

**TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY**

ORDINANCE #19-23

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “U.S. BRONZE REDEVELOPMENT PLAN” CONSISTING OF BLOCK 40, LOT 4 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING TITLE 16 ENTITLED “LAND DEVELOPMENT” BY THE AMENDMENT OF CHAPTER 16.22 ENTITLED “ZONING DISTRICTS ESTABLISHED;” AND ADDING NEW CHAPTER 16.28E ENTITLED “U.S. BRONZE REDEVELOPMENT DISTRICT (“UBR”)

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute a “non-condemnation area in need of redevelopment” as described in Section 5 of the Redevelopment Law; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Committee of the Township of Raritan (the “Township Committee”) by way of Resolution No. 2019-92, dated March 19, 2019, authorized and directed the Township of Raritan Planning Board (the “Board”) to conduct a preliminary investigation to determine whether the area identified as Block 40, Lot 4 as shown on the Tax Map of the Township of Raritan consisting of approximately 22 acres (the “Study Area”), meets the criteria set forth in Section 5 of the LRHL and should be designated as a “non-condemnation area in need of redevelopment;” and

WHEREAS, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the Board held a public hearing to determine whether the Study Area is a “non-condemnation area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on May 29, 2019; and

WHEREAS, at the Public Hearing, Jessica Caldwell, P.P, A.I.C.P. of J. Caldwell & Associates, Inc. presented a report dated May 3, 2019 entitled “Area In Need of Redevelopment Study, United States Bronze Powders, Inc., Block 40, Lot 4 (408 US Route 202);” and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 29, 2019, by unanimous voice vote, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” which was memorialized by way of PB Resolution 11-2019; and

WHEREAS, the Township Committee, on June 5, 2019, acted to designate the Study Area an area in need of redevelopment by adopting Resolution 19-136 entitled “A Resolution of the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey Designating Approximately 22 Acres Known as Block 40, Lot 4 as Shown on the Tax Map of the Township of Raritan as a “Non-Condensation Are in Need of Redevelopment” Under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.);” and

WHEREAS, subsequent to the Study Area’s designation as an Area in Need of Redevelopment, the Township’s Planner prepared a redevelopment plan entitled “U.S. Bronze Redevelopment Plan” (“Redevelopment Plan”) which was reviewed by the Planning Board on July 10, 2019 and found to be “not inconsistent” with the Township’s Master Plan, proof of which is attached hereto as **Exhibit “A;”** and

WHEREAS, the Township Committee reviewed the Redevelopment Plan and found the specifics of the Redevelopment Plan to be satisfactory; and

WHEREAS, the Township Committee now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto as **Exhibit “B”** and made a part hereof; and

WHEREAS, the Township Committee further desires to amend Title 16 “Land Development Code” as set forth below to include (for reference purposes) the specific land use, bulk requirements and design standards contained within the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Raritan, in the County of Hunterdon, State of New Jersey, as follows:

SECTION 1. The Redevelopment Plan attached hereto and made a part hereof as Exhibit “B” is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. Chapter 16.22 entitled “Zoning Districts Established” of Title 16 entitled “Land Development Code” of *The Revised General Ordinances of the Township of Raritan*, as heretofore supplemented and amended, is revised as follows:

§ 16.22.010 Establishment of Zones.

A. For the purpose of this Title, Raritan Township is divided into the following zone districts:

...

SJRR South Junction Road Redevelopment District

UBR U.S. Bronze Redevelopment District

...

§ 16.22.025 Zoning Map Amendments.

...

J. The Zoning Map shall be amended to designate the entirety of the designated "Redevelopment Area" consisting of Block 40, Lot 4, containing approximately 21 acres, as a new "UBR U.S. Bronze Redevelopment District."

SECTION 3. Title 16 entitled "Land Development Code" of *The Revised General Ordinances of the Township of Raritan*, as heretofore supplemented and amended, is hereby supplemented and amended by the addition of new Chapter 16.28E entitled "U.S. Bronze Redevelopment District (UBR)" to read as follows:

§ 16.28E.010 **Created.**

There is created a "U.S. Bronze Redevelopment District" within the Township of Raritan in order to permit the development of a designated "Redevelopment Area" consisting of approximately 21 acres and identified as Block 40, Lot 4 on the Township Tax Map pursuant to the U.S. Bronze Redevelopment Plan.

