



Redevelopment Plan
Block 125, Lot 9.01
301 Mountain Avenue

Town of Hackettstown
Warren County, New Jersey

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PREPARED BY:

A handwritten signature in black ink that reads 'John Madden'.

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MC Project No. HKB-138



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I. INTRODUCTION

A. Overview

The purpose of this report is to set forth the requirements and procedures for a Redevelopment Plan for a mixed use retail commercial and multi-family residential project on the 15.7acre property located at 301 Mountain Avenue in Hackettstown, NJ. This property, known as Tax Block 125, Lot 9.01, was designated a Non-Condemnation Area in Need of Redevelopment by the Planning Board Resolution adopted on October 25, 2016 and the Hackettstown Town Council by a resolution adopted on October 27, 2016.

B. Statutory Basis

Section 40A:12A-7 of the LRHL describes the tool (the redevelopment plan) which specifies how the redevelopment should be planned, in addition to the process through which such a plan is prepared.

A redevelopment plan, which may supersede the zoning of an area or serve as an overlay thereto, specifies the following:

- Relationship of the project area to local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market.
- An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan. (Note: not every property in a redevelopment area must be acquired and, in fact, none may be acquired; the redevelopment plan can specify buildings or uses to remain in the redevelopment area and to be incorporated into the future design and development of the area.)
- Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.

II. DESCRIPTION OF REDEVELOPMENT AREA BOUNDARIES AND EXISTING CONDITIONS

A. Redevelopment Area Boundaries

The Redevelopment Area known as Block 125, Lot 9.01, consists entirely of a 15.7 acre tract with 440 feet of frontage along the easterly side of Mountain Avenue, also known as State Route 182. A portion of the southerly and easterly sides of the subject site borders the Musconetcong River. The river is also the municipal boundary and County boundary. To the north the property abuts the redeveloped Hackettstown Mall site. Mountain Avenue, The Riveredge Trailer Court, Safelite Glass and a fast food restaurant are located to the south and west. Figure 1 presents the Redevelopment Area boundaries for Block 125, Lot 9.01 overlain on an aerial photograph.

