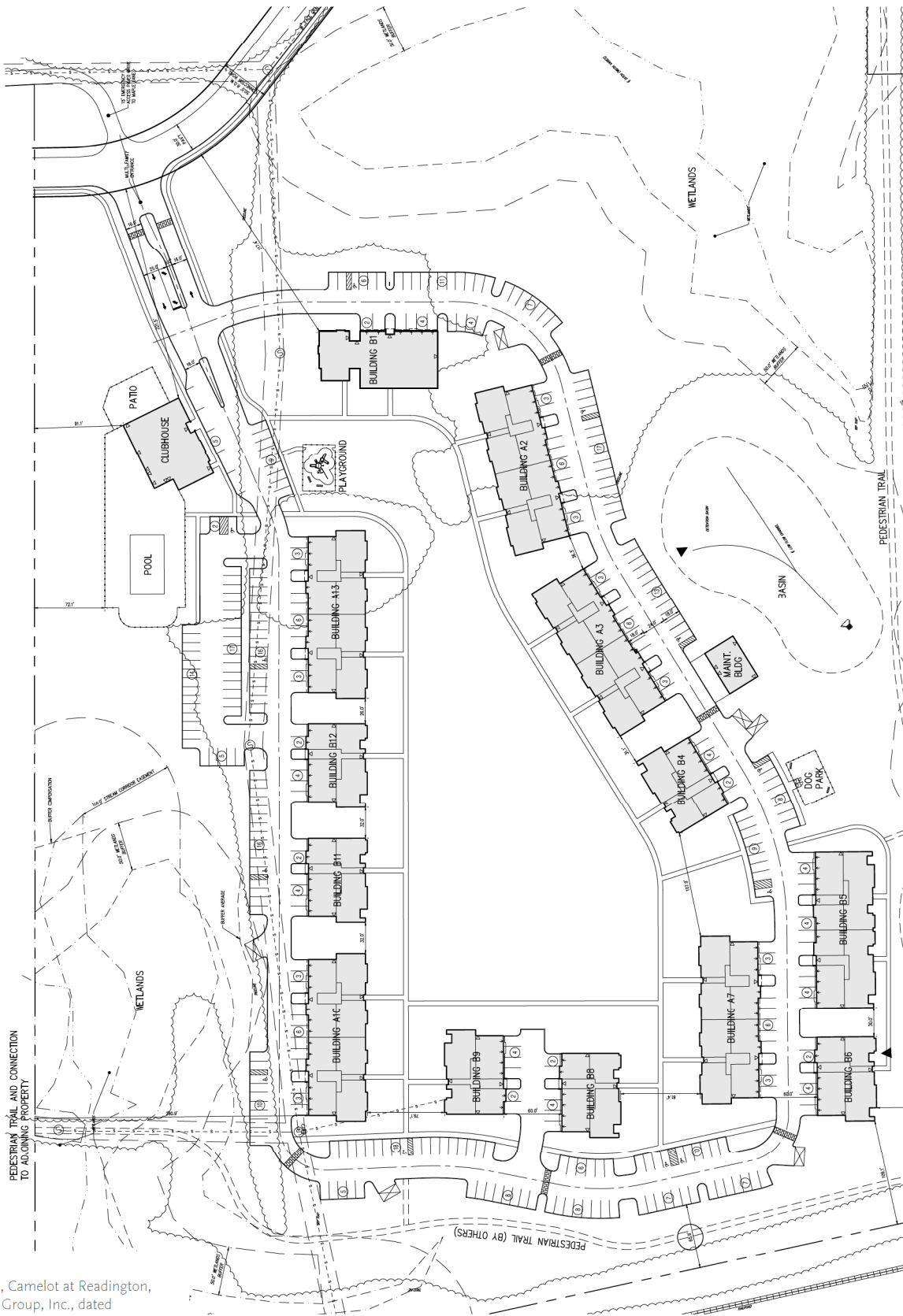
BLOCK 36 REDEVELOPMENT AREA

# B36-C Concept Plan

LOCATION:  
 Readington Township, Hunterdon County, New Jersey

**Clarke Caton Hintz** ● ● ●  
 Architecture  
 Planning  
 Landscape Architecture





SOURCE:  
 Preliminary Layout Plan, Camelot at Readington,  
 drawn by The Reynolds Group, Inc., dated  
 11/16/20 and revised through 9/10/21.



