

# **EXHIBIT A**

**AGREEMENT TO RESOLVE ISSUES BETWEEN THE TOWNSHIP OF CRANFORD AND FAIR SHARE HOUSING CENTER CONCERNING THE TOWNSHIP'S MOUNT LAUREL FAIR SHARE OBLIGATIONS AND THE MEANS BY WHICH THE TOWNSHIP SHALL SATISFY SAME**

**In the Matter of the Township of Cranford, County of Union,  
Docket No. UNN-L-3976-18**

**THIS SETTLEMENT AGREEMENT** ("Agreement") made this \_\_\_\_<sup>th</sup> day of November, 2019, by and between:

**TOWNSHIP OF CRANFORD**, a municipal corporation of the State of New Jersey, County of Union, having an address at 8 Springfield Avenue, Cranford, NJ 07016 (hereinafter the "Township" or "Cranford");

And

**FAIR SHARE HOUSING CENTER**, having an address at 510 Park Boulevard, Cherry Hill, New Jersey 08002, (hereinafter "FSHC");

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), the Township filed the above-captioned matter on November 21, 2018 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), as may be further amended in accordance with the terms of this settlement, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine; and

**WHEREAS**, the Township simultaneously sought, and ultimately secured, an Order protecting Cranford from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan; and

**WHEREAS**, the immunity secured by Cranford remains in place as of the date of this Agreement; and

**WHEREAS**, the trial court appointed a "Special Master", as is customary in a Mount Laurel case, to assist the Court; and

**WHEREAS**, more specifically, the Court appointed Kendra Lelie, P.P., A.I.C.P. to serve as the Special Master;

**WHEREAS**, with Ms. Lelie's assistance, Cranford and FSHC have engaged in good faith negotiations and have reached an amicable accord on the various substantive provisions, terms and conditions delineated herein; and

**WHEREAS**, through that process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court, recognizing that the settlement

of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households; and

**WHEREAS**, it is particularly appropriate where, as here, the Court has yet to make a determination of the Township's fair share, to arrive at a settlement regarding a municipality's fair share obligation, instead of doing so through plenary adjudication of that obligation.

**NOW, THEREFORE**, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties hereto, each binding itself, do hereby covenant and agree, each with the other, as follows:

### Settlement Terms

The Township and FSHC hereby agree to the following general terms, subject to any relevant conditions set forth in more detail below:

1. Cranford's "Rehabilitation" obligation is 85.
2. Cranford's "Prior Round" obligation is 148.
3. Cranford's allocation of the Round 3 regional need is 440.
4. FSHC and the Township agree that the 440 Round 3 regional need obligation is the number that multiple experts have used as an extrapolation of the Mercer County Opinion, which is not otherwise binding on either party except by way of this Settlement Agreement. Although the Township does not accept the basis of the methodology or calculations proffered by FSHC's consultant, FSHC contends, and is free to take the position before the Court, that the 440-unit Round 3 obligation should be accepted by the Court, because it is based on the Prior Round methodology and reflects a reduction of Dr. Kinsey's July 2016 and April 2017 calculation of the Township's Round 3 (1999-2025) fair share obligation.
5. For the purposes of this Agreement, the "Round 3 regional need" (also referenced as the "Third Round Prospective Need") shall be deemed to include the Gap Period Present Need, which is a measure of households formed from 1999 to 2015 that need affordable housing, that was recognized by the Supreme Court in In re Declaratory Judgment Actions filed by Various Municipalities, 227 N.J. 508 (2017).
6. The Township, as calculated in Exhibit A, has a Round 3 realistic development potential (hereinafter "RDP") of 131. In addition, for settlement purposes only, the Parties recognize that pursuant to the Honorable Judge Kenny's January 16, 2019 Order in CDA vs the Township of Cranford, UNN-L-3759-08, the Township has an additional obligation of 20 units, which are not eligible for bonus credits. Nothing in this agreement precludes the Township from pursuing its pending litigation regarding the January 16, 2019 Order and the imposition of the additional 20-unit obligation.

7. **Satisfaction of the Rehabilitation Obligation:** The Township has an 85-unit rehabilitation obligation. The Township plans to meet this obligation through participation in the Union County Housing Rehabilitation Program and through a supplemental municipally operated rehabilitation program that shall address the rental rehab requirement but which may also be utilized for for-sale rehabilitation. Said municipal program shall meet the requirements in N.J.A.C. 5:93-5.2.

8. **Satisfaction of the Prior Round Obligation:** The Township has a 148-unit Prior Round obligation, which will be addressed as follows:

<b>Table 21: Prior Round Affordable Housing Fulfilment Township of Cranford, Union County, New Jersey</b>		
<b>Project</b>	<b>Affordable Units/Credits</b>	<b>Unit/Credit Type</b>
<b>Prior Round Obligation</b>		
Lincoln Apartments – Age-Restricted (Block 532, Lot 18.01)(maximum based on 25% of 148)	37	Age-Restricted Rentals
Riverfront Developers, LLC (Block 481; Lots 1.02, 2.01 and 3-9)	16	Non Age-Restricted Family Rentals
SERV Center of NJ (Block 514, Lot 3)	3	Special Needs Housing – 3 Bedroom Group Home
Birchwood Site (formerly Cranford Development Associates (CDA) Project) (Block 291, Lot 15.01, Block 292, Lot 2)	34	Non Age-Restricted Family Rentals
Lehigh Acquisition Project (Block 511, Lot 1) aka Woodmont	21	Non Age-Restricted Family Rentals
<b>Subtotal</b>	<b>111</b>	
Rental Bonus Credits (Based on 25% of 148)	37	Rental Bonus Credits taken on 21 Lehigh Acquisition Project Units, 3 SERV Bedrooms and 13 Riverfront Units
<b>Total</b>	<b>148</b>	<b>Units/Credits</b>
<b>Total for Prior Round Plan</b>		
<b>Total Prior Round Obligation</b>	<b>148</b>	

The plan components shown in the above table fully satisfy the minimums and maximums for the Prior Round, RCA cap (50% of Prior Round obligation), maximum age-restricted unit requirement (25% of Prior Round obligation less RCAs), minimum required rental units (at least 25% of Prior Round obligation), and maximum rental bonus credits (equal to rental obligation).

9. **Satisfaction of the Round 3 RDP:** The Township has a 131-unit Round 3 RDP + 20 additional units and shall satisfy that obligation as follows:

<u>Project</u>	<u>Units</u>	<u>Bonus</u>	<u>Status</u>
Riverfront – family rental	3	3	Existing
Woodmont – family rental	3	3	Existing
Needlepoint – family rental	1	1	Existing
Lincoln – Senior Rental	37 (of 63*)		Existing
Homefirst (18b Parkway Village)	4		Existing
Homefirst #2: (117 Benjamin)	3		Existing
Bridgeway (304 Lincoln)	2		Existing
SERV (125 Dietz Street)	4		Existing
Community Access Unlimited (CAU) 48 Johnson Ave	6		Existing
310 Centennial - Family rental	2	2	Under Construction
109 Walnut – Family rental	4	4	Constructed
EF Britten - Family rental	3	3	Proposed
North Ave Redevelopment – family rental	8	2	Proposed
Myrtle Special Needs	8	8	Proposed
201 Walnut (Wells Fargo) – Family rental	8	7	Proposed
750 Walnut (Block 541, Lot 2) – Inclusionary	49	-	Proposed
Market-to-Affordable	5		Cranford agrees to provide a realistic opportunity for 5 units through a market-to-affordable program in accordance with the terms of paragraph 9.c of this Agreement.
CAU additional beds or other Group Home bedrooms	7		Cranford agrees to provide a realistic opportunity for 5 units of supportive housing in accordance with the terms of paragraph 9.d of this Agreement.
<b>Total</b>	<b>157</b>	<b>33</b>	
<b>Grand Total</b>	<b>190</b>		

- a. The plan components shown in the above table fully satisfy the minimums and maximums for the Third Round RDP, inclusive of maximum age-restricted units (25% of RDP less RCAs), minimum rental units (25% including at least half

available to families), and maximum rental bonus credits (equal to rental obligation), including maximum rental bonus credits for age-restricted units (50% of rental obligation). Those maximums and minimums are predicated upon the cumulative 152-figure except that bonus credits are capped at 25% of the RDP pursuant to N.J.A.C. 5:93-5.15.

- b. The remaining 7 group home bedrooms will be realized with either CAU, CIS, Bergen County United Way, and/or another experienced provider of supportive and special needs housing. In order to be eligible for bonus credits, by the final compliance hearing the Township will provide signed agreements with an experienced provider to provide that are eligible for bonus credits in accordance with N.J.A.C. 5:93. The Parties acknowledge that an existing CAU project, consisting of 3 special needs bedrooms and located at 112 Glenwood Road may become eligible for affordable housing credits. The Parties acknowledge and agree that in order for these bedrooms to be eligible for affordable housing credits, the Township shall enter into separate agreements with both FSHC and CAU prior to the Compliance Hearing in this matter requiring the group homes to continue to operate as eligible group homes.
- c. With respect to the Market-to-Affordable program, the Township shall complete at least 2 units by July 1, 2022; at least 4 total units by 2023; and shall complete all 5 units by the end of the year 2024. At least 4 of the units shall be affordable to low-income households unless the Township has otherwise satisfied the requirement to provide half of its RDP as low-income units. The Parties agree that the Township is exempt from these scheduling requirements and the production of MTA units in the event that the Township identifies and generates 5 credits with any combination of supportive housing units or newly constructed municipally-sponsored affordable housing through Habitat for Humanity, CIS, BCUW or other non-profit entity. In either event, the Township is required to report on the MTA program or chosen alternative compliance technique(s) at the July 1, 2020 midpoint as defined by Section 26 of this Agreement. Regardless of which mechanism is identified and utilized, the Township agrees to comply with all relevant COAH regulations and standards for the given mechanism, including N.J.A.C. 5:93-5.8 (Alternative living arrangements) and N.J.A.C. 5:93-5.5 (Municipally sponsored construction). At or before the time of compliance, the Township shall issue a report as part of its HEFSP that satisfies the conditions and requirements of N.J.A.C. 5:97-6.9.
- d. In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for any non-inclusionary affordable housing developments. The municipality is required to provide a pro forma of both total development costs and sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application for outside funding is still pending, the municipality shall provide a stable alternative source in the event that the funding request is not approved. The Township shall adopt a

resolution of intent to fund for any shortfall associated with its municipally-sponsored programs. The municipality shall demonstrate its satisfaction of these obligations during the compliance phase of this matter.

- e. In accordance with N.J.A.C. 5:93-5.5, for non-inclusionary developments, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. The schedule shall provide for construction to begin within two years of court approval of this settlement. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity. The municipality shall demonstrate its satisfaction of these obligations during the compliance phase of this matter.
- f. Wells Fargo Redevelopment: Within one year of the Court's approval of this Agreement, the Township shall adopt a redevelopment plan for 201 Walnut Avenue, Block 484, Lots 19.01 (the "Wells Fargo Site"), which shall permit up to 40 total units of residential housing, of which at least 8 units shall be affordable to low- and moderate-income households. Nothing in this Agreement shall preclude, nor require, the Township and the developer of the Wells Fargo site from agreeing to construct some of the units offsite as family affordable units and/or as special needs bedrooms, provided, however, that a) at least a 15% set aside is provided on site; and b) COAH's phasing requirements are followed relative to all units, both on and offsite. The Redevelopment Agreement shall specify that the affordable units shall be rental units.

10. With Respect to 750 Walnut Avenue (Block 541, Lot 2), the Parties agree that the site will be rezoned pursuant to Section 10.b below or redeveloped pursuant to 10.a. below within one (1) year of court approval of this Agreement.

- a) Redevelopment: The Parties agree that the Township may create a realistic opportunity for the construction of 49 family units by a) declaring the site an area in need of redevelopment; b) adopting a redevelopment plan for the site with the power of condemnation; and c) naming a redeveloper for the project, which must occur within one year of court approval of this Agreement. In addition, the Township shall transfer the land to a developer within 18 months of the approval of this agreement, which may be extended for good cause for a period of up to three (3) months. The Parties further agree that, in such an event, 24.5 acres of the site will be rezoned to permit a gross density of 10 units per acre, or 245 total units. Of the 245 total units, 49 shall be available to low- and moderate-income families. In the event of redevelopment with the power to condemn, the 196 market-rate units may be age-restricted and such a determination shall be solely within the discretion of the Township.

- b) Rezoning: Alternatively, Township may rezone the site at a gross density of 9 units per acre, or 221 family units, of which 20%, or 45 units, would be affordable to low- and moderate-income households.
- c) RDP: The Parties acknowledge that PSEG has expressed an interest in at least 6 acres of the 30.5-acre site and further acknowledge that PSEG may utilize its power to condemn in acquiring that portion of the site (the "6 Acres"). See Exhibit A to this Agreement. In light of the foregoing, the Parties agree that 24.5 acres of the site shall generate RDP and 6 acres of the site shall be excluded from the calculation of RDP as unavailable pursuant to N.J.A.C. 5:93-4.2. Consistent with the policies of N.J.A.C. 5:93-4.2 (e)(5)(ii), which addresses land being utilized for a public purpose, if the 6 Acres remains available after the expiration of one year from the Court's approval of this Settlement Agreement, the Parties agree that the 6 Acres shall generate RDP under N.J.A.C. 5:93-4.2. In the event that the 6 Acres generates RDP, the Township reserves the right to apply its surplus credits to address that increase in RDP pursuant to Section 9 of this Agreement or to otherwise unilaterally determine how to satisfy the RDP pursuant to N.J.A.C. 5:93-4.2(g) with the consent of FSHC.

11. FSHC and the Township agree that the Township shall have the right to apply the 39-unit surplus (plus any eligible bonuses that may be associated with increases in RDP), in accordance with then-applicable law, and in accordance with required maximum and minimum standards, generated in excess of the Township's Round 3 RDP to any future changed circumstances, which would result in an increase in the Township's RDP. See Fair Share Housing Center v. Cherry Hill, 173 N.J. 393 (2002) ("Cherry Hill"). Should a suitable, available, approvable and developable site become vacant that had not been vacant, available, suitable or developable at the time of the VLA, and did not contribute to the Township's current 131-unit RDP ("additional site"), the Township would be entitled to apply any or all of the 39-unit surplus, as may be necessary, towards addressing the increase in RDP, provided that the Township shall be required to identify in a filing with the Court the additional site or additional sites, and the RDP generated by those sites consistent with N.J.A.C. 5:93-4.2, that it is applying all or part of the 39-unit surplus of the RDP, within forty-five (45) days after the Township becomes aware of the changed circumstance, on notice and opportunity to be heard to FSHC, the owner of the additional site or sites, and any other interested parties. To the extent a change in circumstances results in an increase in RDP that is larger than the Township's 39-unit surplus, the Township shall still have an obligation to address the portion of the RDP in excess of 39-unit surplus ("Residual RDP"), provided, however, that the Township shall maintain the right to satisfy any Residual RDP in a manner and location it deems appropriate pursuant to N.J.A.C. 5:93-4.2 and otherwise consistent with the requirements of this Agreement and shall not be required to utilize the site generating the increase in RDP in order to satisfy the increase in RDP. The Township agrees that this provision specifically, and the interpretation of application of surplus units generally as it relates to other matters, has no bearing on any other settlement agreement entered into between FSHC and any other municipality. This



provision is of no precedential value and cannot be used by either party or their respective attorneys as a mechanism of interpreting any other settlements in other declaratory judgment actions.

12. **Addressing the Remaining "Unmet Need"**: For the purposes of settlement, the Township agrees to address the 289-unit remaining portion of its allocation of the Round 3 regional need or "unmet need" through the following mechanisms

- a) The Township will adopt overlay ordinances in the areas described herein and as depicted and depicted on Exhibit B to this Settlement Agreement:
  - i. D-C Downtown Core District (Except Block 483, Lot 18 and Block 508, Lot 1, which will be treated as D-T pursuant to section 12.a.iii below) in a mixed use zone permitting up to 35 residential units per acre with a 20% set aside for affordable housing;
  - ii. D-B Downtown Business District in a mixed-use zone permitting up to 30 residential units per acre with a 20% set aside for affordable housing;
  - iii. D-T Downtown Transitional District (and 483, Lot 18 and Block 508, Lot 1) in a mixed-use zone permitting up to 25 residential units per acre with a 20% set aside for affordable housing;
  - iv. Elise Burnside at 12 units per acre
  - v. Park Street Block 555, lots 1, 2, 3, 7 at 12 units per acre
- b) The sites identified in paragraph 12(a)(i)-(iv) above will be overlaid with zoning for residential density and zoning standards that are consistent with this Agreement and Exhibit B to this Settlement attached hereto. Those standards provide a compensatory benefit by relaxing conditions that are required for residential development in the underlying zoning and by providing an increase in density. For inclusionary projects resulting from paragraph 12(a) the affordable set-aside percentage shall be 20 percent regardless of tenure. Nothing in the paragraph shall preclude the Township from adopting redevelopment plans in any of the overlay zones to address unmet need so long as the residential density and set aside is equal to or greater than the density and yield associated with the subject overlay zone.
- c) Subject to all relevant notice and public hearing provisions pursuant to the New Jersey Municipal Land Use Law, within 150 days of the approval of this Agreement at a Fairness Hearing, the Township will adopt an ordinance requiring a mandatory affordable housing set aside for all new multifamily residential developments of five (5) units or more. The set

aside for developments shall be twenty percent (20%) regardless of tenure. The provisions of the ordinance shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more, or to specific parcels or zones identified in other paragraphs of this agreement which shall be subject to the requirements specified therein. The form of the Ordinance shall be finalized prior to the Compliance Hearing through collaboration between FSHC, Special Master Lelie, and representatives of the Township. FSHC and the Township, in collaboration with the Special Master will agree upon the density upon which the ordinance shall be triggered in prior to the Compliance Hearing.

13. The Township's RDP shall not be revisited by FSHC or any other interested party absent a substantial changed circumstance and, if such a change in circumstance occurs with the RDP, the Township shall have the right to address the issue without negatively affecting its continuing entitlement to immunity from all Mount Laurel lawsuits through July 7, 2025. In addition, said substantial change in circumstances shall be governed by paragraph 11 above.

