



# Block 81 Redevelopment Plan

*Within the Three Bridges Block 81 Redevelopment Area*



**DRAFT: MAY 11, 2022**

Township of Readington, Hunterdon County, New Jersey

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608

# Block 81 Redevelopment Plan

Within the Three Bridges Block 81 Redevelopment Area

Township of Readington, Hunterdon County, New Jersey

Adopted by the Readington Township Committee on \_\_\_\_\_, 2022 for the Block 81 Redevelopment Area designated as an Area in Need of Redevelopment (Non-Condensation) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12-1 et. seq.

Prepared for Township of Readington by:

**Clarke Caton Hintz**

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*Principal*

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With the assistance of Melissa McMullen, AICP

*A signed and sealed copy of this document is available at the municipal building.*

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# INTRODUCTION

This Redevelopment Plan (this “Plan”) has been prepared pursuant to the Local Redevelopment and Housing Law (LRHL, N.J.S.A. 40A:12A-1 et seq.) to guide redevelopment of what is commonly known as the Block 81 Redevelopment Area. The Three Bridges Block 81 Redevelopment Area is located in the southeastern quadrant of the Township near the intersection of US Highway Route 202 and Railroad Avenue, consisting of 32.31 acres of improved and unimproved land. It is developed with one single-family dwelling and one multi-family residential building containing three (3) dwelling units. The Three Bridges Block 81 Redevelopment Area is composed of the following tax lots (the “Redevelopment Area” or “Block 81 Redevelopment Area”):

## Block 81 Lots 1, 2, 3, and 4

The Three Bridges Block 81 Redevelopment Area is at the edge of the Village of Three Bridges, located to the west. Three Bridges is one of the three largest village centers in the Township and contains a mix of residential, commercial, and public uses. US Highway Route 202 wraps around the study area to the north and west. Railroad Avenue lies to the south of the Redevelopment Area.

This Plan is the second step in the implementation of a plan for redevelopment and reinvestment that began with the preliminary investigation conducted by the Planning Board that resulted in a determination of an “area in need of redevelopment” by the Mayor and Township Committee. This Redevelopment Plan is intended to provide regulations and standards for a comprehensive redevelopment of the underlying properties that:

- capitalizes on environmental infrastructure as an open space framework
- creates new market-rate and affordable housing
- implement the 2020 Amended Third Round Housing Plan Element and Fair Share Plan
- generates investment in an underutilized and dilapidated area

# REDEVELOPMENT PLAN PROCESS

The redevelopment process began with the Township Committee’s direction to the Planning Board to conduct a preliminary investigation of the Redevelopment Area to determine if it met the statutory criteria for designation as an area in need of redevelopment, pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq. (Resolution R-2021-60, adopted April 5, 2021). The original resolution, Resolution #R2018-95, only included Block 81, Lot 1 in the study area. This was amended by Resolution #R2021-60 to include Block 81, Lots 2, 3, and 4. The resolutions directed the Planning Board to undertake an

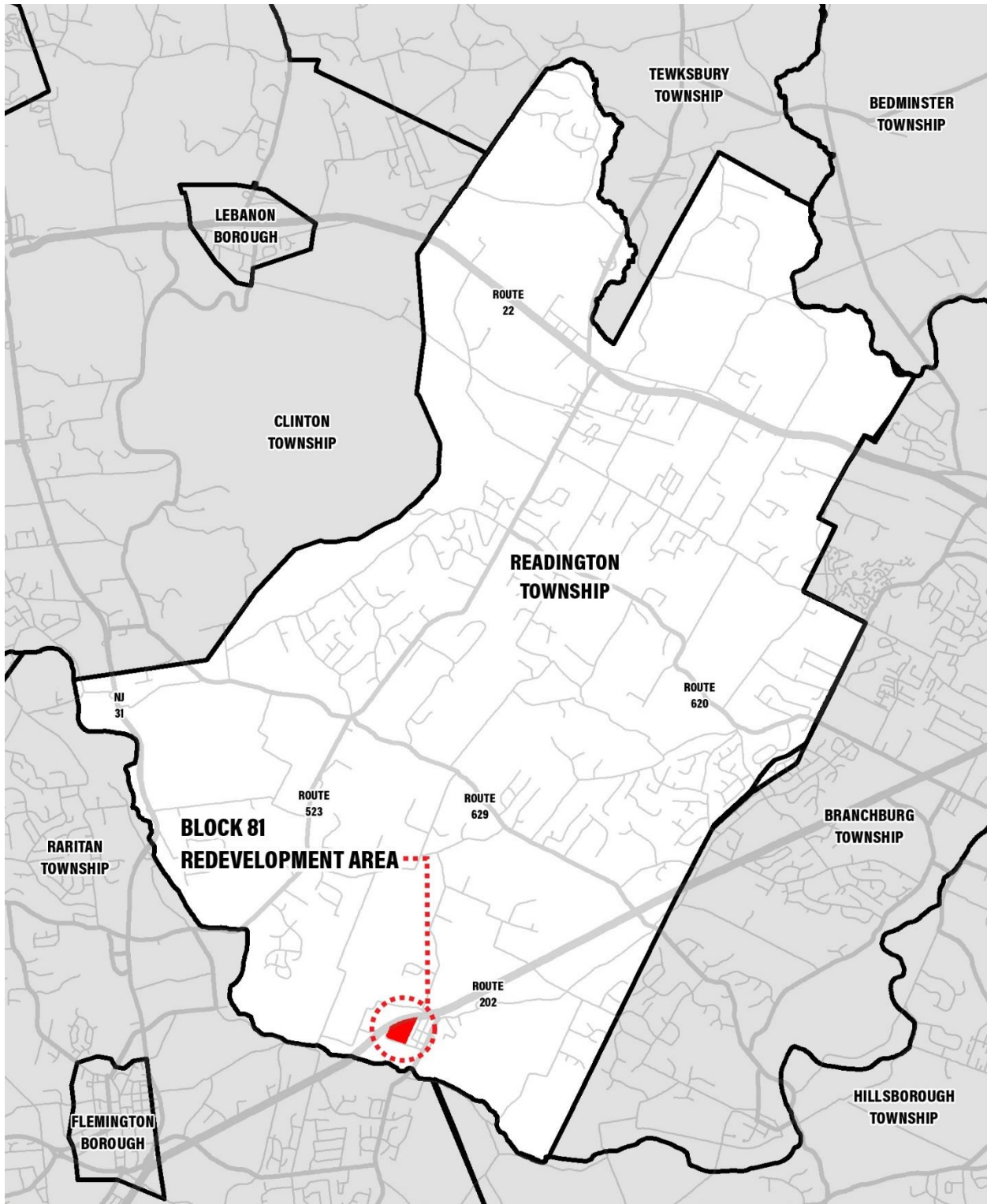
investigation such that the power of eminent domain could not be exercised in the event the area was designated an area in need of redevelopment.

