

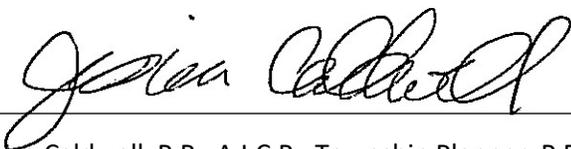
**AMENDED
SOUTH JUNCTION ROAD
REDEVELOPMENT PLAN**

**Township of Raritan
Hunterdon County, New Jersey**

Block 27, Lots 22 and 23

6.30.2020

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The in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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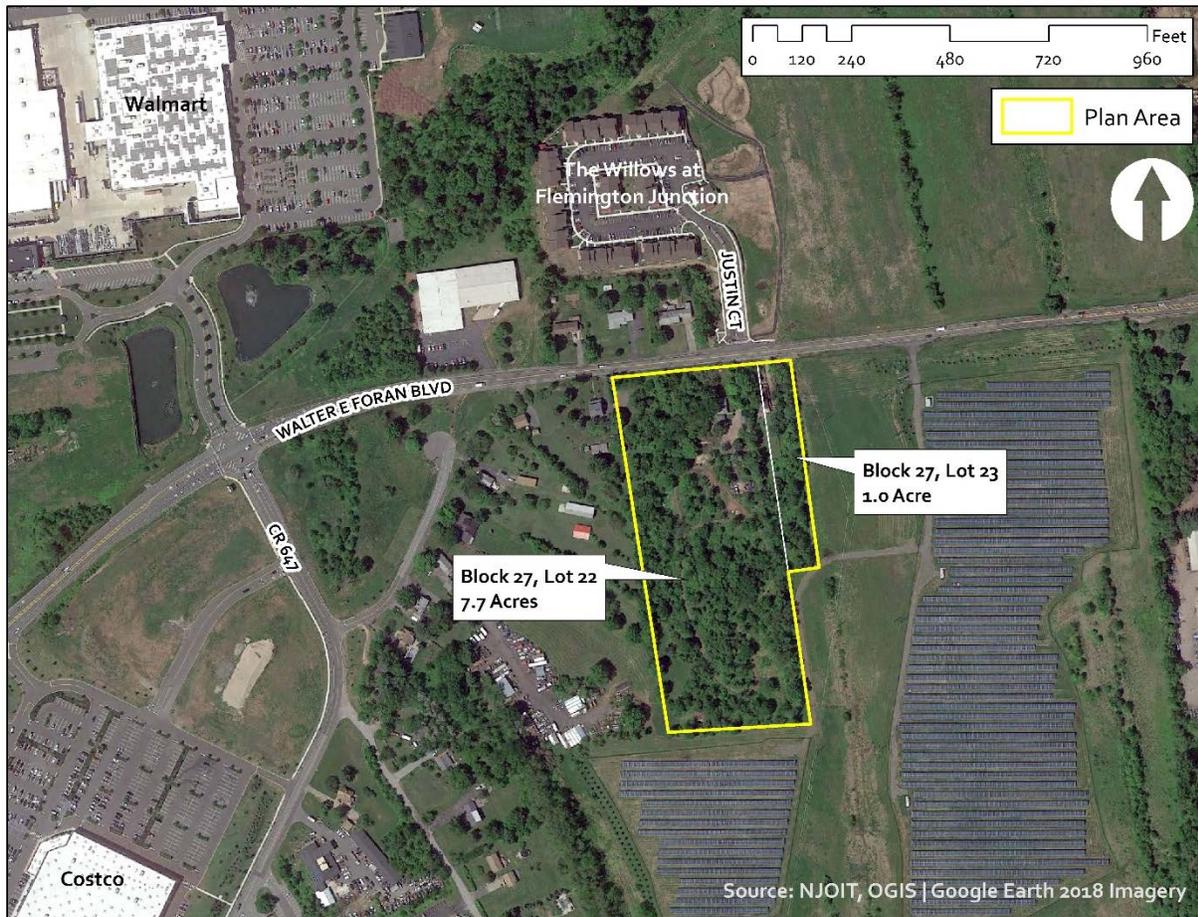
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INTRODUCTION

The South Junction Road Redevelopment Plan, (the “plan”) governs the Non-Condensation Area in Need of Redevelopment (the “Plan Area”) designated by a resolution adopted by the Governing Body of the Township of Raritan on June 30, 2020, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), including Block 27, Lots 22 and 23 (the “Plan Area”). This Plan is proposed to achieve the redevelopment of the Plan Area, shown below.



