

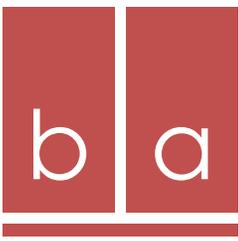
# FORMER MUNICIPAL BUILDING NON-CONDEMNATION REDEVELOPMENT PLAN

BLOCK 53 LOT 3

CLINTON TOWNSHIP  
HUNTERDON COUNTY, NEW JERSEY

May 7, 2015





COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
A S S O C I A T E S , I N C .

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# FORMER MUNICIPAL BUILDING SITE NON – CONDEMNATION REDEVELOPMENT PLAN

**Block 53 Lot 3**

**Clinton Township  
Hunterdon County, New Jersey**

**Prepared for Clinton Township  
BA# 3022.07**

The original document was appropriately signed and sealed on May 7, 2015 in accordance with the State Board of Professional Planners.

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Joseph H. Burgis, P.P., AICP  
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## 1.0 INTRODUCTION

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Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Clinton Township Council designated Block 53 Lot 3 “an area in need of redevelopment” by Resolution No. 51-15, dated April 22, 2015. In that same Resolution, the Township Council directed the Township Planning Board, and the Planning Board engaged Burgis Associates, Inc., to prepare a ‘non-condemnation’ redevelopment plan for the property commonly known as the Township’s former Municipal Building site. This report is the culmination of the Planning Board’s efforts.

The 0.92 acre parcel is located in the Annandale section of the Township. It is identified as Block 53 Lot 3 in municipal tax records. The site’s existing building is being preserved in recognition of its historic uses as the Fox Seals General Store and later the Township’s Municipal Building. The building has remained vacant for a period of approximately fifteen years.

The plan set forth herein is the product of a number of planning board meetings and public work sessions wherein alternative uses, intensities-of-use and concept designs for the site were discussed. The plan is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the plan’s underlying goals and objectives of the plan, enumerate permitted uses, area and bulk regulations governing the redevelopment of the site, and indicate the plan’s relationship to local, regional and state land use planning objectives. The resultant plan seeks to retrofit the former municipal building to accommodate up to fourteen multifamily residential dwelling units, including three affordable housing units, and provide associated site improvements. The plan also offers a number of options to the prospective redevelopment of the site, including the possible vacation of a portion of the Washington Avenue right-of-way to be converted into public park space and/or parking spaces.

## 2.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) PROCESS

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In 1992, the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. The LRHL was ultimately designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation as evident in its preamble which states that:

*"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."*

The LRHL provides the statutory authority for municipalities to designate an "area in need of redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the Governing Body has the power to cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

When authorized by the Governing Body, the Planning Board has the power to conduct a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The Township Council directed the Planning Board to undertake such a study by Resolution 120-14 dated December 10, 2014. The Planning Board prepared its study and presented its findings and conclusions that the site met the criteria to enable the Township to designate the site an 'area in need of redevelopment' in a report dated February 6, 2015.

The Planning Board is also authorized to make recommendations concerning a redevelopment plan and prepare a plan as determined to be appropriate. The Board may also make recommendations concerning a determination if an area is in need of rehabilitation. This report represents the Board's recommendations regarding a redevelopment plan for the site.