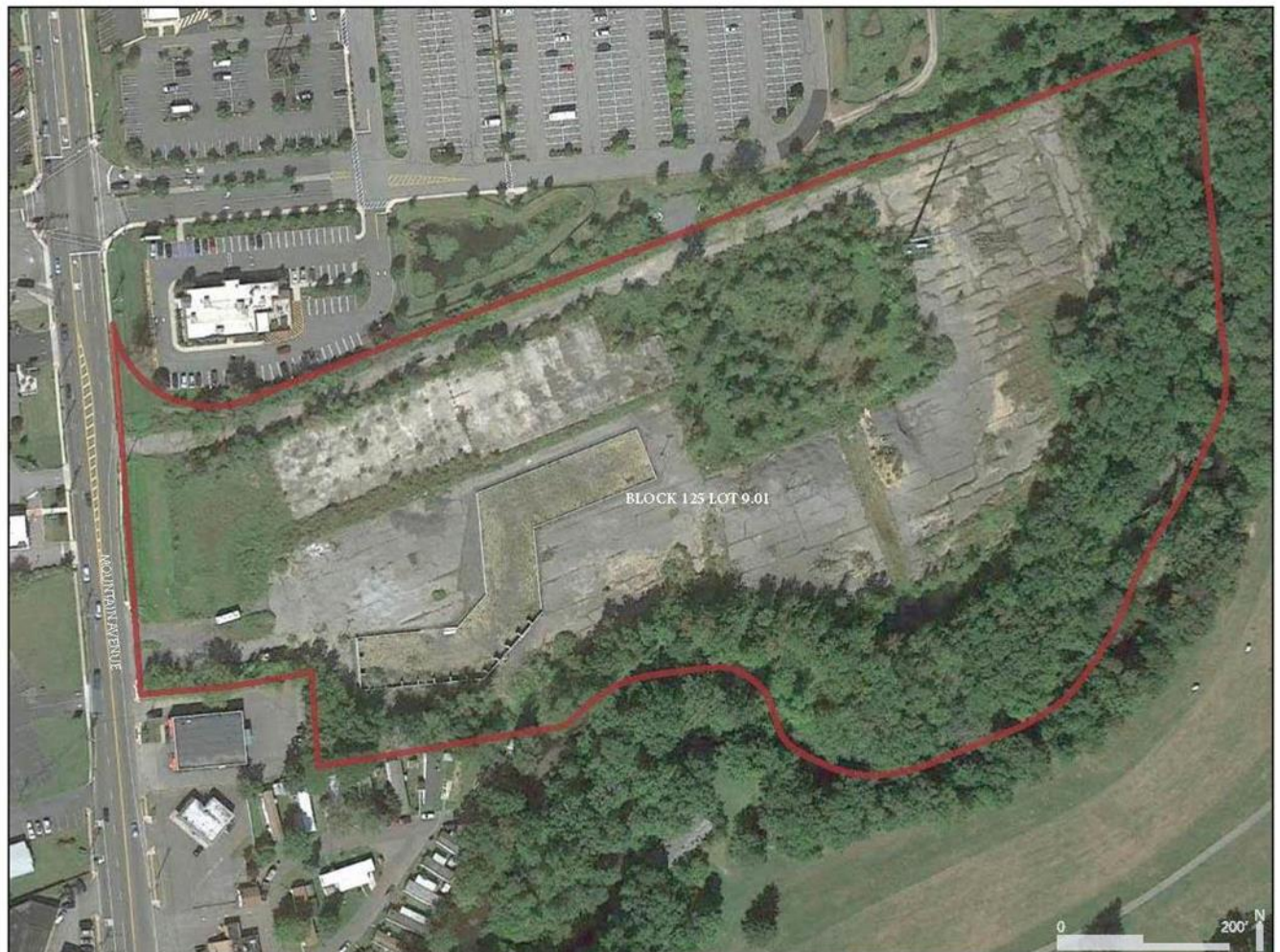


Figure 1 Redevelopment Area Boundaries

B. Existing Conditions

The site is located entirely within the Highway Commercial (HC) District, where it enjoys 440 feet of frontage on Mountain Avenue, a corridor predominated by neighborhood retail convenience and community stores, fast food restaurants and similar commercial stores, service stations, and franchise businesses.

The site has a depth of 1,292 feet with 1,500 feet of frontage along the scenic Musconetcong River. Beyond the influences of the Mountain Avenue commercial corridor, the site possesses an inviting naturalistic atmosphere lending it to residential uses. Because of its attractive natural physical characteristics, zoning for market rate multi-family housing in addition to retail uses was approved by the Town Council in September 2009.

The site presently contains the remnants of building foundations, extensive deteriorated asphalt surfaces, and obsolete stormwater management facilities associated with a shopping center approved for development in the 1980's and partially constructed but never completed. The only recent development has been a monopole for mobile phone service at the eastern end of the site and an incomplete S-shaped foundation wall for a proposed residential building. The Planning Board and Town Council determined that this site in its current poor condition (including open building foundations, poor quality pavement, and overgrown vegetation) impair the public health and safety, contributes to an image of a site in a complete state of disrepair and abandonment that creates a major obstacle to the site's redevelopment, and which exerts a blighting influence on neighboring properties specifically, and the community in general. A declaration of a non-condemnation area in need of redevelopment was made by the Town of Hackettstown because of the wide variety of site conditions would need to be corrected before it can be redeveloped for a productive use, including removal of most of the existing incomplete improvements.

III. THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN

The overarching goal of this Redevelopment Plan is to turn this blighted site in this favorable highway commercial corridor into a fiscally productive development project that fits with real estate market conditions and is consistent with community goals. Prior development efforts have failed here. The financial complexities and design challenges of building a vertical mixed use project of residential units over stores in a non-metropolitan market area, have contributed to this failure.

The Redevelopment Plan will permit a retail convenience use compatible with a commercial development pattern along the frontage of Mountain Avenue, with multi-family residential use to the rear. The plan will provide for specific building architecture and site development design requirements for both the retail commercial and residential sections of the site to assure construction of an attractive and harmoniously designed project.

