

REDEVELOPMENT PLAN

South Avenue + Chestnut Street Cranford, NJ

Topology | 60 Union St #1N Newark, NJ 07105

Acknowledgements

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1. INTRODUCTION

1.1 Introduction

The South Avenue & Chestnut Street Rehabilitation Area is located on the edge of downtown Cranford and immediately south of the Cranford NJ TRANSIT train station. The following pages provide a comprehensive vision for the redevelopment of the South Avenue & Chestnut Street Rehabilitation Area (the “Redevelopment Plan” or “Plan”). The Rehabilitation Area measures about two acres and includes the properties listed below:

- Block 478, Lots 1.01, 1.02, 2, 3, 4 and 5 (100-126 South Avenue);
- Block 478, Lot 6 (32 High Street);
- Block 483, Lot 18 (2 Chestnut Street), and;
- Block 484, Lot 19.01 (201 Walnut Avenue).

Figure 1 below reflects the boundaries of the Rehabilitation Area.

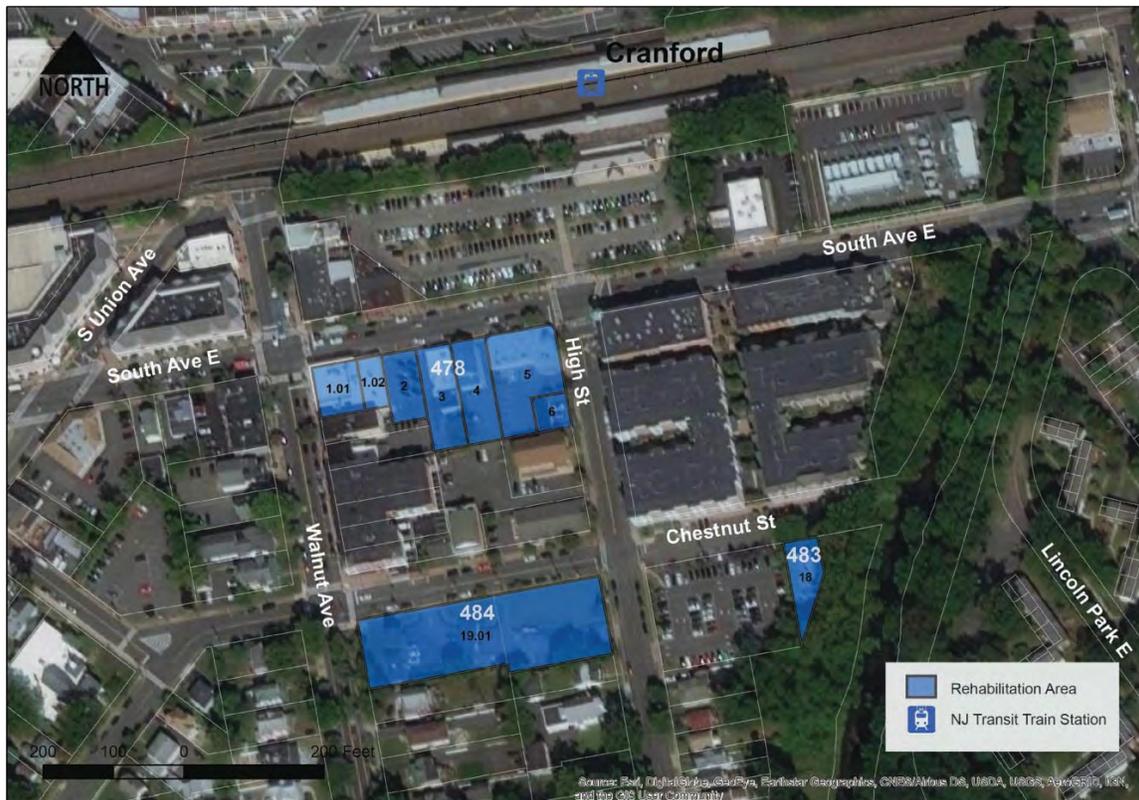


Figure 1: Rehabilitation Area Map

The goal of this Plan is to provide a planning and policy framework for the redevelopment of the Rehabilitation Area, effectuate the Township’s planning goals, and determine a potential program for development. Pursuant to the Local Redevelopment and Housing Law (“LRHL), “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A 40A:12A-7(d)). As mentioned in the 2019 Master Plan Reexamination Report, the Township set an objective to utilize rehabilitation designations to encourage development on underutilized properties as part

of a broader effort to proactively plan for the future and implement projects. Furthermore, both the 2009 Master Plan and the 2019 Master Plan Reexamination Report recognize the need to provide a wide range of housing options to meet the needs of residents in diverse income group. The redevelopment of this area aides the Township in achieving its goals to provide additional housing options—in accordance with the Township’s Housing Plan Element and Fair Share Plan, as described in **Appendix A**—and to create development opportunities that encourage an increase in mass transit usage and a diverse mix of uses as a means of maintaining an economically vibrant community.

As required by the LRHL, redevelopment plans must address “any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan” (N.J.S.A 40A:12A-7(a)(5)). This Plan is also consistent with these plans, as detailed in **Appendix A**.

1.2 Regulatory History

The Township of Cranford has determined that the use of redevelopment powers granted to municipalities under the LRHL would be the most effective to redevelop the properties located in the Rehabilitation Area consistent with the foregoing.

On August 11, 2020, the Township Committee of the Township of Cranford passed Resolution No. 2020-270 requesting the Planning Board to evaluate the properties that constituted the Study Area to determine if they could be designated as an Area in Need of Rehabilitation (see **Appendix B**). The Township of Cranford authorized Topology on September 16, 2020, to determine whether the Study Area qualifies as an Area in Need of Rehabilitation. Subsequently, and in line with the recommendation of the Planning Board, the properties in the Study Area were designated as “area in need of rehabilitation” under Resolution 2021-164, adopted by the Township Committee on March 30, 2021 (see **Appendix B**). Topology’s Area in Need of Rehabilitation Report is also included in **Appendix B**.

Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects feasible and to remove deleterious conditions. The “area in need of rehabilitation” designation allows for the use of short-term tax incentives. For more information on Local Redevelopment and Housing Law Regulations and Policy, see **Appendix C**.

This Plan is intended to provide a regulatory framework for the redevelopment of the Rehabilitation Area. With particular attention to site planning, building design, and public improvement, such as parking and traffic concerns, this Plan serves both future businesses and residents located within the Area as well as all members of the greater Cranford community.

In accordance with the LRHL (N.J.S.A. 40A-12A-2), this Plan establishes the following requirements and standards for the Rehabilitation Area:

- A. Land Uses
- B. Bulk Standards
- C. Design Criteria
- D. Building Requirements

The provisions set forth in this Redevelopment Plan shall supersede, govern, and control the standards set forth in the Land Development Ordinance adopted by the Township Committee of the Township of Cranford on December 16, 2014, by Ordinance No. 2014-25, as well as any applicable amendments. The Redevelopment Plan is consistent with Ordinance No. 2021-03, adopted by the Township Committee on March 30, 2021, to amend the Township's Land Development Ordinance to create affordable housing overlay districts, several of which apply to the Rehabilitation Area properties.

2. SITE DESCRIPTION

The Rehabilitation Area is located on the southern edge of Cranford's downtown and in close proximity to the Cranford NJ Transit train station (**Figure 2**). The Rehabilitation Area is generally comprised of three distinct components:

- Properties fronting on South Avenue between Walnut Avenue and High Street;
- Properties fronting on Chestnut Street, also between Walnut Avenue and High Street; and,
- A single residential property at 2 Chestnut Street directly adjacent to the Rahway River.



Figure 2: Rehabilitation Area Context Map

Residential neighborhoods are located to the south of the Rehabilitation Area and on the opposite side of the Rahway River. Recent mixed-use redevelopment projects were undertaken near the Rehabilitation Area, specifically the Riverfront at Cranford Station and The Albero. Both projects are located adjacent to the Rehabilitation Area and front on South Avenue and Walnut Avenue, respectively. Another nearby redevelopment project is Cranford Crossing, a mixed-use development located at the intersection of South Avenue West and South Union Avenue built in 2006.

2.1 Property Background

A. History of the Site

Cranford is a suburban community that grew around the Rahway River, which runs immediately to the east of the Rehabilitation Area. Cranford developed into a bedroom community as residents commuted into New York City while enjoying amenities like the Rahway River, unavailable to city dwellers. The Township was known as the “Venice of New Jersey” in the early 1900s during a time of significant industrial activity in the New Jersey.

The Rehabilitation Area was developed early on due to its central location within the Township and proximity to the train station, which opened for service in 1839. As shown on historic Sanborn maps, see **Figure 3** below, the Rehabilitation Area was predominantly used for residential purposes in the late 19th century and early 1920s.



Figure 3: 1893 and 1922 (right) Historic Sanborn Maps

B. Existing Conditions

1. *Neighborhood Context*

The existing buildings located within the Rehabilitation Area were mostly built between the 1930s and 1960s, according to property tax records from the State of New Jersey Division of Taxation’s database.

2. *Existing Zoning*

Prior to the adoption of this Redevelopment Plan, the properties within the Rehabilitation Area fell in three different zoning districts (see **Figure 4**).

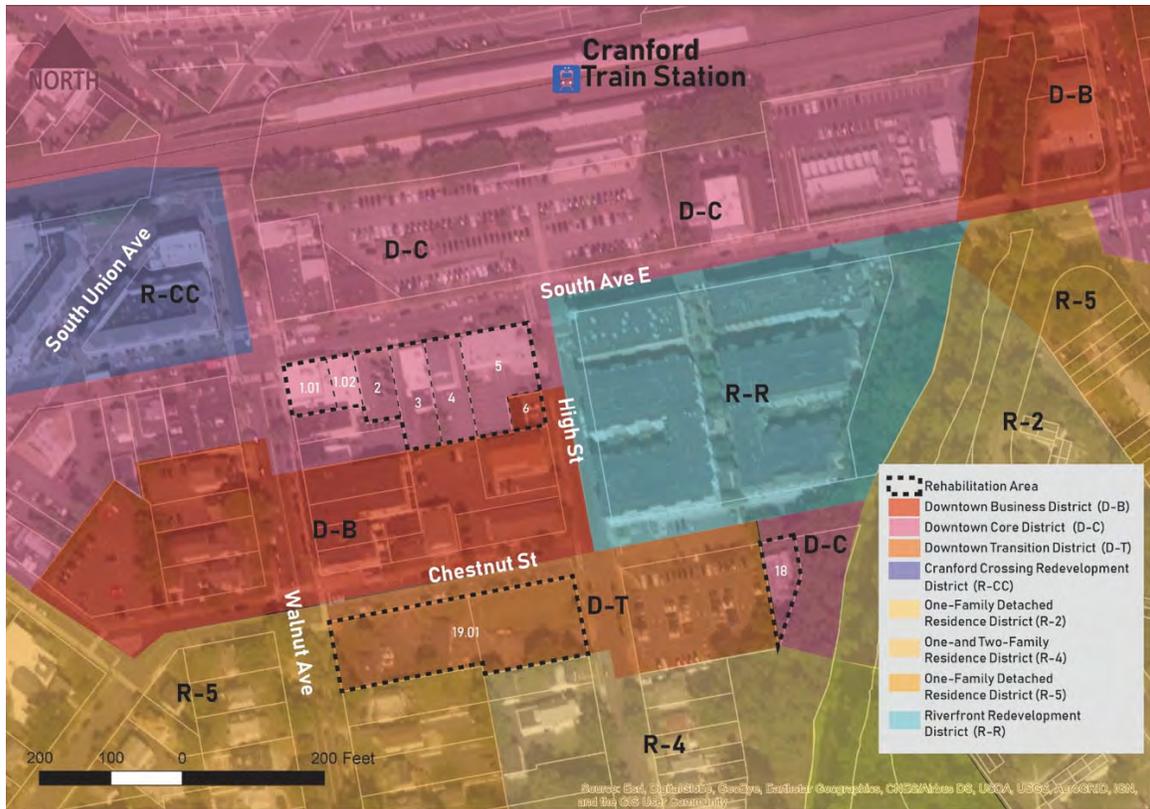


Figure 4: Prior Zoning of Rehabilitation Area

All three districts are considered business districts where a wide range of commercial uses, including retail and professional services, is permitted. The main distinction between these three zoning lies in the permitted Floor Area Ratio (FAR) and the permitted maximum percentage of impervious coverage:

- Lots 1.01, 1.02, 2, 3, 4 and 5 in Block 478 and Lot 18 in Block 483 were in the '**Downtown Core District (D-C)**'. The maximum FAR here is 3.0, there is no limit in terms of impervious coverage, and the maximum building height is 3 stories or 45 feet.
- Lot 6, Block 478 lies in the '**Downtown Business District (D-B)**', where the maximum FAR is 2.5. The maximum for impervious lot coverage is set at 80% and the maximum building height is, again, 3 stories or 45 feet.
- Lot 19.01 in Block 484 was in the '**Downtown Transition District (D-T)**' where the maximum FAR is also set at 2.5. The maximum for impervious lot coverage is set at 80% and the maximum building height is, again, 3 stories or 45 feet.