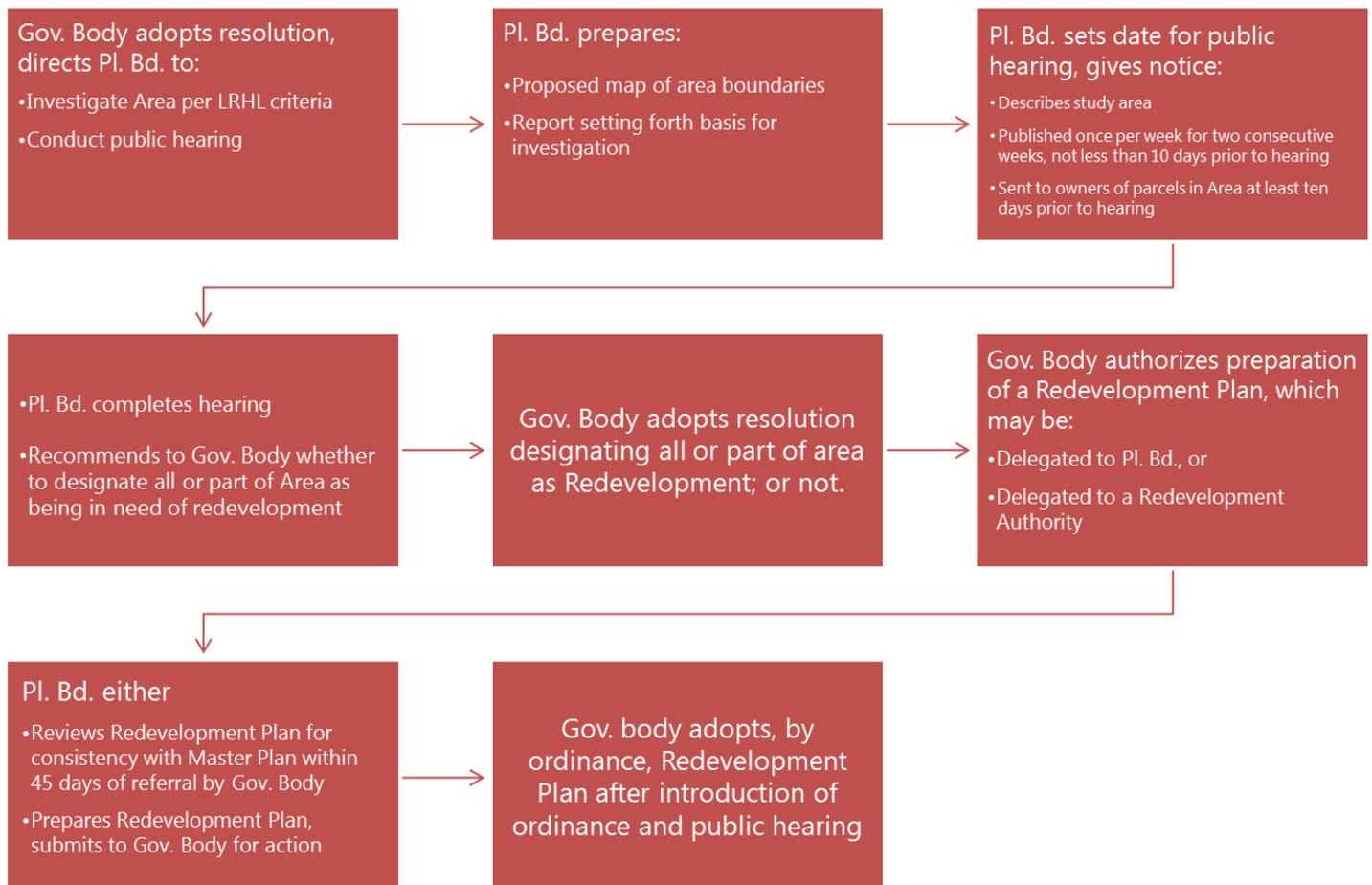
In 2013 the LRHL was amended to mandate that municipalities, at the inception of this process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Council's initial resolution directing the planning board to prepare their analysis, whether the municipality will proceed to study the area within the context of a "condemnation" or "non-condemnation" redevelopment procedure. This amendment was designed to

enable property owners and the public to understand at the outset if land acquisition would ever be considered as part of the process. In this instance, the Township Council by Resolution chose the “non-condemnation” approach to the Area in Need of Redevelopment study.

The accompanying chart depicts the two-fold process set forth in the LRHL, namely the designation of a site as an area in need of redevelopment (Step 1), and the preparation of the plan (Step 2, which is undertaken if the Council designates the area an ‘area in need of redevelopment’). This chart identifies the process the planning board and council is required to follow, beginning with the council adoption of their resolution to direct the planning board to study whether the site can meet the criteria to enable it to be designated an ‘area in need of redevelopment’, through to the preparation and adoption of a redevelopment plan.