§ 16.28E.020 **Purpose.**

It is the purpose of this chapter to govern the development pursuant to the U.S. Bronze Redevelopment Plan of the UBR U.S. Bronze Redevelopment District of the Township.

§ 16.28E.030 **Permitted Uses.**

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

A. Principal permitted uses:

- i. Uses permitted in the I-1 Industrial and I-2 Industrial Zone Districts.
- ii. Mini-warehouse and self-storage facilities.
- iii. Indoor recreation facilities.
- iv. Recreational training facility.
- v. Medical offices.
- vi. Banks, business and professional offices.
- vii. Restaurants.
- viii. Retail and service uses.
- ix. Theaters

B. Accessory Uses:

- i. Off-street parking, loading and unloading.
- ii. Signs and fences.
- iii. Facilities required for employees and visitors, such as cafeterias, recreational and medical facilities.
- iv. Screened and fenced outdoor storage areas.
- v. Other uses and structures customarily incidental to a principal permitted use.
- vi. Retail and wholesale sales of goods manufactured or produced on site, provided that the sales area does not exceed 15% of the gross manufacturing floor area.
- vii. Public and private parking in association with a principal permitted use.

C. Pre-Existing Approvals. Nothing in this Redevelopment Plan shall negate, invalidate, supersede or modify any pre-existing approvals granted by the Planning Board or Board of Adjustment for any uses or structures within the Plan Area. Such uses and structures may remain and continue to be utilized under this Redevelopment Plan in accordance with the pre-existing approvals.

§ 16.28E.040 Area and Bulk Requirements.

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

	Commercial	Industrial
Min. Lot Area	100,000 Sq. Ft.	5 Acres (1)
Min. Lot Width (inside)	250 Ft.	250 Ft. (1)
Min. Lot Width (corner)	250 ft.	250 Ft. (1)
Principal Structure Setbacks		
Front	75 Ft.	100 Ft. (1)
Rear	50 Ft.	50 Ft.
Side (one)	20 Ft.	50 Ft. (1)
Side (both)	40 Ft.	100 Ft. (1)
Max. Height	2 ½ Stories or 35 Ft. (2)	4 Stories or 60 Ft.
Max. Hard Surface Coverage	60%	60%
Floor Area Ratio	75%	100%

Notes:

(1) For an industrial park, individual lots may have the following reduced standards: 2 acres minimum in lot area, 200 feet lot width, 35 feet one side yard, 85 feet combined side yards and 75 feet front yard. Lots shall front an internal road of the park.

(2) For assisted living facilities, the maximum height is 3 ½ stories or 50 feet.

§ 16.28E.050 Additional Zoning Regulations.

Multiple principal uses are permitted on one lot.

§ 16.28E.060 Parking Standards.

The parking standards for this Redevelopment Plan will generally follow the use standards outlined in Chapter 16.70, Off-Street Parking and Loading. The following include General Standards for Parking Areas within the Redevelopment Area:

A. Each off-street parking space shall be measured not less than 9 feet by 18 feet and parallel curb parking spaces shall be 8 feet by 23 feet.

B. In areas which have head-on parking, other than 90 degrees, the width of the space shall not be less than 9 feet measured at right angles to the parking lines and these lines shall extend to a point measuring 18 feet at right angles to the curb or edge of pavement.

C. Aisle Widths: Aisles from which vehicles directly enter or leave parking spaces shall not be less than: 25 feet wide for perpendicular parking, 18 feet wide for 60-degree angle parking, and 14 feet wide for 30 and 45 degree angle parking.

D. Parking areas shall be landscaped in accordance with the design standards for site plan review.

E. Shared parking and other innovative parking arrangements shall be encouraged.

§ 16.28E.070 Shared Facilities.