An affordable housing overlay district, established through Ordinance No. 2021-03, covers each of the three abovementioned zoning districts. The purpose of these overlay districts is to provide an opportunity for the construction of multiple family housing in development where not less than 20% of the units shall be reserved

for low- and moderate-income households in each of these three downtown zoning districts.

As outlined in §255-44 Off-street parking, Article V Zoning, all ground floor nonresidential principal permitted uses in the Downtown Core District (D-C) and Downtown Transition District (D-T) zones, except offices, shall not be required to provide off-street parking spaces. These properties are part of the Central Business District for which public parking shall be provided by the Township.

A detailed description of the prior zoning can be found in the Township of Cranford's Land Development Ordinance, specifically Article V Zoning.

3. *Property Restrictions*

a. Easements

At the time of the preparation of this Redevelopment Plan, no easements are established within the Rehabilitation Area. The Redeveloper(s) will be responsible for identifying, maintaining, terminating, and relocating, if necessary, any existing easements.

b. Contamination

The properties in the Rehabilitation Area are not included on the New Jersey Department of Environmental Protection's list of known contaminated sites. The Redeveloper(s) will be responsible for investigating and remediating any possible contamination on parcels they seek to redevelop.

c. Wetlands and Flood Plain

According to NJDEP and FEMA mapping, a portion of the Rehabilitation Area is located within different flood zones of the Rahway River. The Redeveloper(s) will be responsible for obtaining all necessary approvals and permits for proposed development within these flood zones.

4. *Mobility + Circulation*

The Rehabilitation Area is located in close proximity to the Garden State Parkway and Route 28 (North Avenue) providing regional access. Walnut Avenue runs between downtown Cranford, mainly located to the north of the Rehabilitation Area, and the neighboring Township of Clark to the south.

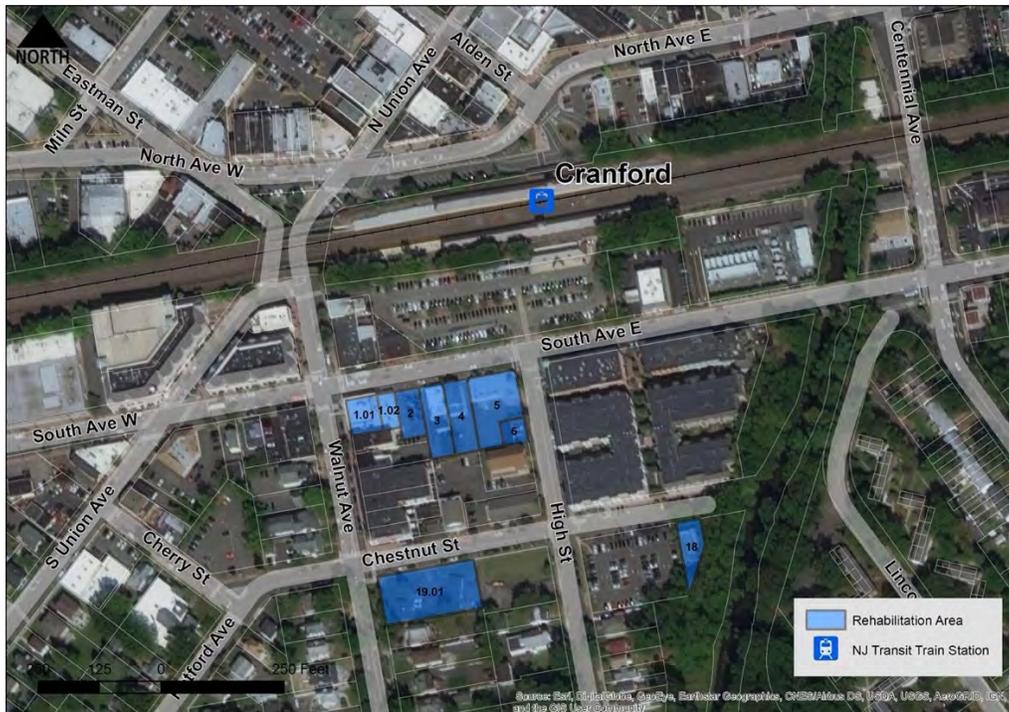


Figure 5: Map of Surrounding Street Network

Part of the Rehabilitation Area fronts on South Avenue, a main commercial thoroughfare in Cranford. Site access is also provided by two local streets, specifically Chestnut Street and High Street (see **Figure 5**).

Cranford's downtown and train station are located directly north of the Rehabilitation Area. The station is served by NJ Transit's Raritan Valley Line and offers direct access to regional centers, including Newark and New York City. One-seat rides to and from Penn Station New York are currently available during midday and evening hours on weekdays. A direct service trip to Penn Station takes about 45 minutes.

The Rehabilitation Area is also within proximity of two train stations served by two other NJ Transit rail lines, the Northeast Corridor Line and North Jersey Coast Line. The Rahway and Linden train stations are served by both lines and are located about 4 miles away, or approximately a 12- to 15-minute drive, from the Rehabilitation Area. The Linden Station is also accessible by NJ Transit bus service from Cranford Station. Accessibility by bus requires one transfer and takes approximately 30 minutes. The Northeast Corridor Line is a frequent commuter rail service running between Trenton and New York. Most trains on the North Jersey Coast Line operate between New York Pennsylvania Station and Long Branch, Monmouth County.

The location is served by two frequent service bus routes. NJ Transit 59 bus line runs along South Avenue West and connects Newark with Plainfield and Dunellen. The nearest bus stop is located where the Rehabilitation Area fronts on South Avenue East. The Rehabilitation Area is also served by NJ Transit 113 bus line on North Avenue, connecting Dunellen and Midtown Manhattan's Port Authority Bus Terminal by way of Cranford and Roselle Park.

3. PUBLIC PURPOSES

3.1 Block + Lots

The Rehabilitation Area (see **Figure 6**) included the following blocks and lots:

Subdistrict 1:

Block 478, Lot 1.01
Block 478, Lot 1.02
Block 478, Lot 2
Block 478, Lot 3
Block 478, Lot 4

Block 478, Lot 5
Block 478, Lot 6
Block 483, Lot 18

Subdistrict 2:

Block 484, Lot 19.01

3.2 Project Area Map



Figure 6: Rehabilitation Area Map

3.3 Goals + Objectives

In order to successfully achieve the vision for redevelopment of this Area and alleviate existing challenges, any proposed Redeveloper(s) and project(s) must meet the following goals and objectives. These objectives build on and expand the priorities identified in the most recent Master Plan Reexamination and best practices.

A. Promote Economic Development

1. Promote investment in properties to ensure both the long-term economic health of the municipality, and to prevent the further deterioration of older businesses.

2. Create new commercial spaces to allow new businesses to thrive and improve Cranford as a commercial center.
 3. Promote the creation of new jobs in Cranford that provide opportunities for both existing residents and for workers throughout the region.
- B. Create Expanded and Appropriate Housing Options
1. Encourage a diverse range of households in Cranford through redevelopment that promotes a variety of housing options.
 2. Assist the Township in meeting its affordable housing obligations by creating a realistic opportunity for developing affordable housing.
 3. Establish a mixture of affordable and market-rate units to ensure accessibility to households at a range of income levels.
- C. Reduce Negative Impact of Car Circulation + Traffic Issues
1. Provide sufficient parking to support the development program but minimize the aesthetic and functional impacts.
 2. Create safe and convenient on-site parking and access solutions that accommodate safe and pedestrian-oriented streetscapes.
 3. Reduce overall automobile traffic in the municipality by promoting transit use through transportation policy as well as shared car services and other substitutes for personal private car usage.
- D. Blight Eradication
1. Protect the health, safety, and welfare of the residents of Cranford by redeveloping underutilized and stagnant properties that could more effectively contribute to the well-being of the Township.
 2. Eliminate detrimental influences such as deteriorated buildings and underutilization.
- E. Implement Sustainability
1. Incorporate street trees and green infrastructure elements into building and landscaping designs to reduce stormwater runoff and improve local water quality.
 2. Reduce impervious coverage to prevent flooding and promote the absorption of stormwater runoff and alleviate existing flooding by constructing stormwater management systems that are integrated within planted areas, greenways, green roofs, and swales that filter runoff and maximize on-site infiltration.
 3. Encourage the use of sustainable building standards and materials as well as renewable energy technologies to reduce environmental impact.
- F. Design Quality, Usable Open Space
1. Enhance the visual character and safety of the South Avenue frontage via streetscape improvements.
 2. Create a coordinated design for public open spaces and streetscapes that uses street trees and landscaping, lighting, street

furniture, open space, and sidewalks to create an attractive pedestrian-friendly environment.

4. LAND USE

4.1. Definitions

See **Appendix E**.

4.2. Subdistrict 1

A. Uses

1. *Permitted Principal Uses*

- a. All principal permitted uses in the 'Downtown Core District (D-C)' pursuant to the Code of the Township of Cranford Section §255-36
- b. Animal Hospital
- c. Convenience Stores
- d. Dwelling, Multi-family
- e. Professional Office
- f. Parking Facility (only on Block 483, Lot 18)

2. *Accessory Uses and Structures*

- a. Accessory uses and structures customarily subordinate and incidental to permitted principal uses including building lobbies, community rooms, rooftop and outdoor amenity spaces, fitness rooms, maintenance and storage rooms, stairwells, retaining walls, utilities, laundries, parking, pools, storage, and stormwater management facilities ("Accessory Uses and Structures").

3. *Prohibited Uses*

- a. Any uses not specifically permitted herein.

B. Area + Bulk Requirements

1. *Maximum Dwelling Units*: 55 units
2. *Minimum Non-Residential Component*: A minimum of 8,000 square feet of non-residential uses shall be provided on Block 478, Lots 1.01 through 6.
3. *Lot Requirements*:
 - a. **Minimum Lot Area**: .75 acres
 - b. **Maximum Building Coverage**: 90%
 - c. **Maximum Lot Coverage**: 96%

4.3. Subdistrict 2

A. Uses

1. *Permitted Principal Uses*

- a. Dwelling, Multi-family
- b. Special Needs Housing

2. *Accessory Uses and Structures*

- a. Accessory uses and structures customarily subordinate and incidental to permitted principal uses including building lobbies, community rooms, outdoor amenity spaces, fitness rooms, maintenance and storage rooms, laundries, parking, pools, storage, and stormwater management facilities ("Accessory Uses and Structures").

3. *Prohibited Uses*
 - a. Any uses not specifically permitted herein.