N.T.S.

BLOCK 36 REDEVELOPMENT AREA

# B36-C Concept Plan Detail

LOCATION:  
 Readington Township, Hunterdon County, New Jersey

**Clarke Caton Hintz** ● ● ■  
 Architecture  
 Planning  
 Landscape Architecture

- x. Minimum buffer widths.
  - 1. Railroad right-of-way: 50 feet.
  - 2. Tract boundary (other than railroad ROW): 70 feet.
- xi. Off-street parking shall be provided for all dwellings according to the RSIS (N.J.A.C 5:21).
- xii. All uses shall be served by public sewer and water.
- xiii. Minimum open space.
  - 1. Fifty percent of the gross tract area shall be set aside for conservation, passive or active recreation and/or other common open space.
  - 2. No more than 65% of the open space area shall be critical lands including floodplains, wetlands, wetlands buffers, streams, bodies of water, stream corridor buffers and steep slopes (90% of slopes between 15% and 25% and all slopes greater than 25%).
  - 3. The stormwater management system may be located in the open space area; however, the land area of any detention or retention basin shall not be counted toward the minimum open space area requirements.
  - 4. Open space area shall comply with §148-50, §148-59 and §148-60 of the Land Development Ordinance.
- b. Single-family detached dwellings.
  - i. Maximum number of single-family detached dwellings: four (4).
  - ii. Dwellings shall front on Mullen Road only.
  - iii. Dwellings and lots shall conform with the following area and yard requirements.
    - 1. Minimum lot size: 17,000 square feet.
    - 2. Minimum lot circle: 100 feet.
    - 3. Maximum floor area ratio (FAR): 0.20.
    - 4. Minimum front yard setback: 30 feet.
    - 5. Minimum rear yard setback: 30 feet.
    - 6. Minimum side yard setback: 15 feet.
    - 7. Each lot shall have a minimum 10,000 square feet of contiguous usable land. This standard is established to provide minimum area on each lot to support a residence and accessory building and structure and a usable yard.
    - 8. Maximum building height: 35 feet and 2 1/2 stories.
  - iv. All dwellings shall be served by public sewer and water.

## 5. Circulation.

- a. Access to the apartment dwellings shall be provided by a new street which shall be improved in accordance with a design approved by the Township and the NJDOT. Design of the street is subject to RSIS and review by the Township Engineer.
- b. Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed to comply with the RSIS (N.J.A.C. 5:21).
- c. All streets, thoroughfares and parking areas shall be owned and maintained by a private entity, except for new public street providing access.
- d. Bicycle storage is required for the apartment dwellings, which shall be weather protected.

## 6. Design Standards

- a. Building design. Refer to G.1 for general building design standards.
- b. Lighting. Refer to G.2 for general lighting design standards.
- c. Signs.
  - i. Neighborhood Identification: There may be a maximum of one (1) permanent freestanding neighborhood identification signs located at the parking area entrance. The neighborhood identification sign shall be set back at least 10 feet from any rights-of-way or property line, shall not exceed 50 square feet in sign area and shall not exceed eight (8) feet in height.
  - ii. Community Building: The community building may have one (1) wall identification sign. The permanent wall identification sign shall not exceed 10 square feet in sign area.
  - iii. Directional Signs: Up to two (2) directional signs shall be allowed on each street or driveway frontage from which vehicular access is derived. A directional sign shall not exceed six (6) square feet in sign area and shall not exceed six (6) feet in height. A directional sign shall be set back from any right-of-way or lot line by at least three (3) feet.
  - iv. Residential Building Identification: Each residential building may have up to two (2) attached identification signs. The maximum sign area of each shall not exceed six (6) square feet. Such signs shall be appropriately integrated within the architecture of the buildings.
- d. All other design standards. Refer to the Readington Township Land Development Ordinance for any design standards not mentioned in this document.

### **Zone B36-D: Block 36 Lot 4 (Hionis Greenhouses)**

#### 1. Permitted principal uses.

- a. Townhouses.
- b. Multifamily apartments.