14. The Township agrees to require 13% of all the affordable units referenced in this plan, with the exception of units constructed prior to July 1, 2008, and units subject to preliminary or final site plan approval prior to July 1, 2008, to be very low income units (defined as units affordable to households earning 30 percent or less of the regional median income by household size), with half of the very low income units being available to families. During the compliance phase of this matter, the municipality will demonstrate its satisfaction of this obligation. The municipality will further address this obligation by requiring all unbuilt developments that are identified in this development and all developments that will be credited to unmet need to provide a 13% set-aside of affordable housing.

15. Cranford will apply "rental bonus credits" in accordance with N.J.A.C. 5:93-5.15(d).

16. At least 50 percent of the units addressing the Township's Third Round Prospective Need shall be affordable to a combination of very-low-income and low-income households, while the remaining affordable units shall be affordable to moderate-income households.

17. At least twenty-five percent of the Township's Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.

18. At least half of the units addressing the Township's Third Round Prospective Need in total must be available to families.

19. The Township agrees to comply with COAH's Round 2 age-restricted cap of 25 percent, and to not request a waiver of that requirement. The Parties agree that this cap applies to the Township's RDP + 20 units and is thus 25% of 151 for Round 3. This shall be understood to mean that in no circumstance may the Township claim credit toward its fair share obligation for age-restricted units that exceed 25 percent of all units developed or planned to meet its Prior Round and Third Round fair share obligations.

20. The Township and/or its Administrative Agent shall add the following entities to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A. (17 C. 5:80-26.15(f)(5): Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002), the New Jersey State Conference of the NAACP, the Latino Action Network (P.O. Box 943, Freehold, NJ 07728), the Homecorp Talbot Street, Montclair), Housing Partnership (2 East Blackwell Street, Suite 12, Dover), and Union County Housing Coalition. As part of its regional affirmative marketing strategies during implementation of its Housing Element and Fair Share Plan, the Township and/or its administrative agent shall also provide notice of all available affordable housing units to the above-referenced organizations.

21. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:

- a) Regional income limits shall be established for the region that the Township is located within (i.e. Region 2) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a

household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.

- b) The income limits attached hereto as Exhibit C are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2019, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
- c) The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.
- d) The parties agree to request the Court prior to or at the fairness hearing in this matter to enter an order implementing this paragraph of this Agreement.

22. Upon full execution of this Agreement, Cranford shall notify the Court so that a Fairness Hearing can be scheduled to approve the Agreement. Cranford will place this Agreement on file in the Township's municipal building and file a copy with the Court 45 days prior to the Fairness Hearing, at which the Township will seek judicial approval the terms of this Agreement pursuant to the legal standard set forth in Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. City of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). Notice of the Fairness Hearing shall be published at least 30 days in advance of the Hearing. Within 150 days of the approval of this Agreement by the Court after a Fairness Hearing, Cranford will adopt a Housing Element and Fair Share Plan, along with a Spending Plan, and adopt all ordinances required to be adopted as part of this Agreement. The Township will then apply to the Court for the scheduling of a "Compliance Hearing" seeking judicial approval of Cranford's adopted Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan") and other required documents. Although it is expected that the Special Master will provide the majority of the required testimony at both the Fairness Hearing and the Compliance Hearing, Cranford shall also make its consulting planner and any

other relevant witnesses available for testimony at the Hearings. As long as the Affordable Housing Plan complies with the terms set forth herein, FSHC shall support the Township's application for approval of its Affordable Housing Plan at the Compliance Hearing. If the Court approves this Agreement after a Fairness Hearing, the parties hereto agree not to appeal the Court's approval. If the Court approves the Affordable Housing Plan following a Compliance Hearing, the parties agree that the Township will be entitled to either a "Judgment of Compliance and Repose" ("JOR") or the "judicial equivalent of substantive certification and accompanying protection as provided under the FHA," 221 N.J. at 6, which shall be determined by the trial judge. Each party may advocate regarding whether substantive certification or repose should be provided by the Court, with each party agreeing to accept either form of relief and to not appeal an order granting either repose or substantive certification. The parties further agree that the JOR shall insulate the Township and its Planning Board from, among other things, exclusionary zoning litigation through July 7, 2025.

23. Subsequent to the signing of this Agreement, if a binding legal determination by the Judiciary, the Legislature, or any administrative subdivision of the Executive Branch determines that Cranford's Round 3 obligation is decreased to 352 or less, with any relevant appeal periods having passed, the Township may file a proposed form of Order, on notice to FSHC and the Township's Service List, seeking to reduce its Round 3 obligation accordingly. Such relief shall be presumptively granted. Notwithstanding any such reduction, or in the event of a successful appeal pursuant to Paragraph 6 of this agreement, the Township shall be obligated to implement the Housing Element and Fair Share Plan prepared, adopted and endorsed as a result of this Agreement, including by leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this settlement agreement, maintaining all mechanisms to continue to address the remaining portion of the Township's allocation of the Round 3 regional need, and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below what is established in this Agreement does not provide a basis for seeking leave to amend this Agreement or the Fair Share Plan adopted pursuant to this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for Round 3, the Township may carry over any resulting surplus credits to Round 4.

24. The Township shall prepare a Spending Plan for approval by the Court during, or prior to, the duly-noticed Compliance Hearing. FSHC reserves its right to provide any comments or objections on the Spending Plan to the Court upon review. Upon approval by the Court, the Township and FSHC agree that the expenditures of funds contemplated in the Township's Spending Plan shall constitute the "commitment" for expenditure required pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period contemplated therein commencing in accordance with the provisions of applicable law. Upon approval of its Spending Plan, the Township shall also provide an annual Mount Laurel Trust Fund accounting report to the New Jersey Department of Community Affairs, Council on Affordable Housing, Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC and

posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services.

25. On the first anniversary of the Judgment of Compliance and Repose, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to FSHC, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC. In addition to the foregoing, the Township may also post such activity on the CTM system and/or file a copy of its report with the Council on Affordable Housing or its successor agency at the State level.

26. The Fair Housing Act includes two provisions regarding actions to be taken by the Township during the ten-year period of protection provided in this agreement. The Township agrees to comply with those provisions as follows:

- a) For the midpoint realistic opportunity review due on July 7, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether the mechanisms to meet unmet need should be revised or supplemented. Such posting shall provide the opportunity for the aforementioned entities to submit comments to the municipality regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the Court regarding these issues.
- b) For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the Judgment of Compliance and Repose, and every third year thereafter, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall provide the opportunity for entities to submit comments to the municipality and FSHC on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.
- c) In addition to the foregoing postings, the Township may also elect to file copies of its reports with the Council on Affordable Housing or its successor agency at the State level.

27. This Agreement may be enforced by the Township or FSHC through a motion to enforce litigant's rights or a separate action filed in Superior Court, Union County. If FSHC determines that such action is necessary, the Township consents to the entry of an order providing FSHC party status as an intervenor solely for purposes of its motion to enforce litigant's rights.

28. The Township will ensure that the sum of \$50,000 in payment of fees and costs is conveyed to Fair Share Housing Center within 60 days of the approval of this Agreement by court order following a Fairness Hearing. The Township may enter into a separate agreement with Developer(s) for the payment of the entire fee of \$50,000.00 to be paid to FSHC, but failure to secure payment from Developer(s) shall not remove the requirement that \$50,000 shall be conveyed to FSHC within 30 days of the approval pursuant to a duly-notice fairness hearing. The Township agrees to enter into agreements with the developers that require the payment of the funds to their counsel to be held in escrow within 30 days of the execution of the agreements between the Township and intervenors and before the fairness hearing in this matter.

29. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement. However, if an appeal of the Court's approval or rejection of the Settlement Agreement is filed by a third party, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division, and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved by the Trial Court unless and until an appeal of the Trial Court's approval is successful, at which point the Parties reserve their right to return to the *status quo ante*. In this regard, the Township and FSHC acknowledge that the parties have entered into this Agreement to settle the litigation and that each is free to take such position as it deems appropriate should the matter return to the *status quo ante*.

30. This Agreement shall be governed by and construed by the laws of the State of New Jersey.

31. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

32. This Agreement may not be modified, amended or altered in any way except by a writing signed by both the Township and FSHC.

33. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.

34. The Township and FSHC acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each person to sign this Agreement is the proper person and possesses the authority to sign the Agreement, that this Agreement contains the entire understanding of the Township and FSHC and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

35. The Township and FSHC acknowledge that this Agreement was not drafted by the Township and FSHC, but was drafted, negotiated and reviewed by representatives of the Township and FSHC and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. The Township and FSHC expressly represent that: (a) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (b) it has conferred due authority for execution of this Agreement upon the persons executing it.

36. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both the Township and FSHC.

37. This Agreement constitutes the entire Agreement between the Township and FSHC hereto and supersedes all prior oral and written agreements between the Township and FSHC with respect to the subject matter hereof except as otherwise provided herein.

38. No member, official or employee of the Township shall have any direct or indirect interest in this Settlement Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.

39. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which representatives of the Township and FSHC have executed and delivered this Agreement.

40. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the Township and FSHC by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days' notice as provided herein:

**TO FSHC:**

Kevin Walsh, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002



Phone: (856) 665-5444  
Telecopier: (856) 663-8182  
Email: adamgordon@fairsharehousing.org

**TO THE TOWNSHIP:**

Michael J. Edwards, Esq.  
Jeffrey R. Surenian & Associates, LLC  
707 Union Avenue, Suite 301  
Brielle, NJ 08730  
Phone: (732) 612-3100  
Telecopier: (732) 612-3101  
Email: MJE@Surenian.com

**WITH A COPY TO THE  
TOWNSHIP ADMINISTRATOR:**

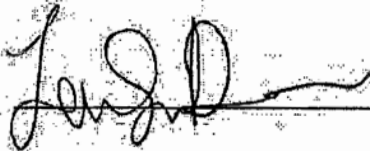
Township Administrator  
Township of Cranford  
Jamie Cryan  
Cranford, NJ 07016  
Email: j-cryan@cranfordnj.org

In the event any of the individuals identified above has a successor, the individual identified shall name the successor and notify all others identified of their successor.

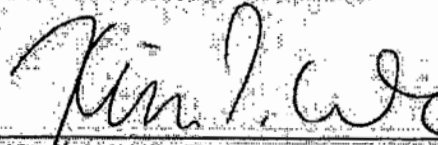
**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be properly executed, their corporate seals affixed and attested and this Agreement to be effective as of the Effective Date.

Witness/Attest:

**FAIR SHARE HOUSING CENTER:**



By:



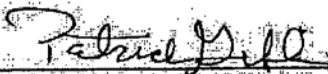
Kevin Walsh, Esq.  
On Behalf of Fair Share Housing Center

Dated: November 8, 2019

Witness/Attest:

TOWNSHIP OF CRANFORD

  
\_\_\_\_\_  
Ryan J. Coyle, Esq.

By:   
\_\_\_\_\_  
Patrick Giblin, Mayor  
On Behalf of the Township of Cranford

Dated: Nov. 12, 2019

# **EXHIBIT B**



# Township of Cranford Master Plan



Prepared by **T&M**  
ASSOCIATES

Adopted September 30, 2009

# Township of Cranford Master Plan

County of Union, NJ

Prepared for:

Cranford Township Planning Board

Prepared by:

  
ASSOCIATES  
Eleven Tindall Road  
Middletown, NJ 07748

---

Stan Slachetka, PP, AICP  
NJ Professional Planner  
License No. LI-03508

This original of this document has been signed and sealed in accordance with Law.

Adopted by the Cranford Township Planning Board on **September 30, 2009**

Richard Brightman

Class VI (Chairperson)	<b>Planning Board</b>	
Robert D'Ambola Class IV (Assistant Secretary)	Karen Capone Class IV (Vice-Chairperson)	Kevin Illing Class IV (Secretary)
David W. Robinson Mayor/Class I	Mary O'Connor Class IV	Kurt Petschow Class IV
Kristin Ganley (Alternate #1)	Mark Smith Commissioner/Class III	Rita LaBrutto Class II Environmental
Nicholas Giuditta, Esq. Board Attorney	Vacancy (Alternate #2)	Robert Hudak Zoning Official
	Ruthanne Della Serra Administrator/Scribe	

The Planning Board acknowledges the efforts of the Cranford Township Environmental Commission in the preparation of the Conservation Plan Element of the Master Plan and in particular the Project Team for the Conservation Element consisting Chairman Nelson Dittmar, Ann Darby, Steve Jandoli, Linda Feder, Committeeman Mark Smith, and Robert Hudak, Township Zoning Officer.

#### **Environmental Commission**

Nelson W. Dittmar, Jr. Chairman	Donald Ehrenbeck Member	Steven Jandoli Member
Vance Merolla Member	Matt Polsky Member	John Shaw Member
Mark Smith Township Committee Liason	Rita LaBrutto Member/ Planning Board Liason	Ann E. Darby Alternate #1
Lynda Feder Alternate #2	Carol Berns Associate Member	Jackie Capro Associate Member
David DeRochers Associate Member	John Hrebin Associate Member	William King Associate Member
Ronald Margulis Associate Member		Daniela, Shebitz Associate Member

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**Natural Resources Inventory:**

The Planning Board incorporates the Township’s Natural Resources Inventory, prepared by the Cranford Environmental Commission, December 2003, into this Master Plan by reference as a technical report and foundation of the Master Plan and its Conservation Plan Element.

## **PRINCIPLES, GOALS, OBJECTIVES, AND DEVELOPMENT POLICY OF THE TOWNSHIP MASTER PLAN**

### **INTRODUCTION**

The Township of Cranford Master Plan is intended to guide the growth and development of the Township over the course of the next six (6) years. The Municipal Land Use Law requires that all Master Plans contain a statement of principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based. The Principles, Goals, Objectives and Development Policy of the Township Master Plan satisfy this requirement and provide the foundation for the other components of the Master Plan.

The Township of Cranford Master Plan is based upon objectives, principles, assumptions, policies and standards which have been developed over a period of time by the Township Committee, Planning Board, Zoning Board of Adjustment, and other Township Departments, and are intended to serve as a guide for the physical, economic and social development of Cranford.

### **THE TOWNSHIP VISION FOR 2020**

- *Highlight the river as an asset to the community*
- *Promote economically vibrant Downtown with a balance of office, professional, retail and residential uses*
- *Encourage commercial uses in the Downtown that make it a destination*
- *Maximize economic importance of the Cranford Business Park*
- *Highlight accessibility to various modes of transportation (rail, bus, air and highways) and Cranford's proximity to major cultural, recreational and sporting venues*
- *Maintain and enhance strong park and recreation programs*
- *Maintain and increase open space, including through State, County, Municipal or other public purchase of property and through zoning regulation*
- *Continue positive relationship with School District to continue using fields and facilities*
- *Implement sensible land use development policies so as to avoid adversely impacting Cranford's high-quality school district*
- *Improve pedestrian, recreational and automobile safety*
- *Work to preserve small town character and historical architecture*
- *Concentrate dense residential in the Downtown Core<sup>1</sup> with less dense residential uses emanating out from the Core*
- *Create a parking strategy to accommodate future growth*
- *Encourage environmentally-friendly practices and principles*

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<sup>1</sup> As identified in the Land Use Plan Element, p. LU-13.

**PRINCIPLES**

The Township of Cranford Master Plan is based upon the principles of balanced land use, sustainable development, and equitable growth.

**BALANCED LAND USE** ~ Land is a finite resource. Residential, commercial, industrial, agricultural, public, recreational, and open space uses compete for a share of this limited and increasingly valuable resource. The Township's future land use and development must be balanced to meet the public needs and serve the goals and objectives of the Township plan for housing and economic development, redevelopment, community facilities and services, clean and abundant water, good air quality and green spaces for recreation and biological diversity.

**SUSTAINABLE DEVELOPMENT** ~ "Sustainable development meets the needs of the present without compromising the ability of future generations to meet their needs."<sup>2</sup> Development should not exceed the limits of the Township's natural systems and infrastructure, nor should it degrade them.

**EQUITABLE GROWTH** ~ The benefits and burdens of growth, development, redevelopment, and conservation in the Township should be equitably shared.

**GOALS AND OBJECTIVES****Economic and Non-Residential Goals**

1. Conserve and promote the economic vitality of the Downtown so that the core of Cranford remains healthy.
2. Provide a parking strategy to accommodate all of the Downtown's constituents: commuters, office workers, shoppers and Downtown residents. Require adequate parking as a prerequisite to new development.
3. Recognize the economic value of multi-story buildings within the Downtown. Encourage the fullest use of existing upper floors and the creation of additional upper-story floor space.
4. 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.
5. 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.
6. Continue to evaluate development opportunities that utilize Cranford's rail and bus lines in order to encourage an increase in mass transit usage.
7. Encourage the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties.

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<sup>2</sup> United Nations World Commission on Environment and Development (Brundtland Report, 1987).

8. Recognize unique characteristics of clustered businesses and promote development consistent with those unique characteristics.
9. 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.
10. Create attractive gateways at the principal entrances to the Township through upgraded land uses, streetscape improvements and signage.
11. Develop strategies which maximize the economic potential of Cranford's Business Park including the creation of zoning ordinances which would permit more intense land use.
12. Explore and promote greater linkages between the Downtown, Union County College, and the Cranford Business Park.
13. Actively incorporate the arts and cultural activities into the Downtown to enhance its appeal as a destination for the arts.

**Residential Goals**

1. Provide a wide range of housing to meet the needs of residents in diverse income groups.
2. Define residential uses and boundaries to guard against intrusion from incompatible land uses.
3. Provide transitional buffer zones where commercial areas border residential areas.
4. Concentrate higher density residential uses in the Downtown to take advantage of transportation infrastructure and require adequate parking as a prerequisite to new development.
5. Monitor opportunities for funding that structures a local rehabilitation program that meets COAH's requirements for rehabilitation housing.
6. Require all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.
7. In existing residential zones, encourage the preservation of existing housing structures and limit new development that increases density.
8. Ensure that public and quasi-public land use remains compatible with the needs and character of adjacent neighborhoods.
9. Limit developments that would generate a high volume of vehicle traffic on local and collector streets.
10. Encourage the preservation, maintenance, and restoration of all residential properties.