B. Area + Bulk Requirements

1. *Maximum Dwelling Units*: 37 units (excluding Special Needs Housing which shall not exceed 8 units)
2. *Lot Requirements*:
 - a. **Minimum Lot Area**: .75 acres
 - b. **Maximum Building Coverage**: 90%
 - c. **Maximum Lot Coverage**: 95%

4.4. **Building Placement Standards:**

A. Subdistrict 1:

1. Any building's Primary Façade shall front on South Avenue.
2. Front Yard Setback Minimum: 9' from face of curb line and shall be comprised of at least 8' sidewalk clearance and intermittent planters or landscaping at least 2' in depth adjacent to the building façade. Planters or landscaping may utilize some of the 8' sidewalk intermittently as long as a 6' clearance remains for the pedestrian walkway. Eaves, cornices, bay windows, balconies, gutters, and similar architectural features may project up to three feet into the right-of-way. ADA access ramps or stairs to the entrances of the retail storefronts or building lobby may project into the front yard setback of Subdistrict 1 as long as a 6' clearance remains for the pedestrian walkway.
3. Side Yard Setback Minimum: 10' from curb line and shall be comprised of at least 8' sidewalk clearance and 2' planted interstitial zone adjacent to the building façade for all facades along South Avenue and High Street. Planters or landscaping may utilize some of the 8' sidewalk intermittently as long as a 6' clearance remains for the pedestrian walkway. Otherwise: 0'. Eaves, cornices, bay windows, gutters, and similar architectural features may project up to three feet into the right-of-way. ADA access ramps or stairs to the entrances of the retail storefronts or utility rooms may project into the side yard setback of Subdistrict 1 as long as a 6' clearance remains for the pedestrian walkway.
4. Rear Yard Setback Minimum: 9' between buildings or 5' between curb or property line, whichever is nearest, and building façades. The following Accessory Uses and Structures may project into the rear yard setback of Subdistrict 1 as long as a 6' clearance remains between buildings: utility and building maintenance rooms, egress stairwells, bicycle racks, retaining walls, parking, and stormwater management facilities or features.

B. Subdistrict 2 (excluding Block 483, Lot 18):

1. Any building's Primary Façade shall front Chestnut Street.
2. Front Yard Setback Minimum: 10' from curb line and shall be comprised of at least 5' sidewalk clearance and intermittent 4' in depth planted interstitial zones adjacent to the building façade. Eaves, cornices, bay windows, balconies, gutters, and similar

architectural features may project up to three feet into the right-of-way and shall be exempt from any landscaping requirements. ADA access ramps and stairs may project into the front yard setback of Subdistrict 2 as long as a 5' clearance remains for the pedestrian walkway.

3. Side Yard Setback Minimum: 9' from curb line and shall be comprised of at least 5' sidewalk clearance and intermittent 4' in depth planted interstitial zones adjacent to the building façade for all facades along Walnut Avenue and High Street. Otherwise: 0'. Eaves, cornices, bay windows, gutters, and similar architectural features may project up to three feet into the right-of-way and shall be exempt from any landscaping requirements. ADA access ramps or stairs, and necessary utilities may project into the side yard setback of Subdistrict 2 as long as a 5' clearance remains for the pedestrian walkway.
4. Rear Yard Setback Minimum: 10' between buildings or 15' between curb or property line, whichever is nearest, and building façades. Notwithstanding the foregoing, Accessory Uses and Structures shall be permitted to encroach into the setback minimum.

4.5. Height:

- A. Subdistrict 1: Four Stories or 55'
- B. Subdistrict 2: Three Stories or 45'
- C. Measurement: Building height shall be determined by the vertical distance from the average finished grade to the highest point of the roof surface, except in the case of a building with a pitched roof building height shall be determined by the vertical distance from the average finished grade to the midpoint of the sloped roof. Rooftop appurtenances and mechanical equipment shall be exempt from the calculation of building height if they are appropriately screened from view. In addition, parapets that extend no more than 3 feet above a flat roof shall be exempt from the calculation of building height. Notwithstanding the foregoing, for any properties located in a flood zone or Flood Hazard Area the building height shall be measured from the vertical distance from the Grade Plane to the highest point of the roof surface of a building.

Grade Plane: Areas or portions of the building area of a lot located within the flood hazard area or flood zone: The reference plane shall be the more restrictive of the base flood elevation or advisory base flood elevation of the flood hazard area plus four feet.

D. Ceiling Height:

1. Measurement: Ceiling height shall be measured from the top of the finished floor to the finished floor above, excluding beam drops and duct soffits.
2. Subdistrict 1:
 - a. Ground-Story Minimum: 12'
 - b. Upper-Story Minimum: 9'
3. Subdistrict 2:

- a. Ground-Story Minimum: 9'
- b. Upper-Story Minimum: 9'

4.6. Parking

A. Automotive Parking

1. General Requirements

- a. No existing on-street parking spaces will count towards meeting minimum parking requirements laid out in this plan. However, newly created on-street parking spaces shall count towards meeting the minimum parking requirements laid out in this plan.
- b. Parking ratios shall be applied on a site-wide basis, meaning parking for one subdistrict may be provided within another subdistrict.
- c. All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards or other applicable standard.
- d. Parking spaces shall measure nine (9) feet wide by 18 (18) feet deep, except for compact car spaces to the extent permitted by this Plan.
- e. Compact car spaces measuring eight (8) feet wide by sixteen (16) feet deep, shall be permitted provided their total number does not exceed 20% of the total parking provided.
- f. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- g. All parking facility entrances must be equipped with auditory and visual warning systems to avoid conflicts between motorists and pedestrians.
- h. An increase or decrease of more than 10% of the required minimum parking shall constitute a deviation.
- i. No private parking shall be permitted within the front yard, except on Block 483, Lot 18, which parking plan shall be permitted in general conformance with Appendix G.
 - i. All parking plans must show structural support columns to accurately depict feasibility of parking spaces and drive aisles.

2. Electric Vehicle Requirements

- a. All parking facilities shall comply with the State's P.L. 2021, c.171

3. Minimum Off-Street Parking Ratios shall follow the bulk standards outlined in this document with respect to all lots, excluding Block 478 Lots 1.01 & 1.02

Use	Minimum Parking Spaces Required
Dwelling, Multi-family	1.4 per unit
Professional Office	None
Special Needs Housing	None
All Other Uses	None

B. Bicycle Parking

1. Location + Design of Facilities

- a. Where indoor bicycle parking is required, bicycle parking facilities shall be at least as protected as any automobile parking provided.
 - b. Site plans shall show the proposed location of bicycle parking facilities on the Site and on the building floor plan design. A construction detail of the bicycle rack or parking facilities shall be provided.
2. *Requirements for Indoor Bicycle Parking*
- a. Indoor parking shall, at a minimum, consist of a room within a residential building or workplace, or other setup providing similar security and protection from the elements as any automobile parking provided.
 - b. Any required indoor bicycle parking facility must be in a convenient and accessible location. Ramps and elevators may be utilized to provide access to facilities not located at the ground-floor level.
 - c. Bicycle parking facilities within an automobile parking area shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.
3. *Requirements for Outdoor Bicycle Parking*
- a. All required outdoor bicycle parking must be convenient and accessible to a main building entrance, street access and driveways.
 - b. Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, commercial activity, office and residential windows, an attendant or other personnel to discourage theft and vandalism and promote awareness of existence and availability.
 - c. Bicycle parking shall be located so as not to block the pedestrian path on a sidewalk or within a site. A minimum of six (6) feet of unobstructed passage when parking is in use is required on public sidewalks.
 - d. Size and style of bicycle racks shall be approved by the Township of Cranford Planning Board.
 - e. Bicycle racks must be attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
 - f. All bicycle racks shall be located at least two (2) feet in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical.
4. *Minimum Bicycle Parking Ratios*
- a. Minimum bicycle parking requirements shall be in compliance with the bulk standards outlined in this document.

Use	Minimum Indoor Requirement	Minimum Outdoor Requirement
Dwelling, Multi-family	0.25 spaces per unit	0.10 spaces per unit
Special Needs Housing	None	None
Professional Office	1 per 3,000 sq ft	1 per 3,000 sq ft

Restaurant	1.0 per 10 employees	1.0 per 25 seats
All Other Uses	None	1 per 3,000 sq ft

4.7. Loading + Unloading

- A. Appropriate accommodations near main residential entrances and significant public spaces, out of the flow of traffic, should be reserved for pick-up and drop-off of passengers.
- B. Appropriate siting of loading areas to accommodate commercial deliveries, including parcel drop-off, residential moving, and other larger deliveries, should be in dedicated on-street loading zones.
- C. Loading zones or areas are preferably located in areas providing rear access.

4.8. Access + Circulation Analysis

Redeveloper(s) shall conduct a Traffic Impact Study for any proposed redevelopment project within the Rehabilitation Area, which shall be submitted to the Township Committee, acting as the Redevelopment Entity, prior to any execution of a Redevelopment Agreement.

The traffic study shall conform with applicable standards public by the Institute of Transportation Engineers. The primary purpose of the traffic study is to determine whether additional infrastructure improvements will be necessitated by redevelopment of the Area. Any improvements required in connection with implementation of the Plan shall be addressed in a Redevelopment Agreement to be executed by designated Redeveloper(s) and the Township.

This study shall include, but shall not be limited to, an assessment of existing off-site features within the traffic study area (as defined below):

- Traffic control devices
- Pedestrian crossings and sidewalks
- Geometries of existing and proposed rights-of-way
- Off-street and on-street loading areas
- On-street parking
- Interaction with nearby driveways, alleyways, and access points

The following intersections shall be included within the required traffic study:

- All site driveways
- All intersections abutting the development

A maximum of one (1) curb cut per frontage is allowed. Unless superseding decisions are made by the County or State to the contrary, the Township prefers there to be a single one-way egress curb cut along Walnut Avenue for on-site traffic exiting Subdistrict 2. The dimensions of this curb cut should not exceed any minimum requirements dictated by the County or State to allow for emergency vehicle access.

4.9. Privately-owned Public Open Space

- A. At least 1,500 SF of privately-owned public open space must be provided either within or between Subdistrict 1 and 2.

4.10. Design Standards

A. General Building Requirements

1. General character and vernacular should be a mix of loft-style and historic Cranford architecture, generally consistent with the renderings provided to the Township of Cranford and attached as Appendix (E) hereto
2. Preferred materiality should be brick with a darker windows and accent materials.
3. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
4. Massing should utilize accentuated corners, shall step back at the fourth story, and clearly defined base/middle/top portioning.
5. Buildings should be modulated horizontally while maintaining a complementary architectural vernacular across the façade.
6. A minimum of two (2) complementary but differentiated architectural treatments are required within the Rehabilitation Area.
7. Primary entrances shall be defined by architectural features (canopy, portico, or similar).
8. The rhythm of ground floor attachments and openings harmonize with the rhythm of attachments and openings on upper stories.
9. Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
10. The use of awnings and canopies at the first-floor level is encouraged. Awnings and canopies shall be permitted to extend not more than four feet beyond the façade of the structure to which they are attached. Awnings and canopies shall not be permitted to overhang a public right-of way without express consent of the Township Committee.

B. Façades

1. Building façades shall be built of no more than three (3) primary materials, excluding accent materials.
2. Buildings shall be articulated to break up façades and ensure that long monotonous building frontages are not constructed.
3. Building façades may include horizontal siding, vertical siding with flush joints, stucco, and medium density overlay plywood (MDO) as an accent material in gables, dormers, and bay windows only.
4. Natural materials are encouraged.
5. Nonnatural materials intended to imitate natural materials shall not be permitted.

C. Openings

1. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
2. As noted herein, the building may be composed of different elements to promote horizontal articulation. Window types shall

be consistent within building elements. Window types in different building elements shall be complementary to window types in other building elements.

a. *Building Transparency:*

Subdistrict 1:

- i. Story transparency shall be measured by dividing the area of windows, doors and other openings by the total façade area of a story.
- ii. Primary Façade: The ground level story shall have at minimum 35% transparency. All other stories shall have at minimum 30% transparency.

Subdistrict 2:

- i. Story transparency shall be measured by dividing the area of windows, doors, and other openings by the total façade area of a story.
- ii. Primary Façade: The ground level story shall have at minimum 25% transparency. All other stories shall have at minimum 25% transparency.

