

REDEVELOPMENT PLAN

750 Walnut Avenue
Cranford, NJ

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

Acknowledgements

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1. INTRODUCTION

1.1 Introduction

The 750 Walnut Avenue Redevelopment Area is located in the southern portion of Cranford Township and in close proximity to the municipal border with Clark Township (**Figure 1**). The Redevelopment Area is comprised of one lot and measures 30.5 acres. The following pages provide a comprehensive vision for the redevelopment of the 750 Walnut Avenue Redevelopment Area (the “Redevelopment Plan” or “Plan”). This Plan applies to the parcels, as depicted on the Township of Cranford’s Tax Map, in Block 541, Lot 2



Figure 1: Redevelopment Area Map

The goal of this Plan is to provide a planning and policy framework for the redevelopment of the Redevelopment 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 the 2009 Township of Cranford Master Plan points out, the 750 Walnut Avenue property provides a special

economic development opportunity for the Township to create a business and industrial park in a campus-like environment with regional access from the Garden State Parkway. Furthermore, both the 2009 Master Plan and the 2019 Master Plan Reexamination Report recognize the need to provide a wide range of housing to meet the needs of residents in diverse income groups. The redevelopment of this area is an integral component of the Township's efforts to provide additional and affordable housing options and to create new commercial spaces to promote the creation of new jobs and improve Cranford as a commercial center.

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

On March 27, 2017, Hartz Mountain Industries, Inc., H-Cranford Conduit, LP, and H-Cranford Credit, LP (collectively, "Hartz"), as owners of the property comprising the Redevelopment Area, submitted an application to the Township of Cranford Planning Board seeking a rezoning of the property to permit 905 multi-family housing units (the "Rezoning Application"). On June 8, 2019, the Planning Board voted not to recommend the proposed rezoning and, on September 4, 2019, adopted a detailed resolution containing its factual and legal findings memorializing its reasoning for the decision not to recommend the rezoning. On September 10, 2019, the Township Committee adopted a resolution accepting the Planning Board's recommendation and denying the Rezoning Application. On October 21, 2019, Hartz filed a Complaint in Lieu of Prerogative Writs challenging the Planning Board and Township Committee's actions in connection with the Rezoning Application.

Concurrent with the Planning Board's consideration of the Rezoning Application, the Township of Cranford adopted a Housing Element and Fair Share Plan ("HEFSP") to satisfy its "fair share" of the regional need for low- and moderate-income housing pursuant to the *Mt. Laurel* Doctrine. The HEFSP accounted for the Redevelopment Area's Realistic Development Potential ("RDP") to create affordable housing, but satisfied the entire RDP generated by the Redevelopment Area through compliance mechanisms that utilized other properties within the Township. The Township thereafter sought a judicial declaration, pursuant to *In re N.J.A.C. 5:96 and 5:97*, 221 N.J. 1 (2015), approving the HEFSP (the "Declaratory Judgment Action"). Fair Share Housing Center ("FSHC") and Hartz, separately,

intervened in the Declaratory Judgment Action, asserting that the HEFSP did not satisfy the Township's obligations under the *Mt. Laurel* Doctrine.

In November 2019, the Township and FSHC entered into a settlement agreement, which was later amended in January 2021 (the "FSHC Agreement"). Pursuant to the FSHC Agreement, the Township agreed to amend its HEFSP to provide for the development of a portion, but not all, of the RDP generated by the Redevelopment Area through redevelopment, including through the use of eminent domain if needed. FSHC agreed to support court approval of the amended HEFSP.

In December 2020, the Township and Hartz entered into a settlement agreement (the "Hartz Agreement"). Pursuant to the Hartz Agreement, Hartz withdrew, among other actions, its challenge to the Township's denial of the Rezoning Application. The Township and Hartz agreed to prepare a redevelopment plan to subdivide the property into two approximately equal parcels. One parcel would be redeveloped as an inclusionary project of no more than 250 units, at least 15% of which would be designated affordable housing units. The second parcel would be redeveloped with for up to 250,000 square feet of non-residential uses.

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 property located in the Redevelopment Area consistent with the foregoing. On February 25, 2020, the Township Committee of the Township of Cranford adopted Resolution No. 2020-159 requesting the Planning Board to evaluate 750 Walnut Avenue to determine if it should be designated as a condemnation 'area in need of redevelopment' (see **Appendix B**). Subsequently, and in line with the recommendation of the Planning Board, this property was designated as "area in need of redevelopment" under Resolution 2020-356, adopted by the Township Committee on November 10, 2020 (see **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 redevelopment" designation allows for the use of condemnation powers under redevelopment and long-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 750 Walnut Avenue in Cranford. 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 Redevelopment 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.

2. SITE DESCRIPTION

The Redevelopment Area is located in the southern portion of Cranford Township and in close proximity to the municipal border with Clark Township. The Redevelopment Area has a triangular shape and is bounded to the northwest by a Lehigh Valley Railroad freight rail line, to the southeast by Hyatt Hills Golf Course, and to the east by Walnut Avenue. Residential neighborhoods are located on the other side of the railroad and Walnut Avenue (**Figure 2**).



Figure 2: Redevelopment Area Context Map

2.1 Property Background

A. History of the Site

Cranford is a suburban community that grew around the Rahway River, which runs about 700 feet to the northeast of the Study 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 Redevelopment Area remained undeveloped in the first decades of the twentieth century, as it was then located on the outskirts of the Township. Nearby properties were developed during the 1920s and 1930s, as is shown in **Figure 3** below. In the early 1920s, the Study

Area was likely still in use as agricultural land as indicated by the then present corn crib sheds.

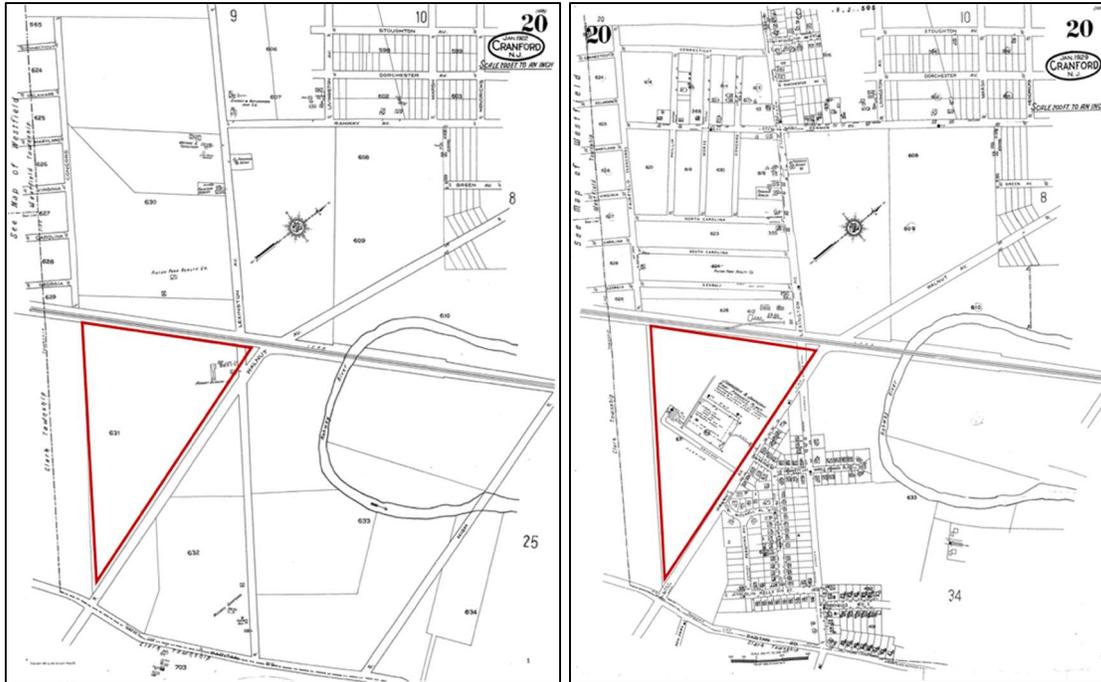


Figure 3: 1922 and 1929 (right) Historic Sanborn Maps

A Johnson & Johnson manufacturing plant producing baby products was built within the Redevelopment Area during the 1940s. The site has been used for commercial and industrial purposes since that time. During that time period a residential subdivision of single-family detached homes was built on the opposite side of Walnut Avenue.