The site is intended to provide much needed reasonably priced rental housing in aesthetically appealing buildings set in a pleasant park-like setting. Equally important, the plan provides for twenty-five (25) affordable housing units to help Hackettstown satisfy its fair share obligation. Moreover, the (25 units) being rental versus sale units and in this redevelopment area, is eligible for a 2 for 1 bonus credit (50 units of credit) towards this end.

The Redevelopment Plan foresees that existing incomplete development features will be removed or updated and modernized in the design of the residential development without foregoing the existing NJDEP permits, which is an essential prerequisite to the site's redevelopment. A substantial benefit to the site's environmental conditions, is that the redevelopment plan includes a substantial reduction in the intensity and amount of impervious coverage that was previously approved and which now exists on the site, thereby reducing stormwater runoff and potential adverse impacts to the sensitive environmental features on site.

The Redevelopment plan expects to create a substantial tax ratable due to a development program which, in addition to retail redevelopment, will require that the average number of bedrooms for the residential development do not exceed two bedrooms per unit which will produce a positive impact on municipal finances, particularly because the number of school-age children generated will be low with this proposed redevelopment.

The redevelopment plan requires that public access be provided in the form of a finished path within a passive recreation/conservation area along the Musconetcong River.

Finally, in view of several failed attempts and false starts at development over a three-decade period, the Redevelopment Plan recommends that development on this site be put in the hands of a capable and reputable developer who has the development experience and financial wherewithal to complete the redevelopment of the site.

IV. PROPOSED DEVELOPMENT STANDARDS FOR 301 MOUNTAIN AVENUE

The following are the proposed development standards for the Redevelopment Area. The standards set forth are much like those of conventional zoning, with use, bulk and other design standards.

A. Purpose

The Redevelopment Plan is intended to encourage a mixed use project consisting of a retail business use with frontage directly on Mountain Avenue, multi-family residential apartment buildings to the rear, and publicly accessible natural open space along the Musconetcong River. The existence and continued use and operation of a cellular tower and antenna located in the rear of the property (on the multi-family residential portion) is also acknowledged.

B. Illustrative Conceptual Development Plans

The concept site plan and renderings herein show the intended development configuration and architectural style of the buildings proposed to be developed in the Redevelopment Area. It is the intention of the redeveloper, and the requirement of the Town of Hackettstown, that the development will be built much like the plans and renderings presented in the Appendix.

C. Specific Land Use Provisions for the Redevelopment Area

Unless otherwise specifically indicated herein, the provisions set forth in this Redevelopment Plan shall supersede those set forth in the Hackettstown Land Development Ordinance.

The Redevelopment Area shall be subdivided into two sub-districts, the "Commercial Sub-District" which shall be provided in the front portion of the Redevelopment Area on Mountain Avenue, and the "Multi-family Residential Sub-District" which shall be built to the rear of the Commercial Sub-District.

(1) Definitions:

For the purposes of this Redevelopment Plan, the definitions as set forth in Section 200 of the Town of Hackettstown Zoning Ordinance shall be used, except that the following definitions shall be added:

Convenience Store with a Fueling Station: Any building, land area or other premises used for a convenience store, which is a use that may be open 24 hours a day, seven days a week, and that stocks a range of everyday items including but not limited to groceries, snack food, candy, toiletries, soft or hot drinks, tobacco products, State lottery sales, newspapers, and prepared or made-to-order hot and cold foods such as sandwiches, salads and soups and may also include an ATM, with an associated automotive fueling station which involves the retail dispensing or sales of fuels and oil from a container for automobiles, light passenger trucks, and light duty commercial trucks, regular or diesel fuel for passenger automobiles pumped at a low pressure is permitted. High pressure fuel pumps for filling trucks is prohibited. Services for this use do not include the installation of tires, batteries and similar vehicular accessories nor the renting, painting, cleaning or detailing, body work, servicing, storage or repair of any vehicles, but may include air pumps. This definition supersedes the definition in the Hackettstown Land Development Ordinance of "Service Station".