3. Openings in walls with siding shall be trimmed with flat casing, a sloping sill, and drip cap at a minimum.
4. Openings in masonry walls or walls with masonry veneer shall include brickmold casing.
5. Openings in masonry walls or walls with masonry veneer other than stucco, shall have a precast lintel; masonry arch; or masonry header.
6. Shutters, if included, shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window.
7. Shutters shall be operable or designed and installed as if they were operable including hardware.
8. Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.
9. Openings above should be equal in size or smaller than openings below.

D. Roofs

1. Eaves shall be continuous or include appropriate eave returns, unless overhanging a balcony or porch.
2. The ridge of the primary building should generally be oriented either parallel to or perpendicular to the street.
3. All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.

E. Attachments:

1. Bay windows or other projecting elements are encouraged on facades spanning more than 30' to create articulation.
2. Permitted attachments include awnings, canopies, bay windows, and chimneys.
3. Awnings and canopies shall not be internally illuminated.

4. Balconies shall not be fully enclosed. Balconies with walls on three sides and railings shall not be considered fully enclosed.
5. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or brick corbeling.
6. Chimneys shall extend to grade.
7. The above standards shall not preclude the provision of outdoor dining.

F. Permitted Materials:

1. *Permitted foundation materials*
 - a. Brick masonry
 - b. Stone masonry
 - c. Cement-parged concrete block
2. *Permitted primary façade materials*
 - a. Brick masonry
 - b. Stone masonry
 - c. Cementitious panel
3. *Permitted façade accent materials*
 - a. Cast stone
 - b. Wood
 - c. Fiber-cement trim, siding, and panels
 - d. Composite trim, siding, and panels
 - e. Architectural metal
 - f. Accent materials shall not comprise more than 30% of the first story façade.
4. *Prohibited materials*
 - a. Materials not listed as permitted shall only be permitted within the reasonable discretion of the Planning Board.

G. Vertical Rhythm

1. *Generally:* The design of all structures shall incorporate a clear visual division between the base, middle and top as described below. These elements shall be established using cornice lines, windows, or similar horizontal architectural elements.
2. *Building Base:* The base is defined as the first story of the building. Building base and ground floor shall be clearly defined utilizing the following architectural elements:
 - a. The ground floor should be distinguished from upper floors. Use of a horizontal element such as a lintel or canopy allows for flexibility in design without interruption of repeated vertical elements used in upper floors. Residential ground floors may use similar techniques, or may include alternative strategies such as stoops, entryways, or other openings, to create contrast with upper floors.
 - b. The relationship of width to height of windows and door openings at ground level should be visually compatible with openings in the same building façade and/or other nearby or related structures.
 - c. Generally, massing should be oriented towards the base of the building.

- d. Awnings/canopies are encouraged, particularly at primary entrances.
3. *Building Middle*: The middle shall be defined as the space between the top and base portions of the building. This space may be broken up through the use of more subtle and subdued horizontal architectural elements.
 - a. Enclosed architectural projections (such as bay windows) up to three feet are allowed beyond the primary façade or projected façade components of the building, but minimum sidewalk width must be maintained.
 - b. At the discretion of the Planning Board, projections over three feet are allowed above the first story, so long as they do not encroach into a required setback.
 4. *Building Top*: The top shall be defined as the top floor of the building. Appropriate cornice lines may enhance the top of the building. The top of the building may be differentiated in materials or staggered rooflines. Pitched or gabled roofs are encouraged.
 - a. Vertical rhythm shall be defined utilizing the following techniques:
 - i. Awnings or canopies over ground floor entrances.
 - ii. Differentiation between vertical components, as follows:
 - Materials
 - Masonry details
 - Color changes
 - Fenestration changes
 - Inclusion of pre-cast or masonry details to define columns, piers and keystones
 - Decorative gutter, downspouts and scuppers
 - Spacing of columns and piers
- H. Horizontal Rhythm
1. Generally, all buildings shall incorporate elements that divide façade planes and create a visual play of light and shadow. Long, uninterrupted horizontal façades are prohibited.
 2. Horizontal rhythm may be created using the following design elements:
 - a. Building projections
 - b. Stepbacks
 - c. Uniformity and/or variety in fenestration patterns.
 - d. A balcony or bay window
 - e. A change in the roofline by including chimneys or by alternating parapet heights
 - f. A change in building materials that correspond to a change in the façade plane
 - g. Differentiated lighting fixtures or similar architectural elements.
 - h. Landscape features such as trellises, trees, or other landscape features
 - i. Shifting façade planes

3. Rooflines: Rooflines shall be modulated with the remainder of the façade and can be used as an effective horizontal rhythm technique. Pitched or gabled roofs are permitted. For flat roofs or façades with a horizontal eave, fascia, or parapet, the roofline shall correspond with the modulation of the primary façade.
4. Parking Garages + Blank Walls
 - a. To the greatest extent feasible, all above ground parking structures shall be screened by habitable building space, particularly along South Avenue, High Street and Chestnut Street.
 - b. Parking that is unable to be screened by habitable building space shall be screened by alternative means, including:
 - i. Residential stoops
 - ii. Landscaping
 - iii. Green walls
 - iv. False windows
 - v. Balconies
 - vi. Fencing
 - Chain link fences are prohibited. Either black weather resistant metal or wood subject to Planning Board approval.
 - c. Garage fenestration shall be designed to shield vehicle headlights from exterior view to the greatest extent possible.
 - d. Open podium parking garages are not permitted.
 - e. Where applicable, garage openings will be treated with similarly scaled openings as the windows above them. Garage openings shall be located within the same vertical alignment as windows or decorative grills that relate in color and scale to the windows above them. The size and scale of garage doors shall be minimized.
 - f. Blank walls, meaning walls that lack fenestration or architectural features, are discouraged. Where blank walls must occur and are visible from the public right-of-way or Privately-Owned Public Open Space, measures to mitigate their aesthetic impact are encouraged, including public art landscaping, green walls, and false windows.
 - g. All surface parking areas shall be exempt from Building Placement Standards and shall be permitted a 0' setback minimum requirement from any property lines, though subject to the landscaping and buffering requirements to the extent feasible.
5. Sustainability
 - a. The following sustainable development standards and development practices are mandated:
 - i. Community and Site:
 - Create a tenant sustainability manual or fact sheet for residents, including information about

- how to improve energy efficiency, public transportation options, safe walking and bike routes, and waste disposal locations and recycling policies.
- Enforce a no-smoking policy in the communal and shared spaces within the building and outdoors within 25 feet of the building.
- ii. Mitigating Heat Island Effect:
- Use native tree species that will provide shade within 10 years.
 - Use a light-colored roofing material for any roofs to reduce heat island effect.
- iii. Landscaping:
- Use native species that do not need excessive watering for all landscaping trees and plantings.
 - Retain existing native trees and shrubs and replant more trees than removed.
- iv. Lighting:
- Use LED lighting in all indoor spaces, including dwelling units and parking facilities, and for external lights.
 - Use occupancy sensors in common areas.
 - Use occupancy sensors in stairwells, hallways, but ensure safe lighting levels.
 - Design exterior lighting to reduce light pollution for the areas surrounding the site.
- v. Waste Management and Recycling:
- Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
 - Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
 - Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
 - Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident and 0.035 cubic yards per full time employee of any commercial uses.
- vi. Renewable Energy:
- Evaluate the feasibility of adding photovoltaic solar panels on each building roof and provide Township of Cranford with evaluation and all underlying information.
- vii. Energy Efficiency:
- Ensure refrigerators, washers, dryers, and dishwashers are ENERGY STAR rated.

- Specify windows with a low-E coating and follow ENERGY STAR guidelines.
 - Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
 - Include digital, programmable and user-friendly thermostats in the dwelling units.
 - viii. Indoor Air Quality:
 - Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
 - Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
 - ix. Water Efficiency:
 - Use WaterSense rated fixtures in dwelling unit bathrooms.
- b. The following sustainable development standards and development practices are encouraged, but not mandated:
 - i. Community and Site:
 - Enforce a no-smoking policy within the dwelling units.
 - ii. Mitigating Heat Island Effect:
 - Consider placing any surface parking spaces under cover.
 - For residential buildings, meet an initial Solar Reflectance Index (SRI) of 78 or greater for a roof slope less than or equal to 2:12. For a roof slope greater than 2:12, meet an initial SRI of 29 or greater.
 - Use hardscape surfaces with a solar reflectance (SR) value of at least 0.28.
 - iii. Landscaping:
 - Avoid or minimize the use of irrigation to the extent possible.
 - Consider alternate water sources to replace the use of potable water for irrigation purposes.
 - iv. Stormwater:
 - Undertake efforts to integrate porous concrete or other (semi-)permeable materials on-site designed in accordance with the New Jersey Stormwater Best Management Practices Manual. Address the use of pervious paving in any required maintenance plan for stormwater management measures.
 - v. Materials:
 - Use low VOC paints, finishes, adhesives, and sealants.
 - Use recycled aggregate from crushed concrete, for instance, from buildings and pavement, and the demolition of existing structures on the Site, if

- feasible based on a contamination analysis conducted by a Licensed Site Remediation Professional.
- Use materials and building products that are regionally sourced and have recycled content.
- Prioritize using products of manufacturers that disclose an evaluation of their product life cycle.
- x. Indoor Air Quality:
 - Ensure all kitchen exhausts in dwelling units are directly vented to the outside.
- xi. Water Efficiency:
 - Use low-flow shower heads in dwelling unit bathrooms, preferably with a flow not higher than 1.75 gallons per minute.
 - Use low-flow faucets in dwelling unit bathrooms, preferably with a flow not higher than 0.35 gallons per minute.
 - Use low-flow toilets, preferably with a flow not higher than 0.9 gallons per minute.
- c. In furtherance of Chapter 217 – Energy Efficiency of the Township of Cranford General Legislation, Redeveloper(s) are encouraged through the Township’s Green Building Density Incentive Program, to achieve formal LEED certification.

4.11. General Site Design Standards

- A. Public and private realms should be integrated and connected. All streetscape and landscape improvements shall be designed by a licensed Landscape Architect.
- B. Fencing shall comply with the regulations in Section §255-26 of Cranford’s Land Development Ordinance, with the exception of the following decorative metal fencing system standards set forth herein.
- C. With respect to High Street in Subdistrict 1, where visible from or along a public open space or right-of-way, a decorative metal fencing system utilizing vertical pickets not to exceed eight (8) feet in height shall be required, to the extent feasible. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- D. Circulation
 - 1. No more than one (1) curb cut for vehicular access shall be permitted per façade.
 - 2. Demarcated pedestrian pathways shall be provided from the street front and all parking areas to entrances as well as across vehicular access points.
- E. Streetscape
 - 1. Sidewalk, Pedestrian zone: A dedicated pedestrian zone along the sidewalk shall be provided and will have a minimum unobstructed width of 8’ at all points, except where a currently existing sidewalk conflicts with the recommended sidewalk width,

the design standards should supersede this requirement and adhere to the current streetscape and site conditions. In such circumstances, the sidewalk shall taper over no more than 4' from this Plan's required sidewalk clearance and the adjacent existing sidewalks.

2. Interstitial spaces: Area between the pedestrian zone and building frontages shall be designed in a manner that integrates the sidewalk into the site's functionality. Direct pathways should be provided from sidewalks to pedestrian entrances. Interstitial spaces should include vegetation and publicly accessible seating areas to be activated by ground floor uses including, but not limited to, outdoor dining or parklets. Interstitial spaces shall be designed using hardscaping and landscaping to complement the pedestrian and planting zones.

F. Sidewalks

1. ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
2. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps and should indicate to pedestrians that they are entering the driveway.

G. Street Trees

1. Pollution and salt resistant street shade trees are to be planted along the street, at regular intervals pending species type, 30' on center if a small street tree with a canopy spread up to 30' or spaced at 40' on center intervals if a medium or large tree with a canopy spread above 30'. Trees shall be a minimum of two-and-a-half (2.5) inches in diameter at breast height. The Planning Board shall approve species and location of trees.
2. Brick or Belgian block pavers at the perimeter of tree pits are encouraged.
3. Raingardens and/or bioswales in tree pits are encouraged.
4. Tree irrigation bags must be installed and maintained for at least six months after planting.
5. Street trees should be coordinated with site lighting.