#### 2. Permitted accessory uses.

- a. Accessory uses on the same lot and customarily incidental to a principal use.
- b. Building-mounted solar energy facilities as regulated in §148-60.2.
- c. Common facilities for residents, including for meetings, business center, coworking space, recreation, fitness center, pool, grilling/kitchen areas, laundry and storage.
- d. Communications infrastructure. Mobile telecommunication technologies, including roof mounted antenna, to enhance area telecommunication service shall be permitted provided, if roof mounted, the antenna does not extend more than five (5) feet above the roof line.
- e. Dog parks and/or runs and pet washing stations for the exclusive use of the tenant residents.
- f. Electric vehicle charging stations.
- g. Fences and walls.
- h. Home occupations.
- i. Landscape amenities and open space.
- j. Maintenance and storage.
- k. Off-street parking and garages for storage of vehicles.
- l. Pedestrian circulation elements.
- m. Residential management office.
- n. Signs, both project and directional.
- o. Stormwater management facilities and other utilities.
- p. Street/site furnishings, planters and street lights.
- q. Transit node structure/building.

### 3. Tract requirements.

- a. Minimum tract size: The minimum tract size shall be equal to the tract size of Block 36 Lot 4. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application.
- b. Maximum permitted number of dwelling units: 165 dwelling units
- c. Minimum required number of affordable dwelling units: 33
- d. Maximum building coverage for tract: 20%.
- e. Maximum impervious coverage for tract: 30%.
- f. Minimum tract boundary setback and buffer: 100 feet.
- g. Minimum building setback from community amenity: 75 feet (not applicable to paths, walks and seating).

- h. Minimum planted buffer to single-family residential zone or use: 50 feet.
- i. Minimum setback from parking areas and driveways to single-family zones or uses: 50 feet
- j. Minimum setback from parking areas and driveways to multi-family zones or uses: 25 feet
- k. Minimum open space.
  - i. 40% of the gross tract area shall consist of conservation, passive or active recreation and/or other common open space.
  - ii. No more than 25% of the open space area shall be critical lands including floodplains, wetlands, wetlands buffers, streams, bodies of water, stream corridor buffers and steep slopes (90% of slopes between 15% and 25% and all slopes greater than 25%).
  - iii. The stormwater management system may be located in the open space area, however, the land area of any detention or retention basin shall not be counted toward the minimum open space area requirements.

**4. Area and yard requirements.**

- a. Townhouses.
  - i. Minimum distances between townhouse buildings:
    - 1. Side-to-side: 30 feet.
    - 2. Side-to-rear: 50 feet.
    - 3. Rear-to-rear: 30 feet.
  - ii. Maximum number of dwelling units in one townhouse building: eight (8).
  - iii. Minimum driveway length:
    - 1. 20 feet between building and front sidewalk;
    - 2. 25 feet between building and cartway of street providing access to driveway.
  - iv. Townhouses shall have at least one (1) fully enclosed garage parking space measuring a minimum of 12 feet wide and 270 square feet.
  - v. Maximum building height: 2 ½ stories and 35 feet
- b. Apartments
  - i. Minimum setback between building and sidewalk: 10 feet
  - ii. Maximum building height: 45 feet and three (3) stories
  - iii. Minimum distances between buildings
    - 1. Side-to-side: 40 feet.
    - 2. Side-to-rear: 35 feet.
    - 3. Rear-to-rear: 35 feet.

- iv. Maximum dwelling units in one building: 24.
- v. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 300 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.
- c. Permitted building encroachments for residential buildings.
  - i. Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.
  - ii. Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.
- d. Community building
  - i. Maximum height: 25 feet and 1 ½ stories.
  - ii. Setbacks shall conform to those applicable to apartments.