Pursuant to Township direction, a draft report entitled *Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81*, dated April 6, 2022 was prepared. The evidence and conclusions articulated in the report were presented to the Planning Board and the public at a hearing on April 11, 2022. After the consideration of all evidence presented at the public hearing, the Planning Board found the statutory criteria for an area in need of redevelopment under the LRHL (N.J.S.A. 40A:12A-1) was met for the entirety of the study area and recommended to the Township Committee that all properties within the study area be designated as an “area in need of redevelopment”. Pursuant to the public hearing conducted by the Planning Board, minor revisions to the draft report were incorporated in the final report dated April 18, 2022.

On May 2, 2022, the Township Committee accepted the Planning Board’s recommendation and designated the study area as the Block 81 Redevelopment Area (Resolution R-2022-27) without the ability for the Township to use eminent domain.

In addition to formal designation of the Redevelopment Area, the Township Committee directed the Planning Board to draft a redevelopment plan. The Block 81 Redevelopment Plan has been prepared pursuant to the LRHL. As required by the statute, the Plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Identification of Property that may be acquired;
- Provisions for the relocation, as necessary, of residents;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.



Location Map



**Block 81 Redevelopment Plan**

TOWNSHIP OF READINGTON, HUNTERDON COUNTY, NJ

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## **REDEVELOPMENT GOALS AND OBJECTIVES**

1. Promote comprehensive redevelopment and investment in an area exhibiting dilapidation, obsolescence, and underutilization that will integrate within the existing framework of land use and infrastructure of Readington to promote the public health, safety, and welfare.
2. Develop high-quality market-rate and affordable housing opportunities through multifamily rental residential dwellings, in fulfillment of Readington’s Court-sanctioned final judgement.
3. Integrate affordable dwellings and market rate dwellings within high-quality buildings.
4. Design buildings such that the architecture includes thoughtful articulation of building massing and employs detailing to enhance the degree to which the length and height of buildings are scaled appropriately to the context and setting.
5. Provide for shared vehicular access, among individual sites within the Redevelopment Area and between the Redevelopment Area and US Route 202, to accommodate new residents.
6. Promote walkability and pedestrian-friendly development, in both the public and private realms, including the pedestrian and bicycle connectivity among the residential uses, within open spaces, and the Village of Three Bridges.
7. Accommodate improvements that promote access to public transit.
8. Provide for neighborhood-scale open space and recreational amenities to provide ample opportunities for new residents to engage the outdoors.
9. Protect freshwater wetlands and stream corridors to promote habitat and passive open space opportunities.
10. Integrate storm water management thoughtfully within development plans.
11. Encourage renewable energy use and energy efficiency to reduce the carbon footprint of new development.
12. Integrate off-street parking to minimize visual and other impacts to adjacent uses.

## TAX LOTS

The Redevelopment Area consists of four properties, approximately 32.31 acres of improved and unimproved land in the southeast section of Readington (See Figure “Tax Lots”). Table 1 provides information on the individual parcels included within the Block 81 Redevelopment Area.

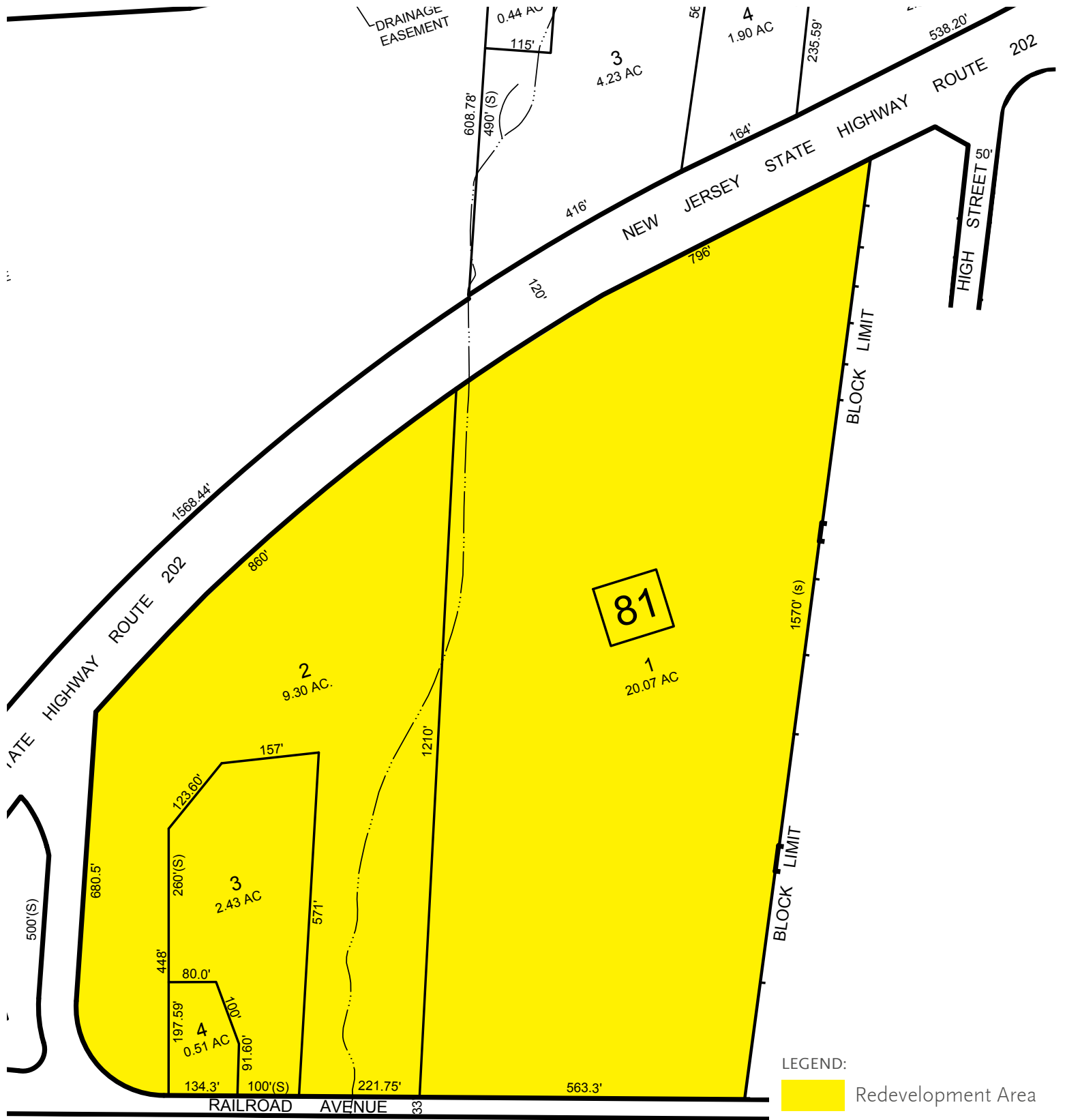
Block	Lot	Area (acres)	Parcel Address	Owner of Record
81	1	20.07	702 US Highway Route 202	Township of Readington
81	2	9.3	710 US Highway Route 202	Flemington Associates
81	3	2.43	6 Railroad Avenue	Cunningham, A.D. III & Farrell, M. M.
81	4	0.51	4 Railroad Avenue	Jamey & Dawn Localio
<b>Total:</b>		<b>32.31</b>		

## APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND USE ORDINANCE

This Redevelopment Plan constitutes an overlay zone, containing optional, conditional zoning provisions of Readington’s Land Use Ordinance. However, where the regulations and standards of the Redevelopment Plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a(2) except when inconsistent with the standards set forth herein.

Of particular importance is the relationship of this Plan to §148-27.10 Multi-Family Affordable Housing-2.5 (MFAH-2.5) District of the Land Development Ordinance. This zone has already been adopted as a component of Readington’s Court-approved third round compliance plan to provide for affordable housing. The provisions of this zone have been incorporated within this Redevelopment Plan such that there will be no gap between the requirements of this Plan and the obligations of the Township with respect to the anticipated provision of affordable housing on these tracts. The MFAH-2.5 zone will be replaced and superseded by this Redevelopment Plan.

The underlying AR Agricultural Residential Zone remains as the base zoning within the Block 81 Redevelopment Area.



**LEGEND:**  
 Redevelopment Area

**SOURCE:**  
 Tax Maps of Readington Township, Sheet 26.2.  
 Drawn by Pamela L. Mathews, P.E., L.S.,  
 of Van Cleef Engineering Assoc., Inc. Dated November 2018



N.T.S.

**Clarke Caton Hintz** ● ● ■  
 Architecture  
 Planning  
 Landscape Architecture

BLOCK 81 REDEVELOPMENT PLAN

# Tax Map

**LOCATION:**  
 Readington Township, Hunterdon County, New Jersey

**DATE:**  
 April 2022

# LAND USE, ZONING AND DEVELOPMENT STANDARDS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be subject to the zoning regulations and design standards included herein. In terms of language, “shall” is mandatory and “should” is permissive.

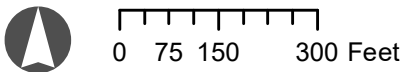
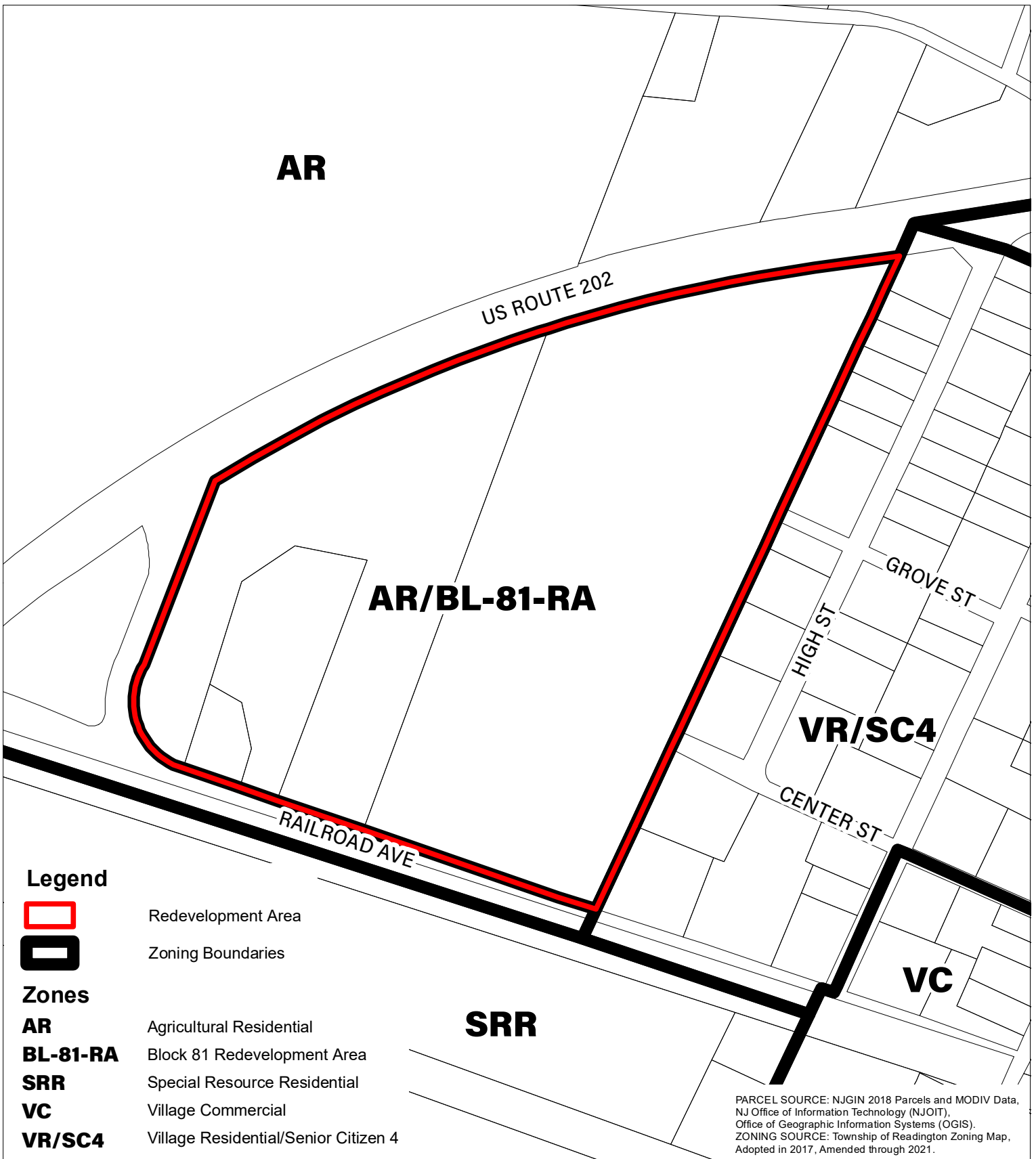
## Zoning Map Amended