**Conservation Goals**

1. Encourage sustainable development practices.
2. Adopt and practice environmentally responsible policies.
3. Aggressively seek to acquire additional open space and opportunities to preserve open space.
4. Maintain Cranford as a Tree City, U.S.A. community.

5. Conserve and protect as many environmentally sensitive areas in the Township as possible, including but not limited to all waterways, wetlands, and woodlands.
6. Require all development to be subject to rigorous environmental evaluation to minimize any potential adverse environmental impacts.
7. Pursue the development of a Township-wide green belt incorporating natural areas, environmentally sensitive areas, and scenic areas, such as the Rahway River to connect various parts of the Township through a unique open-space network.
8. Promote stormwater best management practices to improve local drainage patterns and enhance the environment through implementation of Cranford's Stormwater Management Plan.
9. Maintain and upgrade the storm and sanitary systems.
10. Preserve existing trees to improve air quality, reduce erosion, and to preserve community character.
11. Protect groundwater quality and promote the recharge of groundwater.
12. Preserve floodplains to mitigate the adverse impact of flood events and to maintain the ecological health of stream corridors.
13. Preserve the Township's open spaces and protect them from development.
14. Incorporate energy-efficient and renewable energy technologies into new development.
15. Continue to implement the shade-tree-planting program by planting additional street trees.
16. Promote remediation of brownfield sites and encourage sustainable reuse.
17. Promote and encourage use of LEED (Leadership in Energy and Environmental Design) building standards in all development.
18. Maintain and seek to expand recycling activities within the Township.
19. Promote change to establish Cranford as an environmentally sustainable community.
20. Protect air quality and support efforts to mitigate airplane noise.
21. Promote development in existing nonresidential areas that accommodate alternative modes of transportation and shared parking.

**Circulation Goals**

1. Maintain and improve the road and transportation system which will enable the safe and efficient movement of people and goods.
2. Continue to encourage road improvements and traffic management systems which aid in improving all East-West and North-South movements on all State, county and municipal roads.
3. Support State and County efforts to take a regional approach to improve road and traffic infrastructure.
4. Expand existing bus transit to link the Downtown, Union County College and the Business Park.
5. Promote the creation of a transportation system that enhances local circulation, increases regional access, and provides links to regional destinations.

6. Coordinate land uses and transportation investments to encourage alternatives to driving such as mass transit, bicycle and pedestrian pathways.
7. Improve traffic signals at key intersections, and provide areas for pedestrian safety on long crosswalks.
8. Provide bike lanes that connect activity centers throughout the Township.
9. Coordinate maintenance and improvement projects with neighboring communities and Union County.
10. Continue to monitor areas with high traffic accident rates and develop improvement programs such as traffic calming measures.
11. Provide clear signage to parking facilities and key destinations within the Township.
12. Insure coordinated management of all parking related matters.
13. Coordinate with County and State agencies to further implement Greenway throughout Township.

### **Community Facilities and Utilities**

1. Provide a full range of facilities and services to accommodate existing and future Township needs in a convenient and cost-effective manner.
2. Maintain excellent public safety with appropriate facilities, manpower, and equipment distributed according to needs.
3. Encourage the continued use of the public library as a positive benefit to the community.
4. Encourage the preservation of historic buildings and landmarks that are significant to Cranford's past.
5. Create a strategy for the preservation or disposition of municipal vacant land, reinvesting any proceeds into expanding open spaces.
6. Investigate the consolidation or sharing of municipal services.
7. Dedicate sufficient resources to regularly scheduled infrastructure maintenance as part of an ongoing long-term maintenance strategy.
8. Periodically review the adequacy of all municipal systems and services and project future needs and demands.
9. Cooperate with surrounding communities, County, and State organizations to make the best use of available public facilities.
10. Ensure that developers bear their share of infrastructure improvement required by the development.

### **Recreation and Open Space Goals**

1. Increase and improve park, open space, recreational and cultural facilities for all Township residents with an emphasis on providing open space in the Downtown.
2. Cooperate with public and quasi-public institutions to utilize and maintain their undeveloped and underdeveloped land for open space or recreation.
3. Insure that quality open space is provided and maintained as development occurs.
4. Preserve pedestrian paths to parking and recreation facilities and where feasible create additional paths.

5. Encourage the use of high quality landscaping design with public art (e.g. statues) in developing civic spaces.
6. Develop an increasingly diversified array of quality recreational and cultural facilities, services and offerings.
7. Recognize and promote the recreational opportunities of Cranford West.

### **Community Identity Goals**

1. Develop and effectively communicate a strong and appealing identity for the Township.
2. Create attractive "gateways" into the Township and improve the appearance of intermediate and major thoroughfares.
3. Develop and implement streetscape projects for major public thoroughfares.
4. Preserve and protect Cranford's small town character, historic elements and natural amenities.
5. Maintain and enhance the appearance of all Township-owned properties.
6. Encourage quality architectural and landscape design through the use of design standards that are consistent with the architectural history of the surrounding neighborhood.
7. Implement sensible land use development policies so as to avoid adversely impacting Cranford's high-quality school district.
8. Promote the recreational uses and aesthetic beauty of the Rahway River.

### **ASSUMPTIONS**

1. The Township will be able to guide its growth in accordance with the Municipal Land Use Law and will have meaningful input into any proposed County, regional, State and/or Federal development.
2. There will be no natural or man made disasters which will affect the development of the Township or the Township's ability to implement the Master Plan.
3. The future growth during the next six (6) year period will not exceed the capacity of the Township to provide essential community facilities, utilities and/or services.

### **STANDARDS**

The Land Use Element provides standards for the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of land uses and other public and private purposes. This Master Plan provides standards for stating the relationship to the existing and proposed land use plan changes. This Master Plan also creates standards for population density, development intensity throughout the municipality and delineates areas which are generally not developable. The Township's Land Development Ordinance, including its zoning, site plan, and land subdivision and design regulations, provides specific standards for the design, construction and development of individual land uses and development sites within the Township.



## LAND USE PLAN ELEMENT

### INTRODUCTION

Cranford is a thriving, mature, suburban community that grew up around the meandering Rahway River. Since its initial development, Cranford quickly grew into a bedroom community as residents left New York City for the surrounding undeveloped lands. By 1885 Cranford was a commuter suburb when reportedly seventy six (76) persons commuted to New York City<sup>3</sup>. Cranford continued to develop around an urban core of shops, factories, schools and churches followed by suburban homes. Master Plan stakeholders consider the River one of Cranford's greatest strengths and weaknesses, which is a strength given the recreational opportunities and sense of place it creates for Cranford, but a weakness given the flood prone areas it creates.

Cranford's last comprehensive Master Plan was adopted in 1979. The 1979 plan discussed land use, housing, circulation, community facilities, the Downtown and implementation. Like many plans of that era, the 1979 Plan was generalized in its Planning and Land Use Recommendations. Since the 1979 Plan, the Township has reexamined the Master Plan in 1988, 1995 and 2002. These reexamination reports reaffirmed many of the 1979's Plan's goals and objectives, but also identified many new planning challenges that face the Township. These include the regulation of oversized homes, future development of the Downtown, improving pedestrian linkages and connections to the Rahway River. The 2002 Reexamination Report acknowledged a need to comprehensively reevaluate the Township's land use, housing, circulation, open space, recreation and historic preservation needs.

This Master Plan provides a comprehensive framework for future decision making regarding the Township's land use and planning policies. The planning process provided the opportunity for community residents and others to provide input on what they want the Township to be like in the future, and identify the key areas where the Township must act to preserve the characteristics of Cranford it wishes to retain. Accordingly, this Master Plan sets forth a set of goals, objectives, strategies, and specific actions to make the plan a reality. It guides future development of Cranford, reflects the wishes of its residents and sets the Township's relationship within Union County and the Region.

The Township of Cranford is a diverse community with a land area that totals 4.8 square miles. It includes a variety of land uses and housing types and commercial, institutional and industrial activities. While Cranford's land use has not changed dramatically in the last few decades, many state planning policies, changes in the real estate marketplace and statutory requirements have changed which affects the future of Cranford. In 2001, the New Jersey State Planning Commission adopted a State Plan to guide the future development of the State. This Master Plan recognizes the goals, objectives and strategies of the State Plan, which were considered in the development of this Plan. This Plan also recognizes and considered rules created by the New Jersey Department of Environmental Protection (NJDEP) and the Federal Emergency Management Agency (FEMA), which has adopted rules and regulations that regulate development in wetlands, floodplains, areas near stream banks, brownfields and other environmentally constrained lands. Furthermore, since the 2002 Master Plan Reexamination, the Council on Affordable Housing (COAH) has adopted and subsequently revised its regulations establishing a new "growth share" approach in establishing local

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<sup>3</sup> Lawrence P. Fuhro, president of the Cranford Historical Society

affordable housing obligations. A separate housing plan element addresses these needs and an implementation strategy.

This Master Plan also recognizes global awareness of climate changes, a significant increase in cost of energy and the potentially environmentally destructive nature of our carbon footprint—“measure of the impact human activities have on the environment in terms in the amount of green house gases produced and measured in units of carbon dioxide.”<sup>4</sup>

The Township's many community facilities include: schools; libraries; emergency service facilities for police, fire protection, and first aid; and, community recreation areas and playgrounds. The majority of Cranford's community facilities are located near or in the Downtown. The Township is served by a well developed transportation network that includes local streets, County roads, and State highways as well as a passenger rail line and two freight rail lines.

The Rahway River and its tributaries are important features of Cranford's landscape and provide needed drainage for the community, as well as scenic views and habitat areas for a variety of species.

Cranford is a Transit Village identified by the State Department of Transportation. The Township also created the first Special Improvement District (SID) in the State of New Jersey. While the Township population is stable, it experiences growth pressures in the form of residential infill development, (i.e., teardowns and expansions to existing homes).

To meet the public need for the orderly growth and development of the Township, and to provide balanced land use that includes housing, community facilities, economic development and job creation as well as the conservation of its natural resources, the Cranford Planning Board has prepared this land use plan element in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28.b (2)). The land use plan is based upon the objectives, principles, policies and standards for the development of the Cranford Master Plan and takes into consideration all the other elements of the Master Plan as well as the State Development and Redevelopment Plan.

## **RELATIONSHIP OF THE LAND USE PLAN ELEMENT TO THE TOWNSHIP ZONING ORDINANCE**

The New Jersey Municipal Land Use Law requires that the Township Master Plan include a land use plan element. The purpose of the plan is to guide the use of lands within the Township to protect the public health, safety, and welfare. The Municipal Land Use Law further requires that the Township may only adopt a zoning ordinance to regulate land use and the location of buildings and structures after the adoption of the land use plan element. The law further requires that the provisions of the Township zoning ordinance or any amendment to the zoning ordinance shall either be substantially consistent with the land use plan element or designed to effectuate it.<sup>5</sup>

The land use plan map is based upon Cranford's vision for future growth and conservation that maintains a compact pattern of development within the Township's borders. The Township envisions a vibrant Downtown, appropriate infill development, adaptive reuse of obsolete industrial and manufacturing uses and brownfield reclamation. Cranford's nonresidential areas and suburban

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<sup>4</sup> [www.carbonfootprint.com](http://www.carbonfootprint.com)

<sup>5</sup> N.J.S.A. 40:55D-52.a.

development transitions at a linear greenway of preserved open spaces that extends along and adjacent to the Rahway River within the Township limits.

The land use plan element also presents the standards for density and development intensity recommended for Cranford.

### **HISTORICAL OVERVIEW**

During the early 1900's Cranford was known as the "Venice of New Jersey". Cranford grew up around the Rahway River and the amenities it brought to city dwellers during periods of significant industrial activity in New Jersey and the United States. According to the Township of Cranford Website<sup>6</sup> "in 1720, John Crane of nearby Elizabeth Towne (now Elizabeth) built a grist mill on the North side of a ford in the river and a sawmill on the south side. That mill at Crane's Ford provided grain for Washington's troops during the Revolution."

Over the years, Cranford has evolved from a recreation destination to a bedroom community to New York City. The Township maintains a classic land use pattern consisting of reduced density as the distance from the Downtown increases.

Today, Cranford is shaping a new vision and taking a new direction in an effort to create a sustainable future.

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<sup>6</sup> [www.cranford.com](http://www.cranford.com)

**LAND USE ISSUES**

There are several land use issues which are addressed in the Land Use Plan, as follows:

1. Permitted uses and bulk requirements were evaluated for all zoning districts in the Township. A particular emphasis was placed upon the following districts/areas:
  - a. Downtown Core
  - b. Cranford Business Park
  - c. Village Commercial
2. The future use of non encumbered Township-owned properties is addressed in this Plan.
3. A need to consolidate zoning districts to simplify rules, regulations and standards within the nonresidential districts is a policy objective of this Master Plan.
4. Addressing parking needs in the Downtown.
5. Planning for parking demand associated with residential and commercial growth in targeted areas of the Township.
6. The Plan evaluates the adopted zoning for consistency with the existing land use pattern. There are several areas of the Township where zone changes are recommended to be consistent with existing land uses, while nonconforming land uses are encouraged to transition to a conforming use over time.
7. The types of uses in nonresidential districts are evaluated to reflect the type of development most appropriate for the respective district.
8. Implementation of standards to ensure high quality commercial development is evaluated and addressed within this Plan.
9. The Plan evaluates Cranford's strengths to capitalize on the amenities of the Rahway River, established Downtown, existing county parks and accessibility to various modes of transportation.
10. The Plan recognizes flooding problems and the impacts of the Federal Emergency Management Agency Regulations and needed changes to encourage building outside of the 100-year floodplain.
11. The Plan addresses appropriate infill for residential and commercial development.
12. The Plan addresses Township policies for consistency with the State Development and Redevelopment Plan (SDRP), adjoining community zone plans and the location of adjoining community public wellheads.
13. The Plan recognizes a need to provide affordable housing in accordance with state regulations. Such requirements and recommendations are evaluated within the Housing Plan Element and Fair Share Plan.
14. Recognize the need for a wide range of housing choices to accommodate a broad range of age based demographics.
15. The need for a separate public district is evaluated within this Plan.
16. The defunct Staten Island Railroad from Cranford Junction to the Arthur Kill-owned by NJDOT has been identified for potential freight use. The Master Plan acknowledges the potential reactivation of this line and a need for the Township to monitor its impacts.

**EXISTING LAND USE**

Table LU-1, Existing Land Use by Type, tabulates how land in Cranford is currently utilized by acreage and by percentage of developed or open land, and by major category and subcategory of land use. Map LU-2 – Existing Land Use graphically depicts the land use information contained in Table LU-1.

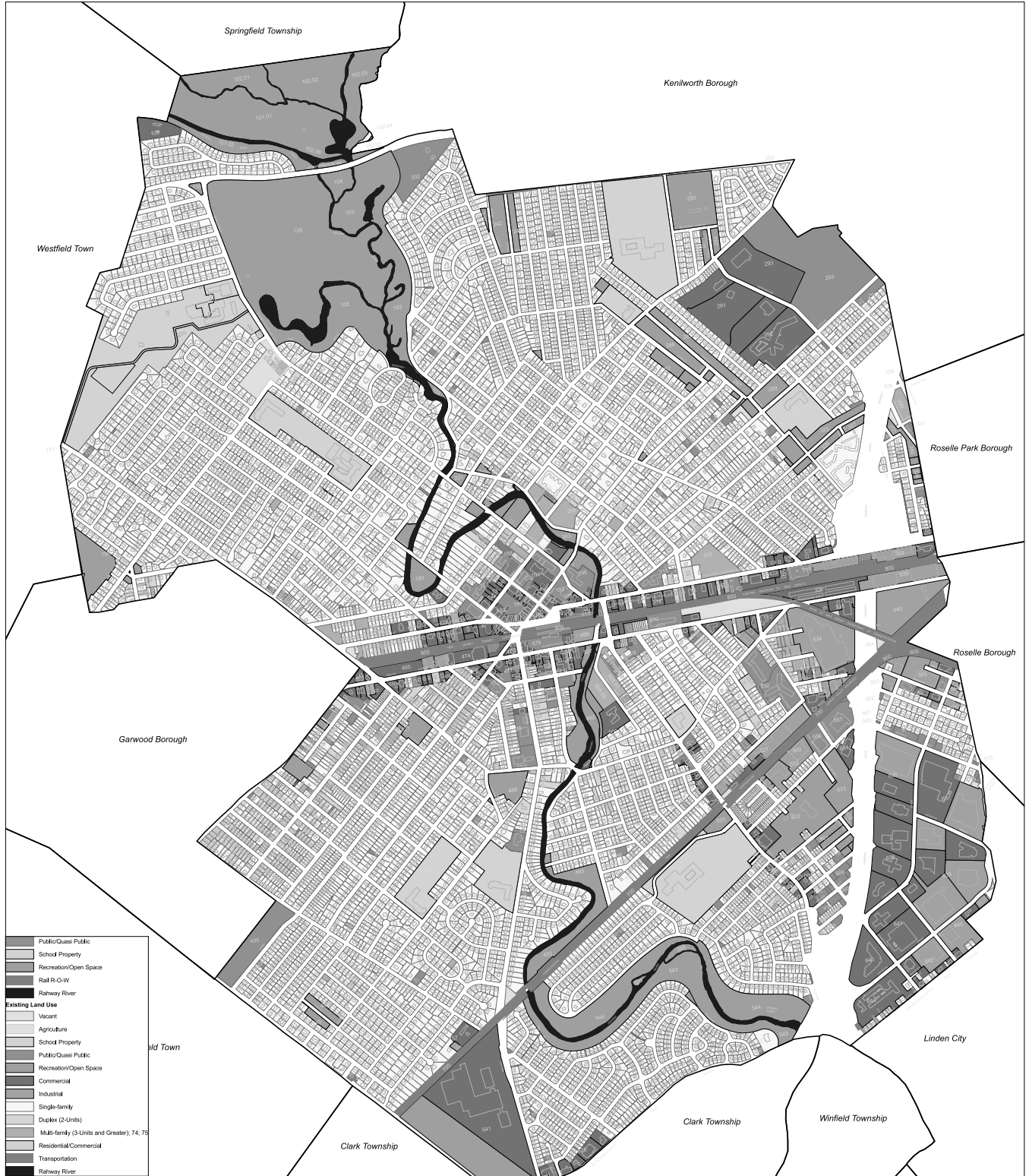
As summarized below, approximately 44% of the land in Cranford is developed for residential use. Approximately 20% of Cranford is roads and road rights-of-way, which includes the right-of-way of the Garden State Parkway. Recreation and open space lands comprise more than 12% followed by over 7% commercial, 3.5% public quasi-public and 5% schools. Industrial (3%), transportation (including rail) (2.1%), the Rahway River (1.5%), vacant unimproved land (0.5%) and agriculture (0.2 %) comprise the remainder land uses respectively.