**5. Parking and Circulation.**

- a. Access shall be provided by a new public street which shall be improved in accordance with a design approved by the Township and the NJDOT. Design of the street is subject to RSIS and review by the Township Engineer.
- b. Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with RSIS (N.J.A.C. 5:21).
- c. Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.
- d. All streets, thoroughfares and parking areas shall be owned and maintained by a private entity, except for new public street providing access.
- e. Maple Lane may only be used for maintenance or emergency vehicle access.
- f. Townhouses shall provide at least one on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.
- g. While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the RSIS requirements. No striping of on-street parking is required.
- h. Off-street parking may be located beneath the ground floor provided:
  - i. It is accessible only from the building elevation opposite from street frontage; and
  - ii. The parking area beneath the building is not visible from a street.
- i. A public pedestrian/bicycle access shall be provided that extends from the zone boundary at Zone B36-C to the cartway of School Road. As redevelopment of this tract is not anticipated until such time as public sewer is available, prior to redevelopment a public access easement shall be provided to allow for such access which easement shall permit the construction of such

an access to serve homes within the remainder of the redevelopment area as well as nearby and adjacent existing homes. Portions of any walkway constructed within the anticipated development envelope of this zone may be relocated to accommodate the final development layout for the zone.

## Design Standards

Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-51.

- i. Building Design.** The purpose of these building design standards is to ensure that the design of buildings promotes a desirable visual and spatial environment and that the buildings fit within the existing range of vernacular styles within Readington Township. The design of the apartment or townhouse buildings shall comply with the following standards.
  - a. Design standards applicable to all buildings.
    - i. Buildings shall have a gable or hipped roof unless waived by the Board.
    - ii. All building elevations shall exhibit classical proportions and characteristics such as symmetry, repetition of elements, expressions of hierarchy to reflect the building uses, and tripartite compositions (base, middle, top).
    - iii. Sub-elements within the facades and individual architectural components (i.e., railings, awnings, columns) shall also conform to the overall classical proportions of the facade.
    - iv. Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches, and patios) shall project at least one foot.
    - v. Primary roofs shall have a minimum pitch of 5/12.
    - vi. Secondary roofs may have a pitch below 4/12.
    - vii. The transition between a facade and a roof shall have a cornice/frieze that is designed to fit the overall composition of the facade.
    - viii. Windows and other openings in the facade shall exhibit a vertical emphasis, in harmony with the overall facade composition. Windows shall be single-hung and operable, with divided lights.
    - ix. Within each building elevation, on average, the maximum ratio of windows-to-walls shall be 50%. The minimum ratio of windows-to-wall shall be 20%, except for building ends which may have a ratio of 15% windows-to-walls.
    - x. Windows within doors may be counted towards the fenestration requirements for window-to-wall ratios.
    - xi. Balconies and patios shall be designed as integral subcomponents of the building facade. Cantilevered balconies are not permitted.
    - xii. Any façade exceeding forty-five (45) feet in length shall include at least one (1) change in wall plane (projection or recess) having a depth of at least three percent (3%) of the length

of the entire facade or two (2) foot minimum, whichever is greater and extending for a minimum of 20% of the entire length of the façade or ten (10) foot minimum, whichever is greater.

b. Design standards applicable to Townhouses.

- i. Townhouse buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the manipulation of common elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without creating disparate architectural approaches among units or buildings.
- ii. Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but not limited to, the following:
  1. Porches
  2. Porticos
  3. Columns
  4. Dormers
  5. Accent windows
  6. Door color
- iii. Materials, finishes and colors shall be unified among all townhouses.
- iv. Finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, but shall not exceed 60 inches.
- v. Townhouse unit facades facing streets (not lanes or alleys) shall be offset from each other by at least two (2) feet (projection or recess) between units.

c. Design standards applicable to Apartments.

- i. Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.

## 2. Lighting

- a. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking areas. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.
- b. Parking lots shall be illuminated with a minimum of no less than 0.2 foot-candles. The ratio between maximum foot-candles and minimum foot-candles shall be no greater than 20 to 1.



- c. Illumination at tract boundary shall not exceed 0.1 foot-candles, excluding public street rights-of-way.
- d. Maximum light fixture mounting heights:
  - i. Parking areas and driveways: 16 feet.
  - ii. Other areas: 12 feet.
- e. Pedestrian level lighting shall be provided along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be 0.2 foot-candles over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and minimum foot-candles shall be no greater than 40 to 1.
- f. All fixtures shall be full cutoff luminaires.

