

BILBY ROAD REDEVELOPMENT PLAN

Block 45, Lots 1.01 and 2
Town of Hackettstown
Warren County, New Jersey

Report Prepared on: January 8, 2019
Adopted by the Hackettstown Town Council on: February 28, 2019

Prepared by:



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I. Introduction

This Redevelopment Plan has been prepared for the designated Non-Condemnation Area in Need of Redevelopment (“Redevelopment Area”) within the Town of Hackettstown, Warren County, New Jersey. The Redevelopment Area encompasses a total of 14.19 acres on the south side of Bilby Road (County Route 665). The Redevelopment area consists of two non-contiguous parcels, Block 45, Lots 1.01 and 2.

This Redevelopment Plan is prepared in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq. (“LRHL”), which states that no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located within an area in need of redevelopment, according to criteria set forth in section 5 of the LRHL.

This Redevelopment Plan is prepared pursuant to Section 6 of the LRHL (NJSA 40A:12A-6) that requires the following:

- a) No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992 (C.40A:12A-5). Such determination shall be made after public notice and public hearing as provided in subsection b. of this section. The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b)
 - (1) Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis for the investigation.
 - (2) The planning board shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area.

The Hackettstown Town Council considered and adopted a Resolution, dated November 1, 2018, requesting that the Planning Board conduct a preliminary investigation to determine if the study area qualifies as an area in need of non-condemnation redevelopment, pursuant to the criteria specified in N.J.S.A. 40A:12A-5.

The Town of Hackettstown thereafter authorized the professional planning services of its Town Planner, Maser Consulting, P.A., to conduct an Area in Need of Redevelopment investigation. Maser Consulting issued a report to the Town entitled “Non-Condensation Area in Need of Redevelopment Investigation” dated November 27, 2018.

The November 27, 2018 Investigation Report found that the Study Area qualifies as an area in need of redevelopment pursuant to the criterion set forth in the LRHL (N.J.S.A. 40A:12A-5c., e., and h.) because both parcels have been vacant for a period of more than 10 years prior to the adoption of the resolution; contain factors which have resulted in a stagnant and unproductive use of the properties; and the property will be developed as a planned inclusionary development consistent with Smart Growth principles.

A public hearing on the investigation was then held by the Hackettstown Land Use Board on December 18, 2018, which recommended that the study area be qualified as a Non-Condensation Area in Need of Redevelopment.

Based on the findings of the November 27, 2018 Investigation Report and the December 18, 2018 recommendations of the Land Use Board, the Town Council adopted a Resolution on December 27, 2018, designating the study area as a Non-Condensation Area in Need of Redevelopment.

This Redevelopment Plan for the designated Non-Condensation Area in Need of Redevelopment provides a framework for the redevelopment of the subject properties as a planned inclusionary development. This Redevelopment Plan also sets forth standards and guidelines for land uses and design of said development.

II. Required Redevelopment Plan Components

This document has been prepared in accordance with N.J.S.A. 40A:12A-7a, which requires the redevelopment plan to include an outline for the planning, development, rehabilitation, or redevelopment of the project area sufficient to indicate:

- (1) The Redevelopment Plan’s relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

- (4) An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”, P.L. 1985, c.398 (C.52:18A-196 et al.).
- (6) Description of the plan relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (hereafter “MLUL”). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the study area.
- (7) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- (8) A plan for the provision, through new construction or substantial redevelopment of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the Redevelopment Area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

A redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

All provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

III. Redevelopment Plan Area

The designated Redevelopment Area encompasses properties located along the south side of Bilby Road. The Redevelopment Area includes the following parcels of land:

Block 45, Lot 1.01 is a 7.11-acre parcel with approximately 740 feet of frontage on Bilby Road between the railroad right-of-way and the driveway for Lot 1. The property has a curvilinear frontage and ranges in depth from 537 feet along the eastern property line and approximately 475 feet from the southwest corner to the Bilby Road right-of-way. The parcel is currently undeveloped and is assessed as vacant land, according to online tax records. The parcel is currently owned by Moudro Corporation, who purchased the parcel in February 2005.

Block 45, Lot 2 is a 7.08-acre parcel with approximately 171 feet of frontage along Bilby Road between the driveway for Lot 1 and Lot 2.01. The property is a flag-lot, with limited frontage and a depth of 924 feet along at the western property line and approximately 266 feet along the eastern property line in the “flag” portion of the property. According to a Critical Areas Map¹ for the prepared for the Princess Towers application, the property contains a 0.39-acre area of wetlands and a 0.48-acres of wetlands transition area in the southeast section of the property. Additionally, in the center of the “flag” portion of the lot, there is approximately 0.14 acres of slopes that exceed 25%. The parcel is currently undeveloped and is assessed as vacant land, according to online tax records. The parcel is currently owned by Moudro Corporation, who purchased the parcel in August 2000.

The property owner, Moudro Corporation, received Minor Site Plan approval from the Hackettstown Planning Board on January 25, 2011 to place fill and perform preliminary grading and stormwater management improvements on Lot 1.01 and Lot 2. The grading work commenced later that year and tree removal operations were observed on Lot 1.01 in November 2011. However, the fill placement and preliminary grading were never completed.

¹ Critical Areas Map on Sheet CA-1 of the Site Plans entitled “Princess Towers Preliminary and Final Major Site Plan”, prepared by Anthony Castillo, P.E., dated October 30, 2012, revised through February 21, 2014 (see appendix).




On April 23, 2013, the property owner received preliminary and final site plan approval for the construction of 200 residential apartments and 12,150 square feet of retail space on Lots 1.01 and 2. The approved site plan for this project, known as “Princess Towers” included three (3) four-story multi-residential structures as well as a 1,600-square foot club house and a garage on Lot 2, and three (3) four-story multi-residential structures, 12,150 square feet of retail, a 1,600-square foot club house, and three garages on Lot 1.01. The project included a 40 percent affordable housing set aside, as required by the PFRD Overlay Zone, which would have resulted in 80 apartments for low- and moderate-income residents.


However, the Warren County Planning Board denied the application, citing concerns with access to the site from Bilby Road. The site plans were subsequently revised to eliminate the driveway on Bilby Road and replace the one-story office/retail building with a four-story 48-unit apartment building. The amended plan was conditionally approved by the Warren County Planning Board on April 24, 2014. A revised submission, complying with the County’s conditions, was not submitted to the County Planning Board by the County’s cutoff date. The County Planning Board formally disapproved the application on December 19, 2016. The revised site plan has also not been submitted to the Hackettstown Land Use Board for amended site plan approval.