B. Existing Conditions

1. Neighborhood Context

The existing buildings located within the Redevelopment Area were mostly built during the second half of the last century and were used for manufacturing until the 1980s. Extensive improvements were made after 1988 to accommodate office uses and warehousing. An existing building was extended, and the property was improved and subdivided into seven separate commercial condominium units (**Figure 4**).



Figure 4: Aerial Imagery Showing Redevelopment Area with Condominium Units.

The buildings, excluding basement spaces, comprise about 420,000 leasable square feet. With the exception of Units C02 and C07, all units are one-story structures. The seven condominium units that are located within the Redevelopment Area are all currently vacant. The units are surrounded by sizable parking and loading areas as well as landscaped areas, including a buffer along Walnut Avenue. The site is currently about 65% impermeable with two stormwater storage basins.

2. Existing Zoning

The properties lie in the *Commercial – 3 District (C-3)* as defined in the Township of Cranford’s Land Development Ordinance (see **Figure 5**). The intent of this district is to permit the development of office, research, limited assembly and warehouse distribution uses in a comprehensively planned and aesthetically designed setting. Because of its location adjacent to existing residential areas in the Township, it is the intent to permit only development of high aesthetic quality and proper site design which will not adversely impact nearby residences. Relevant provisions from the Township’s zoning ordinance—Chapter 255 Land Development, Article V Zoning—are included below.

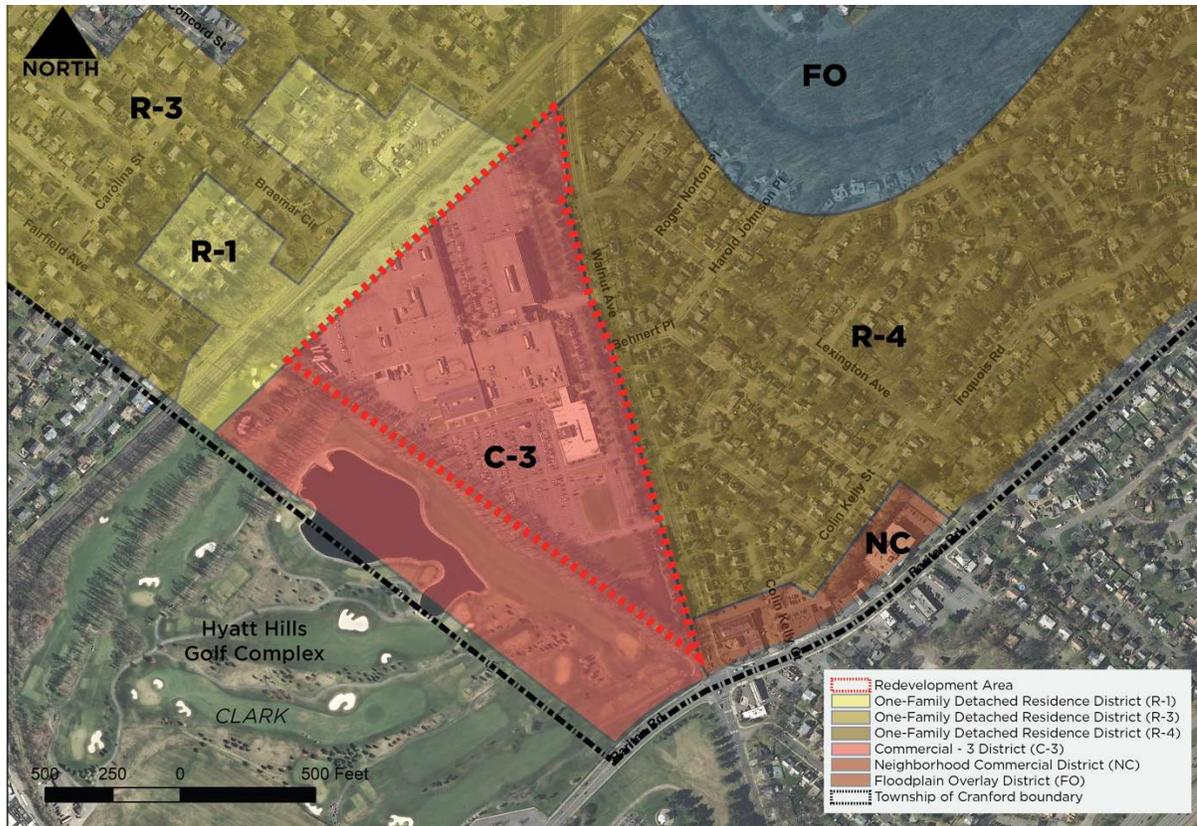


Figure 5: Prior Zoning of Redevelopment Area

Permitted principal uses are:

- *Business, administrative, executive and professional offices*
- *Essential services*
- *Golf courses*
- *Health care facilities*
- *Office distribution centers*
- *Research laboratories*

Permitted accessory uses are:

- *Customary accessory uses*
- *Parking*
- *Signs*

Conditional uses are: None.

General provisions, as listed in §255-43 B.(3) :

- *The tract area to be developed has a minimum of 20 acres.*
- *The tract area is to be developed according to a comprehensive general development plan as a single entity.*
- *A traffic reduction plan shall be provided.*

- *Improvements to the intersection of Walnut Avenue and Raritan Road are sufficient to ensure that this intersection continues to function at an acceptable level of service.*
- *Maximum floor area ratio (FAR) shall be 0.60, and a maximum of 65% of the gross floor area of the entire development may be developed as office.*
- *Maximum building coverage is 25%.*
- *Maximum lot impervious coverage is 60%.*

Maximum height:

- *For both principal and accessory buildings; 3 stories, 45 feet.*

3. Property Restrictions

a. Easements

At the time of the preparation of this Redevelopment Plan, a number of easements are established within the Redevelopment Area, including:

- An easement granted to New Jersey Bell Telephone company.
- Vacated rights-of-way for Lexington Avenue and Walnut Avenue, vacated on June 21, 1949, through Ordinance No. 49-15.

The Redeveloper(s) will be responsible for identifying, maintaining, terminating and relocating, if necessary, any existing easements, if required to implement the objectives of the Redevelopment Plan.

b. Contamination

The properties in the Redevelopment 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 contaminations on parcels they seek to redevelop.

c. Wetlands

According to NJDEP and FEMA mapping, there are no wetlands present on-site, and the Redevelopment Area is located outside the Rahway River flood plain.

4. Mobility + Circulation

The Redevelopment Area is located in close proximity to the Garden State Parkway providing regional access. Walnut Avenue runs between downtown Cranford, located to the north of the

Redevelopment Area, and nearby Township of Clark to the south (see Figure 6).