### 3. Mechanical Equipment, Refuse and Loading

- a. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed, and enclosed
- b. Outdoor storage, utility meters, HVAC equipment, recycling containers, trash containers, and other such service functions shall be incorporated into the overall design of the buildings and site layout. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

## RELATIONSHIP TO PLANNING POLICIES & OBJECTIVES

### Township of Readington 2019 Reexamination of the Master Plan

On February 11, 2019, the Township adopted a Reexamination Report that supports the goals, objectives and recommendations of the 1990 Master Plan, adopted January 22, 1990. The report focused heavily on future growth and development, as well as preservation of critical lands. The 2019 Reexamination Report is consistent with this Redevelopment Plan.

The 2019 Reexamination Report reaffirms the goals and objectives of the 1990 Master Plan Report. The following is a list of goals identified in the 1990 Master Plan Report that are applicable to this Redevelopment Plan:

- Protect environmentally sensitive areas, preserve the natural environment, and ensure a compatible balance between economic and environmental interests.
- Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions, and lifestyles.

- The encouragement of transportation routes and traffic controls designed to promote the free and coordinated flow of traffic and discouragement of facilities and routes which would result in congestion or blight.
- Ensure the provision of ample community, recreation, and educational facilities to adequately accommodate existing and future township needs.
- Ensure that more intensive development occurs in areas where sewers and water supply are already or most likely to become available.

This Redevelopment Plan is consistent with the following recommendations included within the 2019 Reexamination Report:

- The Township should continue to identify appropriately-scaled redevelopment opportunities that can incorporate affordable housing within the Villages of Whitehouse and Three Bridges and lands directly abutting these villages.
- The Township should continue to reserve wastewater capacity for affordable housing projects.
- Land use regulations and zoning districts should be amended to reflect planned affordable housing sites to facilitate implementation of the Third Round Housing Element and Fair Share Plan.
- The Township should examine ways to provide greater road connectivity between Whitehouse Station and surrounding areas.
- A new alternate access road providing access from Route 22 to two (2) proposed inclusionary housing sites (SAR – Block 36, Lots 5, 5.01 and 5.04 and Hionis – Block 36, Lot 4) should be considered. The alternate access road will supplant the need to access these inclusionary housing sites from Mullen Road or Maple Road, which traverses stable, low-density neighborhoods.

### **Township of Readington 2020 Housing Element and Fair Share Plan**

The Township of Readington Planning Board adopted the 2020 Third Round Housing Element and Fair Share Plan on May 26, 2020 which was endorsed by the Township Committee on June 15, 2020. The 2020 Housing Element and Fair Share Plan reflects Readington’s 2019 Settlement Agreement with Fair Share Housing Center that was the subject of an October 3, 2019 Fairness Hearing and approved by the Court on October 15, 2019. Readington’s 2020 Housing Element and Fair Share Plan and implementation ordinances and documents were the subject of a August 27, 2020 Compliance Hearing. On September 21, 2020, the Court granted a Conditional Judgment of Compliance and Repose.

Two components of the Block 36 Redevelopment Plan are identified in the 2020 Housing Element and Fair Share Plan. The first is the Hionis site (Block 36, Lot 4) which is described as a multi-family development that will result in a total of 165 family rental units, of which a 20% set-aside will generate 33 affordable housing credits. The second is the SAR site (Block 36 Lots 5, 5.02, and 5.05), which is described as a multi-family development that will result in a total of 192 family rental units, of which a 25% set-aside will generate 48 affordable housing credits. Development of the SAR site is currently regulated in §148-27.5 Village Residential Affordable Housing-1 (VRAH-1) District and the Hionis site is currently regulated in §148-27.12 Multifamily Affordable Housing-4 (MFAH-4) of the Land Development Ordinance. These two zones have been already been created as a component of

Readington’s Court-approved third round compliance plan to provide for affordable housing. The provisions of these zones have been incorporated within this Redevelopment Plan such that there will be no gap between this Plan and the obligations of the Township with respect to the provisions for affordable housing. Both zones will be replaced and superseded by this Redevelopment Plan. This Redevelopment Plan establishes the ordinance standards consistent with the 2020 Housing Element and Fair Share Plan that will result in 81 affordable housing credits.