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Legend

-  Municipal Boundary
-  Redevelopment Area
-  Parcels

0 150 300 450
 Feet

1 inch = 300 feet

Map 1 - Redevelopment Area

Block 45, Lots 1.01 & 2

Town of Hackettstown
Warren County, New Jersey



December 2018

IV. Land Use Setting

The Redevelopment Area is situated along the south side of Bilby Road (County Route 665) in the northern portion of the Town of Hackettstown. Surrounding land uses include the following:

- To the north of Lots 1.01 and 2, across Bilby Road, are multiple industrial, warehouse and office uses located in the Limited Manufacturing (LM) Zone District.
- The access driveway for the Hackettstown Medical Arts Building on Lot 1 separates Lot 1.01 from Lot 2. The medical building is located to the south of Lot 1.01 and west of Lot 2.
- To the east of Lot 2 is a materials company known as Garden State Asphalt Materials on Lot 2.01 and the offices of the National Kitchen and Bath Association on Lot 3.
- Vacant land, owned by the Hackettstown Community Hospital (aka Hackettstown Regional Medical Center) according to online tax records, is located to the south of Lot 2.
- To the west of Lot 1.01 is a railroad right-of-way part of the Morristown and Montclair-Boonton New Jersey Transit rail lines.

V. Existing Zoning

As shown on **Map 2 - Existing Zoning Districts**, the Redevelopment Area encompasses lands within the HF Health Facilities Zone District. The following section represents the land use and bulk standards for the HF Zone District. The Redevelopment Area is also within the Planned Family Rental Overlay District (PFRD).

Principal permitted uses in the HF District include the following:

1. Hospitals and other health facilities licensed by the State of New Jersey for the care of sick or injured human beings.
2. Health related professional, business and/or medical/dental offices.
3. Hospital pharmacies.
4. Convalescent and extended care facilities.
5. Educational facilities designed to train medical personnel.
6. Hospice services.
7. The retail sale and storage of medical equipment and supplies, including surgical supplies, prosthetics, and medical devices.
8. Public playgrounds, public conservation areas, public parks, public open space and ‘public purpose uses’ as defined in Section 200 of this Ordinance.

Permitted accessory uses in the HF District include:

1. Signs (see Section 409G and Section 513).
2. Fences and walls (see Section 503).
3. Off-street parking and garages (see Section 409F. hereinbelow and Section 508).
4. Satellite dish antennae as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
5. Laboratories incidental to a permitted principal use.
6. Other usual accessory uses.

Permitted conditional uses in the HF District include:

1. Public Utilities under N.J.S.A. 40:55D-67 (see Section 601 for standards).

The table below indicates the bulk standards in the HF District.

HF District Bulk Standards	
Minimum lot size	45,000 square feet
Minimum lot frontage	150 feet
Minimum lot width	150 feet
Minimum lot depth	200 feet
Front yard	50 feet
Side yards	30 feet or 50 feet ¹
Rear yard	30 feet or 50 feet ¹
Maximum floor area ratio	0.30
Maximum lot coverage	75%
Maximum height	3 stories and 40 feet
¹ When a lot abuts a residential use or district	

The PFRD Overlay District regulations are included in the Planned Developments section of the Land Development Ordinance (Section 605B). The Overlay District permits the following principal uses:

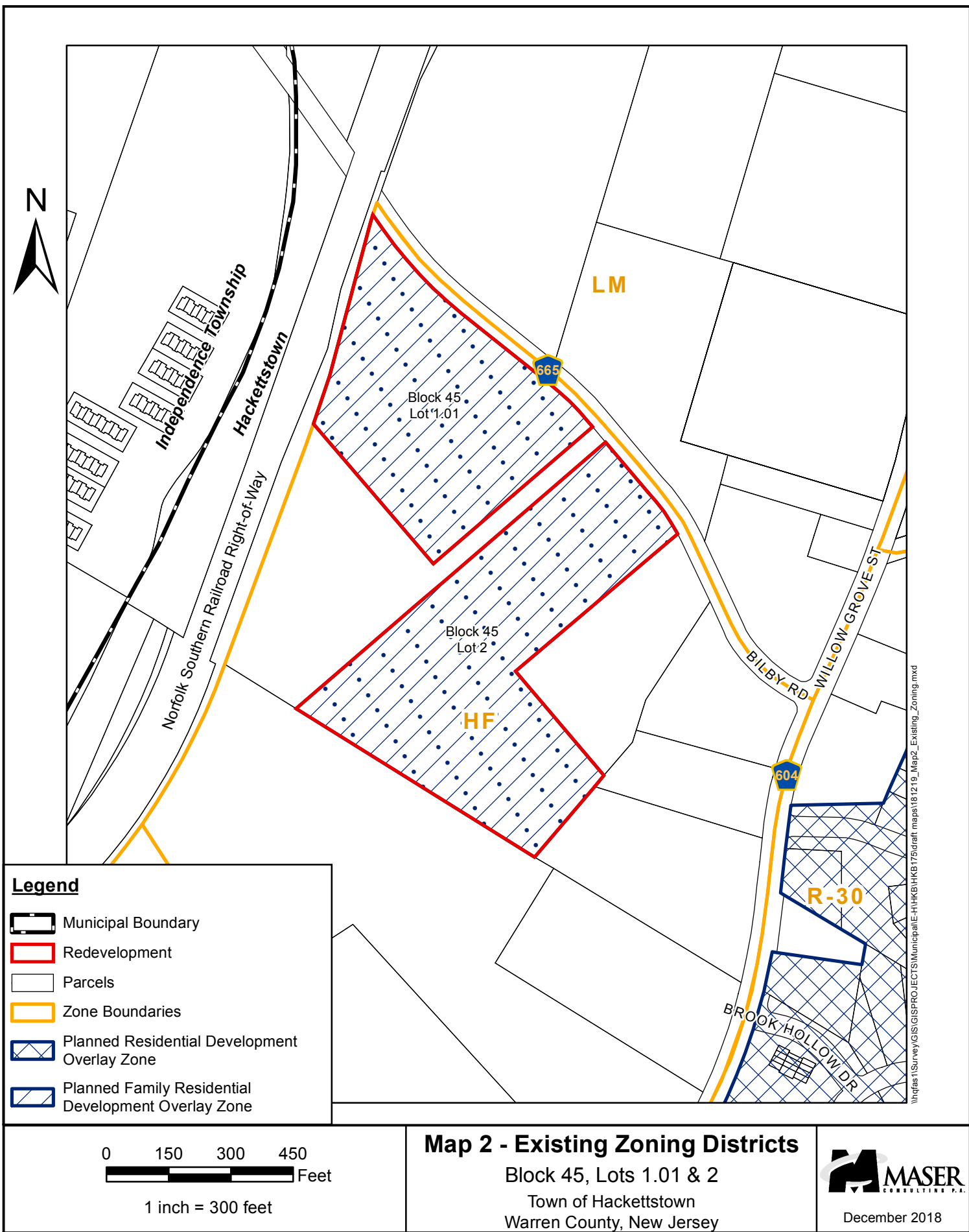
1. Family rental apartments.
2. Retail sales of goods and personal services on the first floor of a freestanding commercial building or a mixed-use building. Retail and Personal Services not permitted in this district include tattoo and massage parlors, pawn shops, dance halls, drug paraphernalia shops, escort services, nail salons not in conjunction with a full beauty shop and financial service centers.
3. Offices and office buildings.
4. Health related professional, business, and/or medical/dental offices.
5. Public playgrounds, public conservation areas, public parks, public open space and “public purpose uses” in accordance with Section 200 of the LDO.