PLAN CONTEXT

The Plan Area occupies approximately 8.7 acres and includes two tax lots, (Block 27, Lots 22 and 23) bounded by Walter E Foran Boulevard (Junction Road) to the north, farmland and a solar farm to the east, and residential uses and Junction Road to the west. The existing uses in the Plan Area primarily consist of a former chicken farm, three family residential structure, a landscaping business and a single-family residence. The primary goal of the Redevelopment Plan is to provide for 100 percent affordable housing in an underutilized area that is currently zoned for industrial uses. This Plan complements the large commercial stores located in close proximity to the Plan Area on Junction Road by increasing the residential density in the area. The Plan also is consistent with a similar development across Junction Road to the north, on Justin Court, known as the Willows at Flemington Junction.

The Plan area is currently zoned I-2 Major Industrial. The area surrounding the Plan Area is generally residential and undeveloped land. These uses are non-conforming under the current industrial zoning.

PURPOSE

This Redevelopment Plan is designed to serve as the zoning for the Plan Area, to provide guidelines for new construction in the Plan Area and establish permitted land uses and building requirements for the Area. The Plan calls for affordable housing that will enhance this underutilized section of the Township and will provide affordable housing in an area that is accessible to employment. Junction Road should be developed with an inviting streetscape, including buildings and/or other elements to create an engaging public realm. The Plan is designed to encourage the integration of building, parking, landscape, and signage elements in order to improve the appearance of the streetscape to support the specific goals and policy statements set forth in the Township Master Plan.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

The Redevelopment Law requires that the Redevelopment Plan define the Plan's relationship to local master plan goals and objectives such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that the Redevelopment Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

Raritan Township's most recent Master Plan Reexamination Report was adopted on February 27, 2019. The Planning Board adopted an updated Housing Element and Fair Share Plan on January 6, 2020. In the Township's 2020 Housing Element and Fair Share Plan, the site is identified as a location to provide 100 percent affordable housing. The Master Plan makes note of the proposed residential uses in the nearby Raritan Junction Redevelopment Area. Given the location adjacent to employment centers and its accessibility to transit options, the Master Plan recommended an overlay zone permitting the development of 100% affordable housing in compliance with State guidelines for production and administration of affordable units. Any such development must be serviced by public sanitary sewer and public water.

The South Junction Road Redevelopment Area is located within a half-mile of Raritan Junction Development, a large mixed-use commercial development in the Township. Redevelopment of the Plan Area will enhance the adjacent development and will offer needed services to the residents. This Redevelopment Plan is consistent with these goals and objectives of the Township's Master Plan.

Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with surrounding communities' master plans is also reviewed to determine whether any significant relationship exists. Its relationship to the Hunterdon County Master Plan and State Development and Redevelopment Plan must also be reviewed.

Raritan Township is surrounded by Franklin Township, Hunterdon County to the northwest, Readington Township, Hunterdon County to the northeast, Hillsborough Township, Somerset County to the east, East Amwell Township, Hunterdon County to the southeast and Delaware Township, Hunterdon County to the southwest. The Borough of Flemington is located in the approximate center of the Township. The Plan Area is in the central eastern section of the Township, west of Flemington Borough and east of Readington Township.

The Redevelopment Plan is consistent with the goals and objectives of the Borough of Flemington. The Borough's 2015 Master Plan proposes to expand Affordable housing by encouraging multifamily projects. This is to ensure that the Borough continues to meet its constitutionally-mandated affordable housing obligation and to ensure that the Borough continues to provide housing for a diversity of households. The Township of Readington is working to amend land use and zoning regulations to facilitate the implementation of fair share housing and affordable housing. With regard to other nearby municipalities, the Plan Area does not create any potential issues or significant relationships with master plans in other surrounding municipalities.

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The Hunterdon County Growth Management Plan outlines guidelines for development. The Plan highlights the following objectives relevant to the Redevelopment Area: “Create locally accessible high-density areas for one-stop shopping” and “Direct development away from areas targeted for preservation.” This Redevelopment Plan is consistent with the Hunterdon County Growth Management Plan because the Redevelopment Plan provides for consolidated development along established transportation corridors with existing development.