### **Hunterdon County Growth Management Plan**

The following is a list of policies and strategies identified in the 2007 Hunterdon County Growth Management Plan that are applicable to this Redevelopment Plan:

- Provide a range of housing options for existing and future county residents;
- Promote cluster development, zoning flexibility, and mixed use development to provide a range of housing for county residents;
- Increase affordable housing options; and
- Promote programs that address housing affordability for residents.

### **Hunterdon County Comprehensive Economic Development Strategy**

The following is a list of goals identified in the 2014 Hunterdon County Comprehensive Economic Development Strategy plan that are applicable to this Redevelopment Plan:

- Foster planned economic development;
- Channel growth and development in the County in an efficient, context-sensitive manner;
- Provide adequate investment for infrastructure; and
- Invest in and implement adequate transportation options for residents and businesses.
- Maintain a high quality of life.

### **State 2001 Development and Redevelopment Plan**

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The purpose of the 2001 New Jersey State Development and Redevelopment Plan (“SDRP”) is to:

*Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*

The SDRP is organized around eight policy goals for New Jersey’s communities, all of which are of particular importance to the Block 36 Redevelopment Area are the following goals:

- Goal 1 – Revitalize the State’s Cities and Towns

- Goal 2 – Conserve the State’s Natural Resources and Systems
- Goal 3 – Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey
- Goal 4 – Protect the Environment, Prevent and Clean Up Pollution
- Goal 5 – Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal 6 – Provide Adequate Housing at a Reasonable Cost
- Goal 7 – Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

As depicted on the SDRP’s Policy Map, this Block 36 Redevelopment Plan is located within the PA-2 Suburban Planning Area, wherein development and redevelopment is intended to be encouraged and directed. Specifically, the intent of this Planning Area is to:

- Provide for much of the state’s future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Accordingly, this Redevelopment Plan directly supports these State Plan Policy Goals and furthers several of the intents of the SDRP as expressed for PA-2. The SDRP is designed to encourage development and growth in a compact form while protecting both stable communities and natural areas.

### **Readington Township Open Space Plan**

This Block 36 Redevelopment Plan is consistent with the 2017 Open Space Element of the Readington Township Master Plan. The following excerpt from the Master Plan ties in closely with the preservation of stream corridors for passive recreation and the use of trails to increase connectivity in the Township in the Redevelopment Area:

*Emphasis has also been put on the acquisition of key parcels that improve the connectivity of our open spaces and the Township’s trail system. These remain as valid themes with which to organize our future open space planning efforts. Readington’s preservation priorities reflect a strong desire to protect the township’s remaining agricultural, environmental, and recreational resources.*

## Surrounding Municipalities Master Plans

Readington Township is bordered by five (5) municipalities: Branchburg Township, Raritan Township, Tewksbury Township, Clinton Township and Hillsborough Township. The Block 36 Redevelopment Area is located centrally in Readington and does not border any of the neighboring communities. This Redevelopment Plan will have no impact on the surrounding municipalities in terms of traffic, use of community services, environmental impacts or any other potential externalities.

## GENERAL PROVISIONS

### Redevelopment Entity

The Readington Township shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, Readington Township shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, including the acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq. The power of eminent domain is limited to use on Lots 65 and 66 and is further limited to the purposes articulated herein.

### Redeveloper Selection

Readington Township shall select or designate a redeveloper(s) for projects within the Redevelopment Area for those projects that seek favorable tax treatment or acquisition of public property and for which a redevelopment agreement is required. Readington Township shall select or designate such a redeveloper based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of this Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of this plan.

Redevelopers that do not seek favorable tax treatment or acquisition of public property are not required to be selected or designated by Readington Township and may develop according to the standards contained herein.

### Redevelopment Agreement

Readington Township shall enter into an agreement with a selected or designated redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9 and is seeking favorable tax treatment or acquisition of public property. For such redevelopers, any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between Readington Township and the designated redeveloper. The agreement shall be in full force and effect prior to the issuance of any zoning or construction permits.

Redevelopers that do not seek favorable tax treatment or acquisition of public property are not required to enter into a redevelopment agreement with Readington Township. However, such redevelopers are

not exempted from entering into a developer agreement with Readington Township, should such an agreement be required as a condition of any development approval.