Shared facilities, including vehicular access, pedestrian access, parking, storm water management and other facilities, are permitted to enable their most logical and efficient locations within the Redevelopment Area, subject to cross easements being provided for the review and approval of the Township Attorney.

§ 16.28E.080 Buffer Requirements.

A. All lots or parts of lots which are improved with a predominately nonresidential use and whose side or rear lines are adjacent to a residential zone shall be screened from such residential zone by landscaped buffer strips or such screening along said lines or rear lines.

- B. No fences on any lot in any nonresidential district shall exceed a height of 8 feet above ground level.
- C. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- D. Fences shall be architecturally coordinated with structures occupying the same lot and surroundings.
- E. All fences and walls shall be within property lines. No fences or wall shall violate sight easement requirements or street rights-of-way, nor shall any fence obstruct any stream, drainageway or floodplain.

§ 16.28E.090 Landscaping Requirements.

Landscaping must be provided to promote a desirable and cohesive natural environment for patrons, employees, and passing motorists and recreators. Landscaping must also be utilized to screen parking and loading areas, providing 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. The existing sense and appearance of the semirural, natural scenic qualities of the Township should be encouraged in site development. Such techniques as clustering of trees and vegetation and retention of existing vegetation are encouraged as appropriate.
- C. Landscaping should favor native species appropriate to the site.
- D. Landscaping should be used to accept and complement buildings and provide for climate control.
- E. Provide for variety and mixture of landscaping.
- F. All parking areas shall be screened from adjacent properties.

§ 16.28E.100 Design Standards.

Building layout and design should meet, to the maximum extent practicable, the requirements of Section 16.20.040 (Design Standards) of the Revised General Ordinances of the Township of Raritan.

§ 16.28E.110 **Lighting.**

Lighting standards of the Redevelopment Plan are regulated by Section 16.20.040(G) of the Revised General Ordinances of the Township of Raritan.

§ 16.28E.120 **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 Revised General Ordinances of the Township of Raritan.

SECTION 4. All ordinances, or parts thereof, that are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 6. This Ordinance shall take effect upon (i) filing with the Hunterdon County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication according to law.

DATE ADOPTED: September 3, 2019

ATTEST:



Lisa Fania
Township Clerk

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**



Jeff Kuhl
Mayor

Exhibit "A"



Township of Raritan

Planning and Zoning Department
1 Municipal Drive, Flemington, NJ 08822

(908) 806-6104/806-8031 (fax)

July 12, 2019

Raritan Township Committee,

The Raritan Township Planning Board on July 10, 2019 reviewed Jessica Caldwell's report entitled "U.S. Bronze Redevelopment Plan" and made the following recommendations to Ms. Caldwell:

On page 6, the name Reedville Ave should be Reaville Road and on page 8, a line under accessory uses to permit public and private parking "in association with a principal permitted use" should be added.

Ms. Caldwell made the recommended changes, please see attached revised Plan. The Planning Board determined that this Redevelopment Plan is not inconsistent with the Township of Raritan's Master Plan.

Amy Fleming
Planning Board Secretary

Exhibit “B”

U.S. Bronze Redevelopment Plan

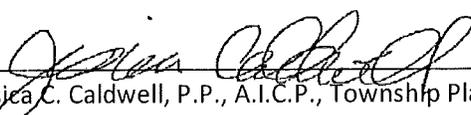
Raritan Township
Hunterdon County, New Jersey

Block 40, Lot 4
July 11, 2019



**J Caldwell
& Associates, LLC**

Community Planning Consultants
145 Spring Street, Suite E
Newton, New Jersey 07860