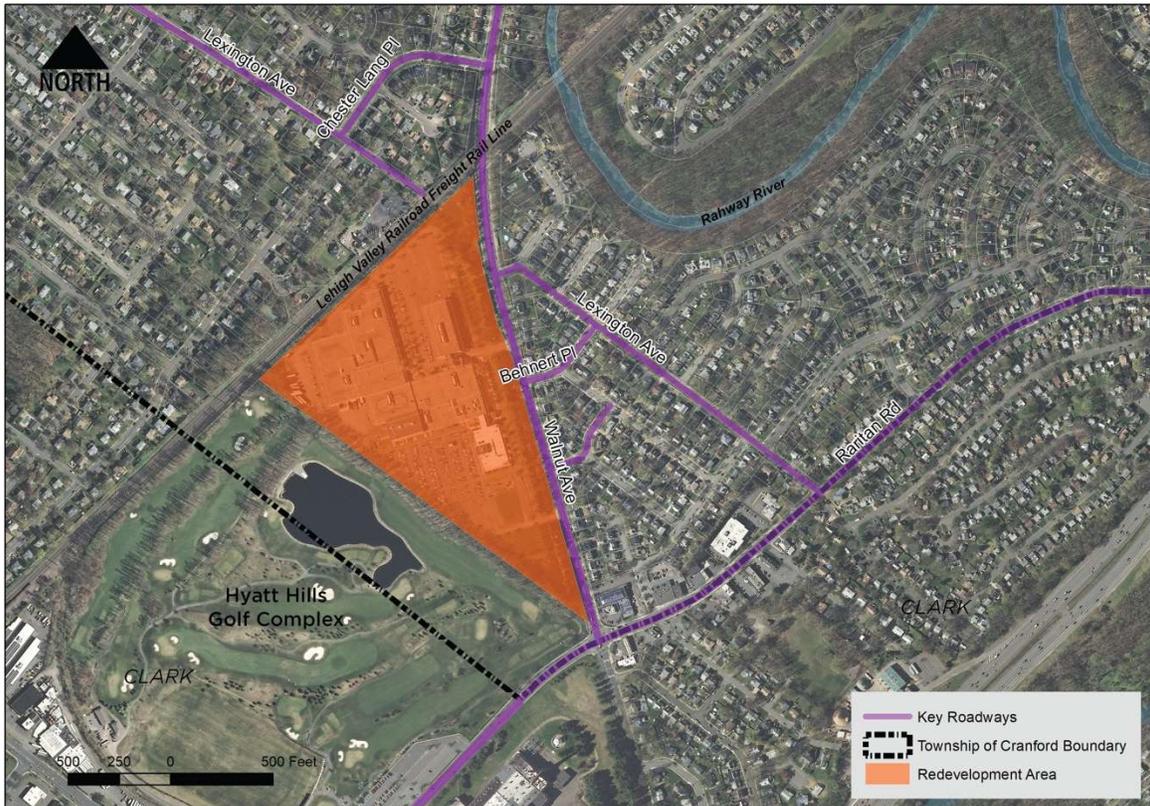


Figure 6: Map of Surrounding Street Network

The Redevelopment Area provides, mostly via nearby Raritan Road, easy access to the Garden State Parkway, Route 27, and Route 28. An existing berm, located along the Redevelopment Area's Walnut Avenue frontage, was constructed to minimize visual impacts on the residential neighborhood opposite Walnut Avenue. It was added at a time when the Property still housed active industrial uses. Site access is provided by two driveways from Walnut Avenue.

Cranford's train station is located directly adjacent to the Township's downtown and is about 1.5 miles, or a 6-minute drive, to the north of the 750 Walnut Avenue Redevelopment Area, see **Figure 7**. 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.



Figure 7: Mobility Context Map

The Redevelopment 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 Redevelopment Area. 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 a frequent service bus route that runs along Raritan Road. The nearest bus stops are about 0.4 mile away and located on Raritan Road on the corners with the Colin Kelly Street and Poplar Terrace. Both bus stops are served by the NJ Transit 112 bus line which connects Scotch Plains with Midtown Manhattan's Port Authority Bus Terminal by way of Cranford, Roselle and Elizabeth.

3. PUBLIC PURPOSES

3.1 Block + Lots

The Redevelopment Area (see **Figure 8**) included the following block and lots:

Block 541, Lot 2 (Qualifier C01)
Block 541, Lot 2 (Qualifier C02)
Block 541, Lot 2 (Qualifier C03)
Block 541, Lot 2 (Qualifier C04)

Block 541, Lot 2 (Qualifier C05)
Block 541, Lot 2 (Qualifier C06)
Block 541, Lot 2 (Qualifier C07)

3.2 Project Area Map



Figure 8: Redevelopment 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. Create Expanded and Appropriate Housing Options
 - 1. Encourage a diverse range of household in Cranford through redevelopment that promotes a variety of housing options.
 - 2. Assist the Township in meeting its affordable housing obligations and creating economic development opportunities that provides a realistic opportunity for developing affordable housing.
 - 3. To voluntarily comply with the Township's *Mount Laurel* obligations but without jeopardizing the Township's center-based vision wherein residential density is primarily concentrated in the downtown core and closest to mass transit.
 - 4. Establish a mixture of affordable and market-rate units to ensure accessibility to households at a range of income levels.
 - 5. Desire to provide a variety of housing unit typologies for the Township.

- B. Quality Design + Usable Open Space
 - 1. Enhance the visual character and safety of the Walnut Avenue frontage via landscape and 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.
 - 3. Create public open spaces that promote social interaction and enjoyment. Provide opportunities for passive recreation.

- C. 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.

- D. Reduce Negative Impact of Car Circulation + Traffic Issues
 - 1. Provide sufficient parking to support the development program but minimize the aesthetic and functional impacts of excessive parking areas.
 - 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 and other substitutes for personal private car usage.

E. 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 obsolete buildings, faulty arrangement and long-term vacancies.

F. 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 by constructing non-structural 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.

4. LAND USE

4.1. Definitions

See Appendix D.

4.2. Subdistricts

Given the overall size of the Redevelopment Area and the variety of future uses envisioned therein, this Plan imagines a multi-district approach to redevelopment (**Figure 9**). Distinguishing subdistricts within the larger Redevelopment Area allows for land use patterns that are tailored toward those specific future uses.

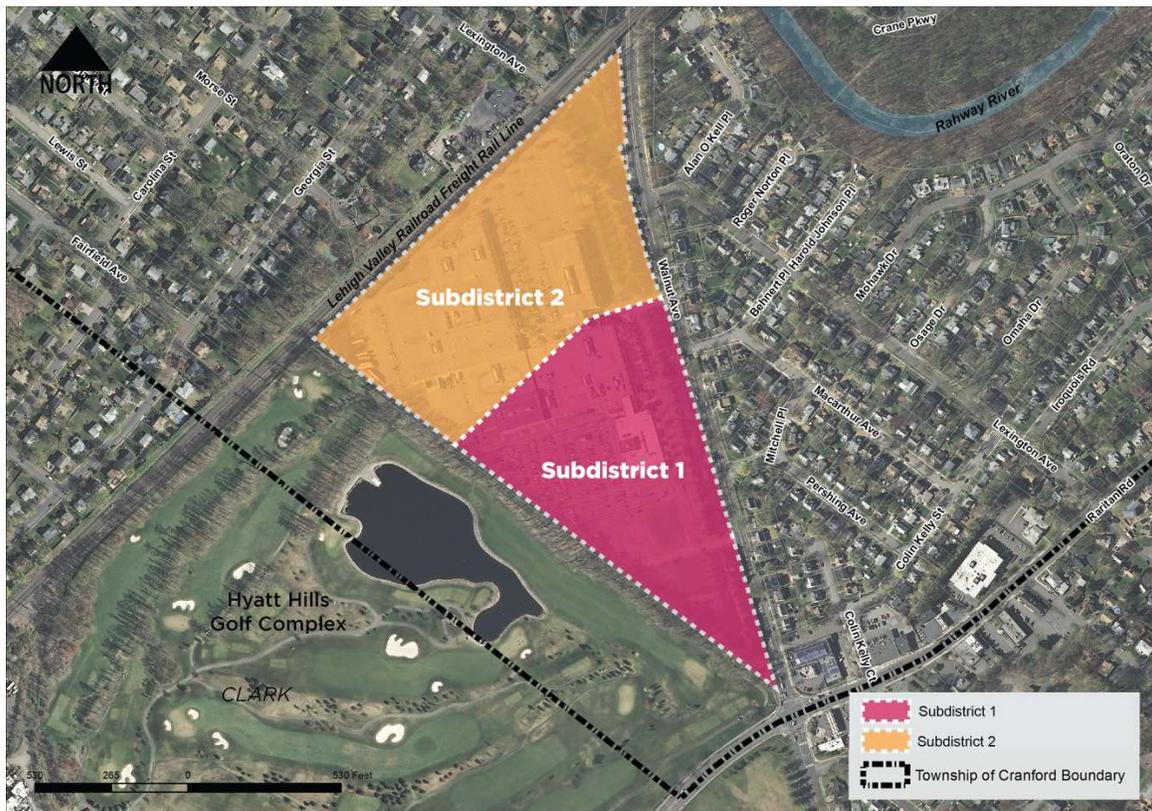


Figure 9: 750 Walnut Avenue Redevelopment Area Subdistricts

A. Subdistrict 1 – Residential

Subdistrict 1 shall be redeveloped to create a multifamily residential community within a green, bucolic setting. Several well-designed multifamily residential buildings with integrated parking solutions are deemed appropriate. In total, a minimum of 100,000 square feet shall be provided for Privately-Owned Public Space in conformance with Design Standards available in Section 4.6 of this Redevelopment Plan.