The State Development and Redevelopment Plan (SDRP) designates this portion of Raritan Township as a Fringe Planning Area (PA3). The proposed Redevelopment Plan is consistent with SDRP goals for PA3. The SDRP outlines goals which should guide local planning efforts. Within Goal #1: Revitalize the state’s cities and towns, the Plan states that municipalities should, “build on the assets of cities and towns such as their labor force, available land and buildings, strategic location, and diverse populations” and “leverage private investments in jobs and housing.” This Plan is consistent with Goal #1. By concentrating development within an already developed area, the Redevelopment Plan also aligns with Goal #2: Conserve the State’s Natural Resources and Systems, which recommends, “Promoting ecologically sound development and redevelopment and accommodating environmentally designed development and redevelopment.” The Redevelopment Plan is also consistent with Goal #3, Promote beneficial economic growth, development, and renewal for all residents of New Jersey. The Plan states that municipalities should, “expand businesses and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure.” This Redevelopment Plan is consistent with the SDRP.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper in order to redevelop the Plan Area according to the following land use regulations:

Permitted Uses

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

- A. Principal permitted uses:
 - a) 100% Affordable Housing Development:
 - i. Two- and three-story townhouse units.
 - ii. Multifamily dwelling units.
 - iii. Combination of townhouse and multifamily units.

- B. Permitted accessory uses include:
 - a) Community building.
 - b) Rental office.
 - c) Maintenance building.
 - d) Storage building.
 - e) Bus/transit shelter.
 - f) Recreational uses, playgrounds and tot lots.
 - g) Parking.
 - h) Trash and recycling enclosures.
 - i) Fences and walls.
 - j) Other uses and structures customarily incidental to a principal permitted use.

Area and Bulk Requirements

The following area and bulk requirements apply to the Plan Area:

Principal Structures	
Max. Dwelling Units	100
Max. Number of Dwellings Per Building	14
Min. Distance from Building:	
Building Front to Building Front	80 ft.
Building Front to Building side	50 ft.
Building Side to Building Rear	30 ft.
Building Side to Building Side	20 ft.
Window Wall to Window Wall	30 ft.
Min. Building Depth Through the Short Axis	30 ft.
Max. Building Length Through the Long Axis	180 ft.
Max. Height Principal Structure	3 Stories (40 ft.)
Min. Setback from the Edge of Paving or Curbing	15 ft.

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Principal Structures	
Min. Setback to Property Line: Front	50 ft.
Min. Setback to Property Line: Side and Rear	30 ft.
Porches not exceeding 50 sf in floor area setback in the yard between the front of the building and parking space	6 ft.
Porches not exceeding 150 sf in floor area setback in the yard between the front of the building and parking space	11 ft.
Minimum Parking Requirements	As Required by RSIS
Accessory Structures	
Max Height Accessory Structure	2 Stories (28 ft.)
Min. Setback from the Edge of Paving or Curbing	15 ft.
Min. Setback to Property Line	15 ft.
Min. Setback to Principal/Accessory Structure	5 ft.*

*The community building may be attached and/or immediately adjacent to a residential townhouse and/or multifamily building.

Affordable Housing Requirements

Any affordable housing development within the Plan Area must meet state standards for affordable housing administration found in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. and Chapter 15.20, Affordable Housing, of the Township’s Ordinance.

Parking Standards

The Parking Standards for this Redevelopment Plan will generally follow the use standards of Residential Site Improvement Standards (RSIS). The following are General Standards for Parking Areas within the Redevelopment Area:

- A. The minimum parking provided shall be as required by RSIS.
- B. The minimum size of a standard parking space shall be 9' x 18' for 90-degree angled parking and 9' x 23' for parallel parking.
- C. Barrier-free parking spaces shall be distributed throughout the apartment complex in a ratio as required by N.J.A.C. s:23-7.1o.
- D. The minimum drive aisle/parking aisle width shall be twenty-four (24) feet. Where a split entrance driveway or private street is proposed, each one-way lane of travel shall be a minimum of fourteen (14) feet in width.

Buffer Requirements

- A. The perimeter buffer shall be a minimum width of thirty (30) feet. Accessory structures may encroach up to fifteen (15) feet into the buffer provided the accessory structures are buffered from adjacent properties with evergreen landscaping. Retaining walls, above-ground detention basins, and other stormwater structures may be within the setback.
- B. The minimum landscaped width shall be fifteen (15) feet and suitable for its function of site enhancement, screening, and control of climatic effects. The perimeter buffer shall meet the minimum standards of the Type B buffer in Section 16.20. 040.E.4.b.ii of the Township Ordinance.