(2) Requirements for the Redevelopment Area as a Whole

The following standards shall apply to the Redevelopment Area as a whole:

Standard	Required/Allowed
Minimum Tract Area	15 Acres
Minimum Tract Frontage on Mountain Avenue	400 Feet
Minimum Tract Width	300 Feet
Maximum Building Coverage	10%
Maximum Impervious Coverage	35%

(3) Requirements for the Commercial Sub-District

- a) Principal Permitted Uses
 - 1. Retail sale of goods and services
 - 2. Retail and personal services with the exception of: escort services, massage and tattoo parlors, pawn shops, dance halls, drug paraphernalia shops, nail salons not in conjunction with a beauty shops.
 - 3. Convenience store with a fueling station
- b) Accessory Uses Permitted
 - 1. Fuel station canopies
 - 2. Off street parking
 - 3. Fences and walls
 - 4. Signs
 - 5. Other uses which are customary and accessory to the principal permitted uses
- c) Area Yard and Building Requirements for the Commercial Sub-District

Standard¹	Required/Allowed
Minimum lot area	1.5 acres
Maximum lot area	2 acres
Minimum street frontage on Mountain Ave.	200 feet
Minimum lot depth	250 feet
Minimum setbacks – Principal buildings	
Front yard (Mountain Avenue)	150 feet
Side yard (Each)	50 feet
Rear yard	70 feet
Minimum setbacks-Fueling Station Canopy	
Front yard (Mountain Avenue)	50 feet
Side yard (Each)	25 feet
Rear yard	100 feet
Setback - Parking	

¹ All setbacks and other area and building requirements shall be measured on the basis of the lot size and configuration prior to the grant of any dedication or easements for road widening or other utility purposes.

Frontyard	100 feet
Side yard	5 feet
Rear yard	3 feet
Maximum coverages	
Building	10%
Impervious surfaces	75%
Maximum permitted height	
Buildings	35 feet
Fueling station canopy	30 feet
Parking requirements	
Minimum number of spaces	1/350 s.f. of gross floor area
Minimum parking stall sizes	9 x 18 feet
Freestanding sign (double sided)	
Maximum number	1
Maximum permitted height	14 feet
Maximum sign area for identification and LED price sign	50 square feet
Illumination	Internal Illumination
Minimum setback from property line	20 feet
Wall signs	
Maximum number	2
Maximum sign area ²	40 square feet
Illumination	Internal Illumination
Canopy signs ³	
Maximum number	2
Maximum sign area ²	20 square feet
Illumination	External Illumination
Directional signs	
Maximum number	2 per driveway
Maximum height	4 feet
Maximum sign area ²	4 square feet
Illumination	External Illumination

(4) Requirements for the Multi-Family Residential Sub-District

- a) Principal Permitted Uses
 - 1. Apartments
 - 2. Public playgrounds, conservation areas, parks and open spaces
 - 3. Personal Wireless Telecommunications and Equipment Facility in accordance with the standards set forth in Section 601K of the Town of Hackettstown Zoning Ordinance, including but not limited 601K3 "Development Standards", 601K6 "Site Design Standards".
- b) Accessory Uses Permitted

² Sign area shall be measured as the area or display surface on a sign used for the message, including lettering and logos, but excluding framing, trim, molding and support structures.

³ Canopy signs may be mounted on the face of the canopy or as a sign spanning two columns of the canopy support structure.

1. Recreational facilities and open space for the use of residents and their guests
2. Off-street parking and private garages, including underbuilding parking garages.
3. Fences and walls
4. Signs
5. Satellite dish antenna
6. Other accessory uses customary and accessory to the permitted principal uses

c) Area Yard and Building Requirements for the Multi-Family Residential Sub-District