Through this process, the LRHL grants the municipality the power to, amongst other things, adopt a redevelopment plan, which identifies how an area will be developed; issue bonds for redevelopment; acquire property (where the Council had initially vote to proceed with a ‘condemnation’ approach, which is not applicable in this instance); lease or convey property without having to go through the public bidding process; collect revenue from a selected developer; and grant tax exemptions and abatements.

The following diagram summarizes the LRHL Redevelopment process.



### 3.0 STUDY AREA CONDITIONS

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The 0.92 acre subject site, identified as Block 53 Lot 3 in municipal tax records, is located in the Annandale section of Clinton Township. It is located at the southeast corner of the intersection of West and Washington Streets. The lot's dimensions include 172 feet of frontage on West Street and 353 feet on Washington Street. It also extends eastward to Center Street, and has 68 feet of frontage on that roadway.

The site's two story building has remained vacant for approximately fifteen years. It was initially occupied as a general store, and later as the Township's Municipal Building. The building has a 9,253 square foot footprint and has a total of 18,506 square feet of floor space. As detailed below, the building in its current state is characterized by deteriorating physical conditions which have become a public safety issue.

The site is located within the Annandale Historic District, which is listed on the State Register of Historic Places. The property is considered a "contributory" to the historic character of the district. Development surrounding the site primarily consists of single-family detached homes, with a house of worship adjoining the lot immediately to the south. Additionally, multi-family residential development and the Annandale train station is located nearby.

Based on a review of New Jersey Department of Environmental Protection (NJDEP) maps and information, surveys of the site and other relevant data, it has been determined that there are no known environmental constraints affecting the property. The aerial map below identifies the site as well as the surrounding development pattern.

Image 1: Subject Site Aerial Image



Report Title <b>Former Municipal Building Site Aerial</b>		Date 29.19.09	Date 02.03.15	Date TB	Subject Site
Report Title <b>Former Municipal Building Site Area in Need of Redevelopment Study</b> <small>CLINTON TOWNSHIP - CLINTON TOWNSHIP COLLEGE, NEW JERSEY</small>		Date 29.19.09	Date 02.03.15	Date TB	Subject Site
Report Title <b>Former Municipal Building Site Aerial</b>		Report Title <b>Former Municipal Building Site Area in Need of Redevelopment Study</b> <small>CLINTON TOWNSHIP - CLINTON TOWNSHIP COLLEGE, NEW JERSEY</small>			
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING, LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675		BURGIS ASSOCIATES, INC. COMMUNITY PLANNING, LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675			

The existing two-story building is characterized by deteriorating, dilapidated conditions with severe structural deficiencies including large holes in the building, significant interior damage, water infiltration, and mold. The deteriorating nature of the building is exemplified by the large holes in the building which results in portions of the building's interior being open to the outside elements, and complaints of debris falling from the building and being blown into neighbors' yards, posing potential public health and safety hazards to neighborhood residents including children and other passersby. The following series of photos were taken during a site inspection of the property and illustrate the existing adverse conditions as well as demonstrates the need for substantial improvements to the site.

Image 2: Frontage along West Street



Image 3: Frontage along West Street (2)



Image 4: Southerly Side of Building and Parking Lot



Image 5: Building Interior



Image 6: Building Interior (2)



Image 7: Building Interior (3)



Image 8: Building Interior



The subject site is located in the OB-2 Office Building Zone with requirements illustrated in the table below.

**Table 1: Clinton Township OB-2 Zone Regulations**

Requirement	Offices, Shops, etc.	One-Family Dwellings	Two-Family Dwellings
Min. Lot Area	20,000 sf	9,000 sf	11,250 sf
Max. Depth of Measurement	200 ft	150 ft	150 ft
Min. Lot Width			
At Street	100 ft	35 ft	45 ft
At Building	100 ft	54 ft	68 ft
Min. Front Yard Setback	35 ft	35 ft	35 ft
Min. Rear Yard Setback	60 ft	40 ft	40 ft
Min. Side Yard Setback	20 ft	10 ft	10 ft
Max. Stories/Height	2 ½ stories/35 ft	2 ½ stories/35 ft	2 ½ stories/35 ft
Max. Building Coverage	N/A	20%	20%
Max. Density	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
Max. Impervious Coverage	60%	N/A	N/A

The OB-2 Zone permits a variety of office uses, personal service establishments, retail uses of less than 5,000 square feet, restaurants, child care centers, municipal uses, and one and two family dwellings. It also permits apartments above the aforementioned permitted non-residential uses on lots of minimally ten acres in area. Houses of worship and public and private schools are permitted conditional uses in the Zone.