The following accessory uses are permitted in the PFRD Overlay District:

1. Commercial swimming pool in accordance with Section 515 of the LDO.
2. Clubhouse, community building or center and accessory recreation facilities typically associated with the principal uses.
3. Parking facilities in accordance with Sections 508 and 605 of the LDO.
4. Refuse enclosures.
5. Stormwater Management facilities.
6. Fences and walls (See Section 503).
7. Signs (See Section 513).

The following table provides the bulk standards and other miscellaneous requirements PFRD Overlay District.

PFRD Overlay District Bulk Standards	
Maximum number of dwelling units within the District	200 units
Maximum density within the District	14.3 dwelling units per gross acre of land ¹
Minimum affordable housing units	40%
Maximum commercial space	15,000 square feet on Lot 1.01 ²
Minimum recreational use area	250 square feet per dwelling unit
Minimum number of parking spaces	RSIS for residential uses 1 space for every 200 square feet of retail/commercial floor area
Maximum lot coverage (aggregate)	55%
Maximum height	4 stories and 62 feet
Minimum overall bedroom mix	20% one-bedroom units 60% two-bedroom units 20% three-bedroom units
Minimum building setback	50 feet from any property line ³
¹ Lot 2 may be developed at 22 dwelling units per acre provided that the 14.3 dwelling units per acre for the District is not exceeded. ² No more than 30% of the total commercial floor area shall be devoted to the sale of retail goods. ³ The minimum setback from the Bilby Road right-of-way line shall be 100 feet.	



VI. Plan Goals and Vision

Vision

The intent of this Redevelopment Plan is to provide a framework for the redevelopment of the stagnant and unproductive properties in the Redevelopment Area. The Redevelopment Plan also creates an opportunity for the Town of Hackettstown to meet its constitutional obligations to provide affordable housing options.

The Redevelopment Plan seeks to create a planned residential inclusionary development to stimulate economic development in the Town of Hackettstown to benefit the public welfare. The Redevelopment Area has been left in an undeveloped, unsafe and undesirable state after the Princess Towers application failed to secure final approvals from the Warren County Planning Board. Additionally, the inability to develop the properties in the Redevelopment Area has impaired the Town of Hackettstown's ability to meet its constitutional obligation to provide a realistic opportunity for affordable housing for low- and moderate-income households.

The Redevelopment Area will be developed with a smart growth planning approach. Smart growth planning directs new growth to locations with existing services and infrastructure, limits sprawl and protects the environment and its resources. The following smart growth characteristics can be applied to the design of the development:

- (1) Compact, community design
- (2) A range of housing choices and opportunities, including affordable housing
- (3) Walkable neighborhoods
- (4) Distinctive, attractive communities offering a sense of place
- (5) Open space, in the form of Town and County Parks & Open Space located nearby
- (6) Development using existing infrastructure
- (7) Sustainable design

Goals and Objectives

This section provides the goals of the Redevelopment Plan, which are as follows:

- To make productive an underutilized area in need of redevelopment.
- To provide affordable housing opportunities within the Town of Hackettstown.
- To establish site and building design standards that foster a visually appealing environment within the Redevelopment Area.

- To promote a desirable visual environment through creative development techniques and good civic design and arrangements of principal buildings and accessory structures that will be in keeping with appearance of other areas of Hackettstown.
- To provide adequate light, air and open space within the Redevelopment Area.
- To provide adequate transportation facilities for pedestrian, bicycle and transit accommodations, such as accessible sidewalks, curb ramps, crosswalks, signs, curb extensions, pedestrian scale lighting, bike lanes, and shoulders, as appropriate in the Redevelopment Area.
- To promote the conservation of open space and valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land.
- To promote the utilization of renewable energy resources.

VII. Relationship to Master Plan

In addition to the Redevelopment Area-specific goals and objectives, the LRHL requires that the Redevelopment Plan indicate its relationship to definite local objectives regarding land uses, population density, traffic and public transportation, public utilities, recreational and community facilities, and other public improvements. This will ensure that the goals and objectives of the Redevelopment Plan are consistent with or will support the broader community-wide goals of the Master Plan.

The Master Plan provides the basis for long-range planning and zoning efforts for the Town. The Hackettstown Planning Board adopted a comprehensive Master Plan in October of 1988. Subsequently, Master Plan Reexamination Reports were adopted by the Hackettstown Planning Board in July 1994, July 2001, January 2008 with a Supplemental Modification adopted March 2010, March 2012 and December 2018. Additionally, the Planning Board adopted a Master Plan Housing Element and Fair Share Plan in April 2010. However, the most recent Housing Element and Fair Share Plan to support the Town's Third Round Obligation was adopted July 2017.

2001 & 2008 Master Plan Reexamination Reports

The 2001 and 2008 Reexamination Report discuss expanding the HF District to Bilby Road in Part 13. Initially, the expansion of the HF Zone District into the LM Zone District was requested by Hackettstown Regional Medical Center and Mr. Van Paftinos in 2001. However, the Planning Board did not recommend any changes to the LM Zone District at that time. In the 2008 Reexamination Report, due to the use variance approval of a medical office building in the LM Zone District, it was recommended that the HF District be expanded to Bilby Road to promote a medical park campus with a variety of medical businesses to complement the Hackettstown Regional Medical Center.

2010 Supplemental Modification to the Master Plan Reexamination Report

The 2010 Supplemental Modification to the Master Plan Reexamination Report specifically dealt with Part 13 of the 2008 Reexamination Report. This Supplemental Modification specifically discussed Block 45, Lots 1.01 and 2 and their importance in complying with the Town of Hackettstown's affordable housing obligation determined by the Council on Affordable Housing ("COAH") by resolution on November 12, 2008. The Planning Board recognized the Redevelopment Area was one of the few vacant tracts remaining in the Town of Hackettstown, served by underground utilities and would permit a large number of residential units, including affordable units. Additionally, the Supplemental Modification discussed the intentions of the current property owner, Mr. Van Paftinos, to develop the property with 200 family rental units, including 80 affordable housing units. The 80 affordable units would qualify for 53 bonus credits based on the 2010 Housing Element and Fair Share Plan, for a total of 133 growth share credits. The proposed development would benefit the Town by providing more than 50% of the Town's affordable housing obligation.