Standard	Required/Allowed
Minimum lot area	10 acres
Minimum lot frontage on Mountain Ave.	100 feet
Minimum setbacks – buildings	
To property lines	50 feet
Other buildings on the same lot	70 feet
From internal driveways	15 feet
From off street parking ⁴	5 feet
Minimum setbacks - parking	
To property lines	3 feet
Maximum coverages	
Building	10%
Impervious surfaces	25%
Maximum building height ⁵	
Stories ⁶	5 stories
Feet ⁶	55 feet
Maximum residential density	12 units/acre
Maximum number of residential units	145
Minimum affordable set-aside ⁷	
	17% of total units or 25 units
Off-street parking – (RSIS Regulations)	
Minimum number of spaces	
1-bedroom	1.8 spaces/unit
2-bedroom	2.0 spaces/unit
3-bedroom	2.1 spaces/unit
Minimum stall size	9 feet x 18 feet

⁴ Except at garage entrances.

⁵ Excluding telecommunications towers and antenna, which shall conform to the dimensional standards set forth in Section 601K of the Zoning Ordinance of the Town of Hackettstown.

⁶ Such maximum height permitted applies only to buildings which have parking at grade which shall be deemed to be the first story. Otherwise, the building height shall not exceed 4 stories and 48 feet.

⁷ The affordable housing units shall comply with the requirements of the Uniform Housing Affordability Controls, (N.J.A.C. 5:80-26.1 et seq.)

Freestanding sign Maximum number Maximum area Maximum height Minimum setback from property line	1 35 square feet 5 feet 20 feet
Maximum average number of bedrooms per unit	2 bedrooms per unit for market units; For affordable housing units bedroom mix distribution and income levels according to the Uniform Housing Affordability Controls ⁷

D. Design Standards

The following are the design standards that apply to the Redevelopment Area:

Commercial Sub-District

A. Building Design Standards

1. Building Massing

- a. The retail building shall be at least sixteen feet high, plus a parapet of minimum four (4) feet high on all sides, to shield rooftop mechanical equipment. The parapet shall be distinguished from the lower building mass with white metal coping.
- b. The bulk of the façade of the retail building facing Mountain Avenue shall be broken up with a central tower element at least 14 feet wide. The tower shall have a hipped roof with slope of minimum 1:2 (vertical: horizontal). The height of the tower shall be such that the eaves of its roof are a minimum of two feet taller than the building's parapet.
- c. The rear of the building shall have a smaller tower mass to highlight the rear entrance. This tower shall not be taller than the main building parapet.
- d. A canopy or porch shall be provided along the full width of the front façade. Such structure shall have a minimum internal clearance of four (4) feet wide and nine (9) feet high. Supporting columns shall be provided at the far ends, as well as at the edges of the intervening tower mass. The canopy or porch structure shall have a pitched roof, matching the building's roof shape in slope and materials.

2. Building Entries and Windows

- a. Front and rear entries to the retail building shall have double doors with a high proportion of glazing.
- b. A continuous expanse of windows of at least 34 feet in width shall be provided along the front façade, with each window extending from ground height to a minimum of eight (8) feet tall.

3. Building Materials

- a. Building shall be clad in thin brick veneer masonry to a height of approximately six (6) feet. The brick shall have a precast concrete base and a manufactured stone sill.
- b. The upper portion of the building façade and parapet shall be clad in lap siding, EIFS, stucco or similar material.
- c. Roofs shall be clad in standing-seam metal.

B. Other Design Requirements

1. Fuel Station Canopy

A canopy shall be provided over the fuel pump area. The canopy shall be supported by columns having pre-cast concrete bases, brick cladding a minimum of six (6) feet high, and topped by a manufactured stone or precast concrete cap.

2. Screening

- a. Refuse and other utility areas shall be screened with a fence having a minimum height of eight (8) feet.

Multi-family Residential Sub-District

A. Building Design Standards

1. Building Massing

- a. The maximum dimension of a residential building along any one straight façade is 250 feet. Buildings may be longer than 250 feet if a new façade bay is created by turning a corner, making an angle of at least 25 degrees; or if there is a change in plane of at least four (4) feet in depth that carries through all levels of the building.