1. *Land Use*

a. **Permitted Principal Uses**

- i. Dwelling, Multi-family
- ii. Privately-Owned Public Open Space

b. **Accessory Uses**

- i. Retail Services limited to:
 - *Child-care Center*
 - *Coffee Shop*
 - *Convenience Store*
 - *Delicatessens*
 - *Accessory uses and structures customarily subordinate and incidental to permitted principal uses including building lobbies, community rooms, fitness rooms, laundries, pools, storage and stormwater management facilities*

c. **Prohibited Uses**

- i. Any uses not specifically permitted herein.

2. *Area + Bulk Requirements*

a. **Maximum Dwelling Units: 250**

b. **Lot Requirements:**

- i. Minimum Lot Area: 10 acres
- ii. Maximum Building Coverage: 50%
- iii. Maximum Lot Coverage: 60%

c. **Building Placement Standards:**

- i. A building's Primary Façade shall front on the Subdistrict 1 Privately Owned Open Space. This will serve as the front yard for Subdistrict 1 and be indicated through architectural treatment and site landscaping design in accordance with Section 4.6.
- ii. At no point will a building's façade be within 50 feet of the Walnut Avenue curb line.
- iii. Front Yard Setback Minimum: 14' from curb line of private street and shall be comprised of, at minimum a 6' sidewalk clearance and a 3' planting strip adjacent to the building façade. Front yard setbacks shall exclude eaves, gutters, and similar architectural features.
- iv. Side Yard Setback Minimum: 20' between buildings or 15' between curb lines and building façades.
- v. Rear Yard Setback Minimum: 20' between buildings or 15' between curb or property line, whichever is nearest, and building façades.

d. Height:

- i. Maximum: Four Stories or 50'
- ii. 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 as long as 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.

e. Ceiling Height:

- i. Measurement: Ceiling height shall be measured from the top of the finished floor to the finished ceiling above, excluding beam drops and duct soffits.
- ii. Ground-Story Minimum: 10'
- iii. Upper-Story Minimum: 9'

B. Subdistrict 2 – Commercial/Industrial

This subdistrict will serve as a commercial center providing modern, flexible spaces to allow new businesses to thrive in Cranford. A variety of commercial and industrial uses are envisioned to take up space in one or more buildings. A minimum of 25,000 square feet shall be provided for Privately-Owned Public Open Space in conformance with Design Standards available in Section 4.6 of this Redevelopment Plan and include a basketball court.

1. *Land Use*

a. Permitted Principal Uses

- i. Ambulatory Healthcare Services
- ii. Limited Assembly
- iii. Office, Executive, Corporate Headquarters
- iv. Office, Professional, Business, Administrative
- v. Office Distribution Centers
- vi. Privately-Owned Public Open Space
- vii. Research Laboratory
- viii. Self-Storage

b. Prohibited Uses

- i. Drug Rehabilitation Clinic
- ii. Any other uses not specifically permitted herein.

2. Area + Bulk Requirements
 - a. **Maximum Commercial: 250,000 square feet**
 - b. **Lot Requirements:**
 - i. Minimum Lot Area: 10 acres
 - ii. Maximum Building Coverage: 40%
 - iii. Maximum Impervious Coverage: 65%
 - c. **Building Placement Standards:**
 - i. A building's Primary Façade shall front on the property line between Subdistrict 1 and 2, and a second building shall front towards the Conrail rail line. The frontage shared with the residential development will serve as the front yard for Subdistrict 2 and be indicated through architectural treatment and site landscaping design in accordance with Section 4.6.
 - ii. Front Yard Setback Minimum: 100' from property line and shall be comprised of, at minimum, a 3' planting strip adjacent to the curb line, at least 6' sidewalk clearance from private streets. Front yard setbacks shall exclude eaves, gutters, and similar architectural features.
 - iii. Side Yard Setback Minimum: 20' between buildings or 10' between curb lines and building façades.
 - iv. Rear Yard Setback Minimum: 20' between buildings or 10' between curb or property line, whichever is nearest, and building façades.
 - d. **Height:**
 - i. Maximum: Four Stories or 50'
 - ii. 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 as long as 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.
 - e. **Ceiling Height:**
 - i. Measurement: Ceiling height shall be measured from the top of the finished floor to the finished

ceiling above, excluding beam drops and duct soffits.

- ii. Ground-Story Minimum: 12'
- iii. Upper-Story Minimum: 9'

4.3. Parking

A. Automotive Parking

1. General Requirements

- a. On-street parking spaces will not count towards meeting minimum parking requirements laid out in this plan, even on private streets.
- b. Redeveloper(s) may utilize a shared parking scheme when calculating off-street parking obligations for permitted uses in Subdistrict 1 only. Shared parking calculations shall be based upon a widely accepted methodology, such as those published by the Urban Land Institute (ULI), the Institute of Transportation Engineers ('Parking Demand', 4th Edition), or other widely accepted models. If utilized, proposals incorporating a shared parking component shall be substantiated by a study to be prepared by a licensed Professional Engineer or recognized parking consultant.
- c. All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- d. Parking spaces shall measure eight (8) feet wide by 18 (18) feet deep, with the exception of 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 warning systems to avoid conflicts between motorists and pedestrians.
- h. An increase of more than 25% of the required minimum parking shall constitute a deviation in Subdistrict 1.
- i. An increase of more than 15% of the required minimum parking shall constitute a deviation in Subdistrict 2.
- j. The minimum required parking may be satisfied by proposed "banked" parking of up to twenty five (25) banked stalls to achieve compliance with the parking standard
- k. For Subdistrict 2, loading areas between buildings may be converted to automobile parking to meet increased parking demand associated with office uses

- l. No private parking shall be permitted within the front yard setback of Subdistrict 2.
 - m. All parking plans must show structural support columns to accurately depict feasibility of parking spaces and drive aisles.
2. *Electric Vehicle Requirements*
- a. Parking facilities must comply with P.L. 2021, c.171.
3. *Minimum Parking Ratios*
- Minimum off-street parking requirements shall be in compliance with the bulk standards outlined in this document.

Use	Minimum Parking Spaces Required
Dwelling, Multi-family	1.8 per unit
Health Care Facility	5.0 per 1,000 square feet
Limited Assembly	1.5 per 1,000 square feet
Office, Executive, Corporate Headquarters	4.0 per 1,000 square feet
Office, Professional, Business, Administrative	4.0 per 1,000 square feet
Office, Distribution Center	0.25 per 1,000 square feet of warehouse and storage 4.0 per 1,000 square feet of office
Privately-owned Public Open Space	3.0 per acre
Research Laboratory	3.0 per 1,000 square feet
Self-Storage	0.2 per 1,000 square feet

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 providing similar security and protection from the elements.
 - b. Any required indoor bicycle parking facility must be located 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
Health Care Facility	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Limited Assembly	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Executive, Corporate Headquarters	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Professional, Business, Administrative	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Distribution Center	1.0 space per 15,000 sq ft	1.0 space per 15,000 sq ft
Privately-owned Public Open Space	None	1.0 space per 12,000 sq ft
Research Laboratory	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Self-Storage	1.0 space per 15,000 sq ft	None

4.4. Loading + Unloading

A. Subdistrict 1

- 1. 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.