### **Effect of Agreement**

The execution of the agreement shall convey the right to develop property in accordance with the terms of the agreement and the Redevelopment Plan, among other rights that may be granted by Readington Township. In addition, the execution of the agreement may establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent Readington Township and redeveloper from mutually agreeing to an amendment of the redevelopment agreement as it affects the redeveloper's property from time to time or at any time.

### **Expiration**

The Redevelopment Plan shall remain in full force and effect for twenty (20) years.

### **Staff Employment**

Readington Township may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economics, financial, engineering, environmental, landscape architecture, legal, real estate, planning, and transportation consulting services. Readington Township, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

### **Acquisition of Property**

Property may be acquired by Readington Township within the redevelopment area for the purposes of carrying out the objectives of this Plan. This includes acquisition through the power of eminent domain, which shall be limited to Block 36, Lots 65 and 66. This power is further limited on lot 66, such that eminent domain may only be used for the purposes of constructing a new municipal collector street to provide common access between the redevelopment area and US Route 22. However, for lot 65, there is no limitation on the use of the power of eminent domain.

### **Relocation Provisions**

No relocation requiring assistance is envisioned in this plan and, therefore, no Workable Relocation Assistance Program (WRAP) is necessary. The Redevelopment Area does not currently contain affordable housing units as defined under N.J.S.A. 52:27D-304 and therefore no replacement units are required pursuant to N.J.S.A. 40A:12A-7.a (6).

### **Site Remediation**

A redeveloper shall be responsible for any site remediation, as may be necessary, to restore their site to either residential standards or nonresidential standards, as the case may be, pursuant to the NJDEP regulations.

## Outside Agency Approvals

A redeveloper shall be responsible to obtain any and all necessary outside agency approvals, including but not limited to, NJDEP approval, Hunterdon County Planning Board, and Soil Conservation District approval.

## Public Improvements

The construction or extension of any public utilities required shall be installed at the full expense of a redeveloper consistent with the design policies and standards that are contained within this Plan. A redeveloper is expected to install necessary public improvements on the property they control, as well as abutting rights-of-way. There should be no expectation of financial assistance in the form of contributions towards the construction of off-site and/or off-tract improvements necessitated by the future development. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of Readington Township or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or for Readington Township to consider a recapture provision in the redevelopment agreement.

## DEVELOPMENT PLAN REVIEW AND APPROVAL

Approval by the Readington Township Planning Board is required prior to any redevelopment pursuant to the requirement of this plan according to the following process and requirements.

### Escrow Fee

A redeveloper seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with Readington Township from which any consultants necessary for the review of the redevelopment project, such as those advising Readington Township, shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. Readington Township shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant. Such escrow account may be in addition to any escrow account established by a redevelopment agreement.

### Consistency with Redevelopment Plan

**Project Review Committee (PRC):** A Project Review Committee shall be established by Readington Township, who shall determine the membership thereof. The PRC may attend pre-application meetings with developers and make recommendations with respect to all aspects of projects, including but not limited to tax abatement, consistency with this Redevelopment Plan, property acquisitions and public improvements.

**Pre-Application Conference:** Prior to commencing design, a redeveloper shall meet for a pre-application conference with Readington Township/PRC and any consultants to Readington Township, as determined by Readington Township, to insure that the requirements of this Redevelopment Plan are considered and addressed as part of their project.

**Concept Plan:** Upon the request of Readington Township, a redeveloper shall submit a concept plan (also known as an informal plan) to Readington Township for review by the PRC at an early stage of the design process illustrating the degree to which the project is in compliance with the redevelopment plan. The submitted documents should include a current property survey plus architectural, site/civil, engineering and landscape design plans for review by Readington Township sufficient to provide the basis for review and comments. The concept plan shall be compared with the zoning and design standards in this redevelopment plan as the basis of the review. Readington Township shall provide the redeveloper with written comments and if need be, alternative sketches, in response. A submission to Readington Township shall include the following drawings:

- Site plan, including building location(s) parking and planting design;
- Building floor plans, with emphasis on the details relating to the sidewalk level;
- Scaled building elevations or photographs showing adjacent buildings, if any;
- Building sections, including the sidewalk and street frontage at a scale sufficient to discern the relationship between the building and street, both horizontally and vertically;
- Information sufficient to describe architectural character, material and colors; and
- Information sufficient to understand the provision of affordable housing.