## 4.0 REDEVELOPMENT PLAN STATUTORY CRITERIA

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Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the subject area sufficient to indicate the following:

1. The relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

## ***5.0 REDEVELOPMENT PLAN***

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The following section identifies the goals and regulations intended to serve as the basis for the redevelopment of the subject area, which shall be referred to as the Former Municipal Building (FMB) Redevelopment Area Zone. Specifically, this Redevelopment Plan is designed to facilitate the redevelopment and renovation of the existing on-site building to accommodate multifamily housing and associated site improvements in a manner that complements the site's surrounding development pattern and conditions.

### **5.1 DESCRIPTION OF THE FMB REDEVELOPMENT AREA ZONE**

The FMB Redevelopment Area Zone shall constitute Block 53 Lot 3 in Township tax records.

### **5.2 PLAN GOALS**

The goal of this Redevelopment Area is to preserve the existing on-site structure and facilitate its renovation for adaptive reuse as multifamily housing units with an affordable housing component.

### **5.3 PERMITTED PRINCIPAL USES**

The following shall be permitted as principal uses within the FMB Redevelopment Area Zone: Multifamily residential use.

### **5.4 PERMITTED ACCESSORY USES**

Permitted accessory uses in the FMB Redevelopment Area Zone include:

1. Surface parking areas;
2. Outdoor recreation facilities;
3. Uses which are customarily incidental to the principal permitted use in the Zone.

### **5.5 AREA AND BULK REGULATIONS**

Development within the FMB Redevelopment Area Zone shall conform to the area and bulk standards set forth in Table 2 below.

**Table 2: Clinton Township FMB Redevelopment Area Zone Regulations**

Requirement	FMB Redevelopment Area Zone
Max. Density	16 units/ac
Min. Lot Area	0.9 ac
Min. Depth, as Measured From West Street	300 ft
Min. Lot Width, as Measured From West St:	
At Street	125 ft
At Building	125 ft
Min. Setback to Building:	
From West St	15ft
From Washington St	10 ft
From Center St	150 ft
From Other Lot Lines	10 ft
Max. Building Height	2 ½ stories/35 ft
Max. Building Coverage	25%
Max. Impervious Coverage	75%

## 5.6 UNIT AND BEDROOM DISTRIBUTION

The Redevelopment Plan proposes to retrofit the existing principal structure to accommodate a maximum of fourteen (14) residential units, three (3) of which shall be designated as affordable housing units. The proposed floor plan shown on an accompanying sketch is for illustrative purposes and designed to depict one way in which the building may be redeveloped for residential use. It depicts three (3) efficiency/one bedroom, eight (8) two bedroom and three (3) three bedroom units:

## 5.7 HISTORIC ARCHITECTURAL FEATURES

The Redevelopment Area is located in the Annandale Historic District of the Township, which is listed on both the State and National Register of Historic Places. As such, the architectural and site plans should be consistent with the surrounding character of the District relative to the building's architectural elements, to the extent possible.

## 5.8 PARKING, LOADING AND CIRCULATION

Parking and loading requirements for the FMB Redevelopment Area Zone shall comply with New Jersey Residential Site Improvement Standards (RSIS) for multifamily and low- and moderate-income housing units. In accordance with the unit and bedroom distribution proposed in the Redevelopment Plan, those requirements are as follows:

**Table 3: Proposed Bedroom Distribution**

Unit Type	Parking Requirement	Number of Units	Total Parking Requirement
Efficiency/One Bedroom	1.8*	3	5.4
Two Bedroom	2.0*	8	16
Three Bedroom	2.1*	3	6.3
<b>Total</b>		<b>14</b>	<b>28**</b>

\*Parking requirement for Garden Apartment housing unit type per RSIS standards.

\*\*Fractional parking spaces in excess of one-half shall be counted as one parking space when determining the total required parking for an entire site per RSIS standards.