Additionally, the Supplemental Modification found that the proposed multi-family housing development proposed by Mr. Paftinos would provide employees of the Hackettstown Regional Medical Center and other medical offices in the area the opportunity to rent in the immediate area.

For the reasons discussed above, the Supplemental Modification reinforced the recommendation to change the zoning of the properties from the LM District to the HF District and place a Planned Family Rental Development ("PFRD") Overlay Zone on the properties. The Overlay Zone would allow up to 200 dwelling units, 40% of which would be required to be affordable housing units.

2010 Housing Element and Fair Share Plan

The Hackettstown Planning Board adopted a Housing Element and Fair Share Plan ("HEFSP") on May 24, 2010 in order to comply with COAH's third round methodology for the period between 2004 and 2018. The 2010 HEFSP sought to address a growth share obligation of 241 affordable units. One of the proposed mechanisms to satisfy a portion of the obligation was the "Van Paftinos III (Bilby Road)" project. On page 42, the 2010 HEFSP discussed how Block 45, Lots 1.01 and 2 were in the process of being rezoned to provide an estimated 80 affordable units which would yield up to 53 bonus credits for a total of 133 credits.

2017 Housing Element and Fair Share Plan

The Hackettstown Planning Board adopted a 2017 HEFSP in response to the March 10, 2015 Supreme Court Order ruling that COAH has failed to act and as a result, the Courts assumed jurisdiction over the Fair Housing Act. On January 12, 2017, the Town of Hackettstown entered into a Settlement Agreement with the Fair Share Housing Center to memorialize the terms of settlement of the Town's affordable housing obligations. Based on the Settlement Agreement, Hackettstown and the Fair Share Housing Center agreed that the Town of Hackettstown has a rehabilitation obligation of 60 units, Prior Round obligation of 62 units, and Third Round obligation of 163 units. The 2017 HEFSP stated that Van Paftinos III has final site plan approval for 200 apartments and 15,000 square feet of retail on Block 45, Lots 1.01 and 2 along Bilby Road. The property must provide 80 affordable units. The 2017 HEFSP relied on the Van Paftinos III inclusionary housing development to provide 15 credits with 10 bonus credits towards the prior round obligation and 58 credits with 41 bonus credits towards the third round obligation. In sum, Van Paftinos III was being relied on to provide 80 credits with 51 bonus credits.

2018 Master Plan Reexamination Report

As part of the reconnaissance phase of the 2018 Master Plan Reexamination process, Maser Consulting collected information from major stakeholders and property owners in the Town to determine what their future plans are and how these plans may relate to the current Zoning and Master Plan of the Town. Maser Consulting conducted a series of public information sessions on October 5, 2017, during which time Mr. Peter Paftinos came to discuss the Van Paftinos III (Bilby Road) inclusionary affordable housing development. Mr. Paftinos requested consideration for the Master Plan and Zoning Ordinance being amended to increase the density and/or decrease the affordable housing set-aside for the project. In order to facilitate the development of the site with affordable housing, the Hackettstown Land Use Board recommended that the zoning be amended to permit up to 275 apartments with a 20 percent set-aside (55 units) for low- and moderate-income housing and that the requirement to provide retail be removed.

The Reexamination Report recognized that the Town is currently in the process of investigating whether the property qualifies as an area in need of redevelopment, in accordance with the Local Redevelopment & Housing Law (N.J.S.A. 40A:12A). If the property is designated as an area in need of redevelopment, the redevelopment plan will regulate the redevelopment of the property. If the property is not designated as an area in need of redevelopment, this MPR recommended that the zoning be amended to permit up to 275 apartments with a 20 percent set-aside (55 units) for low- and moderate-income housing.

VIII. Relationship to Other Plans

This section of the report discusses any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities, the master plan of Warren County, and the State Development and Redevelopment Plan. This is a requirement of the LRHL intended to link redevelopment planning to the regional planning goals and objectives.

Consistency with Plans of Adjacent Communities

The Redevelopment Area is in the northern part of the Town of Hackettstown, across the railroad right-of-way from the Township of Independence in Warren County. The Redevelopment Area is adjacent to the PRD – SC Planned Residential Development – Senior Citizen District in Block 6.01 within the Township of Independence to the west. The PRD – SC District permits single-family dwellings, farms and customary agricultural and horticultural uses and planned residential development. Additional provisions for the development of townhomes and garden apartment buildings are also provided in the Ordinance. Regulations for townhouse development include a maximum net density of 16 units per acre and no more than 8 units per building while the garden apartment regulations include a maximum net density of 16 units per acre with up to 16 units per building permitted. This Redevelopment Plan would be consistent with the adjacent zoning and existing development in Independence Township by providing a similar density to the PRD – SC District.

Warren County Master Plan

Warren County prepared a Strategic Growth Plan in December 2004, which was revised in October 2005. While preparing the Plan, a Steering Committee conducted a workshop to investigate issues within the County. The land use issues identified in the workshop were:

- Encourage growth in existing centers
- Protect rural character
- Promote economic vitality
- Maintain infrastructure and services while minimizing costs
- Improve the character of new development
- Protect the quality of life and protect water quality and character

Based on these issues, 12 goals were established. This Redevelopment Plan would advance the following goals of the Warren County Strategic Plan:

Goal 2 – Focus growth in existing centers and provide financial incentives to local government, school districts and developers to achieve this goal.

The Redevelopment Area is located within a Highlands Center, which encourages higher density development.

Goal 7 – Encourage desirable development that provides local employment opportunities in existing centers.

The Redevelopment Area has the potential to support local businesses through cleaning services, property maintenance, snow plow service and other services associated with large residential developments. The rental properties would be made available to employees of the Hackettstown Regional Medical Center, which could increase the Hospital's marketability. Additionally, the Redevelopment Area is located in the Hackettstown Highlands Center.

Goal 12 – Provide a mix of housing types.

The Redevelopment Area would provide multi-family rental units available to all income levels of the Town.

New Jersey State Plan

The Town of Hackettstown, as well as the Redevelopment Area, is located within the Rural/Environmentally Sensitive Planning Area ("PA-4B") of the 2001 State Development and Redevelopment Plan ("SDRP"). The Town of Hackettstown is also part of a Proposed Regional Center. The intent of PA-4B is to maintain the environs of the area as contiguous areas of farmland, revitalize cities and towns, accommodate growth in centers, promote a viable agricultural community, protect the character of existing, stable communities and confine programmed sewers and public water services to centers. The Redevelopment Plan has a significant relationship to the SDRP by advancing many of the objectives for the PA-4B Rural/ Environmentally Sensitive Planning Area, including:

- 1. Land Use:** Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.
- 2. Housing:** Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general—

and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

8. **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

Secondly, the Redevelopment Plan has the potential to advance four of the eight goals of the SDRP:

- **Revitalize the State's Cities and Town Centers** – Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
- **Conserve the State's Natural Resources and Systems** – Conserve the State's natural resources and systems by planning the location and intensity of growth in ways to maintain natural resources and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development that are consistent with the State Plan's vision and goals.
- **Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey** – Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents. Provide infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards. Encourage partnerships and collaborative planning with the private sector and capitalize on the State's strategic location, and economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.
- **Provide Adequate Housing at a Reasonable Cost** – Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad

choice of housing options including affordable housing, supporting community-based housing initiatives and removing regulatory and/or financial barriers impeding the development of various housing types.