At the conclusion of the conceptual review process, the PRC shall transmit a report to the Readington Township Committee containing any findings and recommendations regarding the project including the degree to which the PRC finds the application is consistent with this Redevelopment Plan. Based on the progress made during the PRC review process, multiple meetings or reports may be necessary.

**Consistency Determination:** Based on the recommendations of PRC, the Readington Township Committee shall determine the consistency of a redevelopment project/application with this Redevelopment Plan prior to submission of an application by a redeveloper to the Readington Township Planning Board. A report summarizing the determination, including any recommended plan revisions and conditions for approval, shall be transmitted to the redeveloper and the Readington Township Planning Board.

**Public Hearing & Notice:** Certification of consistency of a redevelopment project with this Redevelopment Plan by Readington Township, shall be undertaken at a public hearing of Readington Township Committee. The certification of consistency shall be in the form of a resolution, which shall be transmitted to the redeveloper and the Readington Township Planning Board.

**Entry into Redevelopment Agreement Prior to Planning Board:** For those projects that require a redevelopment agreement, the redeveloper of such project and Readington Township shall enter into and execute a Redevelopment Agreement prior to such redeveloper submitting a site plan application to the Planning Board for the project. Pursuant to the terms of the Redevelopment Agreement, the redeveloper will be required to comply with all governmental approvals required in connection with the project, including compliance with the approval and conditions of the Planning Board, and any other applicable governmental agencies, including Hunterdon County, NJDOT, or NJDEP.

**Cost of Review:** Redevelopers shall pay the cost associated with review and hearings, including costs of any consultants. Costs of consultants to Readington Township associated with this review shall be



billed at typical industry standards and shall be reasonable, with hourly rates of the professional(s) so retained by Readington Township available in advance for the redeveloper to be on notice of same.

### **Application for Development**

Upon certification of consistency of a project with the redevelopment plan by Readington Township, an application for development may be submitted to the Readington Township Planning Board in such form, and accompanied by such maps, documents, and materials, as are prescribed in Chapter 148 Land Development of Readington Township Code.

### **Planning Board Review and Approval**

1. Site plan or subdivision review shall be conducted by the Readington Township Planning Board pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.
2. Projects that would not otherwise require site plan or subdivision approval pursuant to N.J.S.A. 40:55D-1 et seq. shall be required to seek approval/certification as to their conformance with the Block 36 Redevelopment Plan by the Readington Township Planning Board prior to issuance of any zoning or construction permits.
3. Exceptions to the regulations and standards of this Redevelopment Plan may only be granted by the Readington Township Planning Board, where appropriate.
4. Relief may not be granted by the Planning Board to permit a use that is not specifically permitted, an increase in building height that exceeds the maximum building height by 10 feet or 10% or any other relief that would be analogous to “d” variances pursuant to the MLUL at N.J.S.A. 40:55D-70.d. Any such deviations shall require an amendment to this Redevelopment Plan.
5. Exceptions may be granted by the Planning Board from the zoning standards contained in this Redevelopment Plan or within Chapter 148 Land Development. Consideration of exceptions from zoning regulations this Redevelopment Plan should be considered by the Planning Board in the same manner as a “c” variance, pursuant to requirements and criteria required in the at N.J.S.A. 40:55D-70.c of the New Jersey Municipal Land Use Law.
6. Consideration of exceptions from the design standards of this Redevelopment Plan or from Chapter 148 Land Development that would be equivalent to design exceptions, shall be undertaken pursuant to requirements found in the MLUL at N.J.S.A. 40:55D-51.
7. Consideration of plan submission waivers shall be undertaken pursuant to the MLUL at N.J.S.A. 40:55D – 10.3.
8. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12.a&b
9. Any development approved by the Planning Board prior to the enactment of this plan pursuant to Chapter 148 Land Development shall not require an additional, separate approval by the Planning Board.

10. Interim Uses. Interim uses may be established by Readington Township provided that such uses will not have an adverse effect upon existing or contemplated development during the interim period. This shall include any signs necessary for project identification during construction, sales, rent-up and/or operation.