Jessica C. Caldwell, P.P., A.I.C.P., Township Planner, P.P. #5944

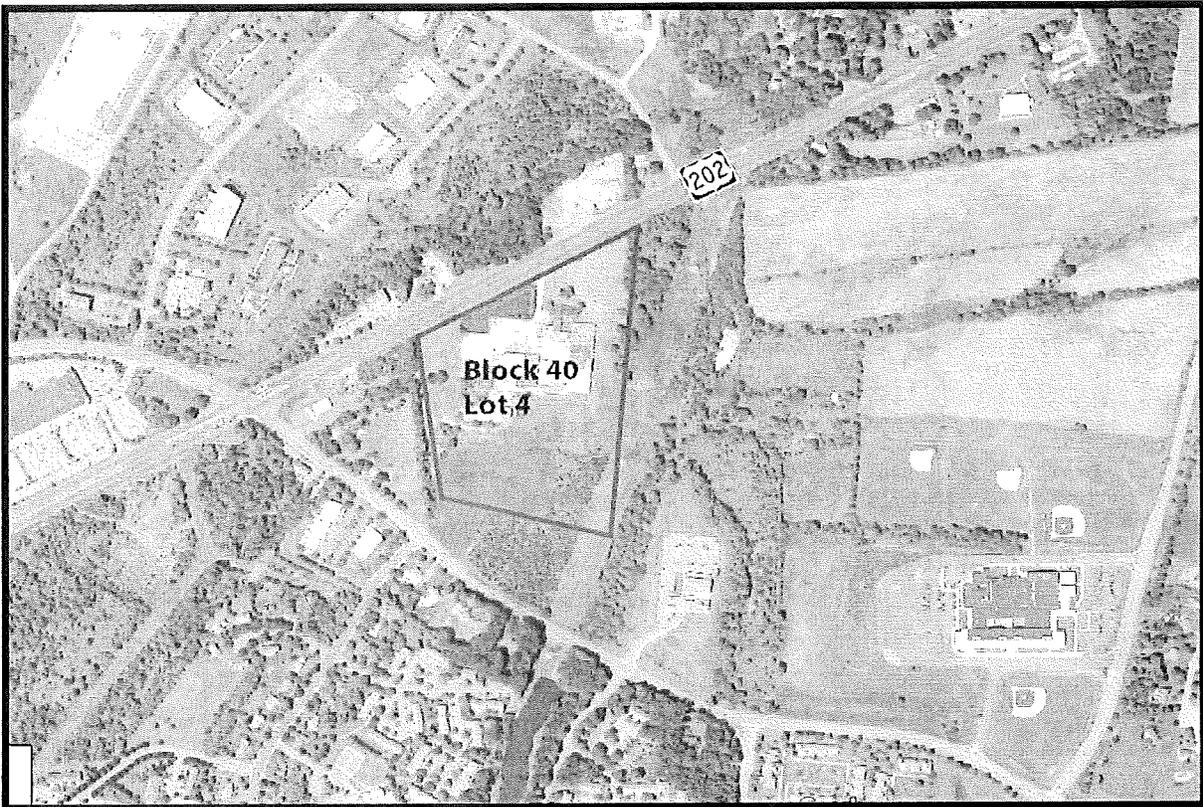
The original document was signed and sealed in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

The U.S. Bronze 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 5, 2019, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Plan"), including Block 40, Lot 4, with an address of 408 US Route 202 (the "Plan Area"). This plan is proposed to effectuate the redevelopment of the Area, shown below.



PLAN CONTEXT

The Plan Area occupies approximately twenty-two (22) acres and is bounded by U.S. Route 202 and in close proximity to Case Boulevard and Voorhees Corner Road. The Study Area is in the Northern part of the Township, approximately a half-mile from Flemington Circle, the largest commercial area in the Township. The Plan Area is roughly rectangular in shape and maintains 1,000 ft. of frontage on U.S. Route 202. The primary goal of the Redevelopment Plan is to increase the economic productivity and utilization of the property by expanding permitted uses on the property to include highway commercial and major industrial uses.

The Plan Area is currently zoned I-2, Major Industrial. The current permitted uses allow manufacturing, fabrication, assembly, processing, storage and distribution as well as additional research and administration uses. The Redevelopment Area will also permit additional uses similar to those permitted in the adjacent B-2 District to provide for an increased variety of permitted uses with the goal to prompt redevelopment of the site.