2. Appropriate siting of loading areas to accommodate commercial deliveries, including parcel drop-off, residential moving, and other larger deliveries, should be off-street and away from the public realm.
3. All off-street loading areas shall be shielded from public view.
4. Loading and unloading for residential uses shall take place within a designated loading area between the two residential buildings or within a designated courtyard between buildings in Subdistrict 2.
5. Residential service needs (trash storage, move-in, etc.) should be conducted indoors in a centralized location. Trash compaction is encouraged. If trash storage must be conducted outside, it should be fully enclosed in a masonry structure that complements the building architecture and be secured via visually solid gates.

B. Subdistrict 2

1. Off-street loading berths for all Subdistrict 2 land uses having a gross floor area of ten thousand (10,000) square feet shall have at minimum one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area.
2. All off-street loading areas shall be shielded from public view.

4.5. Access + Circulation Analysis

Redeveloper(s) shall conduct a Traffic Impact Study for any proposed redevelopment project within the Redevelopment Area, which shall be submitted to the Township Committee, acting as the Redevelopment Entity, during Town Committee Review for conformity with this Plan prior to filing a site plan application in accordance with Section 5.6(A).

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, including but not limited to the improvement of both the pedestrian-friendliness and pedestrian safety of the intersection of Walnut Avenue and Raritan Road. The traffic study shall include 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
- Interventions to reduce the pass through traffic on Lexington Avenue between Walnut Avenue and Raritan Road.

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

- Walnut Avenue and driveway providing access to Subdistrict 1
- Walnut Avenue and driveway providing access to Subdistrict 2
- Walnut Avenue and Lexington Avenue
- Walnut Avenue and Behnert Place
- Walnut Avenue and Mitchell Place
- Walnut Avenue and Raritan Road
- Walnut Avenue and Florence Drive
- Walnut Avenue and Chester Lang Place
- Walnut Avenue and Lincoln Avenue East
- Raritan Road and Colin Kelly Court/New York Avenue
- Raritan Road and Shoprite Way
- Raritan Road and Central Avenue

4.6. Design Standards

A. General Building Requirements

1. Subdistrict1: General character and vernacular should be a mix of loft-style architecture similar to the precedent images provided by the Township below:







2. There shall be at least two (2) residential buildings within Subdistrict 1.
3. Preferred materiality should be brick with a darker windows and accent materials.
4. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
5. Massing should utilize accentuated corners, upper story setbacks, and clearly defined base/middle/top portioning.
6. Buildings should be modulated horizontally while maintaining a complementary architectural vernacular across the façade.
7. A minimum of two (2) complementary but differentiated architectural treatments are required within Subdistrict 1.

8. Primary entrances shall be defined by architectural features (canopy, portico, or similar).
9. The rhythm of ground floor attachments and openings harmonize with the rhythm of attachments and openings on upper stories.
10. Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
11. The use of awnings and canopies at the first-floor level is encouraged.

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. Horizontal siding shall be lap, shiplap, drop, or shingle-style.
5. Natural materials are encouraged.
6. 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:*
 - i. Story transparency shall be measured by dividing the area of windows and doors 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.
 - iii. All Other Façades: The ground level story shall have at minimum 35% transparency. All other stories shall have at minimum 25% transparency.
 - iv. Subdistrict 2 shall have a minimum 5% for all façades except the loading area façade, for only the following

uses: Limited Assembly, Office Distribution Centers, or self storage.

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 parallel to the rear property line adjacent to Hyatt Hills Golf Course.
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. Chimneys shall extend to grade.
6. The above standards shall not preclude the provision of outdoor dining.

F. Subdistrict 1 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. Wood siding/shingles
 - f. Architectural metal
 - g. Accent materials shall not comprise more than 30% of the first story façade.
 4. *Prohibited materials*
 - a. Materials not listed as permitted shall be prohibited.
- G. Subdistrict 2 Permitted Materials:
1. *In addition to those listed above, precast panels and metal banding are permitted in this subdistrict.*
- H. Materials not listed as permitted shall be prohibited.
- I. Subdistrict 1 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 gutters, downspouts and scuppers
 - Spacing of columns and piers
- J. Subdistrict 1 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

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. Materials:
 - Prepare and implement a construction waste management plan. The plan must outline where waste will be sent for recycling, reuse, reprocessing or disposal. A letter from each of the recipient facilities must be included.
- vi. 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.
 - 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.
- vii. 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.
- viii. 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.
- ix. 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.
- x. 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 in walkways, bike paths, and other streetscape improvements 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.
- xi. Indoor Air Quality:

- Ensure all kitchen exhausts in dwelling units are directly vented to the outside.
- xii. 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.

4.7. 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.
- C. 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. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- D. Privately-Owned Public Space
 1. This space should be well-designed to accommodate regular and heavy use.
 2. This space shall be continuously accessible between Subdistrict 1 and Subdistrict 2 for pedestrian activity along Walnut Avenue.
 3. The landscaping shall be thoughtful with a distinct design narrative of high-quality plantings, ample seating, quality walking paths, and amenities.
 4. The space should be attractively designed for usage from dawn to dusk.
 5. Outdoor electrical outlets should be installed.
 6. Trees should be placed in a way that provides shaded areas but does not completely limit natural lighting.

7. The existing berm along the Walnut Avenue frontage shall remain. Changes to the existing berm, for pedestrian access, may be approved by the Township.
8. The design of the privately-owned public open space should utilize the existence of the berm along Walnut Avenue to create more opportunities for topographical changes within the open space.
9. The space should include features that are attractive and appropriate for all ages and abilities.
10. At minimum, a 1/3-mile long walking track, at least eight (8) feet in width and with distance markers at every tenth of a mile, shall be integrated within the open space, exclusive of the Walnut Avenue right-of-way sidewalk.
11. The space should include an area that can be used by a group of people for activities like outdoor classes or impromptu events.
12. Subdistrict 2 shall include a full-size (92' x 50') basketball court and equipment with appurtenant parking facilities, in the general location and layout as shown on Appendix E. The basketball court and appurtenant parking facilities shall not contribute to a calculation of impervious coverage in Section 4.2(B)(2).

E. Circulation

1. No more than three (3) curb cuts for vehicular access shall be located along Walnut Avenue. One curb cut to service Subdistrict 2 commercial and two (2) curb cuts to service Subdistrict 1 residential.
2. Demarcated pedestrian pathways shall be provided from the street front and all parking areas to entrances.
3. The Redeveloper(s) shall study the feasibility to add two four-way signalized intersections along the Walnut Avenue frontage, preferably at the intersections with Mitchell Place and Lexington Avenue. If traffic studies indicate that signalization is not warranted, the Redeveloper will proactively work with the Township and County to implement interventions that create a safer pedestrian environment, multi-modal access and slower, more controlled traffic.

F. Streetscape

1. Sidewalk, Planting Zone: The 3' closest to the curb line shall be comprised of a planting zone. The planting zone shall create a buffer against the roadway and include street trees or other plantings compliant with the parameters described below. Lighting may also be provided in the planting zone. Planting

zones must be maintained so to avoid the obstruction of signage by vegetation.

2. 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.
3. 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.

G. 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.

H. 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.

I. 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.

J. 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.
- K. Landscaping + Buffers
1. Landscaping shall be provided along property lines 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.
- L. 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.