- b. The length and mass of each side of residential buildings shall be broken up by front-gabled bays, spaced approximately one bay for every 60 feet of façade length. (However, no such bays are required on short ends of building having a width less than 70 feet.) Each front-gabled bay should be differentiated from adjoining façade areas by different window patterns and/or a change in plane, as well as other elements such as recessed balconies, projecting (bow or bay) windows, and vertical corner banding.
- c. The roof of the building shall be sloped (gabled, hipped, or mansard), with minimum roof pitch of 5:12 vertical: horizontal. Long expanses of sloping roof shall be broken up with dormer windows.

2. Building Entries and Windows

- a. Front and rear pedestrian entries to residential buildings shall have a high proportion of glazing.
- b. Unless as otherwise required by the Building Code, if the first level of a building is used for garage parking, openings for visibility and ventilation shall be provided at similar frequency and spacing as the residential windows on upper floors. The view to cars inside the garage shall be downplayed through the use of decorative metal grates or grilles on garage window openings, such as with a grid pattern that mimics multi-paned window glazing.

3. Building Materials

- a. The first floor of the building shall be faced with brick cladding.
- b. The middle of the building shall be faced with horizontal lap siding in a taupe or beige color. The middle of the building shall be distinguished from the base through use of horizontal white trim or a cornice band.
- c. Windows shall have white lintels and sills, and black shutters sized appropriately to cover the window size. Windows, doors, and garage window openings on the first floor shall have white trim on all sides. The corners of the building shall have vertical white trim.

B. Other Design Requirements

1. Vehicular Circulation

- a. Unless as otherwise required by the Building Code, garage entries into residential buildings shall not exceed twenty-four (24) feet in width.

- b. Contrasting paving patterns and/or painted striping shall be used to highlight where pedestrian sidewalk routes cross driveways and street crossings.

2. Pedestrian Circulation

- a. All parking spaces in parking areas having at least 10 contiguous spaces shall be linked to the pedestrian entries of residential buildings via sidewalks, painted crosswalks or stamped paving. All pedestrian entries of residential buildings shall be linked to Mountain Avenue and any side access roads via sidewalks.

3. Open Space

The open space portion of the site outside the wetlands transition buffer shall be replanted with native vegetation, except for an area of 10,000 square feet that shall be graded and planted to allow passive and informal recreational activities for the residents and guests of the residential development.

E. Musconetcong Trail Design Requirements

Consistent with Section 601Nr of the Hackettstown LDO and New Jersey Department of Environmental Protection (NJDEP) regulations, a pedestrian access easement open to the general public shall be provided for a trail adjacent to the Musconetcong River within the Redevelopment Area with a pedestrian connection to Mountain Avenue, starting with an entry point 20 feet before the location of a residential building and ending at the Hackettstown Mall property to the north.

Alignment – gently curving horizontal trail alignment;

Width – six feet;

Surface – asphalt or other natural surface as directed by the NJDEP with a cross slope no greater than 2% minimum to provide for stormwater drainage;

Signage – an informational sign of ten square feet in area located at trail entry point off Mountain Avenue with name of trail, trail map, and regulations, (i.e. no use after sunset) of ten square feet in area;

Amenities – if permitted by NJDEP regulation, the following amenities shall be provided: clusters of native plantings every 500 feet of trail length; a total of one bench and one picnic table in shaded area near trail; one trash can; and one boat launch.

F. Certain Regulations Exempted

Development within the Redevelopment Area is exempt from compliance with all provisions of the Hackettstown Land Development Ordinance (LDO), unless specifically referenced herein. The following is specifically noted:

- (1) Section 200 Definitions of the Hackettstown LDO shall apply with the exception of the added definition of “convenience store with fueling station” as set forth in Section IV of this Redevelopment Plan. Such a definition shall supersede the definition of “service station” in Section 200 of the Hackettstown LDO.
- (2) All provisions relating to the current zoning (MXRC) are superseded.
- (3) All provision related to Section 605 “Planned Developments” are superseded.
- (4) All provisions related to Section 606 “Affordable Housing Provisions” and Section 607 “Affordable Housing Requirements” are superseded. All affordable housing provided shall be consistent with the UHAC (Uniform Housing Affordability Controls NJAC 5:80-26.1 et seq.).
- (5) The site plan and design regulations as set forth in Section 500 “General Provisions and Design Standards” shall apply to the Redevelopment Area, but with the following exemptions of the Hackettstown LDO:
 - a. Section 504 D of the “Lighting” standards related to dimming devices.
 - b. Section 503 B 3b relating to building setbacks.
 - c. Section 508 A 3 a relating to landscaping of parking lots.
 - d. Section 508 C7 relating to landscaping strips.
 - e. Section 506 “Natural Features” wherein some areas that have already been developed within critical areas may remain or may be redeveloped.