PURPOSE

The Redevelopment Plan is designed to serve as the zoning for the Area to provide guidelines for new construction in the Plan Area and establish permitted land uses and building requirements for the Area. The Plan allows for a wide possibility of uses to maximize the development potential of the Plan Area while maintaining uses that are consistent with the Township's Master Plan for the Area. The Master Plan calls for a mix of uses including restaurants, retail, medical offices, banks and professional offices, indoor recreation facilities, mini-warehouses and self-storage facilities, theaters, and assisted living and nursing homes. In addition, the Plan will continue to permit I-1 and I-2 Industrial type uses. The right-of-way should be developed with an inviting streetscape, including buildings and/or other elements to create an engaging public realm.

PLAN CONSISTENCY REVIEW

Raritan 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.

The Township's most recent Master Plan Reexamination Report was adopted February 27, 2019. The Master Plan Reexamination Report recommended that this parcel be changed to the B-2 Zone District to allow for highway commercial uses on the property.

The following Master Plan goals and objectives relate to the Redevelopment Area:

Land Use:

"Permit additional commercial and recreational development."

"Reduce the potential for new single-family residential development."

"Promote smart growth policies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability."

The Redevelopment Area is located within a half-mile of the largest commercial development in the Township. Redevelopment in this area will attract desired development to a corridor consisting of similar uses and will offer needed services to residents and visitors alike.

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 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 located in the northern section of the Township north of the Borough of Flemington and south of the Township of Readington. The Redevelopment Area is consistent with the goals and objectives of the Borough of Flemington. The Borough's 2015 Master Plan proposes to expand the O/SS Overlay Shopping District nearest the Plan Area in Flemington, which includes "encouraging additional development with higher intensity uses and extending these uses to include the Western Quadrants of the Reaville Road and Routes 202/31 intersection." The Redevelopment Plan helps accomplish this goal by consolidating

development along the 202/31 corridor to facilitate a greater concentration of retail services within an existing concentration of retail uses. 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.

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 also 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." 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 designated 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 State Development and Redevelopment Plan.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper for the Plan Area to redevelop the 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:

1. Uses permitted in the I-1 Industrial and I-2 Industrial Zone Districts.
2. Mini-warehouses and self-storage facilities.
3. Indoor recreational facilities.
4. Recreational training facility.
5. Medical offices.
6. Banks, business and professional offices.
7. Restaurants.
8. Retail and service uses.
9. Theaters.
10. Assisted living and nursing homes.

B. Accessory Uses:

1. Off-street parking, loading and unloading.
2. Signs and fences.
3. Facilities required for employees and visitors, such as cafeterias, recreational and medical facilities.
4. Screened and fenced outdoor storage areas.
5. Other uses and structures customarily incidental to a principal permitted use.
6. Retail and wholesale sales of goods manufactured or produced on site, provided that the sales area does not exceed 15% of the gross manufacturing floor area.
7. Public and private parking in association with a principal permitted use.

Pre-Existing Approvals

Nothing in this Redevelopment Plan shall negate, invalidate, supersede or modify any pre-existing approvals granted by the Planning Board or Board of Adjustment for any uses or structures within the Plan Area. Such uses and structures may remain and continue to be utilized under this Redevelopment Plan in accordance with the pre-existing approvals.

Area and Bulk Requirements

The Plan Area is located within the I-2 Industrial zone. The Township Master Plan seeks to expand the B-2 Commercial Zone to the Plan Area. This Plan provides for both commercial and industrial uses. Depending on the type of use sought for redevelopment, the bulk standards will vary. The following regulatory controls apply to the property based on the intended use:

Area & Bulk Requirements		
	Commercial	Industrial
Mini. Lot Area	100,000 Sq. Ft.	5 Acres (1)
Min. Lot Width (inside)	250 Ft.	250 Ft. (1)
Min. Lot Width (corner)	250 Ft.	250 Ft. (1)
Principal Structure Setbacks		
Front	75 Ft.	100 Ft. (1)
Rear	50 Ft.	50 Ft.
Side (one)	20 Ft.	50 Ft. (1)
Side (both)	40 Ft.	100 Ft. (1)
Max. Height	2 ½ Stories or 35 Ft.(2)	4 Stories or 60 Ft.
Max. Hard Surface Coverage	60%	60%
Floor Area Ratio	75%	100%

Notes:

- (1) For an industrial park, individual lots may have the following reduced standards: 2 acres minimum lot area, 200 feet lot width, 35 feet one side yard, 85 feet combined side yards and 75 feet front yard. Lots shall front on an internal road of the park.
- (2) For Assisted Living Facilities, the maximum height is 3 ½ stories or 50 feet.