H. Street Furniture

1. The use of street furniture in interstitial spaces is encouraged.
2. Any street furniture provided, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of six feet of unobstructed sidewalk remains for the safe passage of pedestrians.
3. Trash receptacles are to be provided at regular intervals along pedestrian walkways at a minimum of 100 feet. The use of compacting trash receptacles is encouraged.
4. Street furniture must be designed to accommodate people of all ages and abilities and be compliant with ADA requirements and New Jersey Barrier Free Subcode.

5. Developer shall propose a palette of furniture, fixtures, and finishes for seating that are consistent with the aesthetic of Cranford and the project as part of any subsequent redevelopment agreement.

I. Lighting

1. Security Lighting: where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used.
2. Commercial Lighting: where used for commercial purposes such as in merchandise display areas, work areas signs, or architectural, landscape, all light fixtures shall be equipped with automatic timing devices and comply with the following:
 1. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 2. Other upward directed architectural, landscape, or decorative direct light emissions shall have at least 90% of their total distribution pattern within the profile of the illuminated structure.
3. Externally illuminated signs including commercial building identification or other similar illuminated signs, shall comply with the following:
 1. Top mounted light fixtures shall be shielded and are preferred.
 2. When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep spill light to an absolute minimum.
4. All other outdoor lighting shall use shielded light fixtures.
5. Floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.
6. Foundations supporting lighting poles not installed four feet behind the curb, shall not be less than 24 inches above ground.
7. Light Trespass (Nuisance Light): all light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass, as specified below:
 1. At grade level above the property line of subject property, illuminations from light fixtures shall not exceed 0.3 foot-candles in a vertical plane on residentially zoned property.
 2. Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.
8. Light fixtures near adjacent property may require special shielding devices to prevent light trespass.
9. All lighting must be made to conform to the provisions of this section.

- J. Landscaping + Buffers
1. Landscaping shall be provided along property lines in Subdistrict 2 to create buffers with adjacent property uses. Buffers are intended to establish clear delineation between properties and to minimize the visual impacts between properties.
 2. Buffers may include dense vegetation, hedge rows, fences, and walls. Walls utilized as buffers may be constructed of stone, brick, or similar materials that promote an attractive aesthetic. Fences shall comply with §255-26 of the Township of Cranford Land Development Ordinance, including any amendments or supplements.
 3. Landscaped beds, gardens, and planting strips must be incorporated into open spaces, particularly in locations that separate vehicles from pedestrians and where blank façades, or utilities are present.
 4. Landscape buffers shall have a minimum height of three (3) feet at planting.
 5. The use of green infrastructure, such as bioswales or rain gardens, is highly encouraged.
 6. Shrubs, flowers, and ground cover should be designed to reduce expansive areas of mulch. Planting sizes and spacing should be provided for review and approval by the Planning Board.
- K. Retaining Walls
1. Retaining walls may be required as a component of site improvements. If retaining walls are required, best efforts shall be made by the developer to minimize the impact of the walls on site design and circulation.
 2. Retaining walls shall be constructed of or clad in brick, stone, modular block, or stucco.
 3. Retaining walls should be designed in a manner that is harmonious with the balance of the site design. Efforts should be made to design retaining walls in an attractive manner through treatments like landscaping, art, or other interventions.

4.12. Utilities

- A. General Requirements
1. To the extent feasible by respective public utility providers servicing the area, all utilities (including transformers, HVAC, generators, telecommunication equipment) shall be located in a way that is visually unobtrusive and shall be suitably screened. Utilities shall be placed within the interior of the principal structure, if feasible. Otherwise, utilities shall be located to the rear of the side of the principal structure where such locations are infeasible inside, to the extent feasible. Decentralized HVAC systems are not permitted.
 2. Distribution lines for all utility systems shall be placed underground, to the extent feasible.
 3. All easements shall comply with Township requirements. Exact locations for utility lines and easements shall be established at the time of preliminary site plan approval or subdivision.

4. Existing above-ground utilities shall be incorporated into the underground systems as improvements are undertaken, to the extent feasible. Any relocation and/or replacement of utility lines shall be the sole responsibility of the Redeveloper(s) and/or utility provider and shall not be an expense to the Township, provided, however, Township shall reasonably consent to the relocation and/or replacement of any needed utility lines
 5. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.
 6. Any proposed ground- mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a street shall be screened by evergreen shrubs.
 7. No through-wall mechanical equipment shall be permitted.
 8. Façade penetrations, such as for dryer vents, shall be minimized. Any necessary façade penetrations shall be color matched with adjacent materials.
 9. Utility meters and similar infrastructure should be located within an enclosed room, to the extent feasible. Utility meters should not be visible from the street unless screening is provided.
 10. Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening. In no case shall mechanical equipment be allowed along street frontage(s).
- B. Fire Suppression
1. Must meet NFPA 13R Codes and Standards.
- C. Water + Sewer
1. Each development shall be connected to the public sanitary sewer and water systems, as approved by the Township Engineer.
 2. Redeveloper(s) must ensure all project provide sufficient flow and meet all standards required by the Fire Department.
 3. For water and sewer, Redeveloper(s) must model and provide guidance to Township of Cranford on existing service and capacity to ensure proper service for any development proposed. Continued monitoring and coordination with the Township of Cranford is required for all projects.
- D. Stormwater
1. Any redeveloper within this Rehabilitation Area will work with the Town to resolve the stormwater issues at South and High Street. This will involve technical, physical space and financial support.
 2. All projects within the Rehabilitation Area shall comply with Chapter 365 – Stormwater Management for Major Developments of the Township of Cranford General Legislation, as well as any applicable amendments or supplements, and be in accordance with New Jersey Department of Environmental Protection’s rules on Stormwater Management, N.J.A.C. 7:8.

4.13. Affordability

At least 20% of the total number of dwelling units pursued under this Redevelopment Plan shall be set aside and made available to the region’s

very low-, low- and moderate-income households (the “Affordable Units”). All affordable units shall comply with the Township’s Affordable Housing Ordinance.

At least fifty-five percent (55%) of all Affordable Units shall be family rental units and shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. (UHAC”), including but not limited to the required bedroom and income distribution, with the sole exception that fifty percent (50%) of the Affordable Units within each bedroom distribution shall be required to be for low- or very-low-income households earning less than fifty percent (50%) or thirty percent (30%) of the median income, respectively. The Fair Housing Act’s definition of very low-income shall control. The income and bedroom distributions described above shall apply within each income strata (low-, very low- and moderate-income). Further, the Affordable Units shall be subject to affordability controls of at least 30 years and affordable deed restrictions as provided for by UHAC.

The Affordable Units shall be integrated with the market units and shall not be concentrated in separate building(s) or in separate area(s) from the market units. In buildings with multiple dwelling units, this shall mean that the Affordable Units shall be generally distributed within each building with market units. The residents of the Affordable Units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the market units.

Construction of the Affordable Units shall be phased in compliance with N.J.A.C. 5:93-5.6(d) and the description of phasing shall be included in the Redevelopment Agreement. The Redevelopment Agreement shall comply with the requirements in N.J.A.C. 5:97-6.6.

5. ADMINISTRATION

5.1. **Redevelopment Actions**

The Township of Cranford shall have such powers and duties as set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL) and as may be set forth in this Redevelopment Plan, including, but not limited to, the authority to acquire real property with and without eminent domain, to relocate residents and businesses, to designate Redeveloper(s), to establish clear terms and conditions for redevelopment through the negotiation, execution, and administration of Redevelopment Agreement(s), and to do such other things as permitted by law.

5.2. **Relocation Requirements**

Should implementation of this Redevelopment Plan require the displacement and relocation of businesses located within the Rehabilitation Area, the Redeveloper(s) shall be responsible for any and all costs incurred by the Township in providing assistance to displaced parties in accordance with the Relocation Assistance Act, N.J.S.A. 20:4-1 et seq. and the Relocation Assistance Law of 1967, N.J.S.A. 52:31B-1 et seq. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

5.3. **Township Designation of Redeveloper**

A. Usage of the Word 'Developer'

Anytime the word "developer" is utilized in this Redevelopment Plan, the same shall mean the Redeveloper or Redevelopers that are to be designated by the Township Committee in accordance with this Redevelopment Plan.

B. Standing before Planning Board

Only Redeveloper(s) designated by the Township by resolution of the Township Committee of the Township of Cranford may proceed to implement the redevelopment project(s) set forth in this Redevelopment Plan before the Planning Board. In order to assure that the vision of the Redevelopment Plan and this Redevelopment Agreement(s) will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Township Committee of the Township of Cranford, acting as the Redevelopment Entity, will select one or more Redeveloper(s) in all areas governed by this Redevelopment Plan. Any party not specifically designated as the "Redeveloper" and a party to a Redevelopment Agreement(s), as set forth above, shall not have the standing to proceed before the Planning Board for site plan approval.

C. Procedural and Substantive Standards for Redeveloper Designation

All designated Redeveloper(s) will be required to execute a Redevelopment Agreement(s) satisfactory to and authorized by the Township Committee of the Township of Cranford. The procedural and

substantive standards described herein will guide Redeveloper selection(s). The Township Committee of the Township of Cranford, acting as the Redevelopment Entity reserves all options available to it under the LRHL to designate one or more Redeveloper(s) to execute Redevelopment Agreement(s) to implement this Plan. This Plan also encourages the owners of real property within the Rehabilitation Area to apply for designation as a Redeveloper(s) in order to carry out redevelopment activities in accordance with the Plan.

5.4. Redevelopment Agreement

A Redevelopment Agreement(s) shall be negotiated with all designated Redeveloper(s). Each Redevelopment Agreement(s) shall provide a detailed description of the project(s) to be constructed and a schedule setting forth the timing and phasing, if applicable, of the construction. The following provisions regarding redevelopment shall be included in a negotiated Redevelopment Agreement(s) in connection with the implementation of this Redevelopment Plan and the selection of a Redeveloper(s) for any property or properties included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary:

- A. The Redeveloper(s), its successor or assignees shall develop the property in accordance with the uses and building requirements specified in this Redevelopment Plan and shall comply with all the terms and obligations of the Redevelopment Agreement(s).
- B. Until the required improvements are completed, and a Certificate of Completion is issued by the Township Committee of the Township of Cranford as the Redevelopment Entity, the Redeveloper covenants as required under N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement(s), lease, deed or other recorded instrument between the Redevelopment Entity and the Redeveloper shall remain in full force and effect.
- C. The Redevelopment Agreement(s) shall include a provision that requires the Redeveloper(s) to provide the minimum inclusionary affordable housing as required by law or the Redevelopment Plan or, as negotiated between the parties, inclusionary affordable housing units in excess of the minimum requirement.
- D. 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.
- E. The Redevelopment Agreement(s) shall provide that designated Redeveloper(s) shall be responsible for undertaking appropriate measures concerning utilities, services or infrastructure that, as a result of the redevelopment, may need to be installed or upgraded whether on-site or offsite if it is determined that the utility, service or infrastructure work has a rational nexus to complete the Redevelopment Project pursuant to this Redevelopment Plan. The Redeveloper(s), at the Redeveloper(s)' sole cost and expense, shall

provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required with a rational nexus to the project in connection of traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees. The Redeveloper(s) shall also be responsible for providing, at the Redeveloper(s)' sole cost and expense, all sidewalk, curb and streetscape improvements (street trees and other landscaping), street lighting, and on and off-site traffic controls and road improvements with a rational nexus to the project or required due to the sole impacts of the project. All infrastructure improvements shall comply with applicable local, state and federal law and regulations.