The zoning map of the Township of Readington shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect the Block 81 Redevelopment Area (BL-81-RA) zone district. (See Figure “Zoning Map”).

## Mandatory Components for Redevelopment

The following components of this Redevelopment Plan are mandatory. Deviations from these requirements shall require an amendment to this Redevelopment Plan.

1. **Public Sewer Service Required.** All development pursuant to this Redevelopment Plan shall be served by public sanitary sewer service.
2. **Public Water Service Required.** All development pursuant to this Redevelopment Plan shall be served by public water service.
3. **Affordable Housing.** The creation of affordable housing is a fundamental objective of this Plan. The following requirements shall apply to all affordable dwellings:
  - a. There shall be no reduction in the minimum number of affordable dwelling units required by this Redevelopment Plan.
  - b. Affordable units shall be distributed throughout the development in a manner that creates a relatively consistent percentage of affordable units among all residential buildings within such development such that no building contains affordable dwellings only.
  - c. Affordable units shall remain affordable, family rental units for a period of at least thirty (30) years from the date of their initial occupancy so that the Township may count the affordable units against its obligations to provide affordable housing.
  - d. As part of any development application that includes affordable dwellings, an exhibit(s) shall be provided that identifies the location of all market-rate and affordable units in each building, on each floor, the number of bedrooms in each unit, and the distribution of affordability of each unit (moderate-, low- or very low- income households) for Planning Board review and approval, which shall be consistent with the Township’s Housing Element and Fair Share Plan.
  - e. Affordable housing units shall be affordable family rentals and shall not be age-restricted.
  - f. Any development that includes affordable dwelling units shall comply with Article XIII Affordable Housing of Chapter 148 Land Development and Chapter 137 Housing, Affordable and the court-approved Housing Element and Fair Share Plan.



BLOCK 81 REDEVELOPMENT PLAN

# Zoning Map Amendment

- g. The owner/developer shall provide all Administrative Agent services, including affirmative marketing, administration, and certification of the occupant of each affordable unit, and shall not be required to hire a third party as its Administrative Agent, so long as it has proof of proper qualifications to serve as the Administrative Agent. In serving in this capacity, the owner/developer shall provide all current information to the Township's Affordable Housing Liaison necessary for the Township to comply with its annual monitoring. All costs involved in providing such services shall be paid by the owner/developer. In the event the owner/developer does not provide such services, the owner/developer shall provide the name and contact information for a qualified third party Administrator who will undertake such services to the Township Affordable Housing Liaison. Any costs involved in hiring a third party Administrator shall be paid by the owner/developer.
4. **Shared Access.** Any project for multifamily residential development that is a component of Readington Township's 2020 Amended Housing Plan Element/Fair Share Plan shall permit vehicular and pedestrian access between the tract that is subject of their projects(s) and tracts of other multifamily residential affordable housing projects.

## **BL-81-RA Block 81 Redevelopment Area Zone District Regulations**

### ***Permitted Development***

1. **Municipally-Sponsored Affordable Multifamily Residential Development.** Family rental apartment dwellings, within municipally-sponsored development, having 100% of the dwellings affordable to low- and moderate-income households; and
2. **Inclusionary Affordable Multifamily Residential Development.** Up to 168 multifamily residential dwellings, with no less than 25% of dwelling units affordable to households of low- and moderate-income households.

### ***Regulations for Municipally-Sponsored Affordable Multifamily Residential Development***

Family rental apartment dwellings, within a municipally-sponsored development, having 100% of the dwellings affordable to low- and moderate-income households, shall be developed pursuant to the following:

1. **Permitted Principal Uses.**
  - a. Multi-family rental apartments affordable to low- and moderate-income households.
2. **Permitted Accessory Uses.**
  - a. Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
  - b. Business office.
  - c. Fences and walls as regulated in Article VI.

## ***Block 81 Redevelopment Plan***

- d. Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- e. Off-street parking
- f. Signs.
- g. Site Furnishings (seating, trash & recycling enclosures, etc.)
- h. Conservation, open space.
- i. Accessory uses customarily incidental to the principal use.

**3. Area and Yard Requirements**

- a. Maximum building height: Three (3) stories and not exceeding 50 feet.
- b. Minimum front yard setback: 60 feet.
- c. Minimum rear yard setback: 50 feet.
- d. Minimum side yard setback: 40 feet.
- e. Maximum impervious coverage: 70%
- f. Maximum building coverage: 50%
- g. Minimum buffer width to single-family residential zone or use: 50 feet.
- h. Off-street parking shall be provided and shall be designed to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- i. Minimum front yard setback for off-street parking: 60 feet except where connectivity to adjacent properties or streets is necessary.
- j. Minimum side and rear yard setback for off-street parking: 50 feet.

**4. Public Sewer Required.** Public sanitary sewer service is required. As part of any application for development, the following documentation shall be provided:

- a. Sewer Allocation Agreement between Applicant and Readington Township;
- b. Communication to the Applicant from the Raritan Township Municipal Utilities Authority (RTMUA) that indicates that adequate sewer treatment capacity has been reserved for the development; and
- c. A copy of the agreement between the Applicant and the RTMUA reserving adequate sewer capacity for the project.

**5. Design Standards.** Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

- a. Building Design.
  - i. Buildings shall have a gable or hipped roof.