Two alternative scenarios depicting the site's redevelopment are shown in the following Section 6, to illustrate a few of the ways in which this site may be redeveloped. Plan Alternative I provides for a total of 44 on-site parking spaces, while Alternative II provides for 54 spaces. As a minimum of 28 parking spaces is required for the proposed redevelopment per RSIS standards, each of the Plan alternatives satisfy the parking requirement.

In addition to parking requirements, the Redevelopment Area shall have sidewalks installed along the length of its frontages on West, Washington and Center Streets to promote safety and pedestrian mobility in the area.

## 5.9 SIGNAGE

Signage requirements for the FMB Redevelopment Area Zone shall be consistent with Article XVI §165-109 of the Clinton Township Code governing sign regulations in the VR Zone.

## 5.10 INFRASTRUCTURE

The Redevelopment Area is serviced by both public water and sewer utilities, with water and sewer conveyance lines at the property. There is sufficient capacity to meet the demands of the proposed redevelopment.

## 5.11 LANDSCAPING

Any plan shall be required to provide a variety of plant material to enhance the character of the site, including foundation plantings, and perimeter trees and shrubs, as depicted in schematic form on the accompanying concept plans.

## 6.0 *PLAN ALTERNATIVES*

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Project Title  
**ANNANDALE OLD MUNICIPAL BUILDING AFFORDABLE HOUSING CONCEPT A1**

TOWNSHIP OF CLINTON, NJ

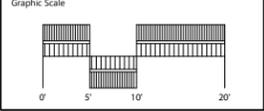
Key Map  
 Scale NOT TO SCALE

Dwg. Legend  
 SITE DATA

BASE PLAN OBTAINED FROM A PLAN PREPARED BY RCBIA. THIS PLAN IS INTENDED AS A DIAGRAMMATIC CONCEPT PLAN SUBJECT TO FURTHER SITE PLANNING BASED UPON SITE SURVEY AND ENVIRONMENTAL DATA.

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
**CONCEPT A1  
 SITE PLAN OVERVIEW**



EDWARD J SNIJEKUS, JR.  
 LANDSCAPE ARCHITECT  
 NEW JERSEY LIC. NO. AS000576

Project No.	2919.09
Sheet-No.	-- of --
Date	02-20-15
Drawn	EJS/TS
ACAD File	2010.09
Dwg. Scale	1"=20'
Dwg. No.	A1

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Project Title  
**ANNANDALE OLD MUNICIPAL BUILDING AFFORDABLE HOUSING CONCEPT C1**

TOWNSHIP OF CLINTON, NJ

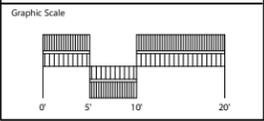
Key Map  
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Dwg. Legend  
 SITE DATA

BASE PLAN OBTAINED FROM A PLAN PREPARED BY RCBA. THIS PLAN IS INTENDED AS A DIAGRAMMATIC CONCEPT PLAN SUBJECT TO FURTHER SITE PLANNING BASED UPON SITE SURVEY AND ENVIRONMENTAL DATA.

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
**CONCEPT C1  
 SITE PLAN OVERVIEW**



EDWARD J SNIJEKUS, JR.  
 LANDSCAPE ARCHITECT  
 NEW JERSEY LIC. NO. AS000576

Project No.	2919.09
Sheet No.	... of ...
Date	02-20-15
Drawn	EJS/TS
ACAD File	2010.09
Dwg. Scale	1"=20'
Dwg. No.	C1

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Project Title  
**ANNANDALE OLD MUNICIPAL  
 BUILDING AFFORDABLE HOUSING  
 CONCEPTUAL BUILDING LAYOUT**  
 TOWNSHIP OF CLINTON, NJ

Key Map  
 Scale NOT TO SCALE

Dwg. Legend  
 SITE DATA

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
**CONCEPTUAL BUILDING LAYOUT**

Graphic Scale

EDWARD J SNECKUS, JR.  
 LANDSCAPE ARCHITECT  
 NEW JERSEY LIC. NO. AS000576

Project No.	2919.09
Sheet No.	... of ...
Date	11-06-14
Drawn	EJS/TS
ACAD File	2919.09
Dwg. Scale	NTS