**Table LU-1:  
Existing Land Use – 2009**

<b>Existing Land Use</b>	<b>Acres</b>	<b>Percent</b>
Vacant (unimproved land)	14.3	0.5%
Agriculture	5.5	0.2%
School	155.6	5.0%
Public/Quasi-public	106.9	3.5%
Recreation and Open Space	381.4	12.4%
Commercial	229.7	7.4%
Industrial	93.0	3.0%
Single-family residential	1260.4	40.8%
Duplex residential (two-family)	75.6	2.4%
Multi-family residential (3 units or >)	36.7	1.2%
Transportation (Rail)	65.1	2.1%
Roads (Including GSP right-of-way)	620.2	20.0%
Rahway River	45.6	1.5%
<b>Total</b>	<b>3,090.0</b>	<b>100.0%</b>

*Source: MOD-IV Tax Assessment Data from the Township of Cranford, updated by field survey and from the Township Tax Assessor*

Out of the 3,090 acres in Cranford, approximately 2,487 acres, or over 80% of the land area is improved as either residential, commercial, industrial, roads/rail or public/quasi-public space. When including lands preserved for parks and open space that are permanently dedicated for recreational and open space purposes and the Rahway River, less than one (1) percent of the Township is privately-owned and available for development.



- Public/Quasi Public
- School Property
- Recreation/Open Space
- Rail R-O-W
- Railway River
- Existing Land Use
- Vacant
- Agriculture
- School Property
- Public/Quasi Public
- Recreation/Open Space
- Commercial
- Industrial
- Single-family
- Duplex (2-Units)
- Multi-family (3-Units and Greater), 74, 75
- Residential/Commercial
- Transportation
- Railway River

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Prepared by PER, June 16, 2007  
Source: Aerial, County GIS, NJDEP  
File Path: I:\003679\003679.mxd

**Figure LU-1**  
**Existing Land Use**  
**Township of Cranford**  
**Union County, New Jersey**

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**EXISTING ZONING**

Cranford's zone plan has changed over the years to meet changing market conditions for land in the Township. For a 4.8 square mile town, zoning has become increasingly complex, especially when considering the number of zone districts. The Township is divided into 22 zone districts, three redevelopment districts and one rehabilitation district. These districts can be divided into six broad categories:

- Single and Two-Family Residential (R-1, R-2, R-3, R-4, R-5)
- Multi-Family Residential (R-6, R-7, R-8, R-SC-1, 555 South Avenue East Redevelopment)
- Commercial and Mixed-Use Districts (B-1, B-1-O, B-2, B-3, Cranford Crossing Redevelopment, Riverfront Redevelopment and Western Gateway Rehabilitation)
- Office (O-1, O-2, O-3)
- Research and Industrial (ORD-1, ROI-1, ROI-2, ROI-3)
- Institutional and Public (E-1, P)

The single and two-family districts encompass almost 78% of the Township. With the exception of the Downtown area, single and two-family districts are located throughout Cranford. Permitted uses include single-family homes, two-family homes (R-5 district only), and community residences for developmentally challenged and essential services.

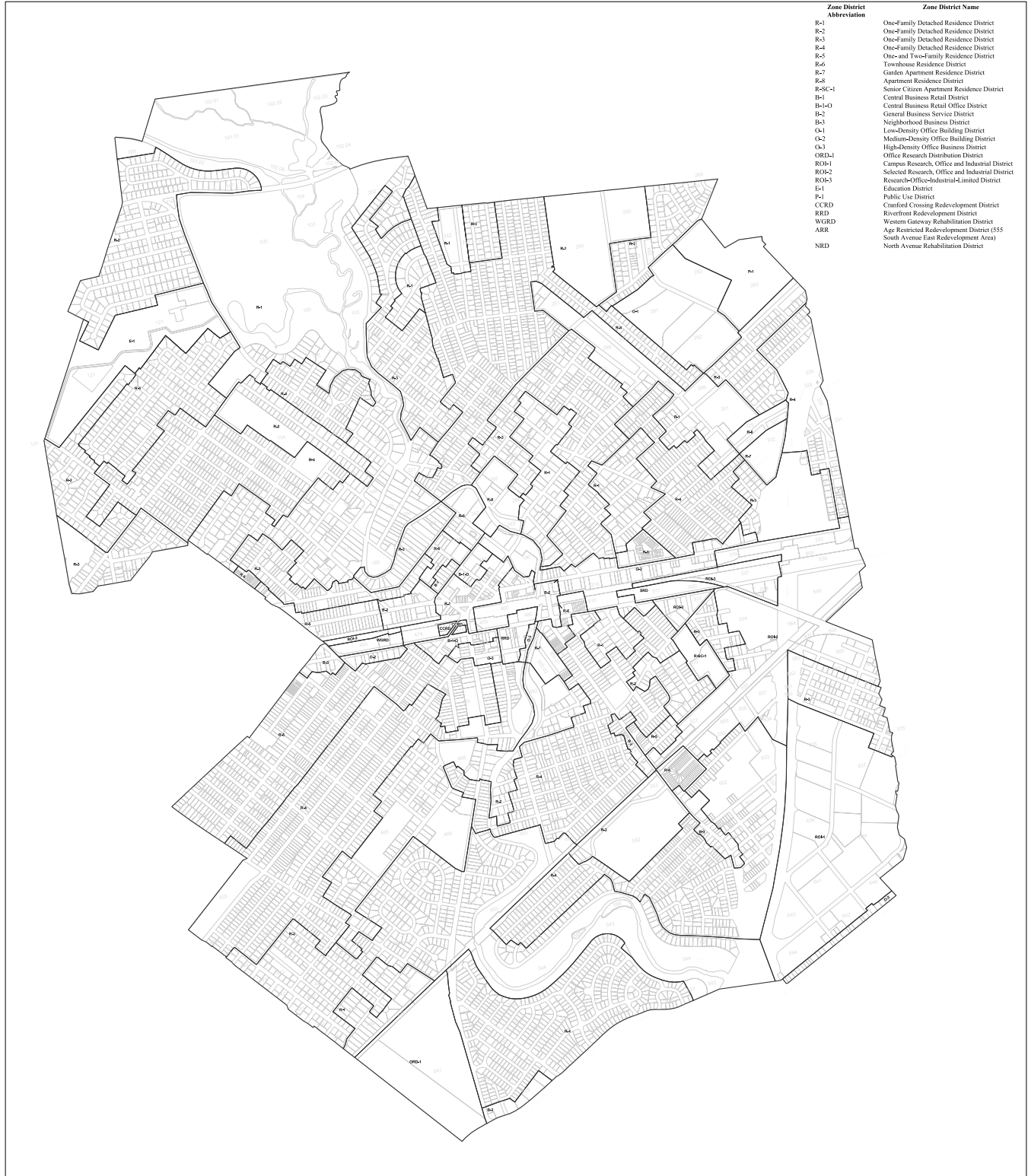
Multi-family residential districts are located outside and proximate to the Downtown. The Township's multi-family districts permit townhouses, apartments and senior citizen apartments. The district encompasses three percent of the Township.

Commercial and mixed-use districts comprise 2.9% of the Township and are predominantly located within and proximate to the Township's Downtown. Exceptions include neighborhood commercial districts on Raritan Road adjacent to Walnut Avenue and Centennial Avenue and commercial uses on Centennial Avenue from the Garden State Parkway (GSP) interchange 136 to Lincoln Avenue.

Office districts are located at the periphery of the Downtown, along Birchwood Avenue adjacent to the Conservation Center, and along Raritan Road adjacent to Commerce Drive on the border with the City of Linden. They represent 3.2% of the Township land area.

Research and industrial districts are located generally adjacent to the GSP and rail right-of-way in the eastern portion of the Township. A ROI-2 district exists on the Garwood Border. Research and industrial districts comprise 10.4% of the Township's land area.

Institutional and public districts are located in the northern areas of the Township. Union County College is located adjacent to Nomahegan Park on Springfield Avenue and comprises the E-1 district. The Cranford Conservation Center, located in the P-1 district on Birchwood Avenue, shares a common boundary with the Township of Kenilworth. Collectively, these districts comprise 2.6 percent of the Township.



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Prepared by PWR, June 21, 2007. Last Revised February 21, 2018.  
 Author: WPA-Cranford, DE, NJDEP  
 File Path: H:\C:\P\00000000\Project\Zoning\Zoning.mxd

**Figure LU-2**  
**Existing Zoning**  
**Township of Cranford**  
**Union County, New Jersey**

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Table LU-2: Zone District Changes 1964 to 2009 (By Zone)

Zone District	1964		1978		2009	
	Acres	Percent	Acres	Percent	Acres*	Percent
B-1	61.50	1.9%	80.70	2.5%	20.3	0.7%
B-1-O	N/A	N/A	N/A	N/A	10.5	0.3%
B-2	47.60	1.5%	7.70	0.2%	25.2	0.8%
B-3	N/A	N/A	N/A	N/A	22.2	0.7%
CCRD	N/A	N/A	N/A	N/A	1.2	0.1%
E-1	N/A	N/A	49.10	1.5%	49.7	1.6%
O-1 (OB-1)	76.20	2.4%	80.60	2.5%	45.6	1.5%
O-2 (OB-2)	N/A	N/A	22.70	0.7%	47.6	1.5%
O-3 (OB-3)	N/A	N/A	35.20	1.1%	6.3	0.2%
ORD-1	N/A	N/A	N/A	N/A	54.2	1.8%
P-1	N/A	N/A	N/A	N/A	29.6	1.0%
R-1	N/A	N/A	N/A	N/A	570.4	18.5%
R-2	1,193.00	37.3%	1,041.30	32.6%	294.2	9.5%
R-3	1,241.00	38.8%	1,345.00	42.1%	584.2	18.9%
R-4	208.00	6.5%	137.30	4.3%	825.3	26.7%
R-5	N/A	N/A	23.20	0.7%	158.6	5.1%
R-6	N/A	N/A	13.10	0.4%	23.0	0.7%
R-7	N/A	N/A	11.00	0.3%	14.7	0.5%
R-8	N/A	N/A	N/A	N/A	13.5	0.4%
R-SC-1	N/A	N/A	N/A	N/A	8.3	0.3%
ROI-1 (I-1)	177.50	5.6%	155.80	4.9%	130.3	4.2%
ROI-2 (I-2)	192.90	6.0%	195.30	6.1%	117.6	3.8%
ROI-3	N/A	N/A	N/A	N/A	20.1	0.7%
RRD	N/A	N/A	N/A	N/A	6.8	0.2%
ARR (555 South Avenue)	N/A	N/A	N/A	N/A	6.1	0.2%
WGRD	N/A	N/A	N/A	N/A	4.7	0.2%
<b>Total</b>	<b>3,197.70</b>	<b>100.0%</b>	<b>3,198.00</b>	<b>100.0%</b>	<b>3,090.2</b>	<b>100.0%</b>

\* - Differences in acreages from 1964 to 2009 result from different base maps and the inclusion of roadways. 2009 acreages calculated in a Geographic Information System.

**FUTURE DEVELOPMENT POTENTIAL**

The development potential identified in this section is based upon analyzing vacant properties identified in the Township's Geographic Information System (GIS); recently approved projects not yet built and planned projects in the Township's Redevelopment districts. The majority of opportunities for future development exist as a result of redevelopment of existing properties. The potential of redevelopment in terms of potential of residential units and nonresidential square footage associated with redevelopment projects is as follows:

- Riverfront Redevelopment District
- 555 South Avenue East Redevelopment District

As depicted above in Table LU-1, the Township has just over 14 acres of vacant unimproved land in private ownership. Just over five out of these 14 acres are located within the 555 South Avenue East Redevelopment District. The remaining nine acres of land are scattered throughout the Township. The majority of these properties are residentially zoned. Most are small and irregularly shaped; and, therefore, would be difficult to develop for residential or commercial purposes.

**FUTURE LAND USE****Strategy**

The Township's future land use strategy is to encourage beneficial growth and development, and to conserve natural resources by directing new growth into the Downtown, while conserving and expanding the existing Rahway River greenbelt and open spaces. This strategy supports the continued vitality of the Township's suburban Downtown that has in place the appropriate infrastructure, regional highway access, and community facilities to support and serve the Township population and provide for new job creation and housing. The Township will utilize its land use ordinances to remediate brownfields and greyfields for beneficial economic development. The Township has a strong desire to incorporate additional green/open space in the downtown business core.

The Township will continue to expand its passive and recreational open space to protect its environmentally critical lands and natural resources. Open Space will provide species habitat, recreational opportunities, protect water quality and control flooding. This strategy promotes balanced land use, sustainable development and a desirable visual environment.

**Concept**

The Land Use Plan indicates the Master Plan's recommendations with respect to land use. Collectively, the Land Use Plan and corresponding map indicate the location and intensity of land for residential, commercial, industrial, public/quasi-public and other uses. The Land Use Plan is intended to guide the Township to develop more detailed land use regulations, which are regulated by the Township's ordinances. Given the fully developed character of the Township, the Land Use Plan recognizes the existing distribution and character of land uses within the Township and proposes no substantial changes in the Township's existing Zone Plan. Rather, the plan is designed to refine and further clarify the Master Plan's recommended approaches to balancing preservation and growth within Cranford.

In particular, the Land Use Plan was crafted to preserve the existing residential character of the Township. With the exception of some minor changes to reflect existing land uses, the majority of changes proposed in the Land Use Plan are within non-residential areas of the Township. As

described in this text of the Land Use Plan these changes are designed to improve the economic base and aesthetic character of the Township's commercial and office districts.

The concept for Cranford's future land use is based upon the following generalized land use areas shown on the concept plan (Map LU-3):

- Downtown Core
- Downtown Business
- Downtown Transition
- Village Commercial
- Commercial – 1
- Commercial – 2
- Commercial – 3
- Neighborhood/Gateway Commercial
- Office Residential Character
- Office District
- Age Restricted/Senior Services/Institutional
- Union County College
- Single-Family, Single-Family and Two-Family and Multi-Family Residential
- Recreation and Open Space Lands
- Public Lands

In addition to these land use categories, Cranford's Land Use Plan also includes several overlay districts. These include the Floodplain Overlay, the Special Improvement District Overlay, and the Historic Sites Overlay. These are intended to further clarify and define the existing, permitted, and anticipated future land uses in each of those areas of the Township where they are applicable. These overlays are described in further detail in the narrative discussion of the Land Use Plan.

Cranford's generalized concept for future land use areas is shown on the land use concept plan and described below.

**Table LU-3:  
Future Land Use**

<b>Future Land Use<sup>1</sup></b>	<b>Acres</b>	<b>Percent</b>
Downtown Core	22.3	0.7%
Downtown Transition	17.1	0.6%
Village Commercial	5.0	0.2%
Commercial – 1	123.3	4.0%
Commercial – 2	74.8	2.4%
Commercial – 3	52.0	1.7%
Neighborhood/Gateway Commercial	22.0	0.7%
Office Residential Character	21.6	0.7%
Office District	44	1.4%
Age-Restricted/Senior Services/Union County College	66.3	2.1%
Single-Family Residential	1305.0	42.2%
Single-Family and Two-Family Residential	97.4	3.2%
Multi-Family Residential	37.9	1.2%
Recreation/Open Space Lands	331.3	10.7%
Public Lands**	141.8	4.6%
Rahway River	45.6	1.5%
Rail Right-of-Way	62.6	2.0%
<b>Total</b>	<b>3,090.0*</b>	<b>100.0%</b>

Source: T&M Associates

\* Includes 620 acres (0.97 square miles) of roads and road right-of-ways (20.1% of total land area)

\*\* Includes 62.7 acres along Myrtle Street for a municipally-sponsored affordable housing project.

<sup>1</sup>Cranford contains several overlay districts. These include the Floodplain overlay (122.9 acres), the Special Improvement District Overlay (65.7 acres), and the Historic Sites Overlay (6.6 acres). As they are overlays on the above land use categories, they are not shown on the table to avoid double-counting.

*Downtown Core* ~ The Downtown Core represents the center of Cranford's Downtown. This Plan recommends that it include the area surrounding North Avenue from Miln Street to the Rahway River and along South Avenue from South Union to the Rahway River. The Downtown would extend north along Springfield Avenue to the southern side of Miln Street. The southern border of the Downtown extends along a line shown on Figure LU-3A, running from the Riverfront Redevelopment District to the northern side of Cherry Street, and terminating at South Union Avenue. The residential blocks just outside the Downtown include the Township's oldest residential neighborhoods. The major public buildings and quasi-public buildings include the Municipal Building, the United States post office, and places of worship.

Existing in the Downtown Core are two redevelopment districts: Cranford Crossing Redevelopment District (CCRD) and Riverfront Redevelopment District (RRD).

*Downtown Business* ~ This Plan recommends a Downtown Business District that consists of less intense density with set back requirements that accommodate off-street parking. This district permits retail uses. The Downtown Business District consists of the area surrounding North

Avenue from Orchard Avenue to Miln Street and along the north side of Miln Street from North Avenue to Alden Street. The Downtown Business District continues along South Avenue from the Western Gateway Rehabilitation District to South Union Avenue and the north side of Cherry Street and Chestnut Avenue from South Union Avenue to High Street. The Downtown Business District continues along South Avenue from the Rahway River to the South Avenue East Redevelopment District.

*Downtown Transition* ~ Adjoining the Township's Downtown Core and Downtown Business are lower intensity office and residential uses. This district provides a transition to adjoining residential uses. Downtown Transition consists of two (2) districts. One district consists of the area on the south side of Cherry Street from High Street to Walnut Avenue. The second district consists of the eastern side of Springfield Avenue from North Union to Miln Street. Retail uses are not permitted in this district. See Figure LU-3A.

*Village Commercial* ~ Along Centennial Avenue from Lincoln Avenue to Conrail overpass. The area contains a small compact center of residential character with a core of mixed-use commercial, residential and community retail services that promotes pedestrian orientation.