V. Consistency with Municipal, County, Regional and State Master Plans

Hackettstown Master Plan Policies

The Town’s 2008 and 2012 Master Plan Reexamination Report recommended area in need of redevelopment investigation of the Mountain Avenue area be prepared. This redevelopment plan is consistent with both the Master Plan and current zoning of the site for a mixed-use development for commercial and multi-family residential development.

The Town’s 2010 Housing Element and Fair Share recommended zoning that would produce 31 affordable housing credits within a mixed-use retail and multi-family development. The Redevelopment Plan would exceed that number of credits by 19 credits because the multi-family development will be rental units within a redevelopment area and receive a 2 for 1 bonus credit, providing the Town with 50 units of credit towards its Fair Share Obligation.

The Highlands Regional Council Plan

The Highlands Council found the proposed mixed-use development within the Existing Community Zone in the Planning Area consistent with the Highlands Regional Plan goals and policy.

Warren County Strategic Growth Plan

The Town's mixed-use commercial and multi-family development is consistent with Warren County's land use goal of supporting concentrated development in existing centers.

The State Development and Redevelopment Plan

The proposed mixed-use redevelopment is consistent with the regional center goals and policies of the State Plan proposed for Hackettstown.

Washington Township, Morris County, NJ

The Redevelopment Area lies directly across the Musconetcong River from Washington Township. Here, Washington Township Master Plan proposes a compatible land use district in the form of the Mine Brook Golf Course. The Office Research and Industrial District is located just beyond the southern property line of the Redevelopment Area.

In conclusion, the Redevelopment Plan is consistent with Municipal, County, Regional and State Master Plans and the adjacent municipal Master Plan of Washington Township.

VI. REDEVELOPMENT ACTIONS

A. Acquisition

No site acquisition of private property or land assemblage is required as the Redevelopment Area consists of one unified fee simple property. Specifically, no condemnation or use of eminent domain shall occur within the Redevelopment Area.

B. Relocation Plan

Not applicable. No existing residential units or businesses are currently located on the site. As such, no displacement and/or relocation is anticipated on the part of the Town of Hackettstown.

C. Affordable Housing

The redevelopment plan will produce a minimum of 25 low and moderate priced apartment units capable of producing 50 affordable housing credits per the Council of Affordable Housing regulations currently in place. Implementation of affordable housing shall be

consistent with the Council of Affordable Housing Schedule requirements adopted at the time of first building permit application.

D. Easements

The designated redeveloper is expected to acquire all necessary easements.

E. Off Tract Improvements

The designated redeveloper or other such party responsible for the development of a property governed by this Redevelopment Plan for which a redevelopment agreement is required, will be responsible for the cost of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. Subject to reimbursement from other benefited parties, if any, or as otherwise agreed to, the Redeveloper will assume and pay the entire cost for any increase in the size or scope of the existing off-site infrastructure and new off-site infrastructure and ancillary facilities as may be required by the Town of Hackettstown, Warren County or other agencies of jurisdiction specifically for purposes of supporting the project. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Town. Off-site responsibility for properties not covered under the redevelopment agreement will be determined during the permit and/or site plan review phases. All infrastructure improvements will comply with applicable local, state and federal codes including the Americans with Disabilities Act. All utilities will be placed underground.