2012 Draft Final State Strategic Plan

The 2012 State Strategic Plan (“SSP”) is New Jersey’s revised State Development and Redevelopment Plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012, but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals considering Super Storm Sandy.

The overall goal of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

Goal 2 of the SSP is to “guide and inform regional planning, enabling each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.” The SSP no longer relies on the 2001 SDRP Policy Map. Instead, the SSP has developed a system of Investment Areas to identify areas for the growth, agriculture, open space conservation and other appropriate designations.

Priority Growth Investment Areas are where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized. Priority Growth Investment Areas include former PA1 areas, transfer of development (“TDR”) receiving areas, urban enterprise zones, designated areas in need of Redevelopment or redevelopment, foreign trade zones, transit villages, urban transit hubs, and other identified areas. The Goal 2 objectives and strategies direct various state agencies to focus their investments and planning efforts into the Priority Growth Investment Areas. This site meets one of the eleven criteria outlined in the plan:

5. Municipally Designated “Areas in Need of Redevelopment”

Therefore, it is considered a Priority Growth Investment Area by the draft document.

The draft final State Strategic Plan has four overarching goals along with ten “Garden State Values”. This Redevelopment Plan has the ability to advance five of the ten values:

- 1. Concentrate development** – Promote development in Priority Growth Investment Areas that are compact, conserves land and offers shopping and services within convenient walking distance of home and jobs.

2. **Prioritize redevelopment, infill and existing infrastructure** - Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage sustainable development that incorporates green design and construction principles and opportunities for renewable energy and efficiency.
4. **Create high-quality, livable places** – Ensure each community offers an environmentally healthy place to live, work and play. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles and providing pedestrian-friendly streetscapes. Improve community plazas and parks and connections to waterfront areas.
6. **Advance equity** – Consider the equity of property owners during planning and implementation. Improve access to opportunity, housing, jobs and schools for all New Jersey residents.
7. **Diversify Housing Opportunities** – Support construction and Redevelopment of homes that meet the needs of households of all sizes and income levels, located near jobs, transit and where services are available.

Highlands Regional Master Plan

The Town of Hackettstown is situated entirely within the Highlands Region, with 203 acres being located within the Highlands Preservation Area and 2,171 acres within the Highlands Planning Area. The Town of Hackettstown received Plan Conformance from the Highlands Council on August 3, 2011 for lands in both the Preservation Area and Planning Area. The approved Petition for Plan Conformance was accompanied by approval of a Highlands Center Designation for the Hackettstown Highlands Center, which includes the Bilby Road Redevelopment Area.

The Redevelopment Area is located entirely within the Highlands Planning Area. Lot 1.01 is situated entirely within the Existing Community Zone of the Highlands Land Use Capability Zone (“LUCZ”) Map. Lot 2 is also situated in the Existing Community Zone, except for a 0.99-acre portion within the Existing Community Zone-Environmentally Constrained Subzone.

According to the Advanced Property Report for each parcel (see Appendix) there are Highlands resources identified within the Redevelopment Area. Lot 2 contains 0.07 acres of wetlands with 5.03 acres of associated open water protection area. Lot 1.01 contains 1.44 acres of open water protection area associated with wetlands on adjacent properties on the opposite side of the railroad right-of-way in Independence Township. Both properties are within 1,000 feet of a vernal pool. Both properties are within a carbonate

rock zone, as is the majority of the Town of Hackettstown. There are limited areas of steep slopes identified on both properties; however, based on the January 25, 2011 Planning Board approval for grading of the properties, these slopes do not appear to be present.

IX. Redevelopment Plan

This chapter of the Redevelopment Plan provides the land use requirements for the redevelopment of the Redevelopment Area.

Land Use and Development Requirements

The specific land use and development requirements, including design standards that are applicable to the entire Redevelopment Area, are outlined in the following sections.

This Plan establishes the Bilby Road Redevelopment (“BRR”) District to encompass the entire Redevelopment Area. The BRR District shall supersede the existing underlying zoning and overlay zoning for the entire Redevelopment Area. Any development proposed within the BRR District shall comply with the applicable provisions and standards of this Redevelopment Plan.

- 1) The maximum number of dwelling units within the BRR District shall be 275.
- 2) The maximum density of dwelling units permitted within the BRR District is 19.5 dwelling units per gross acre of land. Specifically, the maximum density on Lot 1.01 is 21.5 units per acre and a maximum density of 17.5 units per acre on Lot 2.
- 3) All units shall be rental units for families. No age restricted units are permitted.
- 4) At least 20% of the total number of units, or 55 units, shall be subsidized or otherwise made affordable to “low” and “moderate” income non-age restricted households, as directed and defined in the “Mt. Laurel II” Supreme Court Decision and the New Jersey State Affordable Housing regulations.
- 5) Individual dwelling units set aside for affordable housing shall meet the minimum net habitable floor area per number of bedrooms as required by New Jersey State Affordable Housing regulations.
- 6) A site plan application must be filed with the Planning Board for the entire BRR District and not in phases so that all development impacts can be assessed and compliance with this Redevelopment Plan confirmed.
- 7) The following uses shall be permitted:
 - a. Permitted Principal Uses:
 1. Family rental apartments.

b. Permitted Accessory Uses:

1. Swimming pools (in accordance with Section 515 of the LDO).
 2. Clubhouse, community building or center and accessory recreation facilities typically associated with the principal uses.
 3. Parking facilities (in accordance with Section 508 and 605 of the LDO).
 4. Refuse enclosures.
 5. Stormwater Management facilities.
 6. Fences and walls (in accordance with Section 503 of the LDO).
 7. Signs (in accordance with Section 513 of the LDO).
- 8) The applicant shall provide for the management of surface water (in accordance with Section 525 of the LDO and all applicable RSIS requirements).
- 9) A land area or areas equal in aggregate to at least two hundred (200) square feet per dwelling unit shall be designated on the site plan as active and passive outdoor and indoor recreational use for the residents of the Redevelopment Area. Indoor recreational uses are permitted in designated areas of the building. Lands allocated for above ground stormwater management facilities are not permitted to be used to comply with the recreation area requirements in this subsection.