Dwg. No.  
**BL**  
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**SECOND FLOOR**



**SECOND FLOOR**  
 2 THREE BEDROOMS  
 3 TWO BEDROOMS  
 3 ONE BEDROOMS

**14 TOTAL UNITS**  
**3 THREE BEDROOMS = 21%**  
**8 TWO BEDROOMS = 57%**  
**3 ONE BEDROOMS = 21%**

**FIRST FLOOR**



**FIRST FLOOR**  
 1 THREE BEDROOMS  
 5 TWO BEDROOMS

## 7.0 CONSISTENCY TO OTHER PLANS

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The following section identifies the relationship of this Redevelopment Plan to a number of other Plans and local, regional and State goals and objectives in accordance with NJSA 40A:12A-1 et seq. These include the Township's most recent Reexamination Report its Master Plan, Township Housing Plan, Hunterdon County Master Plan, State Development and Redevelopment Plan.

### CLINTON TOWNSHIP 2005 MASTER PLAN REEXAMINATION REPORT

The Township of Clinton adopted its most recent Master Plan Reexamination Report in November, 2005 which largely reaffirms many of the community's longstanding master plan goals and objectives. The Reexamination Report identifies several goals and objectives pertaining to the Redevelopment Plan as follows:

- A. Reduce nonresidential zones in scale and intensity.

The Redevelopment Plan aims to reclassify the site as a new redevelopment zone which will exclusively permit housing, thus eliminating the site's current OB-2 Office Building zoning. This change in designation will therefore reduce the scale and intensity of the OB-2 Zone.

- B. Satisfy present and future housing needs, especially or low- and moderate-income housing.

A total of fourteen (14) residential units are being proposed in the Redevelopment Plan, three (3) of which are for low- and moderate-income housing. These three (3) affordable housing units will help address the Township's State- mandated fair share affordable housing obligation.

- C. Expand housing availability by providing opportunities for housing types for all ages and income groups.

The existing historic building will be renovated to accommodate a unique arrangement of multifamily housing in the Township. In addition, three (3) of the total fourteen (14) units being proposed will be designated for low- and moderate-income housing. The site is located within walking distance to the Annandale Train Station.

- D. Pursue the acquisition of properties for both active and passive recreation/open space.

One alternative of the Redevelopment Plan proposes to develop a portion of the Washington Street right-of-way adjacent to the site as a public park, which may include such features as a playground to be enjoyed by the surrounding residential neighborhood.

## CLINTON TOWNSHIP HOUSING PLAN

The Township's 2010 Housing Plan designates the subject area, referred to in the Plan as the Fox Seals/Municipal Building Site, for affordable housing. The Plan calls for the renovation of the existing historically significant principal structure to accommodate a total of fourteen (14) residential units with associated modifications to the site.

## COMMUNITY DESIGN GUIDELINES

Clinton Township's 2001 Community Design Guidelines were created to establish a vision for future development in the community consistent with the Township's existing goals. The Design Guidelines themselves present several additional goals that are advanced by the Redevelopment Plan being proposed including:

- A. Preserve natural and open space resources within the Township.

The Redevelopment Plan proposes to designate an area of the site for open space which may include facilities for such features as a playground for public use. Plan Alternative I includes the vacation of a portion of Washington Street, for the purpose of increasing this area of open space to further enhance this neighborhood amenity.

- B. Preserve and rehabilitate historic structures and districts.

The subject site is located in the Annandale Historic District. The property's existing building is being preserved in recognition of its historic uses as the Fox Seals general store and former Township Municipal Building and will be retrofitted for adaptive reuse to accommodate multifamily residential housing units. Associated site improvements are being proposed which include a designated area for community open space.

- C. Enhance villages and hamlets as communities of place.

The subject site is a contributory to the Annandale Historic District and also located adjacent to the VR Village Residential Zone. The preservation and improvement of the historically significant site and its principal structure complements its surrounding neighborhood's sense of place and the overall quality of life of the community. The improvements being proposed in the Redevelopment Plan will significantly enhance the aesthetic character of the site and provide unique housing opportunities in the Township while promoting sustainability through the adaptive reuse of the structure with housing that is both affordable, land efficient and encourages walking as a mode of transportation.