- ii. Principal roof eaves shall project at least one foot beyond the building façade or a supporting column. Secondary roof eaves (i.e. balconies, porches and patios) shall project at least one foot.
  - iii. Primary roofs shall have a minimum pitch of 6/12.
  - iv. Secondary roofs may have a pitch below 4/12.
  - v. Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided storage in a conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.
- b. Lighting.
- i. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
  - ii. Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
  - iii. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
  - iv. Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures not to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
  - v. Fixtures for illumination shall be full cutoff luminaires.
- c. Signs.
- i. Project identification: There may be a maximum of two permanent freestanding project identification signs located at the entrances to the project. Such signs shall be set back at least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 7 feet in height.
  - ii. Directional signs: Up to 2 directional signs shall be allowed at each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in height. A directional sign shall be integrated within the architecture of the buildings.



## 6. Affordable Housing.

- a. Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- b. Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- c. Affordable dwelling unit household income breakdown:
  - i. At least 13% of the affordable units shall be affordable to very low-income (VLI) households at 30% of the median income, which shall count towards the overall requirement for low-income units; Very low-income shall be defined pursuant to the Fair Housing Act as households earning no more than 30% of the region's median income.
  - ii. At least 50% of the affordable units shall be made affordable to low-income units (the 50% requirement is inclusive of the 13% VLI requirement); and
  - iii. The balance of units permitted at moderate-income shall not exceed the maximum of 50% of all affordable units.
  - iv. Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq., the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Dwellings qualifying for the Federal Low-Income Housing Tax Credit shall follow rules under Section 42 of the Internal Revenue Code, where such rules supersede.
    - a) The Owner/Developer shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Owner/Developer.
    - b) Alternatively, in the case that the Owner/Developer does not provide such administrative services, the Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Owner/Developer.
    - c) Affordability controls may be unilaterally extended by the Township beyond the initial 30-year deed restrictions.

### ***Regulations for Inclusionary Affordable Multifamily Residential Development.***

Up to 168 multifamily residential dwellings, with no less than 25% of dwelling units affordable to households of low- and moderate-income, may be developed pursuant to the following:

#### **1. Requirements for the filing of an Application for Development.**

- a. A developer shall demonstrate that their plan for multifamily residential inclusionary development shall not exceed a total of 168 dwellings for the entire zone (not including dwelling units that are permitted pursuant to the regulations for a municipally-sponsored project) and that no less than 25% of dwelling units will be deed-restricted to households of low- and moderate-income; and
- b. Public Sanitary Sewer Service Required. As part of an application for development shall be provided:
  - i. Sewer Allocation Agreement between Applicant and Readington Township; and
  - ii. Communication to the Applicant from the Raritan Township Municipal Utilities Authority (RTMUA) that indicates that adequate sewer treatment capacity has been reserved for the development; and
  - iii. A copy of the agreement between the Applicant and the RTMUA reserving adequate sewer capacity for the project.

#### **2. Permitted Principal Uses.**

- a. Townhouses.
- b. Multifamily apartments.

#### **3. Permitted Accessory Uses**

- a. Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. "Sports" lighting (high-mast, high illumination) is not permitted for these facilities.
- b. Clubhouse, community building/facility, rental/business office and model unit(s) to be converted into residential units, whether separate or combined with a residential building.
- c. Patios.
- d. Fences and wall as regulated in Article VI.
- e. Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- f. Private garages and off-street parking.
- g. Signs.
- h. Site furnishings (seating, trash & recycling enclosures, etc).
- i. Conservation, open space and public purpose uses.

- j. Accessory uses on the same lot and customarily incidental to a principal use.
  - k. Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.
4. **Zone Requirements.** The following requirements shall apply to inclusionary development(s) in the MFAH-2.5 Zone:
- a. Maximum number of dwelling units: 168.
  - b. Minimum percentage of affordable dwelling units: 25%.
  - c. Maximum building coverage: 20%.
  - d. Maximum impervious coverage: 50%.
  - e. Minimum tract and zone boundary setback and buffer: 25 feet.
5. **Area and yard requirements for dwelling types.**
- a. Townhouses.
    - i. Maximum height: 2 ½ stories and not exceeding 35 feet.
    - ii. Maximum garage height: One (1) story and not exceeding 20 feet.
    - iii. Maximum dwelling units per building: eight.
    - iv. Minimum lot area: 2,000 square feet.
    - v. Minimum lot depth: 110 feet
    - vi. Minimum distances for side façade:
      - a) Building to building: 28 feet.
      - b) Building to street: 15 feet.
    - vii. Minimum distances from front façade to streets:
      - a) Building to sidewalk: 14 feet.
      - b) Building to street: 21 feet.
    - viii. Minimum distance from a garage façade to curb, edge of lane/alley pavement or edge of sidewalk: 20 feet.
    - ix. Maximum impervious coverage: 90%
    - x. Maximum building coverage: 70%.
    - xi. Vehicular access required: Rear-loaded from lane or alley; no driveway access is permitted from the front of dwellings.
  - b. Apartments.
    - i. Maximum height: Three (3) stories and not exceeding 45 feet. *Note: Off-street parking provided within the building envelope in accordance with the requirements of subsection (6)(h) shall not be counted as a story for the purpose of the determining height.*

- ii. Maximum dwelling units per building: 30.
- iii. Minimum distance between buildings:
  - a) Front-to-front: 50 feet.
  - b) Front-to-side: 40 feet.
  - c) Side-to-side: 30 feet.
  - d) Rear-to-rear: 40 feet.
- iv. Minimum setback to sidewalk, street right-of-way, access driveway or parking area: 15 feet.
- c. Permitted building encroachments for residential buildings:
  - i. Entry steps, covered entries, porches and decks projecting no more than six feet from an exterior building wall are permitted to encroach up to six feet in a front, rear or side setback.
  - ii. Bays, eaves, bay windows and chimneys projecting no more than two feet from an exterior building wall are permitted in a front, rear or side setback.
- d. Community building (stand-alone).
  - i. Maximum height: 1 ½ stories and not exceeding 25 feet.
  - ii. Setbacks shall conform to those applicable to apartments.

**6. Parking and circulation.**

- a. Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).
- b. Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.
- c. All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.
- d. Townhouses units shall utilize rear lanes/alleys for vehicular access to parking.
- e. Townhouses shall provide at least one (1) one-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.
- f. Townhouse parking may occur within the driveway leading to a garage, in which case said garage shall be set back no less than 20 feet from curb or between the garage door and a sidewalk, whichever distance is less, to accommodate a car without projecting into the right-of-way.
- g. While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the requirements. No striping of on-street parking is required.
- h. Off-street parking may be located beneath the lowest residential floor level provided:
  - i. It is accessible only from the building elevation opposite from public or private street frontage; and
  - ii. The parking area beneath the building is not visible from a public or private street.