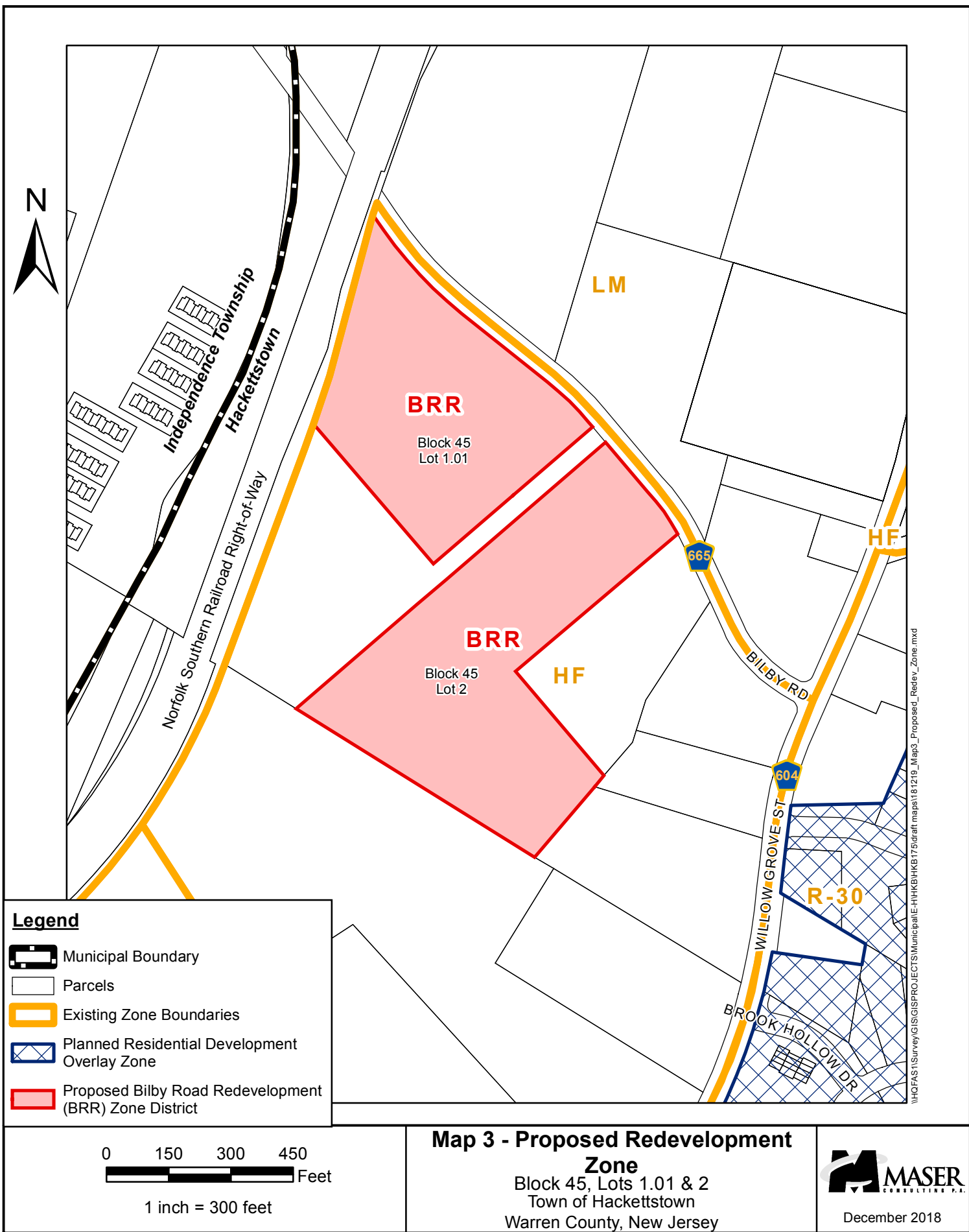
The required recreational space areas shall be an overall aggregate for the total combined project, and not broken down per parcel. Compliance shall be based upon the aggregate areas of the proposed total final project, and not by separate calculations of occupiable areas during the staged construction process.

- 10) Residential units shall comply with the Residential Site Improvement Standards (RSIS) as to the amount of off-street parking to be provided.

In addition, parking areas shall comply with the following:

- a. Areas around or within parking areas that are not paved shall be suitably landscaped. All such landscaping shall be indicated on the plan and be in addition to landscaping otherwise required or necessary;
- b. Parking for visitors shall be provided and indicated on the site plan;
- c. All parking areas shall be illuminated in accordance with the provisions in Section 504 of the LDO;
- d. Drainage systems shall be installed in parking areas in accordance with Section 525 of the LDO and the provisions in the RSIS;

- e. If the Land Use Board agrees to defer the paving of certain parking areas, the applicant shall agree in writing on the plan to construct and pave any or all future parking areas should the parking areas prove to be inadequate to accommodate the on-site parking needs of the premises.
- 11) The maximum lot coverage in aggregate on Lots 1.01 and 2 in Block 45 shall be 60%.
 - 12) All driveways and parking areas shall be constructed at least 10 feet from any property lines, except that the setback for parking areas and driveways from the Bilby Road right-of-way line shall be at least 20 feet.
 - 13) The number of driveway openings within the Bilby Road right-of-way shall be minimized. Developer shall secure permission from the owner of Lot 1 in Block 45 to utilize the existing driveway on this tract in an effort to minimize driveway openings as part of the family rental unit development.
 - 14) Building height for family rental unit buildings shall not exceed sixty-six (66) feet and four (4) stories.
 - 15) Accessory clubhouse or community buildings shall not a height of exceed thirty-five (35) feet and two (2) stories.
 - 16) The bedroom mix of the low- and moderate-income residential units provided shall be as follows unless otherwise directed by the Commissioner of the Department of Community Affairs.
 - a. One-bedroom units – 25 units (3 very-low income, 9 low income, and 13 moderate income).
 - b. Two-bedroom units – 20 units (3 very-low income, 7 low income, and 10 moderate income).
 - c. Three-bedroom units – 10 units (1 very-low income, 4 low income, and 5 moderate income).
 - 17) No building shall be situated within fifty (50) feet of a property boundary except that the setback for buildings to the Bilby Road right-of-way line shall be one hundred (100) feet.



X. Implementation

General Provisions

Properties to be Acquired

This Redevelopment Plan intends to encourage a redeveloper to acquire a proprietary interest in the properties to be redeveloped pursuant to this Plan. The governing body adopted the study area as a Non-Condemnation Area in Need of Redevelopment. Therefore, no private property is identified for acquisition other than through private sale between a willing buyer and seller.

Deviations from Redevelopment Plan Requirements

- a. The Hackettstown Land Use Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason for exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting 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 Land Use 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 Redevelopment 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 this Redevelopment Plan. 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 NJSA 40:55D-12.a. and b.
- b. The Land Use Board shall not grant any deviations from the permitted use provisions of this Redevelopment Plan. Any proposed changes to the Redevelopment Plan involving specific permitted or conditionally permitted land uses shall be in the form of an amendment to the Redevelopment Plan adopted by the Mayor and Council, in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. Any such amendment shall be conditioned upon a finding that such deviation be would be consistent with and the furtherance of the goals and objectives of this Redevelopment Plan.