- F. In addition to the provisions set forth herein, the Redevelopment Agreement(s) 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.
- G. The Redevelopment Agreement(s) shall provide that the Redeveloper(s) shall be responsible to post sufficient escrows to cover any and all costs of the Township and the consultants retained by the Township to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process, negotiation of the Redevelopment Agreement(s), and the implementation of the project, and as otherwise set forth in the Redevelopment Agreement(s).
- H. The Redevelopment Agreement shall require that the Redeveloper reimburse the Township for some or all of the costs and fees incurred by the Township in the process it undertook to designate the Rehabilitation Area as an area in need of rehabilitation, to adopt this Redevelopment Plan and to select Redeveloper(s) to implement the Redevelopment Plan.
- I. The Redevelopment Agreement(s) shall provide that no covenant, lease, conveyance or other instrument shall be effectuated or executed by the Township of Cranford or by a Redeveloper(s) or any of its successors or assignees, whereby land within the Rehabilitation Area is restricted upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof. This covenant shall run with the land.
- J. The Redevelopment Agreement(s) shall comply with the requirements in N.J.A.C. 5:97-6.6.

5.5. Planning Board Approval Process

This Redevelopment Plan requires the designated Redeveloper(s) to submit all plans to the Township Committee of the Township of Cranford, acting as Redevelopment Entity, for review and authorization to proceed before the Planning Board prior to the Planning Board holding a public hearing on the application pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et

seq.. Within 45 days after submission of a site plan or subdivision application to the Township under its regular procedures for submission to the Planning Board, the Township Committee shall review the application for consistency with this Redevelopment Plan. Within that 45-day timeframe, the Township Committee shall issue a letter of material consistency, or non-consistency. Should no letter of material consistency or non-consistency be issued within the 45-day timeframe, then the application shall be deemed consistent for the purposes of this Redevelopment Plan and the Planning Board shall hear the application for Site Plan and/or Subdivision Approval once the application is deemed complete pursuant to applicable law.

A. Township Committee Review

The Township Committee of the Township of Cranford, acting as the Redevelopment Entity, shall review and approve, in a manner materially consistent with this Redevelopment Plan and all proposed redevelopment projects within the Rehabilitation Area to ensure that such project(s) is materially consistent with the Redevelopment Plan and any relevant Redevelopment Agreement(s). Such review shall occur concurrently with the submission of an application for approval of the redevelopment project(s) to the Planning Board. 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 this Plan and the Redevelopment Agreement(s). Such a review by the Township Committee of the Township of Cranford may not be duplicative with the review by the professionals engaged by the Township of Cranford Planning Board. The Township Committee shall not be reviewing checklists or making determinations of Completeness, and the review shall be limited to consistency with the Redevelopment Plan, Affordable Housing Settlement and applicable Redevelopment Agreements.

B. Planning Board Review Process

After the Township Committee review process noted above is completed, all redevelopment applications shall be submitted to the Township of Cranford's Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Township Committee of the Township of Cranford as a Redeveloper(s), a Redevelopment Agreement(s) has not been fully executed and the redevelopment application is not submitted with a letter of approval authorized by resolution of the Township Committee.

1. Site Plan and Subdivision Review

Prior to commencement of construction, site plans for the construction of improvements within the Rehabilitation Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D- 1 et. seq.), shall be submitted by the applicants for review and approval by the Planning Board of

the Township of Cranford so that compliance with this Redevelopment Plan can be determined.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Rehabilitation Plan and the subdivision ordinance of the Township of Cranford except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this Plan shall prevail.

No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

In addition to the above-mentioned items, the following items, which shall be acceptable and approved by the Township Committee, shall be submitted as part of a site plan application:

2. *Mandatory Submissions*

- a. A copy of applications or conceptual designs that have been or will be submitted to Union County.
- b. A technical memorandum outlining energy efficiency strategies consistent with this Plan and the Town's Zoning Code.
- c. A streetscape/landscape design package including name of designer and design drawings.
- d. When proposing accessory roof decks, a report including design drawings and operations shall be provided.

C. Approvals by Other Agencies

The designated Redeveloper(s) shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redevelopment Agreement(s) to be executed between the designated Redeveloper(s) and the Township.

5.6. Deviations/Variations

The Planning Board shall be allowed to grant "c" variances, deviations, design waivers, and/or exceptions. The Zoning Board of Adjustment shall not be allowed to grant any "d" variances, but rather the applicant shall be required to seek an amendment to the Redevelopment Plan. Any proposed changes to the Redevelopment Plan shall be in the form of an amendment to the Redevelopment Plan adopted by the Township Committee of the Township of Cranford in accordance with the procedures set forth in the LRHL.

5.7. 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.

5.8. Adverse Influences

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

5.9. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township of Cranford or by a Redeveloper(s) or any of his successors or assignees, whereby land within the Rehabilitation Area is restricted, or the Redeveloper(s), upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof.

Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the Redevelopment Agreement(s) and the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Rehabilitation Area on the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender.

5.10. Infrastructure

- A. Redeveloper should make commercially reasonable best efforts to locate transformers in locations that do not negatively affect the pedestrian experience.
- B. When proposing the use of ground mounted electrical transformers within the confines of the Rehabilitation Area, a narrative explanation shall be provided that identifies other possible locations and feasibility considerations of each site and provides an explanation for the reasonable infeasibility of alternative sites.

5.11. Procedure for Amending the Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Township Committee of the Township of Cranford. The Township of Cranford reserves the right to amend this plan. A \$7,500 escrow shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Township. The Township, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Township.

5.12. Redevelopment Plan Duration

The provisions of this Redevelopment Plan specifying the redevelopment of the Rehabilitation Area and the requirements and restriction with respect

thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Township Committee of the Township of Cranford.

5.13. Certificates of Completion

Upon completion of a project, the Redeveloper(s) shall submit for a Certificate of Completion. Concurrently, a zoning ordinance amendment shall be submitted to the Township Committee of the Township of Cranford requesting that the zoning for the subject parcel(s) be incorporated into the Township's Land Development Ordinance to ensure that the standards remain applicable. Any variances or deviances sought after the adoption of this zoning ordinance amendment shall be granted by either the Planning Board or Zoning Board of Adjustment.

5.14. Land Use Map Amendments

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of Cranford Zoning Map to ensure consistency between the two documents.

5.15. Additional Superseding Provisions

The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Land Development Ordinance (LDO) of the Township of Cranford or other applicable Township of Cranford codes or ordinances.

A. 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 Township of Cranford.

B. 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 Land Development Ordinance of the Township of Cranford.

5.16. Other Provisions

A. This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved public utilities, recreation and community facilities and other public improvements. This Redevelopment Plan has set forth various programs and strategies requiring implementation in order to carry out the objectives set forth herein.

B. This Redevelopment Plan sets forth the proposed land uses and building requirements for the Rehabilitation Area.

C. The diagrams, images and other graphic representations provided in this Redevelopment Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the partial redevelopment of a block depicted in such diagrams, images or other

graphic representations, provided that such subdivision or re-subdivision and partial redevelopment of a block is fully in conformance with the written standards and regulations contained herein.

- D. Final adoption of this Plan by the Township Committee of the Township of Cranford shall be considered an amendment of the Township's Zoning Map.

5.17. Other Redevelopment Actions

In carrying out this Redevelopment Plan, the Township of Cranford and any designated Redeveloper(s) may be required to undertake a variety of redevelopment actions. These may include, but will not be limited to:

- A. Consolidation and/or subdivision of tax lots.
- B. Acquisition and assembly of suitable parcels of land for the construction of the uses set forth in this Redevelopment Plan.
- C. Clearance of abandoned, deteriorated, obsolete structures or uses or structures, or remains of structures, on underutilized land areas, where necessary.
- D. Construction of new structures or other improvements.
- E. Provisions for public infrastructure necessary to service and support new redevelopment, including improved streetscapes and beautification of the area.
- F. Vacation of public utility easements or rights-of-way as may be necessary for redevelopment.

5.18. Public Improvement Approvals

In cases where third party governmental approvals are pending at the time of project completion, the Township of Cranford may at its discretion allow a certificate of occupancy to be issued for site while public improvements are pending. It is anticipated that the conditions required to issue a certificate of occupancy will be specified in a Redevelopment Agreement(s) to be negotiated between designated Redeveloper(s) and the Township of Cranford. It is recommended that this aspect of potential Redevelopment Agreement(s) be structured to require Redeveloper(s) to work collaboratively with the Township's professionals to design the required improvements and, in cases where the municipality applies for permits directly, Redeveloper(s) shall facilitate the Township's efforts to obtain permits from requisite third-party agencies. The following steps are recommended in cases where certificates of occupancy may be issued prior to implementation of all public approvals:

- A. Step 1 – Engineering Studies / Preliminary Analysis:
Redeveloper(s) shall prepare required technical memoranda that may be required by third-party governmental agency on a pre-application basis. The memorandum will be presented to the municipality for the municipality to use for coordination with third-party agencies. Redeveloper(s') professionals shall attend all required coordinated meetings prior to preparing application materials.

- B. Step 2 – Engineered Plans:
Once authorization to design is granted, the Redeveloper(s) shall prepare engineered design documents suitable for public bidding and in accordance with applicable requirements and standards for approval. The Redeveloper(s) shall coordinate with the Township and the Township’s professionals on all final designs.
- C. Step 3 – Permit Applications & Supporting Materials:
At such a time when the Redeveloper(s) and the Township agree on the final engineered design, the Redeveloper(s) shall provide all necessary materials to support the requisite application(s) to applicable approval agency, which the Township shall, in turn, submit for approval. The Redeveloper(s) shall support the Township during the requisite application review process on an as needed basis. The Redeveloper(s) shall maintain an escrow account to compensate the Township’s professionals for work required to facilitate receipt of necessary approvals.
- D. Step 4 – Construction Bond:
Once approvals are obtained, the Redeveloper(s) shall post a bond in an amount necessary to cover the construction cost, which shall be based upon the awarded contract amount.
- E. Step 5 – Post-Design & Inspection Services:
The Redeveloper(s’) consultants shall provide all post-design engineering services; inspection coordination and other services as may be required as part of any approval process. Redeveloper(s’) consultants shall be approved as may be necessary for construction inspection and other services as may be applicable.
- F. Step 6 – As-Built Certification:
Redeveloper(s’) consultant shall provide as-built certification documents and other close-out materials as may be required in accordance with any approval process and shall provide support at such a time when new improvements are accepted by third party agencies.
- G. This Section 5.18 is not applicable to any applications for Preliminary and Final Site Plan Approval pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

5.19. Computations

When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

APPENDIX A: RELATION TO OTHER PLANS

A.1. 2009 TOWNSHIP OF CRANFORD MASTER PLAN

The Township's Master Plan provides three sets of guiding criteria: The Township Vision for 2020, Principles, and Goals and Objectives.

This Redevelopment Plan is consistent with the Master Plan's Vision and Principles, as it permits dense, mixed-use development in proximity to downtown and NJ Transit rail and bus service. The Plan will support economic activity within the downtown, expanding the Township's tax base, and employ sustainable design practices. Furthermore, the Redevelopment Plan employs adaptive reuse of a few existing structures to blend development into the existing built environment and promote equitable growth practices.

This Redevelopment Plan is also consistent with the Goals & Objectives, which include:

- Conserve and promote the economic vitality of the Downtown so that the core of Cranford remains healthy.
- Provide a parking strategy to accommodate all of the Downtown's constituents: commuters, office workers, shoppers and Downtown residents. Require adequate parking as a prerequisite to new development.
- Promote the Township's accessibility to transportation facilities such as the Garden State Parkway and New Jersey Transit rail and bus lines as attractive to both Township businesses and residents.
- Continue to develop commercial and business (i) in the Downtown, (ii) on the North, South and Centennial Avenues, and (iii) in existing centers of commerce.
- Continue to evaluate development opportunities that utilize Cranford's rail and bus lines in order to encourage an increase in mass transit usage.
- Encourage the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties.
- Capitalize on Cranford's competitive advantages for economic development, including its designation as a regional work center, metropolitan location, extensive transportation and utility infrastructure, a stable and highly skilled labor force and an excellent quality of life.
- Create attractive gateways at the principal entrances to the Township through upgraded land uses, streetscape improvements and signage.
- Provide a wide range of housing to meet the needs of residents in diverse income groups.
- Define residential uses and boundaries to guard against intrusion from incompatible land uses.
- Concentrate higher density residential uses in the Downtown to take advantage of transportation infrastructure and require adequate parking as a prerequisite to new development.
- Require all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.
- Encourage sustainable development practices.
- Incorporate energy-efficient and renewable energy technologies into new development.
- Promote change to establish Cranford as an environmentally sustainable community.