7. **Open Space.**

- a. Minimum: 25% of gross tract area.
- b. Permitted open space uses:
  - i. Conservation.
  - ii. Passive recreation.
  - iii. Active recreation.
- c. The stormwater management and sanitary sewer systems may be located in open space and the land area of any non-structural (green) stormwater management mechanism may be counted toward the minimum open space area requirements.

8. **Design standards.** Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-51.

- a. Building design. The purpose of these building design standards is to ensure that the design of townhouse and apartment buildings promotes a desirable visual and spatial environment.
  - i. Design standards applicable to all buildings:
    - a) Buildings shall have a gable or hipped roof.
    - b) Principal roof eaves shall project at least one foot beyond the building façade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
    - c) Primary roofs shall have a minimum pitch of 6/12.
    - d) Secondary roofs may have a pitch below 4/12.
    - e) Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.
    - f) Balconies and patios shall be designed as integral subcomponents of the building façade.
    - g) Cantilevered balconies are not permitted.
  - ii. Townhouse Standards.
    - a) Townhouse buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the manipulation of common elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without creating disparate architectural approaches among units or buildings.
    - b) Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but not limited to, the following:

- a. Porches.
  - b. Porticos.
  - c. Columns.
  - d. Dormers.
  - e. Accent windows.
  - f. Door color.
- c) Materials, finishes and colors shall be unified among all townhouses.
  - d) Finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, but shall not exceed 60 inches.
  - e) Townhouse unit facades facing streets (not lanes or alleys) shall be offset from each other by at least two (2) feet (projection or recess) between units.
- iii. Apartment Standards.
    - a) Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.
    - b) Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 150 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.
- b. Lighting.
    - i. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
    - ii. Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
    - iii. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
    - iv. Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures not to exceed 12 feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
    - v. Fixtures for illumination shall be full cutoff luminaires.

- c. Signs.
  - i. Neighborhood Identification: There may be a maximum of one (1) permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least three (3) feet from any property line, shall not exceed 60 square feet in sign area and shall not exceed five (5) feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.
  - ii. Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have one (1) wall identification sign. The permanent wall identification signs shall not exceed 20 square feet in sign area.
  - iii. Directional Signs: Up to two (2) directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed six (6) square feet in sign area and shall not exceed six (6) feet in height. A directional sign shall be set back from any lot line by at least three (3) feet.
  - iv. Residential Building Identification: Each residential building may have up to two (2) attached identification signs. The maximum sign area of each shall not exceed six (6) square feet. Such signs shall be appropriately integrated within the architecture of the buildings.
- d. Open Space. The following standards shall apply, except where these regulations are silent, where the open space regulations of Chapter 148 shall apply.
  - i. Open spaces shall be planted with a single row of shade trees along thoroughfare frontages at a maximum spacing of 35 feet.
  - ii. A detailed site plan at sufficient scale for common open spaces shall be submitted for review and approval.
  - iii. Common open space shall be provided, and shall include at a minimum:
    - a) Children’s play area.
    - b) Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet. In-lieu of a stand-alone community building, a common community facility may be incorporated within a residential building, provided that such a facility is directly related to exterior common open space.

**9. Affordable Housing.**

- a. Minimum percentage of affordable dwellings: 25% of the total number of dwelling units.
- b. Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- c. Affordable dwelling unit household income breakdown:
  - i. At least 13% of the affordable units shall be affordable to very low-income (VLI) households at 30% of the median income, which shall count towards the overall requirement for low-

- income units; Very low-income shall be defined pursuant to the Fair Housing Act as households earning no more than 30% of the region's median income.
- ii. At least 50% of the affordable units shall be made affordable to low-income units (the 50% requirement is inclusive of the 13% VLI requirement: and
  - iii. The balance of units permitted at moderate-income shall not exceed maximum of 50% of all affordable units.
- d. Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq., the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. This bedroom shall apply to each income classification (very low-, low- and moderate-income).
- e. The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at 5:93-1 et seq., the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- i. The owner/developer shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Owner/Developer.
  - ii. Alternatively, in the case that the Owner/Developer does not provide such, administrative services, the Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Owner/Developer.
  - iii. Affordability controls may be unilaterally extended by the Township beyond the initial 30-year deed restrictions.

## **RELATIONSHIP TO PLANNING POLICIES & OBJECTIVES**

### **Township of Readington 2019 Reexamination of the Master Plan**

On February 11, 2019, the Township adopted a Reexamination Report that supports the goals, objectives and recommendations of the 1990 Master Plan, adopted January 22, 1990. The report focused heavily on future growth and development, as well as preservation of critical lands. The 2019 Reexamination Report is consistent with this Redevelopment Plan.

The 2019 Reexamination Report reaffirms the goals and objectives of the 1990 Master Plan Report. The following is a list of goals identified in the 1990 Master Plan Report that are applicable to this Redevelopment Plan:

- Protect environmentally sensitive areas, preserve the natural environment, and ensure a compatible balance between economic and environmental interests.



- Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions, and lifestyles.
- Ensure the provision of ample community, recreation, and educational facilities to adequately accommodate existing and future township needs.
- Ensure that more intensive development occurs in areas where sewers and water supply are already or most likely to become available.

This Redevelopment Plan is consistent with the following recommendations included within the 2019 Reexamination Report:

- The Township should continue to identify appropriately-scaled redevelopment opportunities that can incorporate affordable housing within the Villages of Whitehouse and Three Bridges and lands directly abutting these villages.
- The Township should continue to reserve wastewater capacity for affordable housing projects.
- Land use regulations and zoning districts should be amended to reflect planned affordable housing sites to facilitate implementation of the Third Round Housing Element and Fair Share Plan.

### **Township of Readington 2020 Amended Housing Element and Fair Share Plan**

The Township of Readington Planning Board adopted the 2020 Third Round Housing Element and Fair Share Plan on May 26, 2020 which was endorsed by the Township Committee on June 15, 2020. The 2020 Housing Element and Fair Share Plan reflects Readington’s 2019 Settlement Agreement with Fair Share Housing Center that was the subject of an October 3, 2019 Fairness Hearing and approved by the Court on October 15, 2019. Readington’s 2020 Housing Element and Fair Share Plan and implementation ordinances and documents were the subject of a August 27, 2020 Compliance Hearing. On September 21, 2020, the Court granted a Conditional Judgment of Compliance and Repose. A Final Judgement of Repose was granted by the Court on March 28, 2022.