*Commercial – 1, Commercial – 2 and Commercial - 3* ~ Cranford's economic development opportunities are strongly influenced by regional access from the Garden State Parkway (GSP), which travels perpendicular to North Avenue (NJ 28) (GSP Interchange 137). Industrial and commercial development is located, and it is recommended to continue to be located, adjacent to the Garden State Parkway right-of-way along Commerce Drive and the Township streets connecting Commerce Drive to GSP interchange 136 in Cranford as well as along portions of the NJ Transit and freight line rights-of-way. Office development is located, and it is recommended to continue to be located, adjacent to the intersection of Walnut Avenue and Raritan Road, which is located in close proximity to GSP interchanges 135 and 136. The result is an area of special commercial economic development opportunity for the Township that includes the Township's business and industrial parks.

*Neighborhood/Gateway Commercial* ~ There are five neighborhood gateway commercial areas located on South Avenue, Raritan Road and North Avenue. (See Figure LU-3.) These gateway areas provide for necessary convenient commercial uses within residential areas. These uses should be designed to allow for pedestrian circulation, common parking and a village-type atmosphere.

*Office Residential Character* ~ This area includes (1) both sides of North Avenue from Lincoln Avenue West to Orchard Street; (2) the south side of South Avenue from Lincoln Avenue West to Washington Place; and (3) north side of North Avenue from Centennial Avenue to just east of Arlington Road up to but not including the townhouse complex. The areas are proposed to allow the conversion of existing residential structures for professional office uses, while preserving the character, scale and features of the buildings.

*Office District* ~ This area includes (1) the south side of North Avenue from Centennial Avenue to just before Elizabeth Avenue; and (2) Birchwood Avenue principally from Orange Avenue to the Conservation Center. (See Figure LU-3.) The areas are proposed to allow office development.

*Age Restricted/Senior Services/Institutional* ~ Located in this category are existing senior housing facilities located within the Township including the Meeker and Gill Senior Apartments located along Meeker and East Lincoln Avenues, Cranford Health and Extended Care assisted living facility

on Birchwood Avenue, Cranford Hall located on Lincoln Park East, and Atria Assisted Living on Jackson Drive. Also included is the proposed age restricted facility governed by the 555 South Avenue East Redevelopment designation.

*Union County College* ~ Union County College is owned by Union County and houses educational, administrative, recreational and parking facilities associated with this community college.

*Single-Family, Two-Family and Multi-Family Residential* ~ Comprising over 80 percent of the Township are the residential districts. Located throughout the Township and almost entirely built-out, these districts have an established character. Pressure exists for larger homes. This has been accomplished by numerous home additions and in some cases the tearing down of an existing home and its replacement with a new and larger one. A need to balance investment to encourage revitalization and retention of high quality neighborhoods should be balanced with the preservation of existing character.

*Open Space and Recreation* ~ This category includes active and passive recreation resources in the Township. It includes the Township's greenway located along the Rahway River, as well as County and Municipal parks located on Township and County recreation and open space inventories (ROSI). Other notable inclusions are the Memorial Field Athletic Complex and the Centennial Avenue and Orange Avenue Pool Complexes.

*Public Lands* ~ Located throughout the Township are lands that are in and serve a variety of public use. Properties included in this category are the Township's school properties, the Municipal building, the Roundhouse, the Cranford Public Library and Community Center and the Conservation Center.

*Overlay Districts* ~ Several overlay districts exist in the Township. An overlay district exists for property located within the 100 year floodplain. Additionally, an affordable housing overlay exists. Each of these districts is discussed in greater detail within the Land Use Plan section of this Master Plan.



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**ASSOCIATES**

Project No. UNN-L-003679-19  
 Date: 04/28/2020  
 Title: Future Land Use Map  
 Prepared by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]

Scale: 1" = 4000'  
 0 1000 2000 4000 Feet

**Figure LU-3**  
**Future Land Use**  
**Township of Cranford**  
**Union County, New Jersey**

NOTE: This map is a representation of the future land use map of Cranford Township, New Jersey. It is not a guarantee of any future land use. The information presented has not been verified by NJDEP.



**Figure LU-3A: Future Land Use Downtown Area  
Township of Cranford  
Union County, New Jersey**

**Proposed Future Land Use**

Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center	Community Center
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**Special Improvement District**

Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District	Special Improvement District
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**Other Future Land Use**

Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use
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**Other Future Land Use**

Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use	Other Future Land Use
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11 Third Street  
ASOCIATES Phone: 732-971-2400 Fax: 732-971-7885  
Scale: 0 150 300 600 Feet

This map was prepared by ASOCIATES, Inc., a professional engineering firm, for the Township of Cranford, New Jersey, under a contract with the Township. It is based on information provided by the Township and is not a survey. It is not intended to be used for any purpose other than that shown on the map. It is not to be used for any other purpose without the written consent of ASOCIATES, Inc.





**LAND USE PLAN**

The land use plan map shows the recommended locations for future land use in the Township. The land use plan, and its relation to the Township zone plan, is described in the following section. The standards proposed for the Township zone plan are shown on the table of recommended standards for development density and intensity set forth in Appendix LU-A.

**Downtown Commercial Area**

The Downtown commercial area covers approximately 41 acres, or less than one (1) percent of Cranford's total land area. Though the Downtown was platted in the late 1880's and early 1900's, it maintains the character of a charming traditional commuter railroad community. The retention and renovation of the original building façades should be encouraged. Design guidelines and the façade improvement program encourage the retention of the desirable architectural characteristics and features of Downtown buildings and require appropriate standards for rehabilitation and new construction. Appropriate adaptive reuse for permitted uses of the second and third floors of these buildings should also be encouraged.

The Township has made the retention of existing businesses and the capture of new destination business a priority for the Downtown. Cranford created the first Special Improvement District (SID) in the State. The SID encompasses the entire Downtown Core and Downtown Business Districts, and portions of the Downtown transition area, which totals almost 200 properties on 60 acres. The Downtown Management Corporation (DMC) is the entity charged with administering the SID.

The Downtown is currently comprised of several districts, which include the B-1- Central Business District, B-1-O – Central Business Retail Office District, B-2 – General Business Service District, B-3 Neighborhood Business District, O-2 – Medium-Density Office Building District, Cranford Crossing Redevelopment District, and Riverfront Redevelopment District. The existing districts in the Downtown Core are surrounded by business zones to the East and West, and residential districts to the North and South.

The recommended zone plan for the Downtown commercial area is to consolidate existing districts into Downtown Core, Downtown Business and Downtown Transition districts. (See Figure LU-3A.) This change would simplify the current zoning in the downtown, yet allow for distinct qualities for each of these three areas. Generally this allows the highest level of density and use to fall in the Downtown Core and steps down in the Downtown Business and Transition areas.

1. *Downtown Core District* ~The Downtown Core encompasses areas appropriate for the highest level of density and intensity as recommended in this Plan. The Downtown Core functions as the Township's central business district and primary shopping, entertainment and service destination. This Plan recommends that it include the area surrounding North Avenue from Miln Street to the Rahway River and along South Avenue from South Union to the Rahway River. The Downtown Core would extend north along Springfield Avenue to the southern side of Miln Street. The southern border of the Downtown extends to the northern side of Chestnut Street, running from the Riverfront Redevelopment District to the northern side of Cherry Street, and terminating at South Union Avenue.

Existing in the Downtown Core are two redevelopment districts: Cranford Crossing Redevelopment District (CCRD) and Riverfront Redevelopment District (RRD).

2. *Downtown Business District* ~ The Downtown Business District consists of less intense density with set back requirements that accommodates off-street parking. This Plan recommends that the Downtown Business District consists of the area surrounding North Avenue from Orchard Avenue to Miln Street. The Downtown Business District continues along South Avenue from Washington Avenue to South Union Avenue and along South Avenue from the Rahway River to the South Avenue East Redevelopment District.
3. *Downtown Transition District* ~ Adjoining the Township's Downtown Core are lower intensity non-retail commercial uses. This District provides a transition to adjoining residential uses.

### Uses

The Township of Cranford is an established shopping and employment center. One of the primary components that separates Cranford from many other successful downtowns is a niche of independent retail sales and services, and professional office. Part of the stakeholder vision includes the retention of these stores as a desirable component of Cranford's Downtown. A couple of the primary desirable benefits are the continuation of small town character and a high level of service characterized by a family business. In order to maintain a strong collection of local businesses, the Township should plan for and attract destination uses that increase pedestrian traffic. As part of responsible planning, consideration should be given to providing a variety of retail spaces. The Township should continue to identify and attract new niche businesses.

Land uses in the downtown area are predominantly commercial with retail uses, personal service uses, food service uses, and office uses. There are residential uses on the upper floors of buildings. The area includes public and quasi-public uses, such as places of worship. Uses that attract residents to the Downtown Core and generate foot traffic should also be promoted. As the Downtown continues to develop, particular attention should be paid to providing sufficient parking.

Housing should be an important component of the Downtown, with an abundant and diverse mix of housing (large and small) located within, and surrounding, the Downtown Core. Downtown housing should reinforce the connections between residents and the Downtown and create a sense of neighborhood, which should help promote independence from the automobile.

The Downtown Core and Downtown Business districts are intended to provide opportunities for a mix of retail, office, and residential uses in the same building while creating a pedestrian-focused environment. Therefore, commercial uses including retail sales, retail services—with design standards to retain window transparency—offices and residential apartments on upper floors, parking facilities, restaurants and theaters—subject to conditions—should continue to be appropriate uses in the Downtown. Retail development should also be allowed on both levels without a requirement for accompanying residential or office uses.

Uses in the Downtown Core and Downtown Business districts should be expanded to permit fine art schools and similar uses that promote the arts in the Downtown. Drive-through facilities and auto dominant uses should be prohibited in the Downtown Core, i.e., auto repair, gasoline sales, car dealers and other similar uses but allowed with conditions in the Downtown Business. Boutique hotels should also be permitted in the Downtown Core and Downtown Business districts subject to conditions. Banquet facilities should be permitted on upper floors subject to meeting Township parking requirements. A shared parking approach should be considered when evaluating parking

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demand for banquet facilities.

As the Downtown Transition District serves as a transition from the downtown to the residential neighborhoods, retail uses should not be allowed.

The Downtown area contains redevelopment districts that feature modern retail and office space with a residential component. Cranford Crossing and Riverfront Redevelopment Plans are the redevelopment districts that provide opportunities for niche retail, specialty services, civic activities, and entertainment.

The recommended schedule of permitted and conditional uses for the various proposed downtown districts is as follows:

Uses	Downtown Core	Downtown Business	Downtown Transition
Banks and financial institutions	CU	PPU	PPU
Banks and financial institutions w/drive through	—	CU	CU
Essential services	PPU	PPU	PPU
Funeral home	—	CU	CU
Hotels, boutique hotels	CU	CU	—
Institutional/Public use	CU	CU	CU
Gasoline service stations	—	CU	CU
New Car dealers	—	CU	—
Offices (professional, business, administrative)			
1st floor	CU	CU	PPU
2nd floor and up	PPU	PPU	PPU
Parking lots	PPU	PPU	PPU
Professional office in dwellings	CU	CU	PPU
Public and Private garages (structured parking)	CU	CU	PPU
Residential			
1st floor	—	—	PPU
2nd floor and up	CU	CU	PPU
Restaurants	PPU	PPU	—
Retail Services			
1st floor	PPU	PPU	—
2nd floor and up	PPU	CU	—
Retail Trade	PPU	PPU	—
Theaters and recreation uses	CU	PPU	—
Vending machines	CU	CU	CU

CU = Conditional Use

PPU = Principal Permitted Use

***Floor Area Ratio***

The existing Land Development Ordinance (LDO) uses Floor Area Ratio (FAR) as a primary standard to control both scale and intensity of use. Floor Area Ratio in the ordinance is defined as “the ratio of the gross floor area of all buildings on a lot to the lot area”. Gross floor area is defined

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as “the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the exterior walls, but not including areas devoted exclusively to off-street parking and loading space for motor vehicles or any space where the floor-to-ceiling height is less than seven feet”.

Under the existing schedule of regulations the B-1, B-1-O, B-2 and B-3 districts are governed by four regulations; maximum building height, maximum stories, floor area ratio and rear yard setback. In addition to a maximum FAR of 2.5, the ordinance restricts building height in the zone to 45 feet and 3 stories (2 stories/35 feet in the B-3 district). Currently, no onsite parking is required for first floor uses in the majority of the Downtown. The LDO contains limited standards that control new development or redevelopment in the Downtown.

Many buildings in the Downtown cover the entire lot with a building footprint and accordingly have an existing building coverage of 100 percent. Building coverage has a direct relationship to FAR and consequently the ability to construct additional floors on one and two story buildings. Under the current code requirements, a three story building is permitted with a FAR of 2.5, which is an average of 0.833 or 83 percent building coverage for each story. Under the existing ordinance, there is little or no incentive for buildings that are one or two stories and have a building coverage in excess of 83 percent to add an additional story or two to their building. This Plan recommends an increase in the FAR to 3.0 to permit greater utilization of the upper floors in the Downtown.

As stated previously, this Plan supports directing new growth into the Downtown. Constructing additional stories to existing buildings without increasing the footprint where off-street parking exists is a desirable planning objective.

The following guidelines are proposed for the Downtown district:

	<b>FAR</b>	<b>Building Height</b>	<b>Max. Floors</b>	<b>Front Set Back</b>	<b>Side Set Back</b>	<b>Rear Set Back</b>
Downtown Core	3.0	45	3	5	0	10
Downtown Business	2.5	45	3	5	0	10
Downtown Transition	1.5	35	2.5	20	10	10

### ***Parking***

A significant issue is the availability of parking in the downtown. As shown in Table LU-4 and illustrated in Figure LU-4, a total of 810 parking spaces exist within eight (8) public parking lots in the Downtown. Three hour meter parking provides midterm parking for downtown shoppers (26.1 percent), 9 hour meter and 9 hour permit spaces (20.2 percent) provides downtown employee parking and 12 hour meter and permit spaces (51.3 percent) provide commuter parking spaces. Just over two (2) percent of the spaces are reserved for handicapped individuals.

<b>3</b>	6	0	36	0	0	0
<b>4<sup>b,d</sup></b>	0	0	0	0	162	2
<b>6</b>	0	0	0	77	0	1
<b>7</b>	80	0	54	0	0	4
<b>8<sup>c</sup></b>	0	0	0	0	37	1
<b>11</b>	14	0	12	0	0	1
<b>TOTAL</b>	<b>212</b>	<b>35</b>	<b>129</b>	<b>92</b>	<b>324</b>	<b>18</b>

a - Lot No. 1 also has 3 reserved spaces for Fire Department personnel, not included in total.

b - Lot No. 4 also has 4 reserved spaces for NJ Transit employees, not included in total.

c - Lot No. 8 reserved for Cranford residents only.

d - Lot No. 4 permit spaces open to public after 10:30 A.M. for free on weekdays and all day Saturday and Sunday.

*Source: Cranford Police Department*

Off-street parking areas are a necessary component for most development. Their appearance can determine the image of the development along a corridor. Parking lots are designed to serve the needs and the movements of pedestrians as well as the storage and access of vehicles. Parking lots need to be designed to make a positive contribution to the surrounding area. People must travel through the parking lot on foot and the design of the parking lot must continue to the pedestrian's needs for convenience, safety, and visual comfort. To retain a "neighborly" environment, parking lots and loading areas should be located behind store fronts. Small parking lots between buildings may be appropriate if no alternative exists, but the design of the lot should continue to the street wall by means of an attractive masonry wall, or similar design. Parking structures must be placed in an unobtrusive location and may be combined with and/or aesthetically appropriate storefronts at the street level.

This Plan recommends property owners provide off-street parking in the Downtown Business and Downtown Transition districts. In the Downtown Core, the Plan recommends a parking requirement that considers the proximity and availability of public parking. The Plan recommends that shared parking be incorporated when appropriate.

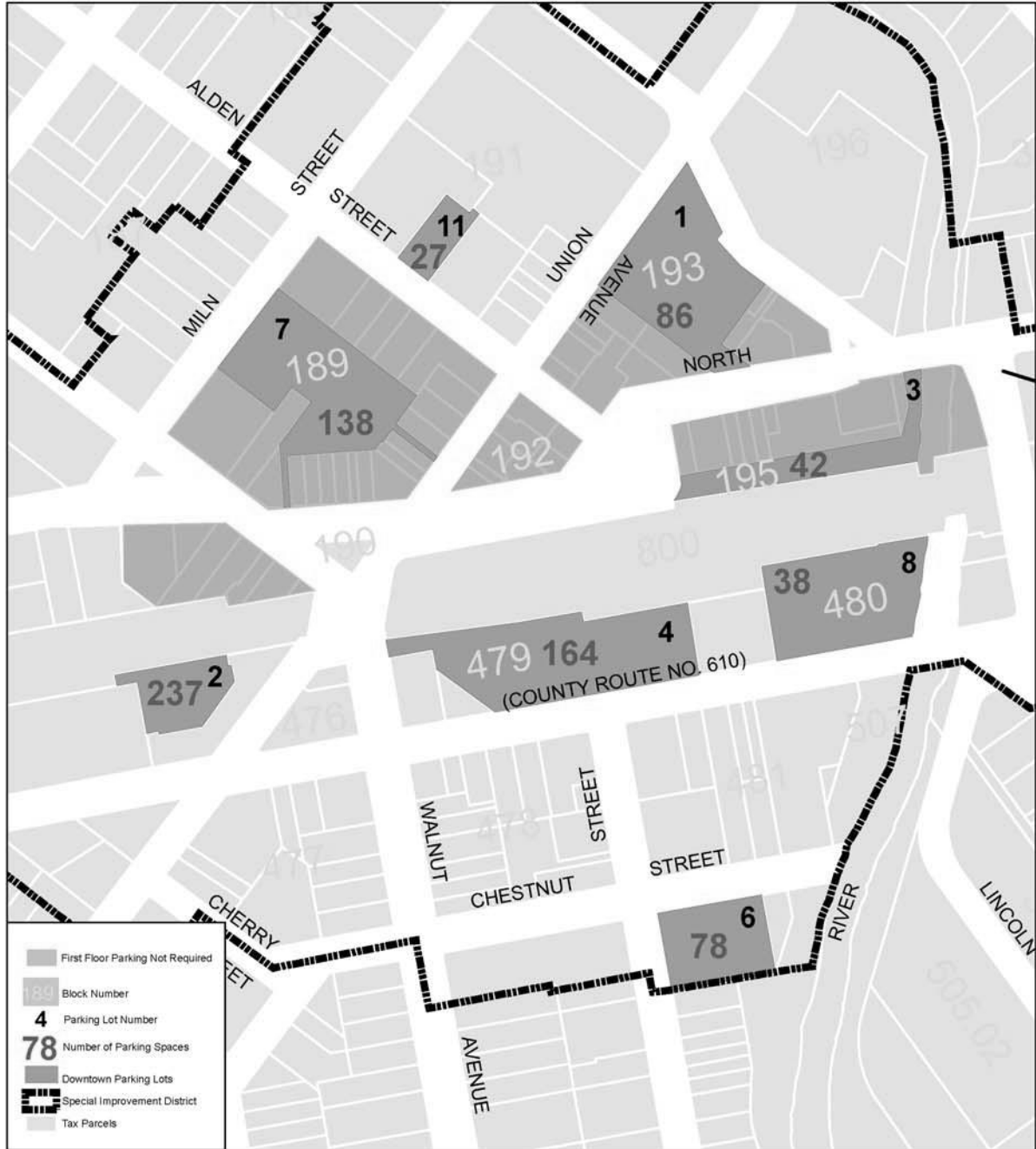
This Plan specifically recommends that off-street parking be provided on-site or within one hundred feet for all new development and use changes.

