

100 West Main Street Redevelopment Plan

For Block 24, Lot 16

Borough of High Bridge
Huntdon County, New Jersey



April 2018

Amendment #1

100 WEST MAIN STREET REDEVELOPMENT PLAN

Known as Block 24, Lot 16

BOROUGH OF HIGH BRIDGE

Hunterdon County, New Jersey

Recommended by the Planning Board: March 19, 2018
Amendment # 1 Rec. by the Planning Board: May 21, 2018

Adopted by the Mayor & Council: March 22, 2018
Amendment # 1 Adopted by the Mayor & Council: May 24, 2018

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MC Project No. HIB-033

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I. INTRODUCTION

On March 17, 2016 the Mayor and Council adopted Resolution 103-2016, requesting the Planning Board to undertake a preliminary investigation to determine if the property known as Block 24, Lot 16, with a street address of 100 West Main Street, would qualify as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (hereafter "LRHL"), N.J.S.A. 40A:12A-1 et seq. On March 21, 2016, the Planning Board authorized Maser Consulting to undertake the preliminary investigation of the property to determine if it qualifies as an "Area in Need of Redevelopment".

The Planning Board received a report, dated May 25, 2016, from Maser Consulting, which indicated that the four buildings on the site are in poor condition, unsafe, obsolete and uninhabitable. The report provided detailed findings, which recommended that the site be qualified under four of the criteria.

Based on Maser Consulting's report, the Planning Board found that the site met Criteria A, B, D and H and therefore constituted an Area in Need of Redevelopment. Subsequently, on June 23, 2016 the Mayor and Council adopted Resolution 166-2016, which designated the property as an Area in Need of Redevelopment.

Simultaneously, the Borough applied to the New Jersey Highlands Council for a grant to prepare a Redevelopment Plan for 100 West Main Street. On June 6, 2017 the Highlands advised the Borough it would provide grant funds for the preparation of a Redevelopment Plan.



Photo 1: Dilapidated structures on the site.

This Redevelopment Plan is essentially a master plan with "teeth" – a planning document that merges the vision of a master plan with the authority of a zoning ordinance. The required components of a Redevelopment Plan are described in the following section.

REQUIRED PLAN COMPONENTS

This document has been prepared in accordance with Section 40A:12A-7a of the LRHL, which requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the designated parcels. Specifically, the following components are required:

1. The Redevelopment Plan's 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. (See Chapter IV.)

2. Proposed land uses and building requirements in the project area. (See Chapter VI.)
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market. (See Chapter VI.)
4. An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan. (See Chapter VI.)
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et al.). (See Chapter V.)
6. An inventory for all housing units affordable to low and moderate income households that are to be removed as a result of implementation of the redevelopment plan. Additionally, a plan for the replacement of any affordable housing to be removed from the Redevelopment Area. (See Chapter VI.)
7. Description of the plan relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (hereafter "MLUL"). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the study area. (See Chapter IV.)

8. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan. (See Chapter IV.)

II. REDEVELOPMENT AREA

This Redevelopment Plan has been prepared for Block 24, Lot 16. This parcel is situated at 100 West Main Street between Arch Street to the north and Dennis Avenue to the south. The property is 4.275 acres in size and contains a total of four buildings.



Photo 2: View of the site and its buildings.

The property was used as a tool production plant for 50 years and was known as "Exact Level and Tool Manufacturing". The company closed in the mid-1980s and has since been subject to code violations issued by the Construction Code Official, Board of Health, Fire Marshall and others. The property is currently in disrepair with a partially collapsed roof and ongoing neglect over the past 30 years.

The property is located within the MUC – Mixed Use Corridor Zone, which was created in 2014. The following principal uses are permitted within the MUC Zone:

- Retail stores
- Personal service establishments
- Business/professional offices
- Financial services
- Medical and health services
- Health clubs/fitness facilities
- Child-care centers
- Restaurants and taverns
- Municipal parks, playgrounds and buildings
- Mixed-use structures with two or more permitted uses
- Live-work units

Additionally, the following uses are permitted conditional uses in the MUC Zone:

- Automobile repair, service, gas stations
- Financial services with drive-thru facilities
- Public utilities
- Wireless telecommunications equipment
- Clubs, lodges and fraternal organizations