Additional Zoning Regulations

- A. Multiple principal uses are permitted on one lot.

Parking Standards

The Parking standards for this Redevelopment Plan will generally follow the use standards outlined in Chapter 16.70, Off-Street Parking and Loading. The following include General Standards for Parking Areas within the Redevelopment Area:

- A. Each off-street parking space shall measure not less than nine (9) feet by 18 feet and parallel curb parking spaces shall be eight (8) feet by 23 feet.
- B. In areas which have head-on parking, other than 90 degrees, the width of the space shall not be less than nine feet measured at right angles to the parking lines and these lines shall extend to a point measuring 18 feet at right angles to the curb or edge of pavement.
- C. Aisle Widths: Aisles from which vehicles directly enter or leave parking spaces shall not be less than: twenty-five feet wide for perpendicular parking, eighteen feet wide for 60-degree angle parking, and fourteen feet wide for 30- and 45-degree angle parking.
- D. Parking areas shall be landscaped in accordance with the design standards for site plan review.
- E. Shared parking and other innovative parking arrangements shall be encouraged.

Shared Facilities

Shared facilities, including vehicular access, pedestrian access, parking, stormwater management and other facilities, are permitted to enable their most logical and efficient locations within the Plan Area, provided cross easements are provided for the review and approval of the Township Attorney.

Buffer Requirements

- A. All lots or parts of lots which are improved with a predominantly nonresidential use and whose side or rear lines are adjacent to a residential zone shall be screened from such residential zone by landscaped buffer strips or other such screening along said line or rear lines.
- B. No fence on any lot in any nonresidential district shall exceed a height of eight (8) feet above ground level.
- C. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- D. Fences shall be architecturally coordinated with structures occupying the same lot and surroundings.
- E. All fences and walls shall be within property lines. No fence or wall shall violate sight easement requirements or street rights-of-way, nor shall any fence obstruct any stream, drainageway or floodplain.

Landscaping Requirements

Landscaping must be provided to promote a desirable and cohesive natural environment for patrons, employees, and passing motorists and recreators. Landscaping must also be utilized to screen parking and loading areas, 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. The existing sense and appearance of the semirural, natural scenic qualities of the Township should be encouraged in site development. Such techniques as clustering of trees and vegetation and retention of existing vegetation are encouraged as appropriate.
- C. Landscaping should favor native species appropriate to the site.
- D. Landscaping should be used to accept and complement buildings and provide for climate control.
- E. Provide for a variety and mixture of landscaping.
- F. All parking areas shall be screened from adjacent properties.

Design Standards

Building layout and design should meet, to the maximum extent practicable, the requirements of Section 16.20.040 (Design Standards) of the Township Ordinance.

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).

Submittal Requirements

The Redeveloper(s) will submit a land development application to the Township Planning Board for all, or a portion of, the Plan Area. The approval process will occur as per the Township’s Land Development Code (Section 16) and Site Development Standards, Section 16.20 and/or Land Subdivision Standards, Section 16.18, requirements as applicable.

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 Town Council, The Zoning Map of Raritan Township is hereby amended and must be revised to show all the boundaries of the U.S. Bronze Redevelopment Area and identify the district as the “U.S. Bronze Redevelopment Area”. All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Governing Body, this Redevelopment Plan shall supersede all provisions of 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.

Amendment to the U.S. Bronze Redevelopment Plan

The U.S. Bronze Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment & Housing Law.

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 owners 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 the 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 provision 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 & 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.

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 and there are no residential uses in the Plan Area, no Relocation Plan is necessary.