This Plan further recognizes a need to:

1. Provide handicapped parking in Lot No. 3; and
2. Monitor the need to increase handicapped parking in excess of federal requirements.

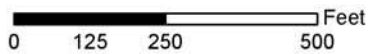
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 Phone: 732-671-6400  
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**Figure LU-4**  
**Downtown Parking Lots**  
**Township of Cranford**  
**Union County, New Jersey**



Prepared by: PNR  
 Source: Cranford Township  
 File Path: H:\CNPB\00020\GIS\Projects\parking plan.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

***Signs***

From an aesthetic point of view, signage is the most important appurtenance and the most difficult to regulate. This is directly related to the numerous elements of signage, i.e., type, illumination, size, lettering, color and orientation of signage. In a suburban mixed use Downtown, having as many as five (5) floors, in which each has numerous businesses and signage needs, only increases the demand and consequently the regulation of these signs.

However, policy makers realize the importance of signage to the success of businesses. The following recommendations are intended to satisfy the signage needs of local businesses with the design and appearance requirements of a healthy, visually attractive Downtown, while encouraging opportunities to reduce sign pollution (excess usage of signs). The following are design criteria and illustrations depicting how signage should be architecturally integrated with their surroundings in terms of size, shape color, texture and lighting. The ultimate result of this section upon adoption is to provide sufficient detail to update the sign regulations within the Township's Land Development Ordinance (LDO).

Master Sign Program - A master sign program should be required for any building or group of buildings that contain five (5) or more businesses to coordinate signage in an orderly manner. This program should be "triggered" when an application for an individual sign is located in a building that does not already have an approved program. This master sign program should be required in all non-residential districts in addition to the Downtown Core.

Furthermore, the LDO should include a master sign matrix plan by zoning district, which identifies by district and type of sign the following:

1. Maximum number of signs permitted
2. Maximum permitted area (square feet)
3. Maximum height (feet)
4. Setback (feet)
5. Internal lighting (permitted/not permitted)
6. External lighting (permitted/not permitted)
7. Size allocation (maximum percent of canopy surface area (for canopies))

***Wayfinding signs***

Consistent with recommendations within the Township's Vision Plan, a system of wayfinding signs should be designed and installed directing visitors to the Downtown. Once in the Downtown, the wayfinding signs should direct individuals to community facilities, off-street parking and other destination locations. One goal of installing wayfinding signs is to reduce the amount of existing signs in the Downtown and the Township as a whole.

***Recommendations***

1. Consolidate the existing downtown commercial area into three districts: Downtown Core, Downtown Business and Downtown Transition.
2. Expand the range of existing permitted uses to include fine arts schools and other uses that promote the arts, allow conditional uses such as boutique hotels, banquet facilities



on upper floors in Downtown Business District and structured parking. Parking lots should be a principal permitted use with design guidelines.

3. PPU and CU recommendations in chart on page LU-26.
4. Increase in the FAR to 3.0.
5. Require off-street parking for all residential and office uses in Downtown Business and Downtown Transition districts.
6. Parking requirements should be part of zoning requirements and not a design standard as currently written in the Township's ordinance.
7. Expand master sign program in all nonresidential districts. Revise sign requirements in accordance with previous sections of this Plan. Create wayfinding signs as discussed in previous sections of this Plan
8. Update parking space requirements and incorporate a shared parking lot as part of the requirement.
9. Create parking lot design standards for surface and structured parking lots that incorporate screening.
10. Encourage the private sector to build public parking as part of development projects.
11. Incorporate open space, green space and environmentally sensitive design practices in development plans.
12. Maintain a uniform building setback from the rights-of-way allowing exceptions for public plazas and similar uses.
13. Development standards should be included in the Land Use Code for the Downtown that includes a typology of building types and design vocabulary with images of building styles and fenestration.

### **Commercial Districts**

Areas planned for primarily commercial land uses are located outside the Downtown Commercial Area discussed above and cover approximately 350 acres or 11.3 percent of the Township's total land area. The commercial land use area recognizes the special economic development potential of the North and South Avenue corridors and provides commercial nodes that serve the needs of the neighborhoods of the Township for shopping and personal services.

Commercial land use is organized under the Township zone plan into five (5) land use types that provide opportunities for the development of community and neighborhood commercial land uses. The types are: Commercial (Commercial - 1; Commercial - 2; Commercial - 3); Neighborhood Commercial; Office Residential Character; Office (general), and Village Commercial uses. The Township plan is to concentrate commercial land use into these zones in order to promote compact nodes of commercial development. The land use districts are located as follows:

□ Commercial

Commercial - 1: One large contiguous district located east of the Garden State Parkway and south of Myrtle Street (Cranford Business Park).

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Commercial – 2: Along the former Lehigh Valley Railroad from Roselle Township to Park Street and adjacent to the eastern sections of North Avenue and South Avenue.

Commercial – 3: From Conrail overpass along the western side of Walnut Avenue south to Raritan Road

❑ Neighborhood Commercial:

South Avenue East and Meeker Avenue

Raritan Road and Commerce Drive

Raritan Road and Walnut Avenue

❑ Office (General):

North Avenue east of the Rahway River

Birchwood Avenue District

❑ Office Residential Character:

South Avenue and Lincoln Avenue West

North Avenue and Lincoln Avenue West

Northside of North Avenue from Rahway River to Cranford Condominiums just after Arlington Road

North Avenue and Arlington Road.

❑ Village Commercial:

Along Centennial Avenue from Lincoln Avenue East to the Conrail overpass.

***Description of Business Land Use Areas***

Each category of business zone in the Township's zone plan is described below.

*Commercial*

*Commercial – 1, Commercial – 2 and Commercial – 3 Areas* comprise approximately 280 acres or 9% of the total land area in Cranford. This Future Land Use designation comprises areas generally associated with the existing ROI-1 Campus Research, Office and Industrial District, ROI-2 – Selected Research, Office and Industrial District and the ROI-3 – Research-Office-Industrial-Limited Districts; in addition to the Office, Research, and Distribution District (ORD-1). This Master Plan recommends eliminating the ROI-1, ROI-2 and ROI-3 districts and replacing them

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with commercial districts to recognize and encourage the trend of evolving industrial uses into commercial uses in the Township. The Plan recommends the creation of three (3) new commercial districts (Commercial – 1, Commercial – 2 and Commercial – 3).

Reinvestment, increased land use intensity near Commerce Drive, improved building design, signage and connections between adjoining uses are needed. This area of the Township is isolated from nearby amenities for workers. Restaurants and other services are limited in the immediate area surrounding Commerce Drive. To improve the C-1 District, the Township should work with property owners to better understand their needs to encourage reinvestment in these properties. The Township should expand permitted uses at the periphery of these districts. The adjoining medium density office district located along Raritan Road does not permit a wide enough range of uses that could service the C-1 District adjacent to Commerce Drive. This Plan, within the Bulk Recommendations Table, recommends increasing the permitted level of development intensity in the Commercial – 2 (areas not adjacent to rail, rail spurs or sharing a property line with the Garden State Parkway right-of-way) and Commercial - 3 districts to encourage the replacement of warehouses—and other declining land uses—with office space.

Each newly proposed Commercial district within the Commercial 1, 2 and 3 Future Land Use classifications is described below.

*Commercial - 1*

The proposed Commercial - 1 district is more commonly known as the Cranford Business Park. The park is approximately 130 acres in size. The average lot size of privately-owned property in the district is in excess of 150,000 square feet. To encourage the retention of relatively large lots in this district, the minimum lot size should be 150,000 square feet in comparison to 100,000 square feet in the current ROI-1 district. All of the principal lots in the district are improved with nonresidential buildings. However, many of these properties are underutilized under the current layout and design. The Bulk Recommendations table located in Appendix LU-A recommends increasing the FAR to 3.0 and increasing the maximum height and stories to six stories/75 feet for internal lots within the C-1 District. For properties that border an adjoining district, a maximum building height of 4 stories is recommended.

The intent is to encourage the conversion of uses into a Class “A”<sup>7</sup> office park in a campus-like environment. Quality building layout and design combined with appropriate landscaping are needed to retain the high quality industrial park atmosphere. However, given the differences in existing lot sizes and the desire to encourage the retention of existing large lots in the ROI-1 district there continues to be a land use planning need to retain two commercial districts in comparison to three (3) ROI districts that exist in accordance with the existing zoning at the time this Master Plan was written. The development and retention of existing and new users in the Cranford Business Park is an important economic development objective for the Township.

The range of principal permitted uses should include business, administrative, executive and professional offices, child care centers, research laboratories in a campus-like setting and restaurants/cafeterias as an accessory use to the principal use. Stand-alone restaurants as a principal permitted use should be prohibited.

<sup>7</sup> Class “A” Office Space can be characterized as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. Building materials are high quality and rents are competitive with other new buildings. (Source: Urban Land Institute)

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*Commercial – 2*

The Commercial – 2 district is intended to provide similar office and light industrial uses, but on smaller lot sizes ranging from 10,000 square feet and larger. It is inappropriate to encourage the manufacturing of materials and uses which would have detrimental impacts on the Township's environment and neighborhoods near the C-2 land use designation. This Plan recommends consolidating the existing ROI-2 and ROI-3 as depicted on the Future Land Use Map into the proposed Commercial – 2 future land use designation to regulate development on 10,000 square foot lots and larger.

Principal permitted uses should include a full range of office uses, research laboratories, industrial sales and supply (e.g., plumber's supply), retail services, grocery stores and banks. The Township is concerned over the potential use of the rail line to transfer solid waste through the Township. Therefore, solid waste transfer stations, other solid waste facilities, and similar uses should be prohibited. Car dealers—new and used, hotels and motels and restaurants should be specifically prohibited.

Pilot plant operation in conjunction with a research lab, light manufacturing and light industrial uses should be permitted conditionally.

*Commercial – 3*

The Commercial – 3 District is intended to provide for Class “A” office space in a campus-like setting, similar to the Commercial – 1 District. A separate Commercial – 3 District is recommend for the purpose of crafting bulk standards that recognize and continue the existing large lots in this area of the Township and the desire of retaining the existing land use pattern. Design standards should be crafted to ensure that the existing campus-like environment is retained as part of any future development in the District.

The Commercial -- 3 district contains a portion of Hyatt Hills Golf Course that is located within Cranford Township (the remainder of the course is located in Clark Township). Currently, golf courses are permitted as a conditional use in the existing ORD-1 district, which this Master Plan recommends changing to Commercial – 3. Golf courses should continue to be permitted as conditional uses in the Commercial – 3 District. The Planning Board considered rezoning the portion of the Commercial – 3 district occupied by Hyatt Hills to a golf course or commercial recreation district. While the Planning Board encourages the retention of the Hyatt Hills Golf Course, the Land Use Plan retains the flexibility existing in the current zoning to develop this site in campus-like office use if the Hyatt Hills course were closed and redeveloped.

*Neighborhood Commercial*

*Neighborhood Commercial Areas (B-3)* provide convenient service of everyday goods and needs to surrounding residential neighborhoods. In total, eight (8) acres are zoned for this purpose. The mean lot size in the existing B-3 zone is 14,087 square feet where no minimum lot size is required. While some residential uses are located in the B-3 zones, the zones have generally developed or are developing in accordance with the Township zone plan.

The characteristic uses of the B-3 zone include retail sales and personal services, offices, banks, restaurants and food service use, and public purpose uses.

*Office (General)*

The purpose of the Office District (O-1) located on North and South Avenues is to provide for the maintenance and alteration of existing buildings and for new construction of business office and professional buildings. The office district is intended to provide for medical and service office uses, in addition to other general and professional office uses, while requiring standards intended to minimize adverse impacts upon any adjoining or nearby residential districts and uses. Appropriate uses include offices for executive, administrative or business operations, professional offices of an architect, engineer, attorney or similar profession, medical, dental offices and outpatient clinics, service office uses, such as but not limited to, real estate and branch banks. The outdoor storage of goods or materials, warehousing or indoor storage of goods or materials that are not incidental to the permitted use should be prohibited.

The purpose of the O-1 Office District located on Birchwood Avenue is to retain the area of the Township for low intensity clustered professional and business offices. The district is intended to provide opportunities for limited office use that would be suitable and not incompatible with the residential character of the district. Given the environmental sensitivity of this area resulting from flood hazards and existing freshwater wetlands, building layout should be clustered and designed to minimize impacts on existing environmental features.

Office uses in the area should be designed and operated not to increase on-street parking in the front yard area. On-site parking spaces should only be located in the side and rear yards; and be screened by a solid wall, fence or vegetation having a height of not less than four (4) feet nor more than six (6) feet (vegetation may exceed six (6) feet in height).

Service entrances, loading areas and dumpster areas should only be located in the rear or side yard. Each loading area should be screened from adjacent uses. Front yards should be reserved for landscaping, sidewalks, driveway access to parking areas and small monument signs not exceeding sixteen (16) square feet in area.

*Office Residential Character (ORC)*

This Plan recommends creating a new Office Residential Character (ORC) District in accordance with the Future Land Use Plan. This District, located adjacent to South Avenue and Lincoln Avenue West is intended to allow the conversion of existing residential structures for professional office uses, while preserving the historic character, scale and features of the buildings and the streetscape. This Master Plan also proposes the creation of ORC districts on North Avenue adjacent to Lincoln Avenue West and on North Avenue adjacent to Arlington Road. The purpose is to allow professional office and other low intensity commercial uses, while retaining the residential scale and character of buildings.

*Village Commercial District*

A commercial district exists along Centennial Avenue from Lincoln Avenue to the Conrail overpass. This district is currently zoned B-3 Neighborhood Business district, and is categorized by typical neighborhood commercial uses mixed with residential, automotive, public and athletic uses.

The Village Commercial District is envisioned as a pedestrian friendly area where residents and visitors enjoy a mix of neighborhood commercial businesses, professional office uses and single-family residential uses.

Permitted uses in the district include retail stores, business and professional offices, banks, personal service shops (retail trade), parking lots, and restaurants.

This Plan recommends leaving the current zoning in place along Centennial Avenue from the Conrail overpass south to the Garden State Parkway Interchange 136.

### ***Recommendations***

1. Rename the ROI-1 to C-1 and increase the minimum lot size in this zone to 150,000 sq. ft.
2. Consolidate the ROI-2 and ROI-3 districts into the Commercial – 2 district.
3. Increase the FAR in the Commercial - 1 district from 0.5 to 3.0 and increase the maximum permitted height to six (6) stories/75 feet for interior properties. Establish a maximum building height of four (4) stories for properties that border an adjoining district.
4. Create specific landscape, and screening design requirements for the Commercial – 1 district for the purposes of creating a visually appealing business park.
5. Create a Village Commercial District.
6. Create an Office Residential Character District along South Avenue West and North Avenue West (See Future Land use Map) to retain the residential scale of buildings, while allowing for their conversion to commercial uses.

**Institutional**

This land use category includes a variety of uses that may be considered to be beneficial to the community as a whole, such as senior housing and senior health care facilities, as well as the Union County College.

***Age Restricted Residential/Senior Services***

The Future Land Use Plan identifies two existing developments providing care and housing services to seniors. These include the existing R-SC-1 district, which currently provides for senior age-restricted apartments. The district is located along Meeker Avenue, Lincoln Avenue East, Ann Street, Moen Street and Winans Avenue. Its purpose is to provide a comprehensively planned age-restricted housing development. Approximately 8.25 acres, or 0.26% of the Township's total area, is planned in this category. This district contains the 29-foot tall three-story Lincoln apartment building and the 51-foot five-story Gill apartment building that contain a total of 232 age-restricted units.

Located at 600 Lincoln Park East Cranford Hall nursing home provides assistance to seniors on a 2.7 acre property. This property is currently zoned Residential – 2. This Master Plan recommends rezoning the property into the R-SC-1 district. The R-SC-1 district should be evaluated as part of zoning revisions to implement this Master Plan to ensure that the property located at 600 Lincoln Park East is a permitted use. Bulk standards should also be evaluated for consistency with existing conditions.

As indicated in the demographic element of this Plan, Cranford is an aging community. Providing additional opportunities for residents to age in place within Cranford is needed. This Plan recommends the encouragement of additional age-restricted development complexes in Cranford to meet this demand. The Township should consider providing a full range of age-restricted housing options to meet the needs of low to high income individuals.

This Plan also recognizes the 555 South Avenue East Redevelopment District designed to provide additional age-restricted units.