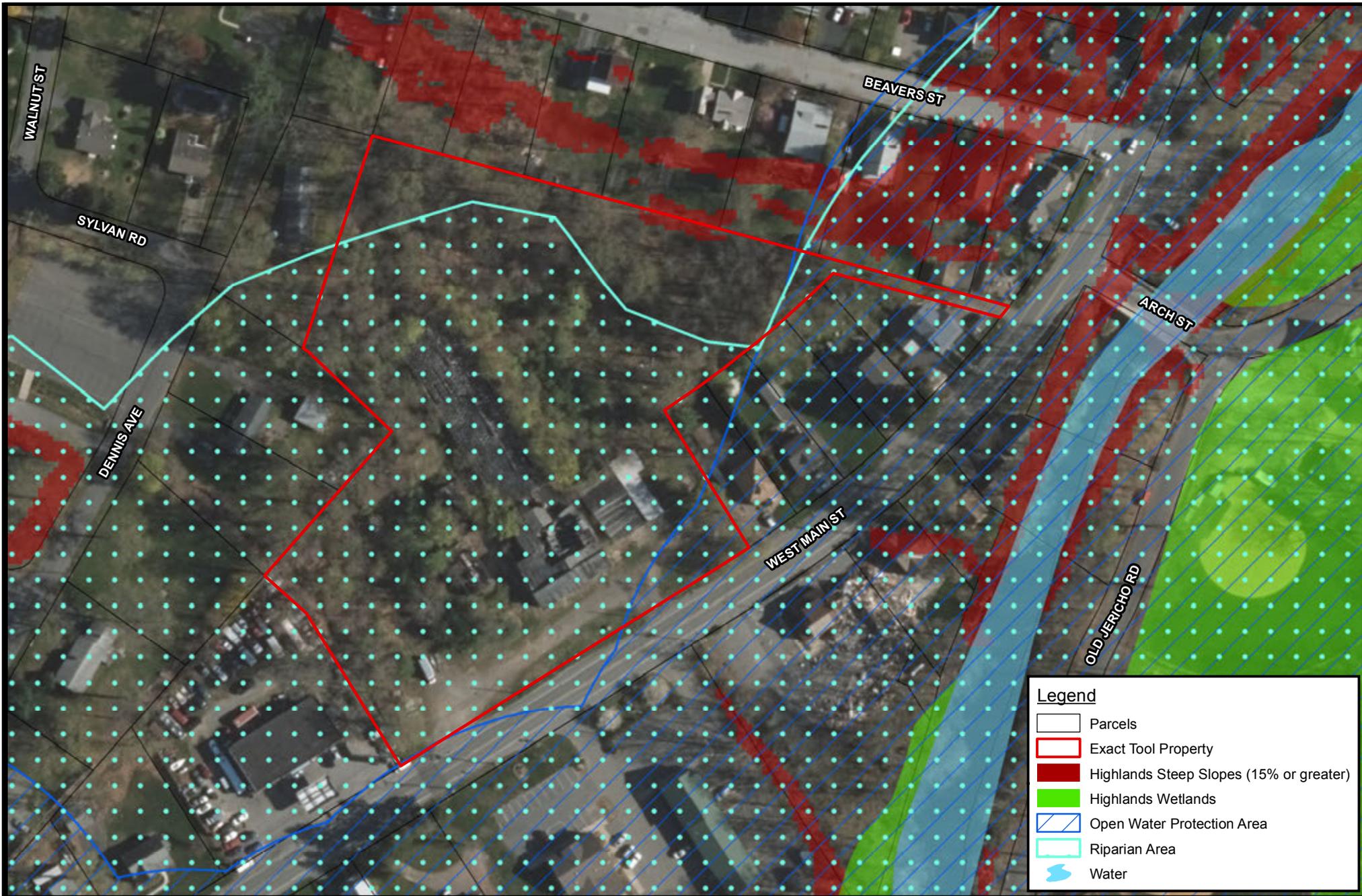
The bulk standards for the MUC Zone are as follows:

- Minimum Lot Area – 15,000 square feet
- Minimum Lot Frontage – 65 feet
- Minimum Front Yard Setback – 10 feet
- Maximum Front Yard Setback – 40 feet
- Minimum Side Yard Setback – 10 feet
- Minimum Rear Yard Setback – 30 feet
- Maximum Height – 35 feet/3 stories
- Maximum Lot Coverage – 70%

As the Borough has opted into the Highlands Planning Area, the site is also located in the Highlands Existing Community Zone. This overlay zone and the associated Highlands Land Use Ordinances would only be applicable if a future application could not achieve an exemption or exclusion from the Highlands Land Use Ordinances. These regulations do not impact bulk standards but do limit certain types of land uses that are considered minor and major contaminants.