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- C. The landscape buffer design should retain existing vegetation which is of high quality and appropriate density.
- D. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board.

Landscaping Requirements

Landscaping must be provided to promote a desirable and cohesive natural environment for residents and neighboring properties. Landscaping must also be utilized to screen parking and provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

- A. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced the following planting season.
- B. Tree and shrub replacement. A limit of disturbance line shall be established during the review of an application for development taking into account grading, utility placement, and anticipated construction activities. Within the area encompassed by the limit of disturbance, there shall be no requirement for the replacement of trees. Within the area to be disturbed by construction activities, the redeveloper shall liberally install trees, shrubs, and groundcover in accordance with a landscape plan submitted to and approved by the Planning Board.
- C. Native plants shall be required. In the design of the landscaping plan, no non-native or invasive species of plants shall be used.
- D. Landscaping should be used to complement buildings and provide for climate control.
- E. The protection of wooded areas, specimen trees, and existing vegetation suitable for landscaping within the redevelopment shall be a factor in determining the location of open space, buildings, underground services, paved areas, playgrounds, parking areas.

Mobility Regulations

Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood and the nearby central business district.

A. Streets and automobile circulation

- 1. The primary automobile access points should be an access drive from Walter E Foran Boulevard.
- 2. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
- 3. Roads designed to serve multi-family units shall have a minimum width of 30 feet, paved and curbed in accordance with applicable standards.

Building Design Standards

Building design should meet, to the maximum extent practicable, the requirements of Section 16.20.040 (Design Standards) of the Township Ordinance. In the event of a conflict between Section 16.20.040 and the Plan, the Plan shall control. The following sections in Section 16.020.040 (Design Standards) shall not apply to the development of the Plan Area:

- B(3)(b) Within the Plan Area, Garden apartment structures should be grouped in clusters with architectural design consistency in each cluster. Each unit shall only be required to have one means of access. A minimum of two-foot building offset should be provided at least every 40 feet.

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- B(3)(c) Recreation facilities shall be setback at least 25 feet from the property line.
- C(5)(h)
- D(4)(o) This section is superseded by the Landscape Section in this Plan.
- F(2) The minimum size of a tot lot and/or playground shall be 1,500 square feet.
- S(2)

Notwithstanding the above, a Tot Lot shall be provided which is of a size that is conducive to serving the projected number of children in the development.

Lighting

Lighting standards for the Redevelopment Plan are regulated by Section 16.20.040 (G) of the Township Ordinance.

Signage

A comprehensive wayfinding and directional signage package for the parking areas, pedestrian corridors, and buildings should be provided that is consistent with the architecture of the buildings. The sign package should include design elements such as size, materials, style, and illumination.

Signage standards for the Redevelopment Plan are regulated by Section 16.20.040 (H) of the Township Ordinance.

Submittal Requirements

The Redeveloper(s) will submit a site plan for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Township 's site plan review requirements.

LEGAL PROVISIONS

Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Committee, the Zoning Map of the Township of Raritan is hereby amended and must be revised to show the boundaries of the South Junction Road Redevelopment Area and identify the district as the "South Junction Road Redevelopment Area". All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Township Committee, this Redevelopment Plan will supersede all provisions of the Raritan Zoning Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Raritan Zoning Ordinance for guidance. No variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Planning Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

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Amendment to the South Junction Road Redevelopment Plan

The South Junction Road Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment and Housing Law.

As development occurs within the Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Raritan, and its citizens. Amendments may be required in order to accommodate these changes.

Variations in Site Plan Design

Modifications from standards which are expressly stated to be “mandatory” under the Land Use Regulations of this Plan, may be approved by the Planning Board only by formal grant of a deviation as provided.

The Planning Board may grant deviations from the regulations contained within this 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 Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

An application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a and b.

No deviations may be granted which will result in permitting:

1. A use or principal structure not permitted in this Plan;
2. An expansion of a non-conforming use; and
3. An increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in this Plan.

Any party seeking a deviation from this Plan which cannot be granted by the Planning Board as set forth above, may apply to the Governing Body to request an amendment to this Plan.

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ACQUISITION PLAN

There is no property acquisition by the Township anticipated by this Plan.

RELOCATION PLAN

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.