4.8. UTILITIES

A. General Requirements

1. 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.
2. Distribution lines for all utility systems shall be placed underground.
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. Any relocation and/or replacement of utility lines shall be the sole responsibility of the Redeveloper(s) and shall not be an expense to the Township.
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 or HVAC uses, 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. Utility meters should not be visible from the street.
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. 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. All residential buildings must be fully sprinklered and designed to meet the requirements under the NFPA 13 ‘Standard for the Installation of Sprinkler Systems’, as well as any applicable revisions.
 4. 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.
- C. Stormwater
1. All projects within the Redevelopment Area shall comply with Chapter 364 – Stormwater Management 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.

4.9. AFFORDABILITY

No less than 15% 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 be non-age-restricted 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 thirteen percent (13%) of the Affordable Units within each bedroom distribution shall be required to be for very-low-income households earning less than thirty percent (30%) of the median 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, which may be extended by the Township of Cranford.

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. The Redeveloper shall not make any arguments relative to the Property's creation of Realistic Development Potential ("RDP") and/or treatment as an RDP Site as opposed to an unmet need mechanism in Round 3 or any subsequent affordable housing Round in the future.

The Redeveloper shall not make any arguments relative to the Property's creation of Realistic Development Potential ("RDP") and/or treatment as an RDP Site as opposed to an unmet need mechanism in Round 3 or any subsequent affordable housing Round in the future. Further, the Redeveloper shall not apply for or request an upward deviation of the Maximum Dwelling Units permitted on Subdistrict 1 pursuant to Section 4.A.2.a., which is 250 units; nor shall the Redeveloper apply for or request the construction of any dwelling units on Subdistrict 2.

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 (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. Condemnation

This Plan does allow for the Township to use its powers of eminent domain to acquire property in the Redevelopment Area for the purpose of redevelopment.

5.3. Relocation Requirements

Should implementation of this Redevelopment Plan require the displacement and relocation of businesses located within the Redevelopment 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, N.J.S.A. 62:31B-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.

5.4. 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 this Redevelopment Plan and the 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. preference will be made for entities with site control.

C. Procedural + 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 here 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 Local Redevelopment and Housing Law 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 Plan Area to apply for designation as a Redeveloper(s) in order to carry out redevelopment activities in accordance with the Plan.

5.5. 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 provided for in N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement(s), lease, deed or other instrument 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 the installation or upgrade of infrastructure whether on-site or offsite. The Redeveloper(s), at the Redeveloper(s)' 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 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)' cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on-site and off-site traffic controls and road improvements for the project or required due to the impacts of the project or to identify and remedy failed traffic conditions associated with the proposed development as may be required by Union County. 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 provide for the payment by the redeveloper to the Township of an appropriate negotiated amount to reimburse the Township for some or all of the costs and fees incurred by the Township in the process it undertook to designate

the 750 Walnut Avenue Redevelopment Area as an area in need of redevelopment, to adopt this Redevelopment Plan and to select redevelopers to implement the 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 his successors or assignees, whereby land within the Redevelopment 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. 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.

5.6. 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 for review and authorization to proceed before the Planning Board prior to submitting a site plan or subdivision application to the Planning Board. Within 45 days after submission of a site plan or subdivision application to the Zoning Officer for review by the Township Committee of the application's consistency with this Redevelopment Plan, the Township Committee shall issue a letter of consistency, or non-consistency. Where specificity is not provided in this plan, or the Redevelopment Agreement(s), particularly but not exclusively regarding parking decks, roadways, open space and landscaping, such specificity shall be provided to the Township Committee of the Township of Cranford for review and authorization prior to submission to the Planning Board. The Township, by and through the Township Committee, acting as the Redevelopment Entity, will be required to review and authorize same as a condition precedent to submission of an application before the Planning Board.

A. Township Committee Review

The Township Committee of the Township of Cranford, acting as the Redevelopment Entity, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redevelopment Agreement(s). Such review shall occur prior to 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).

B. Township Committee Review Prior to Application to Planning Board

1. Prior to any submission to the Planning Board, the Redeveloper(s) shall submit a site plan package for review and approval by the Township Committee in consultation with its consultants. This site plan package may, as the Township Committee may require, include, but is not limited to, the documents listed below. The Township Committee may request additional reasonable analyses and information as required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and the Redevelopment Agreement(s) and, if necessary, any deviations therefrom.
2. Boundary survey of the property Including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties and other landmarks.
3. The location, size, height, floors, and use of all proposed and existing buildings including bedroom mix and square footage of units for residential uses.
4. The location, size and type of all parking spaces, loading areas and sidewalks.
5. A landscaping plan.
6. The location of any outside storage of equipment, supplies, materials, or vehicles.
7. The height, location, type, lighting and square footage of proposed signage.
8. The location, type and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
9. The location, type and size of any primary drain fields or reserved drain fields.
10. The location, size and type of any trash and recycling disposal facilities.
11. Outside lights, streetlights or other lighting mechanisms.
12. Existing and proposed finished contours at two (2) foot intervals.
13. The location of any buffers, including berms, trees and fencing, used to minimize the visual, sound, lighting or any other negative impacts of the project.

14. The location of all utility lines.
15. The location of any conservation easements dedicated open space, recreational facilities or similar areas.
16. The location of any emergency service facilities, such as fire suppression lines, hydrants or other facilities.
17. The location of any permanent stormwater management structures or devices.
18. The location of any gas tanks, pumps or other facilities that may require additional federal, state or local permits.
19. The location and type of soils, water features and wetlands.
20. A schematic drawing, architectural rendering and/or 3D elevation drawing of the site and any buildings located on the site.
21. The location and size of any monuments, statues or similar features.
22. The location and type of any historic building, feature or any archaeological sites.
23. The location of any rights-of-way, adjacent or nearby road improvements and uses of adjacent properties.
24. An Erosion and Sediment Control Plan that meets the regulatory requirements.
25. Any local, county, state or federal permits required for development of the site.
26. A cut sheet for site amenities accompanied by suitable design precedent images showing proposed materials and color scheme.
27. A community impact statement and traffic impact statement.
28. A Traffic Study as defined in Section 4.5 of this Plan.

C. 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 + Subdivision Review

Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment 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 Redevelopment 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 technical loading and unloading study, including but not limited to a list of expected deliveries, analysis of loading space required for each delivery, and the ability to specify the delivery time of each delivery.
- b.* A copy of applications or conceptual designs that have been or will be submitted to Union County.
- 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.

D. 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.

5.7. Deviations/Variances

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 Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

5.8. 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.

5.9. 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.

5.10. 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 Redevelopment 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 Redevelopment Area on the basis of race, creed,

color, national origin, ancestry, affectional preference, marital status or gender.

5.11. Infrastructure

1. Redeveloper should make commercially reasonable best efforts to locate transformers in locations that do not negatively affect the pedestrian experience.
2. When proposing the use of ground mounted electrical transformers within the confines of the Redevelopment 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.

5.12. 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 non-refundable application fee of \$10,000 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.

5.13. Redevelopment Plan Duration

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment 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.

5.14. 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.

5.15. 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.

5.16. 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 + 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.

5.17. Other Provisions

1. 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.
2. This Redevelopment Plan sets forth the proposed land uses and building requirements for the Redevelopment Area.
3. 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.
4. 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.

5.18. 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:

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

5.19. 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:

1. 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.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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.

5.20. 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, as it permits moderate-density residential development on a large site with substantial, high-quality open space and sufficient transportation access to main arterial roads and highways. Furthermore, the Redevelopment Plan employs context-sensitive strategies to mitigate impacts on neighboring residential neighborhoods, preserve and respond to the Township's character and architecture, and encourage sustainable design.

This Redevelopment Plan is consistent with the Master Plan's Principles, which seek to appropriately balance land uses in the Township, implement sustainable development, and provide equitable growth.

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

- 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.
- 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.
- 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.
- 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.
- Aggressively seek to acquire additional open space and opportunities to preserve open space.