- Promote development in existing nonresidential areas that accommodate alternative modes of transportation and shared parking.
- Create attractive "gateways" into the Township and improve the appearance of intermediate and major thoroughfares.
- Develop and implement streetscape projects for major public thoroughfares.
- Preserve and protect Cranford's small-town character, historic elements and natural amenities.

A.2. 2019 MASTER PLAN REEXAMINATION REPORT

The Township's recent Reexamination Report did not replace the Master Plan's Goals & Objectives but thoroughly reviewed and streamlined them to better state Cranford's vision and address changes to conditions and assumptions. The only notable revision regarding this Redevelopment Plan is to promote a variety of uses in the Downtown, instead of just commercial and business uses, which this mixed-use plan advances.

A.3. 2021 HOUSING PLAN ELEMENT + FAIR SHARE PLAN

In March 2021, the Township adopted its Housing Plan Element and Fair Share Plan (HPEFSP), incorporating Cranford's affordable housing requirements into its Master Plan pursuant to its Mount Laurel settlement. The Rehabilitation Area was considered as part of the Township's Realistic Development Potential calculation. The HPEFSP estimated 95 total housing units would be built in the Area and that this development would provide a total of 19 affordable units, including 11 family rental units. This Redevelopment Plan will permit the project envisioned by the HPEFSP to be developed, and, therefore, this Redevelopment Plan is consistent with the HPEFSP.

A.4 ADJACENT MUNICIPALITIES

A. Township of Clark

Clark updated its Master Plan in 2003 and last reexamined it in 2013. The Reexamination Report recommended expanding housing opportunities and promoting a pedestrian-oriented downtown, in addition to prior Township goals to promote a balance of land-uses and nonresidential tax ratables while maintaining Clark's the single-family suburban character. This Plan is consistent with the above goals and recommendations.

B. Borough of Garwood

Garwood adopted its Master Plan & Re-Examination Report in 2009. Garwood's goals and objectives are consistent with this Plan and include providing affordable housing, providing a healthy mix of land uses, guiding redevelopment to limit the disruption of existing neighborhoods, and promoting a desirable built environment through creative development techniques and effective design and arrangement.

C. Borough of Kenilworth

Kenilworth adopted a new Master Plan in 2011, and the Goals and Objectives of the Master Plan are consistent with this Redevelopment Plan. These Goals and Objectives include providing opportunities for residents to age in place, enforcing performance standards, retaining existing commercial businesses, enhancing the appearance of commercial districts and the downtown through design and landscaping ordinances, provide downtown street furniture and streetscape enhancements, improve the Borough's gateways through innovatively designed development projects, encouraging sustainable development, and developing the Borough's economic base by leveraging underutilized properties and expanded permitted nonresidential uses.

D. City of Linden

The City adopted its last Reexamination Report in 2008, reaffirming the goals and objectives from the City's 2002 Master Plan and 2003 Reexamination. Linden prioritized preserving the residential density and character of existing neighborhoods, diversifying the City's commercial economic base, rehabilitating existing structures for housing, encouraging development that improves the community. The City also pursued designation as a transit village and adopted a Transit Oriented Development area around its train station in 2008, encouraging revitalization in the train station area. More recently, the City adopted a new Land Use Element in 2019. The Element details Linden's existing redevelopment areas, which include several mixed-use redevelopment plans. Two of these mixed-use plans are transit-oriented projects near the train station along Elizabeth Avenue and South Wood Avenue. This Redevelopment Plan is consistent with Linden's Master Plan and Reexamination Report.

E. Borough of Roselle

Adopted in 2010, Roselle's Master Plan is consistent with this Redevelopment Plan. The Master Plan calls preserving the character and density of existing residential neighborhoods, guiding redevelopment to limit the disruption of existing neighborhoods, and encouraging alternative forms of mass transportation. In particular, the Master Plan recommends encouraging "planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site."

F. Borough of Roselle Park

Roselle Park adopted its last comprehensive Master Plan in 1997 and reexamined it in 2003 and 2009. This Redevelopment Plan is consistent with the Goals and Objectives of the Borough's 2009 Reexamination Report, which calls for preserving the integrity and desirable environment of existing neighborhoods, rezoning underutilized properties to capitalize on mass transit and highway access, encouraging redevelopment adjacent to the central business district (CBD), and improving the CBD through design and streetscape enhancements.

G. Township of Springfield

Springfield adopted a Reexamination and Update in 2017, following up on its 1997 Master Plan and previous 2005 Reexamination. The 2017 Reexamination focused on zoning amendments in relation to its affordable housing settlement and did not significantly modify the Township's Master Plan Goals and Objectives, which remain consistent with this Redevelopment Plan and include actively pursuing redevelopment of vacant and underutilized properties, rezoning areas to allow for more residential and mixed-use development and enhancing streetscapes.

H. Town of Westfield

Westfield adopted its Master Plan in 2002 and completed reexaminations in 2009 and 2019. The Town undertook an extensive public participation process in 2019 in preparation for the new 2019 Master Plan Reexamination Report. Based on this process, the Town adopted new a new set of Guiding Principles and updated their Goals and Objectives from the 2002 Master Plan and 2009 Reexamination. This Redevelopment Plan is consistent with Westfield's new vision, which encourages redevelopment of underutilized lots, concentrating a variety of uses in the downtown, sustainable and equitable practices, promoting high-quality residential and commercial development, maintaining a diverse business sector, multi-modal transportation, diversifying housing stock and providing affordable housing

while maintaining the predominant single-family character of the Town, and embracing the opportunities of new concepts in urban design while retaining the best qualities of a small town.

I. Township of Winfield

Developed in the 1940s, Winfield is a fully built-out, master-planned community. There is no master plan for the community readily available. Given the Redevelopment Area's central location within Cranford, no adverse impacts are expected for Winfield by this Redevelopment Plan.

A.5. 2016 UNION COUNTY TRANSPORTATION MASTER PLAN

This Redevelopment Plan is largely consistent with the 2016 Union County Transportation Master Plan, which seeks to integrate transportation planning with land use and economic development. Pursuant to N.J.S.A. 40A: 12A-7(a)(5), this Redevelopment Plan relates directly to the goals and objectives of the Union County Transportation Master Plan, including:

- Goal #2: To ensure that quality public transportation is available in Union County, also by achieving the following objective:
 - o Support transit-oriented development.
- Goal #3: To increase safety and mobility while minimizing congestion on the roadway system.
- Goal #4: To maintain the efficient movement of goods.
- Goal #6: To encourage and support programs and policies that create transportation options and enhance quality of life, also by achieving the following objective:
 - o Promote compact, mixed-use development patterns which promote walkability and support transit.
- Goal #7: To promote a coordinated, comprehensive, and cooperative transportation planning process.

A.6. STATE PLANS

A. 2001 New Jersey State Development + Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) was adopted in 2001 and organized the state into several planning areas. The Redevelopment Plan is located within the Metropolitan Planning Area, (PA-1) of the SDRP. The following intent was documented for PA-1:

- Provide for much of State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The SDRP also puts forth statewide goals, including:

- Revitalize the state's cities and towns;
- Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Provide adequate housing at a reasonable cost; and
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

This Redevelopment Plan effectuates the above goals and will redevelop and rehabilitate underutilized properties into a mixed-use, transit-oriented development that will enhance the Township's tax base. The Redevelopment Plan will also provide diverse housing options to ensure the housing needs and preferences of all residents are met.

B. New Jersey Smart Growth Principles

New Jersey Department of State has developed a definition and has identified areas within the state as Smart Growth Areas. This encourages a compact form of development and redevelopment in recognized Centers as stipulated in the State Development and Redevelopment Plan, including existing infrastructure that serves the economy, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- It provides for a mix of land uses in a community design that takes advantage of existing transportation opportunities and diversifies the Township's housing stock.
- The Rehabilitation Area's uses and proximity to transportation corridors, the downtown, parks, and schools encourage efficient transportation movements and walkable communities.
- This Redevelopment Plan provides a framework for equitable, predictable, and efficient development decision making.
- The Redevelopment Plan expands upon a collaborative and transparent redevelopment process.

C. 2011 New Jersey State Strategic Plan

The New Jersey State Planning Commission released its final draft of the State Strategic Plan on November 14, 2011. Compared to the State Development & Redevelopment Plan, the State Strategic Plan emphasizes a more "proactive, aggressive, and strategic approach to planning for the State's future. An approach that aligns clear goals with sound decision making and coordination among government entities will better position New Jersey for growth opportunities and allow New Jersey to once again compete for and capitalize on growth opportunities."

Central to the State Strategic Plan is its contemplation of development in Smart Growth locations and regional centers. This Plan furthers several objectives, goals, and findings of the State Strategic Plan as it effectuates the following "Garden State Values:"

- Concentrate Development and Mix Uses;
- Prioritize Redevelopment, Infill, and Existing Infrastructure;
- Increase Job and Business Opportunities in Priority Growth Investment Areas;
- Create High-Quality, Livable Places;
- Provide Transportation Choice + Efficient Mobility of Goods;
- Diversify Housing Opportunities; and
- Make Decisions with Regional Framework.

APPENDIX B: RELATED RESOLUTIONS

TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY

RESOLUTION NO. 2020-270

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
CERTAIN PROPERTIES ON SOUTH AVENUE AND CHESTNUT STREET TO DETERMINE
IF THEY SHOULD BE DESIGNATED AS AN AREA IN NEED OF REHABILITATION**

WHEREAS, Iron Ore Properties, LLC ("Iron Ore") is the current owner or major partner of the entity which owns certain properties on South Avenue and Chestnut Street, and which properties Iron Ore has proposed to redevelop; and

WHEREAS, the specific properties proposed for redevelopment are known as 201 Walnut Avenue, Block 484, Lot 19.01; 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5; 32 High Street, Block 478, Lot 6; and 2 Chestnut Street, Block 483, Lot 18; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A:12A-4 *et seq.*; and

WHEREAS, the Township Committee of the Township of Cranford desires to have a preliminary investigation made on the Iron Ore Properties, to see if the area is in need of rehabilitation; and

WHEREAS, the Township of Cranford intends to use all those powers provided by the Legislature for use in a rehabilitation area.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranford, in the County of Union, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-14, requests and authorizes the Planning Board of the Township of Cranford to undertake a preliminary investigation as to whether the land identified as 201 Walnut Avenue, Block 484, Lot 19.01; 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5; 32 High Street, Block 478, Lot 6; and 2 Chestnut Street, Block 483, Lot 18 qualifies as an area in need of rehabilitation; and

BE IT FURTHER RESOLVED that the Planning Board of the Township of Cranford shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and

BE IT FURTHER RESOLVED that the rehabilitation area determination, if such a determination is made, shall authorize the Township Committee of the Township of Cranford to use all those powers provided by the Legislature for use in a rehabilitation area; and

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board of the Township of Cranford shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-14 are found to be present.

Certified to be a true copy of a resolution adopted by the Township Committee of Cranford at a meeting held on August 11, 2020.