The regulations of the Block 81 Redevelopment Plan implement the 2020 Housing Element and Fair Share Plan. They are currently within the Land Development Ordinance as the Multi-Family Affordable Housing – 2.5 (MFAH-2.5) Zone. The provisions of this zone have been incorporated within this Redevelopment Plan, such that there will be no gap between this Plan and the obligations of the Township with respect to the provisions for affordable housing as reflected in the MFAH-2.5 zone. The MFAH-2.5 zone will be replaced and superseded by this Redevelopment Plan. This Redevelopment Plan establishes the ordinance standards consistent with the 2020 Housing Element and Fair Share Plan to produce in 187 affordable housing credits.

### **Hunterdon County Growth Management Plan**

The following is a list of policies and strategies identified in the 2007 Hunterdon County Growth Management Plan that are applicable to this Redevelopment Plan:

- Provide a range of housing options for existing and future county residents;

- Promote cluster development, zoning flexibility, and mixed use development to provide a range of housing for county residents;
- Increase affordable housing options; and
- Promote programs that address housing affordability for residents.

### **Hunterdon County Comprehensive Economic Development Strategy**

The following is a list of goals identified in the 2014 Hunterdon County Comprehensive Economic Development Strategy plan that are applicable to this Redevelopment Plan:

- Foster planned economic development;
- Channel growth and development in the County in an efficient, context-sensitive manner;
- Provide adequate investment for infrastructure; and
- Invest in and implement adequate transportation options for residents and businesses.
- Maintain a high quality of life.

### **State 2001 Development and Redevelopment Plan**

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The purpose of the 2001 New Jersey State Development and Redevelopment Plan (“SDRP”) is to:

*Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*

The SDRP is organized around eight policy goals for New Jersey’s communities, all of which are of particular importance to the Block 81 Redevelopment Area are the following goals:

- Goal 1 – Revitalize the State’s Cities and Towns
- Goal 2 – Conserve the State’s Natural Resources and Systems
- Goal 3 – Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey
- Goal 4 – Protect the Environment, Prevent and Clean Up Pollution
- Goal 5 – Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal 6 – Provide Adequate Housing at a Reasonable Cost
- Goal 7 – Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

### **Block 81 Redevelopment Plan**

As depicted on the SDRP's Policy Map, this Block 81 Redevelopment Plan is located within the PA-3 Fringe Planning Area, wherein development and redevelopment is intended to be encouraged and directed. Specifically, the intent of this Planning Area is to:

- Accommodate growth in Centers;
- Protect the Environs primarily as open lands;
- Revitalize cities and towns;
- Protect the character of existing, stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and
- Confine programmed sewers and public water services to Centers.

Accordingly, this Redevelopment Plan directly supports these State Plan Policy Goals and furthers several of the intents of the SDRP as expressed for PA-3. The SDRP is designed to encourage development and growth in a compact form while protecting both stable communities and natural areas.

### **Surrounding Municipalities Master Plans**

Readington Township is bordered by five (5) municipalities: Branchburg Township, Raritan Township, Tewksbury Township, Clinton Township and Hillsborough Township. The Block 81 Redevelopment Area is located centrally in Readington and does not border any of the neighboring communities. This Redevelopment Plan will have no impact on the surrounding municipalities in terms of traffic, use of community services, environmental impacts or any other potential externalities.

## **GENERAL PROVISIONS**

### **Redevelopment Entity**

The Readington Township shall act as the "Redevelopment Entity" pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, Readington Township shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, excepting the acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq.

### **Redeveloper Selection**

Readington Township shall select or designate a redeveloper(s) for projects within the Redevelopment Area for those projects that seek favorable tax treatment or acquisition of public property and for which a redevelopment agreement is required. Readington Township shall select or designate such a redeveloper based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in

### ***Block 81 Redevelopment Plan***

meeting market demands within the framework of this Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objective of this plan.

Redevelopers that do not seek favorable tax treatment or acquisition of public property are not required to be selected or designated by Readington Township and may develop according to the standards contained herein.

### **Redevelopment Agreement**

Readington Township shall enter into an agreement with a selected or designated redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9. For such redevelopers, any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between Readington Township and the designated redeveloper. The agreement shall be in full force and effect prior to the issuance of any zoning or construction permits.

### **Effect of Agreement**

The execution of the agreement shall convey the right to develop property in accordance with the terms of the agreement and the Redevelopment Plan, among other rights that may be granted by Readington Township. In addition, the execution of the agreement may establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent Readington Township and redeveloper from mutually agreeing to an amendment of the redevelopment agreement as it affects the redeveloper's property from time to time or at any time.

### **Expiration**

The Redevelopment Plan shall remain in full force and effect for twenty (20) years.

### **Staff Employment**

Readington Township may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economics, financial, engineering, environmental, landscape architecture, legal, real estate, planning, and transportation consulting services. Readington Township, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

### **Acquisition of Property**

Property may be acquired by Readington Township within the redevelopment area for the purposes of carrying out the objectives of this Plan. However, this does not include acquisition through the power of eminent domain.

### **Relocation Provisions**

No relocation requiring assistance is envisioned in this plan and, therefore, no Workable Relocation Assistance Program (WRAP) is necessary. The Redevelopment Area does not currently contain

affordable housing units as defined under N.J.S.A. 52:27D-304 and therefore no replacement units are required pursuant to N.J.S.A. 40A:12A-7.a (6).

### **Site Remediation**

A redeveloper shall be responsible for any site remediation, as may be necessary, to restore their site to either residential standards or nonresidential standards, as the case may be, pursuant to the NJDEP regulations.

### **Outside Agency Approvals**

A redeveloper shall be responsible to obtain any and all necessary outside agency approvals, including but not limited to, NJDEP approval, Hunterdon County Planning Board, and Soil Conservation District approval.