The site is adjacent to the VR Village Residential Zone which encompasses a variety of historic properties and structures of a similar character. The Community Design Guidelines include the Village Character Zone which encourages a mix of land uses and edges of right-of-ways defined with street trees and multi-story buildings with a variety of decorative architectural features. The Redevelopment Plan proposes to restore the existing structure with exterior details and materials that are consistent with the character of the VR Zone. The footprint of the building will generally remain unchanged with small setbacks from the property's frontages on West and Washington Streets.

## STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) has a number of goals and objectives that aim to revitalize the State's cities and towns by promoting the protection, preservation and development of a municipality's physical assets. The site is located in Planning Area 2 of the 2001 State Development and Redevelopment Plan Policy Map where the development of affordable housing is encouraged. The Redevelopment Plan furthers several of the SDRP's goals including:

### Goal #1: Revitalize the State's cities and towns strategy.

The goals of the Redevelopment Plan are comprehensive in scope in its proposal to redevelop the site for adaptive reuse and ultimately become an asset to the surrounding community. The site has remained vacant for a period of approximately 15 years and is an eyesore to the neighborhood as well as public health hazard in its existing condition, with debris falling off of the existing principal structure and blowing into adjacent properties.

### Goal #6: Provide adequate housing at a reasonable cost.

A total of fourteen (14) multifamily housing units including three (3) affordable units are being proposed. This housing development in particular is unique to the Township in that it offers alternative unit types and affordable costs in comparison to the majority of the Township's large lot, detached single-family housing options. Public water and sewer services are readily available at the subject site.

### Goal #7: Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

The existing building will be preserved for its historical uses as the Fox Seals general store and Township's Municipal Building. In addition, one of the Redevelopment Plan options proposes to develop an area of the parcel and possibly Washington Street for open space and/or recreational use.

Goal #8: Ensure sound and integrated planning and implementation statewide.

This Redevelopment Plan is consistent with State planning goals, policies, Plan and Plan Policy Map in its intention to provide affordable housing on a developed lot with adequate infrastructure within an existing community while preserving a historically significant structure for adaptive reuse.

## HIGHLANDS REGIONAL MASTER PLAN

The following goals of the Highlands master plan are affirmed by this proposal:

- Goal #1: Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social and environmental constraints.
- Goal #2: Establish a region-wide, comprehensive approach to addressing housing needs within the context of preserving the character and environmental integrity of the Highlands.
- Goal #3: A comprehensive housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands.
- Goal #4: ...In "growth areas" to provide a realistic opportunity for the construction of a fair share of affordable housing for low- and moderate-income households.
- Goal #6: Promote where appropriate and permitted by the Land Use Capability Zone affordable housing within new residential and mixed use development, redevelopment or adaptive reuse projects.

## ***8.0 COMPLIANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)***

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In accordance with the LRHL (NJSA 40A:12-A-1 et seq.), the following statements regarding statutory compliance are made:

- A. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and
- B. The Redevelopment Plan outlines the proposed land uses and building requirements for the Redevelopment Area.
- C. The Redevelopment Plan does not require the acquisition of any privately owned properties or relocation of any residents or businesses as the site is Township owned and currently unoccupied.
- D. The Redevelopment Plan is substantially consistent with the Township of Clinton Master Plan. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

## **9.0 GENERAL PROVISIONS**

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### **9.1 ZONING MAP AND ORDINANCE**

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Land Use Regulations (Chapter 165) ordinances of the Township of Clinton regulating development on this site. In all situations where development regulations are not specifically addressed herein, the Clinton Township Land Use Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Clinton Zoning Map.

### **9.2 SITE PLAN REVIEW**

Any site plan for the construction of improvements within the Redevelopment Area shall be prepared and submitted to the Planning Board in accordance with the Clinton Township Land Use Regulations, Chapter 165 of the Township Code.

### **9.3 AMENDMENTS TO REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

### **9.4 SEVERABILITY**

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.