The property is surrounded by a mix of non-residential and residential land uses. East of the property are single-family residential dwellings along the west side of West Main Street. On the east side of West Main Street is a commercial property, which is partially demolished due to a fire and is now vacant. To the south across West Main Street is the Borough of High Bridge municipal complex, which includes the Borough Hall, Borough Police Department and Emergency Squad. To the southwest of the property is a gasoline service station and automobile repair shop. The Redevelopment Area is adjacent to single-family residential properties to the west, northwest, north and northeast.

The site is served by both public water and sewer. According to the Highlands Council, the property does not contain any stream, wetland, Forest Resource Area, Critical Habitat Resource Area or Prime Groundwater Recharge Area. The majority of the site is within the Highlands designated riparian area. Less than 10% of the site is considered an Open Water Protection Area according to the Highlands mapping. See map on page 4.



Legend

- Parcels
- Exact Tool Property
- Highlands Steep Slopes (15% or greater)
- Highlands Wetlands
- Open Water Protection Area
- Riparian Area
- Water



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**100 WEST MAIN STREET:
 HIGHLANDS RESOURCES**

BOROUGH OF HIGH BRIDGE
 HUNTERDON COUNTY, NEW JERSEY




0 62.5 125
 Feet

Scale: 1 inch = 125 feet

Date: January 2018

MC Project No: HIB-033

III. PLAN GOALS

This chapter provides the goals of the Redevelopment Plan, which are as follows:

1. To improve the aesthetic appearance of the Redevelopment Area, which contains dilapidated structures, debris and graffiti.
2. To provide new commercial opportunities to enhance this section of West Main Street.
3. To create an opportunity for mixed use development.
4. To provide a location for multi-family housing, including affordable housing.

IV. RELATIONSHIP TO LOCAL OBJECTIVES

Redevelopment Plans are required to demonstrate any significant relationship “to pertinent municipal development regulations as defined in the Municipal Land Use Law,” and consistency “with the municipal master plan.” The following sections discuss the most recent planning documents in High Bridge and review the proposed Redevelopment Plan against the site’s current zoning.

MASTER PLAN REEXAMINATION REPORT (2011)

The Borough of High Bridge’s Master Plan was most recently reexamined in 2011. The current Borough of High Bridge Master Plan was adopted on September 1985, and previously reexamined in 1991, 1995 and 2004. Because of the significant

passage of time since original adoption, we will refer only to the 2011 Reexamination for the purpose of this Plan, relying on it to be the most current and accurate document.

This Reexamination report, as well as the 1995 and the 2004 Reexamination reports, expresses concerns regarding the Route 513 corridor in the area of Exact Level. At that time, this area was zoned Commercial, however there appeared to be no incentive to develop. Subsequently thereto, in 2014 these parcels were rezoned MUC, which is the current zoning.

The 2011 Reexamination report, and the 2004 Reexamination report by reference, specifically recommends that “the Exact Level and Tool property, identified on the Borough’s tax maps as Block 24, Lot 16, be studied to determine if it meets the criteria established by the LRHL.”

SUSTAINABLE ECONOMIC DEVELOPMENT PLAN (2011)

This document, completed in 2011, examines the Borough’s economic status and looks at efforts and activities to improve High Bridge’s economic health. Goals, strategies and actions that this Redevelopment Plan assists in accomplishing or advancing include the identification of the Exact Tool property as a potential redevelopment site, and “[w]orking with the Highlands Council and Exact Level & Tool’s owner to move the property through the cleanup and redevelopment process.”

LAND USE PLAN ELEMENT (2013)

This Land Use Plan Element updates a 1985 document, incorporating current concerns and conditions into the land use vision for the municipality, including the adoption of the Highlands Act and High Bridge’s formal conformance therewith in 2010.

As with the 2011 Master Plan Reexamination report, the 2013 Land Use Element again recommends studying the Exact Level and Tool property, Block 24, Lot 16, as a potential Area in Need of Redevelopment. The Element goes on to say that “[t]he property is contaminated and according to the New Jersey Department of Environmental Protection’s website, remediation began in August of 1986.” But, that upon completion of remediation, the redevelopment of the site should take place.

The Element reiterates that position along with recommended zoning changes, saying, “The Borough should study the Exact Level & Tool property, Block 24, Lot 16, to determine if it meets the criteria to be an area in need of redevelopment, once the extent of environmental contamination has been determined.”