Date: 8/11/20


Heather Capone, RMC
Deputy Township Clerk

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

RESOLUTION NO. 2021-164

**RESOLUTION DETERMINING THAT CERTAIN PROPERTIES ON SOUTH AVENUE
AND CHESTNUT STREET ARE DESIGNATED AS AN AREA IN NEED OF
REHABILITATION**

WHEREAS, Iron Ore Properties LLC ("Iron Ore") is the current owner or major partner of the entity which owns certain properties on South Avenue and Chestnut Street, and which properties Iron Ore has proposed to redevelop; and

WHEREAS, the specific properties proposed for rehabilitation are known as 201 Walnut Avenue, Block 484, Lot 19.01 (the "Walnut Avenue Property"); 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5 (the "South Avenue Property"); 32 High Street, Block 478, Lot 6; and 2 Chestnut Street, Block 483, Lot 18 (collectively, with the Walnut Avenue Property and the South Avenue Property, the "Properties"); and

WHEREAS, Iron Ore has proposed to develop the Walnut Avenue Property as an age-targeted development of residential units, and the South Avenue Properties as a mixed-use development project, both of which will include affordable housing units; and

WHEREAS, the Township of Cranford (the "Township") has entered into a settlement with Fair Share Housing Center ("FSHC") regarding the Township's Third Round Affordable Housing obligation, pursuant to which FSHC and the Township agree that the Township's proposed Housing Element and Fair Share Plan, which includes development of the Properties as described, satisfies the Township's affordable housing obligations pursuant to the Fair Housing Act and the *Mt. Laurel* Doctrine; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-14, a municipal governing body has the power to determine a delineated area to be in need of rehabilitation; and,

WHEREAS, pursuant to Resolution 2020-270, the Township Committee of the Township of Cranford ("Township Committee") requested that the Planning Board of the Township of Cranford ("Planning Board") undertake a preliminary investigation of the Properties to assess whether the Properties meet one or more of the criteria for a rehabilitation designation pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, on September 16, 2020, the Planning Board appointed Topology to investigate whether the Properties meet one or more of the criteria for a rehabilitation designation and would qualify as an Area in Need of Rehabilitation; and

WHEREAS, on February 3, 2021, the Planning Board held their regular meeting wherein Topology presented its Area in Need of Rehabilitation Report dated January 28, 2021 and testified as to its conclusion that the Properties meet one or more of the statutory criteria and do qualify as an Area in Need of Rehabilitation; and

WHEREAS, the Planning Board, by motion, adopted the conclusions in the Topology Report and recommended referral of the Topology Report to the Township Committee and adoption of a resolution declaring the Properties an Area in Need of Rehabilitation; and

WHEREAS, the Township Committee has received, reviewed, and considered the Topology Report along with the Planning Board's recommendation that the Properties be declared an Area in Need of Rehabilitation at their February 23, 2021 meeting; and

WHEREAS, the Township Committee, by motion, approved this resolution in draft form to designate the Properties as an Area in Need of Rehabilitation and sent the draft resolution to the Planning Board for comment and recommendation pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, the Planning Board, by motion on March 17, 2021, has recommended approval of the draft resolution;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranford, in the County of Union, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-14, declare that the land identified as 201 Walnut Avenue, Block 484, Lot 19.01; 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5; 32 High Street, Block 478, Lot 6; and 2 Chestnut Street, Block 483, Lot 18 qualifies and is designated as an Area in Need of Rehabilitation; and

BE IT FURTHER RESOLVED that the Township Committee of the Township of Cranford finds that a program of rehabilitation concerning these Properties are expected to prevent further deterioration and promote the overall development of the community through the development of

- i.) age-targeted housing that will provide a residential transition between Downtown Cranford and Cranford's residential neighborhoods;
- ii.) a revitalized mixed-use development consistent with Cranford's transit village designation; and
- iii.) the creation of affordable housing in the Township's Downtown zoning districts consistent with the Township's Master Plan, including Housing Element and Fair Share Plan; and

BE IT FURTHER RESOLVED that this determination shall authorize the municipality to use all those powers provided by the Legislature for use concerning this rehabilitation area.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 30, 2021.


Patricia Donahue, RMC
Township Clerk

Dated: March 30, 2021

APPENDIX C: PRELIMINARY INVESTIGATION

APPENDIX D: LOCAL REDEVELOPMENT + HOUSING LAW

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties can be transformed to advance the public interest that meet certain statutory criteria may be designated "in need of rehabilitation". Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. The rehabilitation designation does not allow the use of condemnation powers under redevelopment or long-term tax incentives.

Designation of "an area in need of rehabilitation" allows a municipality to utilize the powers contained within The Five-Year Tax Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) to promote the construction and rehabilitation of residential, commercial, and industrial structures within the area. The statute grants governing bodies the authority to set forth the eligibility criteria for structures and differentiate among geographic areas through a short-term tax exemption and/or abatement ordinance. The statute provides explicit guidance on how such exemptions or abatements may be applied to specific uses.

C.1. PROCESS

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Governing Body and Planning Board interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

- A. The Governing Body must prepare a proposed resolution with a supporting report attached, which would determine identified properties as an area in need in rehabilitation and refers both the report and proposed resolution to the Planning Board for its review. Section 14 of the LRHL lists the following criteria that are used to determine if properties can be designated as an area in need of rehabilitation:
 1. A significant portion of structures therein are in a deteriorated or substandard condition;
 2. More than half of the housing stock in the delineated area is at least 50 years old;
 3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
 4. Environmental contamination is discouraging improvements and investment in properties in the area; or
 5. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
- B. Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the Governing Body for its consideration. The Governing Body is not bound by the Planning Board's recommendations and may adopt the resolution with or without

- modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.
- C. The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.
 - D. A redevelopment plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “area in need of rehabilitation.”
 - E. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

C.2. REDEVELOPMENT PLAN CONTENT

The LRHL identifies required components to be included in a redevelopment plan. In accordance with N.J.S.A 40A:12A-7a, the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of a project area which is sufficient to indicate:

- A. Its 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.
- B. Proposed land uses and building requirements in the project area.
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- D. An identification of any property within the rehabilitation area which is proposed to be acquired in accordance with the redevelopment plan.
- E. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C.52:18A-196 et al.).

APPENDIX E: DEFINITIONS

ANIMAL HOSPITAL

A place where animals or pets are given medical or surgical treatment. Use as a kennel shall be limited to short-term boarding and shall be incidental to such hospital use.

BUILD-TO LINE

The line on which a portion of a building's front façade must be constructed. It serves to determine how far a building must be setback from a property line. It is calculated by measuring the distance between the public right of way (extending the full width of the lot) and the front façade of a building exclusive of overhanging eaves, gutters, cornices, steps, bay windows, balconies, balconettes, and porches.

CONVENIENCE STORES

Establishments that sell a range of everyday items such as groceries, prepared food for off-site consumption, toiletries, alcoholic and soft drinks, tobacco products, and newspapers and may offer money order and wire transfer services.

DWELLING, MULTI-FAMILY

A building containing more than two dwelling units.

INTERSTITIAL ZONE

The area between the build-to-line and the nearest sidewalk edge.

OPEN PODIUM PARKING

On-grade parking that is sheltered under a building that is elevated on piers without being wrapped either in habitable residential or commercial uses or proper architectural screening treatments.

PARKING FACILITY

Any private customer and employee garage, private residential garage, and public garage.

PRIMARY FAÇADE

The façade where the primary entrance and address for a building are located along a public right-of-way.

PROFESSIONAL OFFICE

The office of an accountant, architect, attorney, dentist, engineer or physician.

SPECIAL NEEDS HOUSING

Any residential facility housing that provides food, shelter, and personal guidance for persons with special needs who require assistance, temporarily or permanently, in order to live independently in the community. Such residences shall not be considered health care facilities within the meaning of the Health Care Facilities Planning Act, P.L. 1971, c. 136 (N.J.S.A. 26:2H-1 et seq.), and shall include, but not be limited to, group homes, halfway houses, supervised apartment living arrangements, and hostels.

APPENDIX F: RENDERINGS



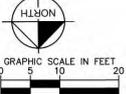
CONCEPT RENDERING
201 WALNUT AVENUE



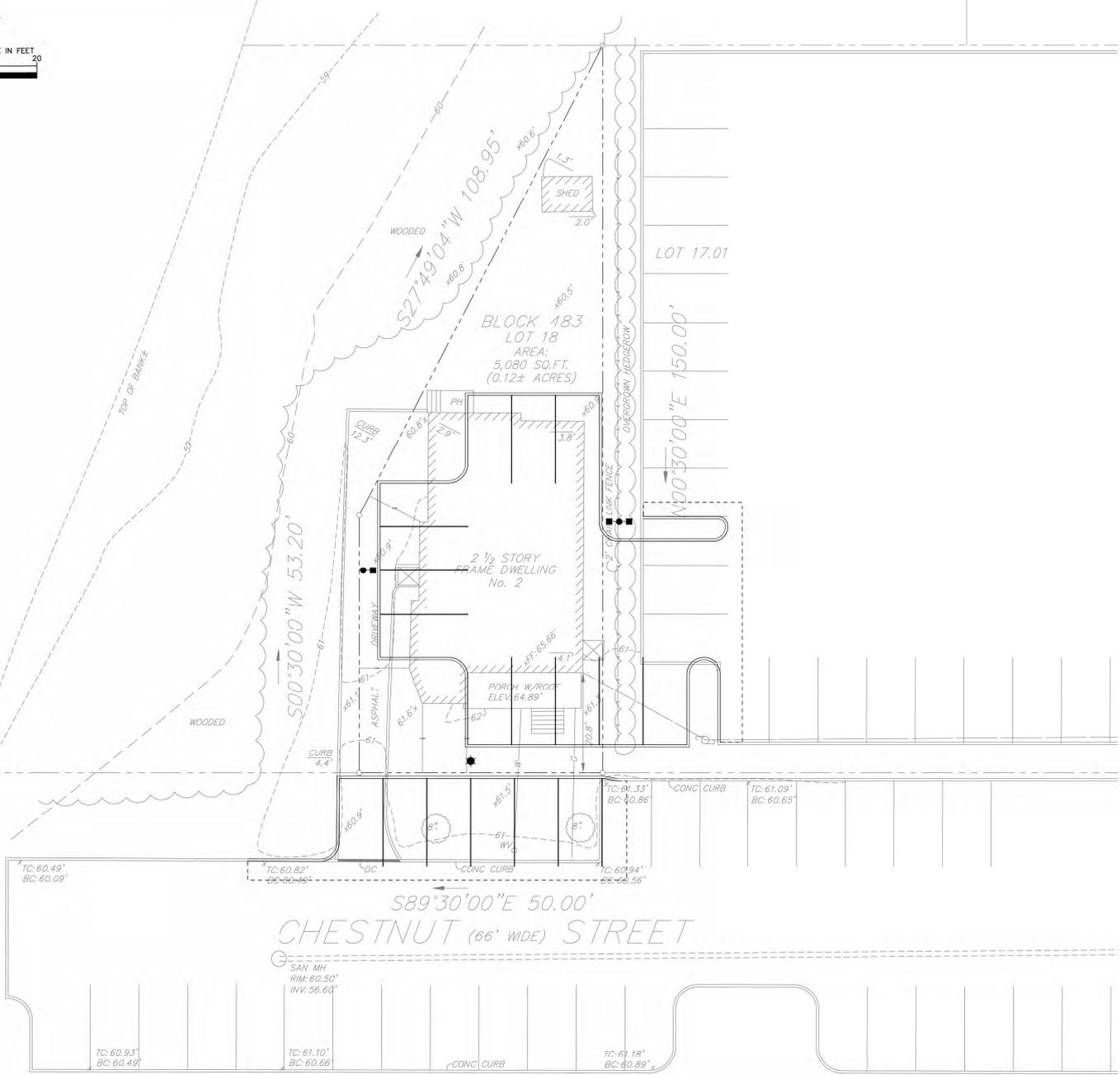
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APPENDIX G: PARKING PLAN



GRAPHIC SCALE IN FEET
0 5 10 20



BLOCK 183
LOT 18
AREA:
5,080 SQ.FT.
(0.12± ACRES)

2 1/2 STORY
FRAME DWELLING
No. 2

PORCH W/ROOF
ELEV. 64.89'

SHED

589°30'00"E 50.00'
CHESTNUT (66' WIDE) STREET

SAN MH
RIM: 60.50'
INV: 56.60'

TC: 60.93'
BC: 60.49'

TC: 61.10'
BC: 60.66'

TC: 61.18'
BC: 60.89'

TC: 61.33'
BC: 60.86'

TC: 61.09'
BC: 60.65'

TC: 60.94'
BC: 60.56'

TC: 60.82'
BC: 60.49'

TC: 60.49'
BC: 60.09'

500°30'00"W 53.20'

S27°49'04"W 108.95'

W00°30'00"E 150.00'

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