- Promote stormwater best management practices to improve local drainage patterns and enhance the environment through implementation of Cranford’s Stormwater Management Plan.
- Maintain and upgrade the storm and sanitary systems.
- Incorporate energy-efficient and renewable energy technologies into new development.
- Promote change to establish Cranford as an environmentally sustainable community.
- Maintain and improve the road and transportation system which will enable the safe and efficient movement of people and goods.
- Ensure that quality open space is provided and maintained as development occurs.
- 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. No drastic changes were made to the Goals and Objectives, and this Redevelopment Plan is consistent with the Reexamination Report.

In particular, the Reexamination extensively discussed the decline of suburban office parks and called for more intense land use and a wider range of permitted uses in these areas to enhance their vitality and attractiveness. The public engagement process also added a new goal: “Incorporate design standards that visually guide development, while remaining responsive to new and emerging demands.”

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 Redevelopment Area was considered as part of the Township’s Realistic Development Potential calculation. The HPEFSP estimated 250 total housing units would be built on the 750 Walnut Avenue property and that this inclusionary development would include 38 affordable family rental units. As mentioned in the 2021 HPEFSP, the Township will adopt a redevelopment plan to allow this development to be built. This Redevelopment Plan is that plan and 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. Similar to this Redevelopment Plan, the Reexamination recommended rezoning a declining industrial area along Walnut Avenue to redevelop and reinvigorate the area with modern, targeted industrial-commercial uses. The Reexamination also raises the need to provide more housing options to address the changing demographics of the Township while ensuring that development and redevelopment respect existing residential development patterns.

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 protecting existing single-family neighborhoods from nonresidential and multifamily encroachment, providing opportunities for residents to age in place, upgrading the appearance of industrial areas, enforcing performance standards, enhancing the Borough's economic base by leveraging underutilized properties and expanded permitted nonresidential uses, and promoting growth of industrial uses by taking advantage of existing infrastructure.

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 and diversifying the City's commercial and industrial economic base. Specifically, it recommends, "Provide for mixed-use development and redevelopment that can successfully integrate compatible light industrial and merchandising uses or that can integrate compatible residential and nonresidential uses." More recently, the City adopted a new Land Use Element in 2019. The Element details Linden's existing Redevelopment Areas, several of which call to convert underutilized and vacant light industrial and commercial sites into warehousing, distribution, and/or multifamily uses. This Redevelopment Plan is consistent with Linden's Master Plan and Reexamination Report.

E. Borough of Roselle

Adopted in 2010, Roselle's Master Plan and its Goals and Objectives are consistent with this Redevelopment Plan. The Master Plan calls for improving the Borough's storm drainage system, conserving the environmental resources and natural appearance of the Borough, preserving the character and density of existing residential neighborhoods, discouraging residential cut-through traffic. The Goals

and Objectives also include providing sufficient space in appropriate locations for a diverse set of residential, commercial, light industrial, and open space uses. 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, upgrading older industrial areas to preserve the nonresidential tax base, insuring all new development is visually and functionally compatible with and does not encroach upon residential neighborhoods, and expanding open space.

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, the expansion of open space, sustainable and equitable practices, maintaining a diverse business sector, 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. Even though the Township is approximately a half-mile from the Site, no adverse impacts are expected for the Township by this Redevelopment Plan due to Winfield’s location

on the far side of the Garden State Parkway and the Rahway River, as well as enclosed and residential structure of its street network.

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 #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.
- 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 convert an underutilized, auto-oriented use into a mixed-use project that respects Cranford’s existing character. 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 Redevelopment Area's uses and proximity to transportation corridors, the downtown, parks, and schools encourage efficient transportation movements and walkable communities.
- This Redevelopment Plan enhances the Site's stormwater management capacities and a reduction in impervious coverage.
- 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.

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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. 2020-159

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
750 WALNUT AVENUE TO DETERMINE IF IT SHOULD BE DESIGNATED
AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

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-5; and,

WHEREAS, the Township Committee of the Township of Cranford desires to have a preliminary investigation made on certain lands and premises within the Township of Cranford ("Township") known as 750 Walnut Avenue, and also known as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township Tax Map to see if the area is in need of redevelopment; and,

WHEREAS, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain;

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-4, request and authorize the Planning Board of the Township of Cranford to undertake a preliminary investigation as to whether the land known as 750 Walnut Avenue, and identified as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township of Cranford Tax Map, be classified as a condemnation area in need of redevelopment; 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 redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and,

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held February 25, 2020.


Patricia Donahue, RMC
Township Clerk

Dated: February 25, 2020

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

RESOLUTION NO. 2020-356

RESOLUTION DESIGNATING CERTAIN PROPERTIES KNOWN AS 750 WALNUT AVENUE AND IDENTIFIED ON THE TOWNSHIP TAX MAP AS BLOCK 541, LOT 2, QUALIFIERS C01, C02, C03, C04, C05, C06 AND C07 AS A CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), authorizes a municipality to determine whether certain parcels of land in the municipality constitute a "condemnation area in need of redevelopment"; and

WHEREAS, in areas designated as Condemnation Redevelopment Areas, the Township may use all of those powers provided under the Redevelopment Law for use in a redevelopment area including the power of eminent domain; and

WHEREAS, by Resolution Number 2020-159 adopted on February 25, 2020, the Cranford Township Committee directed the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated on the Township tax map as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 (the "Properties") qualify as a condemnation area in need of redevelopment according to the criteria set forth in Section 5 of the Redevelopment Law; and

WHEREAS, by Resolution No. 2020-004 adopted on April 1, 2020, the Planning Board directed Topology, LLC to undertake an investigation of the Properties and prepare a preliminary investigation report as required by the statute, and Topology prepared a Preliminary Investigation Report dated August 18, 2020 (the "Study"); and

WHEREAS, the Planning Board provided the required legal notices and conducted a public meeting in accordance with the requirements of N.J.S.A. 40A:12A-6 on September 2, 2020 and September 16, 2020; and

WHEREAS, during the aforesaid hearings, the Planning Board reviewed the Preliminary Investigation Report prepared by Topology dated August 18, 2020, and heard testimony from Leigh Anne Hindenlang, AICP/PP, a planning expert employed by Topology, and co-author of said report; and

WHEREAS, during the aforesaid hearings, the Planning Board considered objections, testimony and evidence advanced by the Properties' owner; and

WHEREAS, upon review and consideration of the aforementioned report, the exhibits entered into evidence, and the testimony presented during the hearings, the Planning Board determined that the Properties satisfy the criteria for designation as a Condemnation Area in Need of Redevelopment pursuant to the aforementioned statute; and

WHEREAS, on September 16, 2020, the Planning Board voted to recommend to the Township Committee that the Properties be designated a Condemnation Redevelopment Area; and

WHEREAS, on October 7, 2020, the Planning Board adopted a resolution 2020-013 memorializing its September 16, 2020 vote accepting and adopting the conclusions contained in the Study and recommending designation of the Properties as a Condemnation Redevelopment Area; and

WHEREAS, the Township Committee agrees with the recommendation of the Planning Board and finds that such conclusion is supported by substantial evidence as set forth in the Study; and

WHEREAS, the Township Committee desires to designate the Study Area as Condemnation Redevelopment Area, pursuant to N.J.S.A. 40A:12A-6.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford, New Jersey as follows:

1. **Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.
2. **Condemnation Redevelopment Area Designation.** Based upon the Study and the recommendation of the Planning Board, the Study Area, Block 541, Lot 2, Qualifiers C01 through C07 satisfy the criteria to be designated as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1.
3. **Transmission of Resolution.** The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c) of the Redevelopment Law.
4. **Mailing of Notice.** The Township Clerk is hereby directed to serve, within ten days hereof, a copy of this resolution upon (i) all record owners of property located in the Study Area, as reflected on the Tax Assessor's Records, and (ii) any person who filed a written objection with respect to the designation of the Study Area as a Condemnation Redevelopment Area.
5. **Severability.** If any part of this resolution shall be deemed invalid, such parts shall be served and the invalidity thereby shall not affect the remaining parts of this resolution.
6. **Resolution on File.** A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.
7. **Effective Date.** This Resolution shall take effect immediately.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held November 10, 2020.