F. Other Actions

Approvals – The following approvals are likely to be required in order to implement the Redevelopment Plan:

1. NJDOT
 - a. Highway Occupancy permit
 - b. Lot subdivision permit
 - c. Right-of-Way Preservation Vacation
 - d. Possible permitting needed for road widening
2. NJDEP
 - a. Flood hazard permit (individual permit for stormwater management, net fill and C-1)
 - b. Water extension permit
 - c. Sanitary TWA
 - d. Wetlands permit

3. Soil Conservation District
 - a. Commercial permit
 - b. Residential permit
4. Hackettstown MUA
 - a. Commercial permit
 - b. Residential permit
5. New Jersey Highlands Council
 - a. Confirmation of approval for Planning Area Exemption #4 approval
6. Hackettstown Planning Board (post completion of redevelopment process)
 - a. Preliminary and final site plan for residential and commercial
 - b. Minor subdivision –major if based upon extension of improvements

Other actions may include: the dedication of easements or rights-of-way for road widening purposes; provisions for public infrastructure necessary to support and serve new development; and environmental remediation.

VII. PROJECT IMPLEMENTATION

A. Suggested Schedule of Redevelopment

The following is a suggested schedule of redevelopment actions to be finalized at the time of the redeveloper agreement:

Phase 1 – Site clean-up under maintenance schedule set forth in the redeveloper’s agreement and completed within the time specified in the redeveloper’s agreement.

Phase 2 – Preparation of a Site Plan for the entire Redevelopment Area and submission of an application for Preliminary or Final Site Plan Approval before the Planning Board and commencement of necessary permit applications within eight months from date of redeveloper’s agreement approval.

Phase 3 – Permit approval and construction of improvements for commercial use within two years of date of redeveloper’s agreement approval and roadway/drive, stormwater management facilities and utility connections within the residential district.

Phase 4 – Commercial development construction. Final Certificate of Occupancy (C.O.) within two and a half years of redeveloper’s agreement approval.

Phase 5 – Construction of the completed recreational path and related facilities including signage, landscaping and bench, constructed within six months of Phase 4 completion.

Phase 6 – Commencement of construction of residential development within three and a half years of redeveloper's agreement approval. If the redeveloper fails to meet this deadline, the redeveloper will pay an annual penalty of one-quarter of the projected assessed value of the residential project as if it were constructed. The redeveloper may petition the Town Council for a waiver of this penalty based on justifiable market and financial conditions.

VIII. GENERAL PROVISIONS

A. Plan Amendments and Assignment

Amendments to the Redevelopment Plan may be undertaken by the Town Council, acting as the Redevelopment Agency, in accordance with the requirements set forth in NJSA 40A:12A-7. The redeveloper may request the Town Council approval of assignment of a portion of the redevelopment project. Any such approval shall be in writing and shall be effectuated by amendment to the redeveloper's agreement.

B. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment

Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. Any deviation that would require “d” variance in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D -70d et seq., shall require an amendment to the Redevelopment Plan by the Town Council. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40A:12-7.

D. Non-Discrimination Uses

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Town governing body or by a developer or any of his/her successors or assignees whereby land within the Redevelopment Plan Area is restricted by the governing body or the developers upon race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land forever will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Plan Area on the basis of race, creed, color or national origin.

E. Severability/Validity of Redevelopment Plan

If any section, paragraph, division, subdivision, clause or provision of this Plan shall be judged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged and the remainder of this Redevelopment Plan shall be deemed valid and effective.



FIGURE 3: CONCEPTUAL SITE PLAN FOR THE REDEVELOPMENT OF LOT 9.01, BLOCK 125 | HACKETTSTOWN, NEW JERSEY



FIGURE 4: CONCEPTUAL ELEVATIONS FOR THE CONVENIENCE STORE | LOT 9.01, BLOCK 125 | HACKETTSTOWN, NEW JERSEY



FIGURE 5: CONCEPTUAL RENDERING OF THE FUEL SALES CANOPY | LOT 9.01, BLOCK 125 | HACKETTSTOWN, NEW JERSEY



FIGURE 6: CONCEPTUAL RENDERING OF THE MULTI-FAMILY RESIDENTIAL BUILDING | LOT 9.01, BLOCK 125 | HACKETTSTOWN, NEW JERSEY