***Union County College***

The area currently zoned Education District (E-1), located in the northwestern area of the Township is occupied as the primary campus for Union County College as developed for public and quasi-public institutional uses. Union County College—originally named County Junior College, was founded on October 16, 1933 in Abraham Clark High School, Roselle, N.J., with an enrollment of 243 evening students. It was the first of six Emergency Relief Administration projects in New Jersey. In 1936, the College became an independent, nonprofit institution and in 1942 and the College moved into its own building in Cranford. In 1959, the college moved to its current 48-acre Campus in Cranford. The continued institutional and public uses of the campuses should be permitted, and the campus environments should be maintained.

Primary planning issues in the district include:

1. Potential encroachment near adjoining residential properties (the County supersedes Township zoning power);
2. A need to better understand the College's capital improvement needs;
3. Lack of a public transportation connection with the Township's Downtown; and
4. A need to better market the college as an asset of the community.

### **Residential Land Use**

The Township accommodates a wide variety of housing types as part of its plan for residential land use. The Land Use Plan identifies 3.2 square miles of the Township for residential use. This represents approximately 66% of the Township's total land area. Residential areas include lands planned for single-family, two-family and multi-family development. The concept for the Township's land use plan locates the densest residential areas adjacent to the Downtown. Density is generally reduced as the proximity to the Downtown increases. The residential categories of the land use plan and their relationship to the Township zone plan are described below.

#### ***Recommendations for all Residential Districts***

1. Create a standard that limits the total amount of impervious coverage as a percentage of lot width in the front yard, i.e., no more than 30% of the area in front of a principal building may be impervious.
2. Create infill development standards to prevent the construction of oversized homes.
3. Create a building coverage requirement.

#### ***Single-Family Residential***

The Single-Family residential land use designation is planned as a suburban area of the Township on 8,000 to 12,000 square foot lots, thus representing a net density ranging from 3.6 to 7.26 units per acre. This area covers 2.7 square miles, or 56% of the Township. The intent is to provide an area for development of low-density single-family detached housing. The Single-Family residential area includes Dreyer Farms, which should be a permitted use in this land use designation and its preservation is encouraged and supported by the Township.

The primary issues facing the Single-Family residential districts include:

1. Preserving the integrity of the existing single-family neighborhoods (prevention of oversized homes);
2. A need to refine the existing bulk standards;
3. Revise ordinances to permit the flexibility to allow residential development to be raised outside the floodplain in accordance with FEMA regulations; and
4. A need to incorporate stormwater controls into new development.

The Single-Family residential areas should continue to be implemented by retaining the R-1, R-2, R-3 and R-4 single-family residential zones. The R-1 zone will permit a maximum density of 3.6 dwelling units per acre. The R-2 zone will permit a maximum density of 4.3 dwelling units per acre. The R-3 zone will permit residential density of 5.4 residential units per acre and the R-4 zone will permit a residential density of 7.26 units per acre.

The Single-Family residential districts are designed for single family development in detached structures. They are located throughout the Township. The Single-Family districts also permit community residences for the developmentally disabled, country clubs and private swim clubs and



essential services. Over time, many of these uses may be expanded to service the community and accordingly, there is a need to create distinct regulations to better regulate such uses. Permitted conditional uses include institutional and public uses. Home occupations and associated regulations should be permitted conditionally in the Township.

The Religious Land Use and Institutionalized Persons Act (RLUIP) of 2000 places limitations on actions that would restrict the exercise of religion. This Master Plan recognizes—in accordance with RLUIP—that the Township may not impose a land use regulation that imposes a substantial burden on the exercise of religion of a person, including a religious assembly or institution unless the Township demonstrates that such imposition is:

- In furtherance of a compelling governmental interest; and
- Is the least restrictive means of furthering that compelling government interest.

For religious institutions, this Plan specifically recommends creating standards to better regulate their intensity, scale, building setbacks, parking requirements, appropriate buffers and other standards in the context of surrounding residential development within all residential districts in a manner that does not impose a substantial burden on the exercise of religion.

#### Recommendations

1. Craft infill development standards that reduce development potential proportionally as lot size increases.
2. Create design requirements for religious uses to ensure that appropriate parking and buffers are in place adjoining residential properties.
3. Revise stormwater ordinances in accordance with the Conservation Plan Element of the Master Plan.
4. Revise ordinances to permit homes to be raised outside of the floodplain in a manner that does not require variance relief (See Conservation Plan Element of the Master Plan).

#### ***One and Two-Family Residential Land Use***

The One and Two-Family residential land use is planned as a suburban area of the Township on 5,000 square foot lots and greater, thus representing a net density ranging from 8.7 to 14.52 units per acre for duplexes on 6,000 square foot lots. The One and Two-Family residential areas cover 127 acres or 4.1% of the Township. The intent is to provide for and retain the existing character of single-family homes and duplexes on 5,000 and 6,000 square foot lots and to craft standards appropriate for new two-family homes that are typically larger than homes that were built in the post-war era.

The One and Two-family residential area is organized by the Township zone plan into the R-5 residential zone. Permitted uses include single-family detached and two-family homes and essential services. Institutional and public uses are permitted conditionally.

The Township should update the inventory all two family dwellings identified on the Existing Land Use (Figure LU-1). The Township should also prohibit the intrusion of non-residential uses that conflict with, or detract from, or do not support a quality residential environment.

The medium density residential zones of the Township zone plan are described below.

The R-5 zone allows single-family detached dwellings on 5,000 square foot lots and duplexes (two-family) on 6,000 square foot lots. Given the recent trend of constructing larger homes on lots, this plan recommends increasing the minimum lot size for duplexes to 7,000 to 8,000 square feet and the minimum frontage requirement to 70 to 80 feet respectively. This is necessary to provide sufficient space for off-street parking, while maintaining the green appearance of properties from the street.

#### Recommendations

1. Create an inventory of all duplexes in the Township.
2. Increase the minimum lot size for duplexes to 7,000 to 8,000 square feet and increase the minimum lot width to 70 to 80 feet respectively for duplexes.

#### ***Multi-Family Residential Land Use***

Multi-Family residential land use consisting of uses in the R-6, R-7, and R-8 districts is planned as a suburban area of the Township on 40,000 square foot lots and greater (builder's acre). The Multi-Family Residential land use category permits multi-family development associated with townhouses, garden apartments and apartments. Density ranges from 8.7 to 33.5 dwelling units per acre. The Multi-Family residential areas cover approximately 40 acres or 1.3% of the Township. The intent is to preserve the existing housing stock and provide a wide range of housing types to meet varied income and age-level needs. The Master Plan does not propose the expansion of these multi-family areas beyond what is shown on the Township's Land Use Plan Map.

#### Recommendation

1. Maintain the existing Multi-Family Residential Land Use areas as currently zoned.

#### **Conservation**

The conservation areas of the land use plan protect the environment by promoting aquifer recharge, protecting the water quality and features of streams and rivers and, by maintaining the character of undisturbed wooded areas. The conservation areas are an essential part of the Township's unique character which includes a natural landscape as well as an urban landscape.

The areas shown on the land use plan map for conservation land use are located in the parks and open space area of the Township and the floodplain overlay. The Conservation Plan Element contains a separate Conservation Map which identifies known contaminated sites in Cranford, public wells and wellhead protection areas and historic resources within the Township.

Resource protection in Cranford will be addressed through the following actions:

1. Township land use regulation to implement the Conservation Master Plan for greenways and environmentally critical lands through the Township zone plan and through appropriate site plan and subdivision design standards.
2. State regulations that protect wetlands, wetlands transition areas, and air and water resources.
3. The creation of partnerships with various state agencies and professionals to encourage brownfield remediation.
4. Acquisition of available state and federal grants.

The major environmentally sensitive features that the Township plans to conserve are shown on the Conservation Plan Map (Figure CO 1: Conservation Plan). The importance of these features to the Township Conservation Master Plan and Cranford are reviewed in the Conservation Plan Element.

### ***Recommendations***

1. Create floodplain overlay ordinances in accordance with the Conservation Plan.
2. Create a stream corridor protection ordinance in accordance with the Conservation Plan.
3. Incorporate other revisions identified in the Conservation Plan Element.

### **Parks/Open Space**

The parks and open space area as depicted on the Future Land Use Map include public parks and permanently preserved open spaces identified on the Township's Recreation and Open Space Inventory (ROSI). These lands are held for conservation purposes only. The Township zone plan may be modified, as appropriate, to designate their status and/or use as dedicated open space.

The parks/open space area shown on the land use plan map covers approximately (382 acres or 12.3%) of the Township's total land area. These are the existing preserved open space lands. Consistent with the recommendations of the Conservation Plan Element, Cranford should establish a program to preserve additional open space to protect the Township's natural resources. A successful Township program will include municipal funding to leverage monies from the State for preserving open space. This will expand the protected natural areas in Cranford and help implement a system of greenbelts and greenways.

To determine Cranford's open space and recreation needs this Plan used the Core System created by the National Park and Recreation Association (NPRA).

The Core System standard, predicts the necessary amount of open space to protect the important natural resources and to retain a high quality of life for Township residents.

### ***Outdoor Recreation Needs***

Recreation is required to maintain a healthy way of life. What people do to recreate is a response to their internal needs and desires. The quality and quantity of recreational opportunities available to a community has a direct effect on the community's general quality of life. To satisfy the recreational needs and wishes of an entire community, many variables must be considered. It is important to realize that the recreational opportunities will serve a variety of different individuals. To ensure that the Township can provide residents with a variety of needed recreation programs and facilities, there should be a core system of lands owned and controlled by the Township and dedicated to local public recreation use.

***Estimate of Need Based Upon Core System Standards***

The Core System standard is used to estimate need based on existing and projected population. The NPRA standards, published in the *NPRA Recreation, Park, and Open Space Standards and Guidelines*, provide guidance for developing a core system of public parks for local close-to-home recreation uses. The standards suggest public park and recreation areas be provided to local residents at the ratio of 10.5 acres of parkland per 1,000 people.

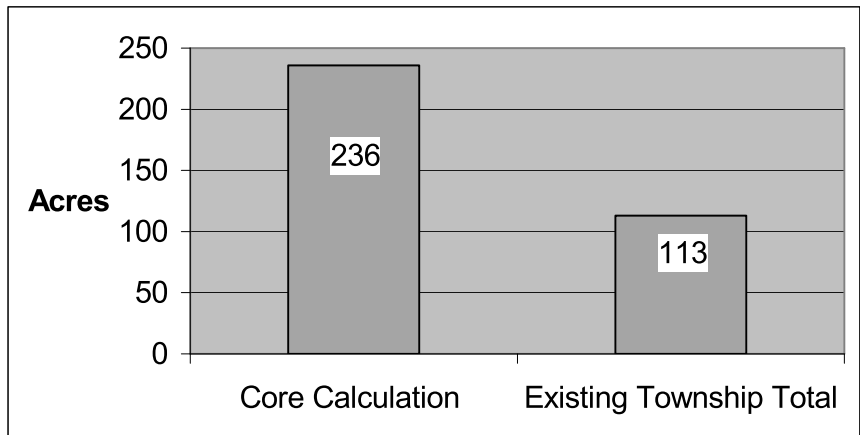
**TABLE LU- 5  
CORE CALCULATION**

**Standard = 10.5 acres per 1,000 people**

	Population	Calculated Acres
2005 (Est.)	22,478	236

*Source: US Census*

**TABLE LU- 6  
CRANFORD TOWNSHIP  
NEED FOR MUNICIPAL PARK AND RECREATION AREAS  
(CORE CALCULATION)**



Township of Cranford  
Master Plan

Adopted September 30, 2009

Based upon the existing 113 acres of park and recreation land and the Township's 2005 population of 22,478 people, there is a shortfall of open space and parklands. In summary, the Core System approach suggests that the Township park system can not adequately support the existing or future population.

The Core System Standard is a methodology that should be used with caution. In general, these formulaic approaches are intended to serve as a guide to determine the necessary open space in a community and are not an exact science.

***Green Acres Program***

One opportunity to acquire monies to create recreation and open space opportunities is through the New Jersey Department of Environmental Protection Green Acres Program (Green Acres). Green Acres provides 50% matching grants and low-interest loans to local governments for the acquisition of land for recreation and conservation purposes. To qualify for this funding, local governments must have an adopted open space and recreation plan, and either an open space tax or an approved alternative funding source which is stable and sufficient to affect an annual tax levy.

To further efforts to create additional open space, the Township should investigate these options. Specifically, the Township should investigate the availability of Green Acres funding to acquire land in the Birchwood Avenue area of the Township. Such facilities would address community recreation and open space needs and be designed to reduce flooding issues in the area.

***Recommendations***

1. Create a recreation and open space plan in accordance with Green Acres requirements.
2. Plan for and build at least one (1) new multi-purpose recreation field.
3. Provide a stable and dedicated source of funding for local open space and recreation.
4. Use Centennial Avenue as a "shared road" bike path associated with the East Coast Greenway between North and South Avenues until the trail continues outside of the public right-of-way.
5. Evaluate opportunities to create new open space or recreation facilities in the Birchwood Avenue area of the Township, which could both address community recreation and open space needs and be designed to reduce flooding issues in the area.
6. Link trail and street sections of the East Coast Greenway.
7. Plant additional shade trees.
8. Continue a vigorous program of improving and maintaining Township park and recreation facilities.
9. Solicit grant monies to supplement local expenditures to satisfy Cranford's local recreation and open space needs.
10. Improve signs at parks in the community.
11. Continue to monitor user fees for programs.

**Public Use/Public Land**

The public use and public lands includes the Township's public buildings and lands such as public schools and school administration buildings, public library, Township hall, the lands of the public works yards, public housing sites, and other governmentally-owned facilities. In addition, the Public Use category includes Township-owned properties along Myrtle Street that are proposed for a municipally-sponsored affordable housing project as part of the Township's Housing Element and Fair Share Plan.

The public use and public land area covers approximately 106 acres or 3.4% of the Township's total area.

The Township zone plan may be modified, as appropriate, to classify these areas as public use areas.

### ***Recommendations***

1. Create separate public districts to regulate public use areas as follows:
  - Public – County (PUC)
  - Public – Recreation (PUR)
  - Public – Municipal (PUM)
  - Public – Education (PUE)
  - Public – Open Space (PUOS)
  - Public – Municipally-sponsored Affordable Housing

### **Overlay Districts**

The Land Use Plan includes land use overlays. Overlay land use areas cover a portion of, or all of, one or more underlying categories of planned land use. Within an overlay area, there are special features or considerations that need to be respected, managed, or regulated based upon Township or State objectives or regulations. In Cranford the land use overlays include Floodplain Overlay, the Historic Preservation Overlay, and the Special Improvement District Overlay.

#### ***Floodplain Overlay***

The Federal Emergency Management Agency (FEMA) has delineated floodplain areas in GIS format using Flood Insurance Rate Maps (FIRM). Floodplain boundaries have been determined from profiles based on high water marks and regional stage-frequency relations. Floodplain areas average about 1 chance in 100 that the designated area will be inundated in any year. Areas located within the 100-year floodplain are predominantly located adjacent to the Rahway River and its tributaries. Floodplains should be regulated as an overlay to discourage additional development in the floodplain and reduce damage to life and property from flood events. The overlay ordinance should reduce the permitted building coverage and impervious surface area in comparison to the underlying zoning or mitigate stormwater impacts to the satisfaction of the Township Engineer.

#### ***Historic Preservation Overlay***

There is a need to identify and to preserve local historic resources in Cranford. However, to preserve such resources, communities need to identify local historic resources, evaluate current issues regarding such resources, and recommend implementation measures to conserve, re-use, rehabilitate, and to protect these resources.

Historic Preservation efforts are necessary in Cranford to:

1. Document existing historic and proposed historic properties and/or areas to be considered for historic preservation efforts;
2. Create policy objectives to direct preservation activities by means of identified goals and policies; and
3. Determine long-range historic preservation efforts needed for continued maintenance of historic sites.

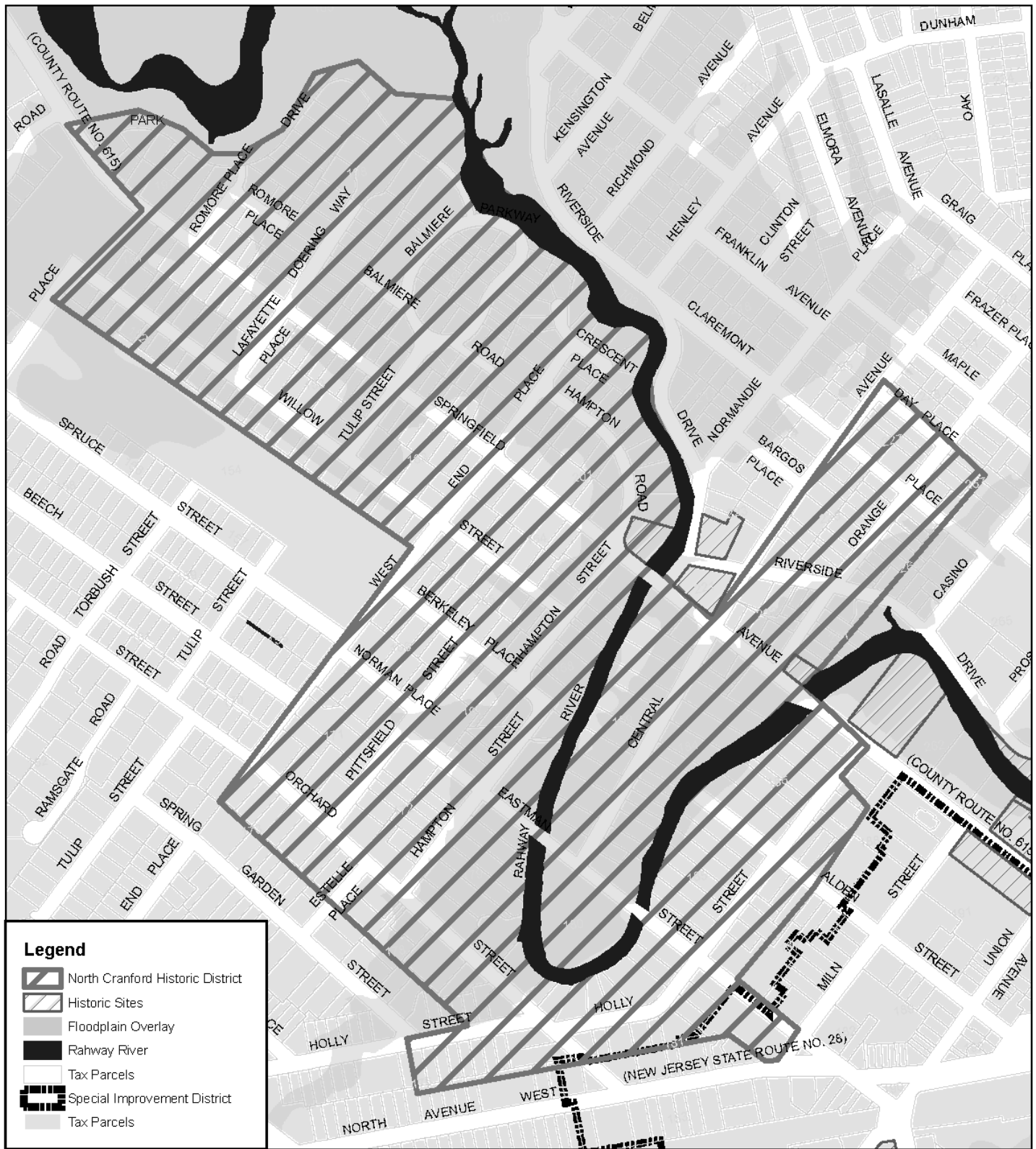
Architectural and Historic Significance

Buildings often reflect the popular designs and styles of the period in which they were built. Although many of them are common or "vernacular" examples of these styles, most still retain those characteristic features that make them charming, beautiful, and architecturally significant.