### **Public Improvements**

The construction or extension of any public utilities required shall be installed at the full expense of a redeveloper consistent with the design policies and standards that are contained within this Plan. A redeveloper is expected to install necessary public improvements on the property they control, as well as abutting rights-of-way. There should be no expectation of financial assistance in the form of contributions towards the construction of off-site and/or off-tract improvements necessitated by the future development. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of Readington Township or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or for Readington Township to consider a recapture provision in the redevelopment agreement.

## **DEVELOPMENT PLAN REVIEW AND APPROVAL**

Approval by the Readington Township Planning Board is required prior to any redevelopment pursuant to the requirement of this plan according to the following process and requirements.

### **Escrow Fee**

A redeveloper seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with Readington Township from which any consultants necessary for the review of the redevelopment project, such as those advising Readington Township, shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. Readington Township shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant. Such escrow account may be in addition to any escrow account established by a redevelopment agreement.

## Consistency with Redevelopment Plan

**Project Review Committee (PRC):** A Project Review Committee shall be established by Readington Township, who shall determine the membership thereof. The PRC may attend pre-application meetings with developers and make recommendations with respect to all aspects of projects, including but not limited to tax abatement, consistency with this Redevelopment Plan, property acquisitions and public improvements.

**Pre-Application Conference:** Prior to commencing design, a redeveloper shall meet for a pre-application conference with Readington Township/PRC and any consultants to Readington Township, as determined by Readington Township, to insure that the requirements of this Redevelopment Plan are considered and addressed as part of their project.

**Concept Plan:** Upon the request of Readington Township, a redeveloper shall submit a concept plan (also known as an informal plan) to Readington Township for review by the PRC at an early stage of the design process illustrating the degree to which the project is in compliance with the redevelopment plan. The submitted documents should include a current property survey plus architectural, site/civil, engineering and landscape design plans for review by Readington Township sufficient to provide the basis for review and comments. The concept plan shall be compared with the zoning and design standards in this redevelopment plan as the basis of the review. Readington Township shall provide the redeveloper with written comments and if need be, alternative sketches, in response. A submission to Readington Township shall include the following drawings:

- Site plan, including building location(s) parking and planting design;
- Building floor plans, with emphasis on the details relating to the sidewalk level;
- Scaled building elevations or photographs showing adjacent buildings, if any;
- Building sections, including the sidewalk and street frontage at a scale sufficient to discern the relationship between the building and street, both horizontally and vertically;
- Information sufficient to describe architectural character, material and colors; and
- Information sufficient to understand the provision of affordable housing.

At the conclusion of the conceptual review process, the PRC shall transmit a report to the Readington Township Committee containing any findings and recommendations regarding the project including the degree to which the PRC finds the application is consistent with this Redevelopment Plan. Based on the progress made during the PRC review process, multiple meetings or reports may be necessary.

**Consistency Determination:** Based on the recommendations of PRC, the Readington Township Committee shall determine the consistency of a redevelopment project/application with this Redevelopment Plan prior to submission of an application by a redeveloper to the Readington Township Planning Board. A report summarizing the determination, including any recommended plan revisions and conditions for approval, shall be transmitted to the redeveloper and the Readington Township Planning Board.

**Public Hearing & Notice:** Certification of consistency of a redevelopment project with this Redevelopment Plan by Readington Township, shall be undertaken at a public hearing of Readington

Township Committee. The certification of consistency shall be in the form of a resolution, which shall be transmitted to the redeveloper and the Readington Township Planning Board.

**Entry into Redevelopment Agreement Prior to Planning Board:** For those projects that require a redevelopment agreement, the redeveloper of such project and Readington Township shall enter into and execute a Redevelopment Agreement prior to such redeveloper submitting a site plan application to the Planning Board for the project. Pursuant to the terms of the Redevelopment Agreement, the redeveloper will be required to comply with all governmental approvals required in connection with the project, including compliance with the approval and conditions of the Planning Board, and any other applicable governmental agencies, including Hunterdon County, NJDOT, or NJDEP.

**Cost of Review:** Redevelopers shall pay the cost associated with review and hearings, including costs of any consultants. Costs of consultants to Readington Township associated with this review shall be billed at typical industry standards and shall be reasonable, with hourly rates of the professional(s) so retained by Readington Township available in advance for the redeveloper to be on notice of same.

### Application for Development

Upon certification of consistency of a project with the redevelopment plan by Readington Township, an application for development may be submitted to the Readington Township Planning Board in such form, and accompanied by such maps, documents, and materials, as are prescribed in Chapter 148 Land Development of Readington Township Code.

### Planning Board Review and Approval

1. Site plan or subdivision review shall be conducted by the Readington Township Planning Board pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.
2. Projects that would not otherwise require site plan or subdivision approval pursuant to N.J.S.A. 40:55D-1 et seq. shall be required to seek approval/certification as to their conformance with the Block 36 Redevelopment Plan by the Readington Township Planning Board prior to issuance of any zoning or construction permits.
3. Exceptions to the regulations and standards of this Redevelopment Plan may only be granted by the Readington Township Planning Board, where appropriate.
4. Relief may not be granted by the Planning Board to permit a use that is not specifically permitted, an increase in building height that exceeds the maximum building height by 10 feet or 10% or any other relief that would be analogous to “d” variances pursuant to the MLUL at N.J.S.A. 40:55D-70.d. Any such deviations shall require an amendment to this Redevelopment Plan.
5. Exceptions may be granted by the Planning Board from the zoning standards contained in this Redevelopment Plan or within Chapter 148 Land Development. Consideration of exceptions from zoning regulations this Redevelopment Plan should be considered by the Planning Board in the same manner as a “c” variance, pursuant to requirements and criteria required in the at N.J.S.A. 40:55D-70.c of the New Jersey Municipal Land Use Law.

6. Consideration of exceptions from the design standards of this Redevelopment Plan or from Chapter 148 Land Development that would be equivalent to design exceptions, shall be undertaken pursuant to requirements found in the MLUL at N.J.S.A. 40:55D-51.
7. Consideration of plan submission waivers shall be undertaken pursuant to the MLUL at N.J.S.A. 40:55D – 10.3.
8. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12.a&b
9. Any development approved by the Planning Board prior to the enactment of this plan pursuant to Chapter 148 Land Development shall not require an additional, separate approval by the Planning Board.
10. Interim Uses. Interim uses may be established by Readington Township provided that such uses will not have an adverse effect upon existing or contemplated development during the interim period. This shall include any signs necessary for project identification during construction, sales, rent-up and/or operation.