Review Procedures

- a. The Town of Hackettstown Mayor and Council, acting as the Redevelopment Entity, shall review all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant Redevelopment Agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Land Use Board for site plan approval.
- b. As part of its review, the Redevelopment Entity may require the Redeveloper(s) to submit proposed site plan applications to a subcommittee of the Redevelopment Entity prior to the submission of such applications to the Land Use Board. Such Subcommittee may include members of the Redevelopment Entity and any other Town staff and/or professionals as determined necessary and appropriate by the Mayor and Council. Such Subcommittee shall make its recommendations to the full Redevelopment Entity for formal authorization to proceed to the Land Use Board for development approval.
- c. In undertaking its review, the Redevelopment Entity shall determine whether the proposal is consistent with this Redevelopment Plan and relevant Redevelopment Agreement(s). In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the Plan.
- d. Following this determination, all development applications shall be submitted to the Land Use Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq.
- e. The Land Use Board shall deem any application for site plan approval subject to this Redevelopment Plan incomplete if the proposed project is required by this Redevelopment Plan to be addressed through a redevelopment agreement with a designated Redeveloper and the applicant has not been so designated by the Redevelopment Entity.

Relocation Plan

No temporary or permanent relocation of residents is contemplated, as this plan envisions that private developers will purchase properties within the Redevelopment Area. Additionally, there are no existing homes or residents within the Redevelopment Area. Therefore, no relocation assistance is necessitated by the Redevelopment Plan.

Superseding Provisions

Effect of Plan

The Redevelopment Plan shall supersede the applicable provisions of the Land Development Ordinance of the Town of Hackettstown. The Redevelopment Plan also incorporates design standards, including signage, landscaping and architectural standards,

which shall not change regardless of subsequent amendments, revisions, additions or deletions to the LDO. All other provisions of the Town Code not superseded by this Redevelopment Plan shall remain in effect.

Final adoption of this Redevelopment Plan by the Town shall be considered an amendment to the Town Zoning Map as it relates to the Bilby Road Redevelopment (BRR) District.

Terms and Definitions

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Land Development Ordinance of the Town of Hackettstown.

Other Applicable Design and Performance Standards

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Hackettstown Land Development Ordinance.

Conflict

Any word, phrase, clause, section or provision of this Plan, found by a court and other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, section or provision shall be deemed servable and the remainder of the Redevelopment Plan shall remain in full force and effect.

Zoning Map Revision

The Official Zoning Map of the Town of Hackettstown is hereby amended to designate the Bilby Road Redevelopment (BRR) District.

Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the LRHL. To the extent that any such amendment materially affects the terms and conditions of duly executed redevelopment agreements between one or more Redevelopers and the Town of Hackettstown, the provisions of the Redevelopment Plan amendment will be contingent upon the amendment of the Redevelopment Agreement to provide for the Plan amendment.

Selection of Redeveloper(s)

In order to assure that the vision of the Redevelopment Plan will be successfully implemented in an effective and timely way in order to promptly achieve the public purpose goals of the Plan, the Mayor and Council, acting as the Redevelopment Entity, will designate the Redeveloper(s) for any redevelopment project in the area governed by this Redevelopment Plan. All Redevelopers will be required to execute a redevelopment

agreement satisfactory to the Mayor and Council as one of the requirements to be designated as the Redeveloper(s).

It is anticipated that the implementation of this Redevelopment Plan may designate existing owners of one or more of the property owners within the Redevelopment Area as the Redeveloper of their own properties.

Recommended Provisions for Redevelopment Agreement

While this Redevelopment Plan provides an outline for the redevelopment of the Redevelopment Area, the details of how the redevelopment will be implemented will need to be specified in a Redevelopment Agreement that is negotiated between the Town and the Redeveloper(s). No development shall proceed to the Land Use Board for subdivision or site plan approval until after a Redevelopment Agreement is executed by the Town Council in accordance with Section 9 of the Local Redevelopment and Housing Law. The Redevelopment Agreement shall conform to the provisions of this Redevelopment Plan. The following provisions are recommended to be considered for inclusion in any Redevelopment Agreement:

- a. The Redevelopment Agreement shall provide for the type and amount of performance and maintenance guarantee required, the amount of inspection fee deposit, a preconstruction conference, a timeline for the phasing of redevelopment, traffic control, a summary of improvements to be installed by the redeveloper and the itemized cost estimate for same and, in accordance with N.J.S.A. 40:55D-42, any off-tract improvements which shall be constructed by the redeveloper and the calculation of the redeveloper's fair share of costs as well as any other such matters as the Town shall determine to be necessary to effectuate this Redevelopment Plan or to protect public health, welfare and safety.
- b. The Redeveloper shall carry out any site environmental remediation as may be required by NJDEP and as certified by a NJ Licensed Site Remediation Professional (LSRP). The Redeveloper shall complete the specified improvements and remediation in accordance with the Redevelopment Plan, applicable Redevelopment Agreement, and any approved site plans. The Redeveloper shall secure the financial mechanism(s) for funding and performing the remediation, and for providing future oversight of the engineering and institutional controls that become part of the remediation (to inspect and maintain in good repair the soil and groundwater remediation controls into the future), all as determined by the LSRP and NJDEP.
- c. The Redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
- d. Until the required improvements are completed and a Certificate of Completion is issued by the Redevelopment Entity, the Redeveloper covenants provided for in

- N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement, lease, deed or other instrument shall remain in full force and effect.
- e. The Redevelopment Agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the Redeveloper(s) and any other provisions to assure the successful completion of the project.
 - f. The designated Redeveloper(s) shall be responsible for 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, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting and street trees or other improvements. The extent of the designated Redeveloper's responsibility will be outlined in the Redevelopment Agreements with the Town. All utilities shall be placed underground.
 - g. All infrastructure improvements shall comply with applicable local, state and federal law and regulations, including the Americans with Disabilities Act and the Prevailing Wage Law, where applicable.
 - h. In addition to the provision of the infrastructure items set forth herein, the Redevelopment Agreement may provide that the Redeveloper(s) will agree to provide amenities, benefits, fees and payments in addition to those authorized under the Municipal Land Use Law.

Certificates of Completion & Compliance

Upon the inspection and verification by the Mayor and Council that the redevelopment of a parcel subject to a Redevelopment Agreement has been completed, a Certificate of Completion and Compliance will be issued to the Redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain in effect until Certificates of Completion have been issued for the designated Area in Need of Redevelopment, or until the Redevelopment Plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Mayor and Council.

Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

XI. Appendix

Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council
100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

Disclaimer:

Please be advised that any information generated in this report does not constitute a formal Consistency Determination from the Highlands Council. The information contained herein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

Report for Block 45, Lot 1.01 in HACKETTSTOWN TOWN



MOD IV Data		NJ Highlands Data	
Block	45	Planning Area	6.26 ac. (100.00%)
Lot	1.01	Preservation Area	-
Municipality	HACKETTSTOWN TOWN	Plan Conformance	Petition Approved (Preservation & Planning area)
County	WARREN	Designated Center	Yes
Qualifier	-	Lot Size	6.26 ac.
Owner	MOUDRO CORP		
Property Location	112 BILBY RD		

Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	0 ac.
Important Farmland Soils	6.26 ac. (100.00%)
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool within 1000'	5.64 ac. (90.09%)
Critical Wildlife Habitat	0 ac.
Significant Natural Area	0 ac.
Species Habitat	No species habitat present.

Forest Resources

Forest Resource Area	6.26 ac. (100.00%)
Forest Integrity Score - High	6.26 ac. (100.00%)
Forest Integrity Score - Moderate	0 ac.
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock	6.26 ac. (100.00%)
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Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones

Protection Zone (PZ)	0 ac.
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	6.26 ac. (99.99%)
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water

Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	1.44 ac. (22.99%)
Watershed Values - High	6.26 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0.10 ac. (1.65%)
Conservation Priority Areas - Moderate	4.70 ac. (75.15%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

Preserved Open Space

Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian

Riparian Area	1.40 ac. (22.39%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0 ac.
Riparian Integrity Score - Moderate	6.26 ac. (100.00%)
Riparian Integrity Score - Low	0 ac.

Septic Density - Planning Area

Protection Zone	26.00
Existing Community Zone	9.00
Conservation Zone	10.00

Steep Slope Protection Area

Severely Constrained	0.91 ac. (14.56%)
Moderately Constrained	0.04 ac. (0.63%)
Limited Constrained	0.03 ac. (0.44%)

Transportation

Transportation Score ≥ 3	0 ac.
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Utilities

Public Water System	N/A
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Waste Water System	N/A
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Water Quality

Lake Management Area	0 ac.
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Prime Groundwater Recharge	0 ac.
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Wellhead Protection Area (community) - Tier 1	0 ac.
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Wellhead Protection Area (community) - Tier 2	0 ac.
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Wellhead Protection Area (community) - Tier 3	0 ac.
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Water Quantity

Net Water Availability	-1.14489534178 Million Gallons per Day
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HUC14 Subwatershed Name	Musconetcong R (Trout Bk to SaxtonFalls)
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Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council
100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

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Report for Block 45, Lot 2 in HACKETTSTOWN TOWN



MOD IV Data		NJ Highlands Data	
Block	45	Planning Area	8.55 ac. (100.00%)
Lot	2	Preservation Area	-
Municipality	HACKETTSTOWN TOWN	Plan Conformance	Petition Approved (Preservation & Planning area)
County	WARREN	Designated Center	Yes
Qualifier	-	Lot Size	8.55 ac.
Owner	MOUDRO CORPORATION		
Property Location	104 BILBY RD		

Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	0 ac.
Important Farmland Soils	8.55 ac. (100.00%)
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool within 1000'	8.55 ac. (100.00%)
Critical Wildlife Habitat	0 ac.
Significant Natural Area	0 ac.
Species Habitat	No species habitat present.

Forest Resources

Forest Resource Area	8.55 ac. (100.00%)
Forest Integrity Score - High	8.55 ac. (100.00%)
Forest Integrity Score - Moderate	0 ac.
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock	8.55 ac. (100.00%)
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Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones

Protection Zone (PZ)	0 ac.
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	7.57 ac. (88.47%)
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0.99 ac. (11.52%)
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water

Streams	None present
Wetlands	0.07 ac. (0.82%)
Open Water	0 ac.
Open Water Protection Area	5.03 ac. (58.77%)
Watershed Values - High	8.55 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	1.64 ac. (19.14%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

Preserved Open Space

Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian

Riparian Area	0 ac.
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0 ac.
Riparian Integrity Score - Moderate	8.55 ac. (100.00%)
Riparian Integrity Score - Low	0 ac.

Septic Density - Planning Area

Protection Zone	26.00
Existing Community Zone	9.00
Conservation Zone	10.00

Steep Slope Protection Area

Severely Constrained	0.83 ac. (9.71%)
Moderately Constrained	0.16 ac. (1.82%)
Limited Constrained	0.20 ac. (2.38%)

Transportation

Transportation Score >= 3	0 ac.
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Utilities

Public Water System	N/A
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Waste Water System	N/A
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Water Quality

Lake Management Area	0 ac.
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Prime Groundwater Recharge	0 ac.
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Wellhead Protection Area (community) - Tier 1	0 ac.
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Wellhead Protection Area (community) - Tier 2	0 ac.
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Wellhead Protection Area (community) - Tier 3	0 ac.
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Water Quantity

Net Water Availability	-1.14489534178 Million Gallons per Day
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HUC14 Subwatershed Name	Musconetcong R (Trout Bk to SaxtonFalls)
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Additional Information

Please note that mapping of the resources described in this report is available using the “Create Map” menu. Assistance is available in the Help link located at the upper right corner of the interactive map.

If you have questions about the information contained in this report, please contact the Highlands Council at (908) 879-6737 or highlands@highlands.nj.gov. Additional information is also available via the links below.

• Project Reviews

Please note that jurisdiction for project reviews in the Highlands Region is shared between the Highlands Council and the New Jersey Department of Environmental Protection. Information regarding the types of projects that require Highlands Council review is available on the Highlands Council website.

www.nj.gov/njhighlands/projectreview/

• Highlands Act Exemptions and Waivers

The Highlands Act creates seventeen exemptions that allow property owners to develop their properties without applying the enhanced environmental standards adopted by the New Jersey Department of Environmental Protection in the Preservation Area.

www.nj.gov/njhighlands/about/contact/exemptions.pdf

Please note that several municipalities have been certified to make exemption determinations for some of the most common exemptions. Information regarding this program is available on the Highlands Council website.

www.nj.gov/njhighlands/planconformance/guidelines/exempt.html

• Municipal and County Liaisons

A Highlands Council staff liaison is assigned to every highlands municipality or county involved in the Plan Conformance process. A list of liaisons is available at the Highlands Council website.

www.nj.gov/njhighlands/planconformance/muni-liaisons/

• Highlands Plan Conformance Process and Status

Plan Conformance includes the revision of local planning and regulatory documents to integrate the land use and resource management requirements of the Highlands Act so those documents will conform to the goals, requirements and provisions of the Regional Master Plan (RMP). Plan conformance is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area.

www.nj.gov/njhighlands/planconformance/