ZONING ORDINANCE

The Redevelopment Area lies within the MUC (Mixed Use Corridor) zoning district, which was created in 2014. Prior to that the area was zoned C (Commercial). The permitted uses for the MUC zone are found in Chapter 145, Article 4, Section 406.1 of the municipal code and are listed on page 3 of this Plan, along with the bulk standards for the MUC Zone. This document has utilized the bulk standards found in the MUC and Downtown Business (DB) Zone as a springboard in crafting the land use regulations for this Redevelopment Plan.

PLAN RELATIONSHIP TO ZONING

This Redevelopment Plan supersedes the underlying zoning for the parcel described in this document. The vision for the lot is to demolish the existing buildings and construct new, visually-attractive buildings that form a gateway entrance to the Borough as well as the downtown area.

CONCLUSION

The 100 West Main Street Redevelopment Plan as proposed is substantially consistent with High Bridge’s 2011 Master Plan Reexamination Report, 2011 Sustainable Economic Development Plan, 2013 Land Use Plan Element and Zoning Ordinance. This document advances the recommendations provided in the various master plan documents for the former Exact Tool site and places the Borough one step closer to realizing the redevelopment of the site.

V. RELATIONSHIP TO OTHER PLANS

This chapter of the report describes the relationship to the master plans of adjacent communities and Hunterdon County as well as the report’s relationship to the State Development and Redevelopment Plan.

PLANS OF ADJACENT COMMUNITIES

High Bridge is located in Hunterdon County and is surrounded by the Townships of Lebanon and Clinton. The Redevelopment Area does not border any of the adjacent communities.

Because the parcel is not immediately adjacent to other municipalities, the Redevelopment Plan’s adoption will not impact other communities or their Master Plans.

COUNTY DOCUMENTS

The following County documents support redevelopment and would be advanced by this Redevelopment Plan.

HUNTERDON COUNTY GROWTH MANAGEMENT PLAN (2007)

Serving as the County Master Plan, the Hunterdon County Growth Management Plan is largely a document for the preservation of environmental resources and open space in a mostly rural county. However, the document does acknowledge the use of redevelopment as an important revitalization tool for municipalities.

HUNTERDON COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2014)

In 2014, the Hunterdon County Comprehensive Economic Development Strategy plan was adopted. The plan stated that “[r]evitalization of downtown communities combined with ample repurposing and redevelopment will meet the growing demand for compact, walkable communities,” and acknowledging the opportunity to “[f]ill vacant industrial, retail, and office space.” While not a downtown, this parcel is in walking distance to the train station and downtown district.

The Plan also lists as a goal, “Promote flexible zoning and other incentives to facilitate conversion/redevelopment of vacant buildings for new or mixed uses.” The redevelopment of 100 West Main Street would advance this goal.

STATE DOCUMENTS

HIGHLANDS REGIONAL MASTER PLAN (2008)

The Highlands Region includes 88 municipalities, including High Bridge. The Regional Master Plan seeks to evaluate how best to

protect the natural and cultural resources of the Highlands Region while striving to accommodate a sustainable economy.

Nothing within this document specifically addresses the redevelopment of the Exact Level site. However, the overall Plan does stress smart growth principles and encourages redevelopment. Goal 6H is to promote development and redevelopment in or adjacent to existing developed lands. Policy 6H4 is to promote compatible growth opportunities that include infill development, adaptive reuse, redevelopment and brownfields redevelopment in existing developed areas. Policy 6H5 is to promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of development lands and community facilities.

The redevelopment of Lot 16 would advance the above goals and policies of the Highlands Council.

NEW JERSEY STATE PLAN

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve that vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The Commission is revising the document to incorporate disaster planning goals considering Super Storm Sandy.

The draft final State Strategic Plan has four overarching goals along with ten “Garden State Values”. This Redevelopment Plan has the ability to advance six of the ten values:

- **Concentrate Development and Mix Uses** – promote mixed-use development that is compact, offers shopping

and services within convenient walking distance of home and jobs

- **Prioritize Redevelopment and Existing Infrastructure** – prioritize the reuse and remediation of existing sites and structures
- **Increase Job and Business Opportunities** – provide opportunities for investment near housing, infrastructure and transportation
- **Create High-Quality, Livable Places** – create places to live, work and recreate; provide pedestrian-friendly streetscapes and enhance community design and character
- **Provide Transportation Choice and Efficient Mobility of Goods** – maintain transportation options
- **Diversify Housing Opportunities** – support the construction of housing that meets the needs of households of all sizes and income levels, located near transit and where services are available

VI. REDEVELOPMENT PLAN

This chapter of the 100 West Main Street Redevelopment Plan provides the general provisions, including review process, as well as land use and design requirements for the redevelopment of the site.