Dated: November 10, 2020


Patricia Donahue, RMC
Township Clerk

APPENDIX C: 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 that meet certain statutory criteria can be transformed to advance the public interest. Once an area is designated "in need of redevelopment" in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

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 adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (condemnation redevelopment area)
- C. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included and investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.
- D. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- E. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an "Area in Need of Redevelopment." The Governing Body must

make the final determination as to the Non-Condensation Redevelopment Area boundaries.

- F. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that:
 - 1. The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and
 - 2. Legal action to challenge the final determination must be commenced within forty-five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- G. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- H. 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 redevelopment 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 D: DEFINITIONS

AMBULATORY HEALTH CARE SERVICES

Establishments which provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services but rather favor outpatient services, with the facilities and equipment not usually being the most significant part of the production process.

CHILD-CARE CENTER

An establishment providing for the care, supervision and protection of children and for which, upon completion, a license is required from the Department of Children and Families pursuant to Public Law 1983, Chapter 492 (N.J.S.A. 30:5B-1 et seq.). The floor area occupied by child-care centers shall not be counted against the maximum floor area ratio of permitted uses in nonresidential zones.

COFFEE SHOPS

Establishments primarily engaged in serving nonalcoholic beverages, such as coffee, juices, or sodas, for consumption on or near the premises. These establishments may carry and sell a combination of snacks, nonalcoholic beverages, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique snack or nonalcoholic beverage.

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.

DELICATESSENS

Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages.

DRUG REHABILITATION CLINIC

A facility used for the purposes of temporary or long-term inpatient treatment of victims of alcohol or drug use or addiction.

DWELLING, MULTIFAMILY

A building containing more than two dwelling units.

HEALTH CARE FACILITY

A facility which provides a full range of medical preventative, diagnostic, treatment and surgical services, excluding drug rehabilitation services, by a group of physicians to persons who come to the facility to receive medical services and depart from the facility on the same day, which may also include ancillary lab testing, pharmaceutical, food service and other support services.

LIMITED ASSEMBLY

The assembly or partial assembly of products and goods to be stored and distributed as part of the office and warehouse/distribution uses on site. "Limited assembly" shall not include manufacturing operations which result in the conversion or modification of the chemical or physical properties of the component materials or result in chemical by-products of the operation. All limited assembly uses shall be subject to the performance standards set forth in § 255-27 of this chapter.

OFFICE, EXECUTIVE, CORPORATE HEADQUARTERS

Offices used primarily for corporate headquarters and executive management and administrative purposes, including conference facilities and meeting rooms.

OFFICE, PROFESSIONAL, BUSINESS, ADMINISTRATIVE

Offices used for conducting the affairs of a business, professional, service, industry, or government. "Office, professional, business, administrative" shall not include offices used by dentists or physicians.

OFFICE, DISTRIBUTION CENTERS

Includes the warehousing and distribution of goods, provided that up to 10% of the gross floor area of any office distribution center may be used for executive or administrative office uses ancillary to the warehouse and distribution uses. Warehousing in office distribution centers shall not include the storage of fuels, hazardous materials, hazardous waste, highly flammable liquids or gases or petrochemical products. All warehousing and storage of goods shall be conducted entirely within enclosed structures and buildings. "Office distribution centers" shall not include mini warehouses or similar uses or truck depots or similar uses.

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.

PRIMARY FAÇADE

The façade where the primary entrance and address for a building are located along either of public right-of-way or Privately-Owned Public Open Space.

PRIVATELY-OWNED PUBLIC OPEN SPACE

Any parcel or area of land set aside, dedicated, designated or reserved for public and private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such area may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

RESEARCH LABORATORIES

Limited to laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients. No tangible or physical product for general marketing shall be directly produced therein, and no operation shall be conducted which would generate hazardous waste or by-products.

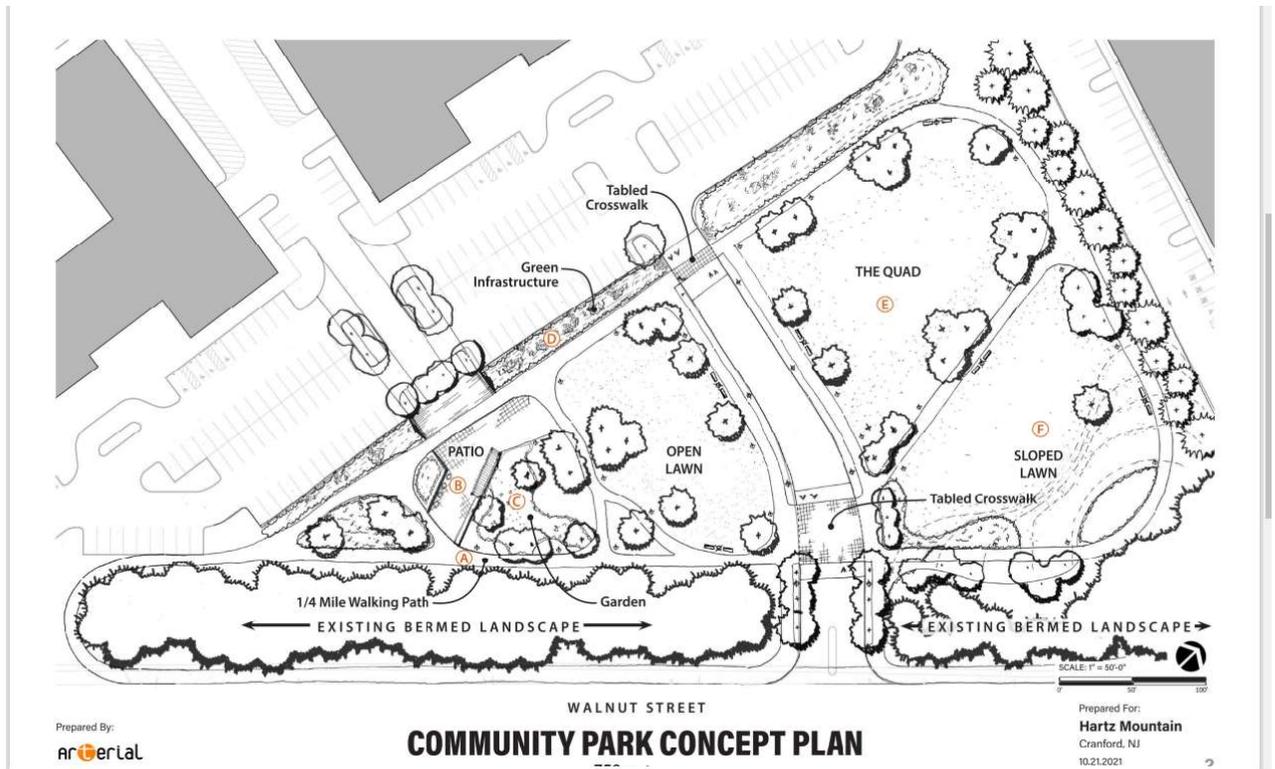
RETAIL SERVICE

Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, including but not limited to laundry, linen supply, diaper service, beauty and barber shops, shoe repair and nail salons. A retail service establishment may have accessory retail sales but shall not be primarily engaged in retail sales. Funeral home services shall not be considered retail services

SELF-STORAGE FACILITY

A building or group of buildings divided into separate compartments used to meet the temporary storage needs of customers and may include refrigerated facilities.

APPENDIX E: OPEN SPACE CONCEPT PLANS





A. 1/4 Mile Walking Loop



B. Plaza with Seating



C. Passive Garden



D. Rain Garden



E. Quad



F. Sloped Lawn

Prepared By:
ArborLal
www.ArborLalDesign.com

THE VISION
 750 Walnut

Prepared For:
Hartz Mountain
 Cranford, NJ
 10.21.2021