In order to be eligible for listing on the State and National Register of Historic Places, a property must be at least fifty years of age and demonstrate a high degree of physical integrity and significance in history or architecture. While a large percentage of the buildings in Cranford are more than fifty years old, most of them may not possess such a level of integrity or significance for listing on the State and National Register. Whether the above-mentioned properties are actually eligible for State and National Register listing as historic individual properties or historic districts is unknown at this time. Additional studies are needed to evaluate their potential.

After these studies are finished, the Historic Preservation Board with assistance from the Planning Board should also evaluate whether local historic sites would be able to qualify as potentially eligible properties. This decision should be based upon the resources' degree of significance and potential threats to physical and/or architectural integrity. If the resources are eligible for state and national historic designation, it is recommended that Cranford apply for matching funds to prepare nomination papers for those properties so that they, too, can be afforded the same special status, government protection, and tax credit benefits as those properties already so designated. Such State and National designation would not, however, have any bearing on an individual property owner's ability to alter or demolish their property if they wished.

In Cranford, as identified on the Future Land Use Map, Twenty-one sites have been identified as historically significant. Furthermore, in August of 2001, the State Historic Preservation Office found that a North Cranford Historic District was eligible for listing in the state historic register. This opinion was confirmed in a Certification of Eligibility letter on May 19, 2005. The proposed North Cranford Historic District (See Figure LU-5) proposed delineation includes over 450 properties in the proposed 180-acre district. During the development of this Master Plan, it was determined that the delineation of the proposed North Cranford Historic District may not accurately reflect the 1860 to 1930 period of significance intended to be preserved. This Master Plan recommends that the Township Historic Preservation Board evaluate the proposed delineation of the North Cranford Historic District to determine whether it best represents the proposed or a more appropriate period of significance (1860 to 1930) when Cranford transformed from a rural farming village to a suburban railroad community.



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**Figure LU-5**  
**Proposed North Cranford Historic District**  
**Township of Cranford**  
**Union County, New Jersey**

0 125 250 500 Feet

Prepared by: PNR,  
 Source: Cranford Township  
 File Path: H:\CNPB\00020\GIS\  
 Projects\North Cranford Historic District.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



***Special Improvement District Overlay***

In the 1980's Cranford founded the first Special Improvement District (SID) in New Jersey. The SID resulted in the creation of a special tax on building and business owners for Downtown development and marketing. The SID is managed by the Downtown Management Corporation (DMC) and is housed in the Cranford Municipal Building. The primary purpose of the DMC is to preserve, market and enhance the function and appearance of the traditional business core of the Township.

The SID area is identified on the Future Land Use map; it generally corresponds with the Downtown. According to the DMC, there are more than 250 businesses located in the SID. One hundred and ninety (190) are retail uses occupying approximately 309,000 square feet of space and approximately 50,000 square feet of office space. Development applications heard by the Planning and Zoning Boards as well as construction permit applications are required to be referred to the SID for comment.

The SID is responsible for the creation of design criteria for the construction or alteration of building façades within the district, including signage and acts as an advisory agency to the Planning and Zoning Boards of Cranford to help foster appropriate development in the Downtown. Various Downtown sales and street fairs also are administered by the DMC.

The DMC is governed by a Board of Directors consisting of property owners, business owners and residents that are appointed by the Township Committee. The Township Committee appoints a DMC Director, who runs the day-to-day operations of the corporation.

**Redevelopment/Rehabilitation Districts**

The Township Committee has designated three areas in need of redevelopment and one area in need of rehabilitation. These areas include: Cranford Crossing Redevelopment District (CCRD), Riverfront Redevelopment District (RRRD), 555 South Avenue East (SRD) Redevelopment District and the Western Gateway Rehabilitation District (WGRD). Redevelopment plans have been prepared for Cranford Crossing, Riverfront, Western Gateway and 555 South Avenue East. No other areas have been recommended for redevelopment or rehabilitation studies. However, the Township should continue to monitor the need to conduct studies in the future utilizing all of the planning tools and designations available to encourage sustainable economic growth.

***Cranford Crossing Redevelopment District (CCRD)***

Located at the intersection of South Union Avenue and South Avenue East, the 1.2 acre Cranford Crossing Redevelopment District is one piece in retaining and improving Cranford as a healthy, vibrant Downtown with attractive streets and well-maintained sidewalks filled with people and activity. The districts 22,000 square feet of retail space and 50 apartments assist in implementing a Downtown vision of diverse array of shopping, dining, working, and cultural amenities in the Downtown. The 310 car municipal parking structured parking deck is an investment in Cranford's future as the deck will provide commuter, retail and residential parking for generations to come. Proper maintenance of this facility is critical to ensure its operation.

Specific Master Plan policies implemented at Cranford Crossing include:

1. Create a dynamic business environment in the Downtown;
2. Make Downtown a family and children friendly environment;
3. Make Downtown the center of social and cultural life;
4. Make Downtown a place to live, work, play and shop; and
5. Make Downtown an “18 hour” activity hub.

***Riverfront Redevelopment District (RRRD)***

Located along South Avenue and bounded by High Street, Chestnut Street (includes properties to the south) and the Raritan River, the Riverfront Redevelopment District permits a variety of commercial and residential uses in a mixed-use development. The Master Plan supports the implementation of the Riverfront Redevelopment Plan as it may be amended from time to time. However, existing brownfield conditions and recent changes to New Jersey Department of Environmental Protection (NJDEP) policies for building within the 100-year floodplain represent challenges to its implementation. Conservation objectives of limiting development, implementation of best management practices along the Rahway River and reestablishing a regional group to regionally manage land use along the Rahway River are strategies identified in this Plan to encourage better stormwater management and water quality planning. However, the Master Plan supports the steps to focus development in the downtown to implement the Riverfront Redevelopment plan. The Master Plan notes that the Riverfront Redevelopment District replaced the High Density Office Building District (O-3), which permitted four (4) story buildings with a maximum height of fifty (50) feet.

***555 South Avenue East Redevelopment District (SRD)***

Located at 555 South Avenue East, the redevelopment plan for this 5-acre site is currently the subject of ongoing affordable-housing litigation. The Master Plan and Land Use Plan Element recognize the future redevelopment of the area pursuant to the redevelopment plan governing this area, which includes the provision of affordable housing at this site in accordance with the Township’s Housing Element and Fair Share Plan.

***Western Gateway Rehabilitation District (WGRD)***

Located along South Avenue adjacent to Lincoln Avenue West, the Western Gateway Rehabilitation District and Redevelopment Plan are designed to encourage a traditional layout and design consistent with the Downtown, but without residential development and at a lower level of intensity. Particular emphasis is warranted for the relationship of buildings to the street, prohibition of parking within front yards, a desire to limit the visibility of parked cars and parking lots from the street. This rehabilitation district is intended to eliminate the potential for strip mall style of development within a gateway of Cranford, which serves as a transition into the community’s Downtown.

**Other Special Planning Areas and Considerations**

In addition to the land use categories described above, there are several areas of the Township that require additional land use planning considerations; or there are other special land use policy issues affecting the Township as a whole. These are described in the following sections.

***South and North Avenue Corridor Design Guidelines***

Areas along South and North Avenue outside of the Downtown Core are predominantly non-residentially zoned. From a planning perspective, there is concern over the future layout and scale of development within these areas. It is the intent to preserve, enhance and improve the existing layout of development. This Master Plan specifically discourages the replacement of existing buildings along this area with strip commercial development<sup>8</sup>. In 2005, the Township prepared the South Avenue Corridor Study to create a new vision and land use planning recommendations for the South Avenue corridor. The primary objective of the South Avenue Plan was to provide recommendations for a zoning and/or redevelopment strategy that is complimentary with the Township's other recent smart growth planning initiatives and continues the implementation of the Township's Transit Village Designation. To that end, the Plan proposed policies to protect and enhance adjoining neighborhoods and supports the revitalization and redevelopment of Cranford's Downtown commercial district. Additional steps are necessary along North Avenue—similar to the planning efforts—on South Avenue, to plan for the orderly redevelopment of this corridor.

To encourage lower intensity non-residential uses than the Downtown Core that are compatible with residential uses, the Township should consider the establishment of special design guidelines along sections of South and North Avenue for those areas outside of the Special Improvement District not addressed by redevelopment or rehabilitation districts. The design guidelines could include standards for yards, open space, landscaping, signage, setbacks, connectivity, and screening. The standards would be the basis for development design in the area and supplement the development standards and requirements of the underlying zone district.

***Gateways***

There are numerous areas in Cranford that function as gateways into the Township. They are located at:

1. South Avenue and Lincoln Avenue West (including the Western Gateway Rehabilitation District);
2. North Avenue and Lincoln Avenue West;
3. North Avenue and Elizabeth Avenue;
4. South Avenue and Lincoln Avenue East; and
5. Centennial Avenue near Interchange 136.

Gateways play an important role in defining the image of the Township. Since gateways are highly visible, they should present a positive and inviting impression. This can be accomplished through landscaping, quality of design, signage and site development. The Township should identify specific initiatives for each gateway which improve their function as an image defining entry into the Township. In an effort to retain the attractiveness of the entranceways of the Township, landscaping and signage should welcome residents and visitors to Cranford.

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<sup>8</sup> Strip Commercial development: A one (1) story shopping center consisting of a series of adjoining shops in a building or buildings typically with a uniform front design and direct access to each shop from a common parking area in front of the building.

***Land Use and Transportation Planning***

It is impossible to separate land use and transportation planning. They are inextricably linked. Real estate professionals typically characterize the value of a property as being a function of its location. Planners and transportation professionals evaluate properties accessibility. A transportation system comprising roads, rail, bus, taxi, bicycle and foot traffic create a transportation system that both enables and constrains the location, shape, size, intensity and overall pattern of land uses. At the same time, the type, capacity and usage of transportation systems depend on land uses.

In recent years, there has been a growing effort to more fully understand the relationship between land use and transportation. It is necessary to understand these relationships in order to:

1. Complement transportation investments by placing compatible activities adjacent to transportation infrastructure and by placing new activities at locations where transportation infrastructure and services exist or are planned.
2. Influence the amount of travel, the geographic location of travel demand, and the relative attractiveness and use of various modes of travel.
3. Complement land use goals by placing facilities appropriately so as to minimize impacts on adjacent sensitive land uses and by locating capacity such that it stimulates development in desired locations.

This Plan specifically recommends that the impacts of future land use planning be evaluated in the context of impacts on the local transportation network (which includes parking) and the need to improve roadways and other infrastructure.

While this Plan does not contain a specific circulation plan element, the following identifies problem transportation areas of the Township that was obtained through the stakeholder meetings associated with the development of this Plan. They include:

1. South Avenue & High Street
2. Springfield Avenue & North Avenue
3. Hillside Avenue & Centennial Avenue
4. Springfield Avenue & Miln Street
5. Miln Street & Eastman Avenue
6. South Avenue & Centennial Avenue
7. North Avenue & Centennial Avenue
8. Springfield Avenue & North Union Avenue

**ADDITIONAL ZONING RECOMMENDATIONS**

The following are additional zoning recommendations intended to address the planning issues identified within this Master Plan.

1. Rezone districts in accordance with the separate list of proposed zone district/boundary changes.
2. Create new public districts to regulate public use areas.
3. Increase lot sizes for duplexes in accordance with this Plan.
4. Require a maximum percentage of the front yard that can be impervious.
5. Create building coverage requirements for all districts.
6. Provisions for fences on corner lots should be updated.
7. Limit warehouses to accessory uses in the proposed Commercial 2 District.
8. Establish service standard for new development.
9. Prohibit accessory structures to cantilever no more than two (2) feet into the side yard. Clarify the ordinance to indicate that no encroachments are permitted within three (3) feet of the property line.
10. Require that parking deviations be a variance rather than a design waiver.
11. Evaluate tree replacement fees.
12. Update parking space requirement in the Downtown.
13. Clarify when site plan approval is required.
14. Consider allowing an exception to front yard setback requirements to permit small entrance porches.
15. Consider allowing front yard setbacks in residential zones to be reduced to the average setback of adjoining properties without requiring variance relief.

<b>Appendix LU-A: Recommended Development Density and Intensity Standards</b>									
<b>Zone</b>	<b>Principal Use</b>	<b>Minimum Lot Area (sq. ft.)<sup>9</sup></b>	<b>Maximum Net Density (units per acre)</b>	<b>Floor Area Ratio (FAR)</b>	<b>Principal Building Height (stories/ft.)</b>	<b>Building Coverage (%)</b>	<b>Impervious Coverage (%)</b>	<b>Notes/Recommendation</b>	
<b>R-1</b>	1-family	12,000	3.6	N/A	2.5/30	18	35	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-2</b>	1-family	10,000	4.3	N/A	2.5/30	18	35	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-3</b>	1-family	8,000	5.4	N/A	2.5/30	19	38	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-4</b>	1-family	6,000	7.2	N/A	2.5/30	20	40	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-5</b>	1-family	5,000	8.7	N/A	2.5/30	20	45	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-5</b>	2-family	7,000 to 8,000	10.9 to 12.4	N/A	2.5/30	20	50	Building coverage should be calculated within the first 120 feet of the lot. A sliding scale approach to building and impervious coverage maximums should be considered as part of ordinance revisions.	
<b>R-6</b>	Townhouse	40,000	8.7	N/A	2.5/30	25	50		
<b>R-7</b>	Garden Apartment	40,000	10.9 – 17.4	N/A	2.5/30	35	70		
<b>R-8</b>	Apartment District	40,000	10.9 – 33.5	N/A	5/60	40	80		

<b>R-SC-1</b>	Senior Apartment District	40,000	10.9 – 33.5	N/A	5/55	40 <sup>10</sup>	80	Set back requirements for Downtown Core consistent with current B-1 zone. Set back requirements for Downtown Business should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Downtown Core Downtown Business</b>	Retail, Office and Residential	N/A	N/A	3 2.5	3/45	N/A	N/A 80	Set back requirements for Downtown Core consistent with current B-1 zone. Set back requirements for Downtown Business should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Downtown Transition</b>	Office and Residential	N/A	N/A	1.5	2.5/35	N/A	80	Set back requirements for Downtown Transition should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Office District</b>	Office Uses (medium density)	15,000	N/A	0.5	3/40	38	75	Rename O-2 district to O-1.
<b>Village Commercial</b>	Mixed Business and residential uses	N/A	N/A	TBD	3/40	TBD	90	Lot sizes should vary by use. Standards to be established as part of ordinance revisions.
<b>ORC</b>	Office Uses	7,000	N/A	0.75	2.5/30	30	75	Requires a minimum lot width of 75 feet.
<b>C-1</b>	Office and Business Uses	150,000	N/A	2.1	6/75	35	70	
<b>C-2</b>	Office and Commercial Uses	10,000	N/A	0.8	3/45	40	75	
<b>C-3</b>	Office and Commercial Uses	20 Acres	N/A	0.6	3/45	25	60	
<b>E-1</b>	Education District	45 acres	N/A			N/A		
<b>P-1</b>	Public Uses	N/A	N/A	N/A	N/A	N/A	25	
<b>Neighborhood / Gateway Commercial</b>	Convenience Business Uses	N/A	N/A	1.5	2/35	N/A	80	

<b>R-SC-1</b>	Senior Apartment District	40,000	10.9 – 33.5	N/A	5/55	40 <sup>10</sup>	80	Set back requirements for Downtown Core consistent with current B-1 zone. Set back requirements for Downtown Business should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Downtown Core Downtown Business</b>	Retail, Office and Residential	N/A	N/A	3 2.5	3/45	N/A	N/A 80	Set back requirements for Downtown Transition should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Downtown Transition</b>	Office and Residential	N/A	N/A	1.5	2.5/35	N/A	80	Set back requirements for Downtown Transition should provide sufficient space for off-street parking in the rear or side of structure. This Plan does not recommend parking in front. of the structure.
<b>Office District</b>	Office Uses (medium density)	15,000	N/A	0.5	3/40	38	75	Rename O-2 district to O-1.
<b>Village Commercial</b>	Mixed Business and residential uses	N/A	N/A	TBD	3/40	TBD	90	Lot sizes should vary by use. Standards to be established as part of ordinance revisions.
<b>ORC</b>	Office Uses	7,000	N/A	0.75	2.5/30	30	75	Requires a minimum lot width of 75 feet.
<b>C-1</b>	Office and Business Uses	150,000	N/A	2.1	6/75	35	70	
<b>C-2</b>	Office and Commercial Uses	10,000	N/A	0.8	3/45	40	75	
<b>C-3</b>	Office and Commercial Uses	20 Acres	N/A	0.6	3/45	25	60	
<b>E-1</b>	Education District	45 acres	N/A			N/A		
<b>P-1</b>	Public Uses	N/A	N/A	N/A	N/A	N/A	25	
<b>Neighborhood / Gateway Commercial</b>	Convenience Business Uses	N/A	N/A	1.5	2/35	N/A	80	