GENERAL PROVISIONS

RELOCATION

No temporary or permanent relocation of residents is contemplated, as there are no residential (market-rate or affordable) units on the parcel. Therefore, no relocation

assistance is necessitated by the 100 West Main Street Redevelopment Plan.

PROPERTIES TO BE ACQUIRED

In designating the Redevelopment Area, the Borough Council did provide notice that they reserve the right to utilize condemnation, if needed. The Council's preference is for the site to be developed by a private developer after the purchase of the property from the current owners. Currently, the Borough does not propose to acquire the site.

DEVIATIONS FROM REDEVELOPMENT PLAN REQUIREMENTS

The Planning Board of the Borough of High Bridge may, after review of a site plan that is in one or more aspects inconsistent with the Redevelopment Plan, grant deviations from the strict application of the regulations contained in this Redevelopment Plan in accordance with the provisions for bulk variances in N.J.S.A. 40:55D-70c. Notwithstanding the above, no deviations shall be granted that would permit any of the following:

- a use or principal structure that is not otherwise permitted by this Redevelopment Plan;
- an increase in the maximum permitted floor area ratio;
- or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

REVIEW PROCEDURES

The review procedures for this Redevelopment Plan are as follows:

- The Mayor and Council shall act as the Redevelopment Entity.
- All development applications shall be submitted to the High Bridge Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55-1 et seq. and the Borough of High Bridge Code.
- The Planning Board shall deem any application for redevelopment subject to this 100 West Main Street Redevelopment Plan incomplete if the applicant has not been designated as the redeveloper by the Redevelopment Entity and a redevelopment agreement has been executed. No development shall occur on such property except as determined pursuant to such redevelopment agreement.
- The Board of Adjustment is not permitted to grant any deviations from the use provisions of this Redevelopment Plan. Any proposed changes to the Redevelopment Plan involving specific permitted land uses shall be in the form of an amendment to the Redevelopment Plan adopted by the Mayor and Council, in accordance with the procedures set forth in the LRHL.

LAND USE & DEVELOPMENT REQUIREMENTS

This section of the report is divided into three categories:

- Definitions
- Use and Bulk Requirements
- Architectural Standards

DEFINITIONS

Adult daycare – a non-residential facility that supports the health, nutritional, social and daily living needs of adults in a professionally staffed facility. No overnight facilities are provided.

Alternative Treatment Center - any commercial establishment engaged in the cultivation and/or distribution of medical marijuana, including cannabis derived oils, tinctures, and lotions; and related paraphernalia.

Artist studio – a work space in which an artist does his work, such as painting, drawing, photography, sculpture or similar fine art. Said space can be used to both create art work and sell art work.

Child care center - any facility which is maintained for the care, development or supervision of six or more children under six years of age who attend for less than 24 hours per day and which is licensed by the New Jersey Department of Human Services.

Electronic smoking device - an electronic device that can be used to deliver nicotine or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, cigarillo, or pipe.

Head shop - a retail business that sells any type of syringe, needle, eye dropper, spoon, pipe, testing kit, rolling paper or other paraphernalia or appliances designed for or ordinarily used in smoking, testing, weighing, measuring, injecting, cooking or sniffing marijuana, cocaine, opium, hashish or other controlled dangerous substances as defined by N.J.S.A. 24:21-1 et seq.

Higher education – a facility that offers education beyond high school. These types of facilities include universities, colleges, seminaries and institutes or branches of a main campus.

Incubator space – an office space-type environment that is flexibly designed that accommodates administrative, research and development and/or limited manufacturing activities. The space can be shared by multiple entities that share services. There shall be no emission of any smoke, fumes, gas, dust, odors or any other atmospheric pollutant, which will disseminate beyond the boundaries of the lot occupied by an incubator space. There shall be no vibration that is discernible to the human sense of feeling beyond the boundaries of the subject site.

Indoor recreation – A recreational land use conducted entirely within a building, including, but not limited to an arcade, rock climbing, bowling alley, community center, gymnasium, swimming pool or tennis courts.

Instructional use - uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties.

Limited manufacturing – an activity that involves the fabrication, reshaping, reworking, assembly or combining of products from previously prepared materials and which does not involve the synthesis of chemical or chemical products or the processing of any raw materials.

Liquid nicotine - any solution containing nicotine which is designed or sold for use with an electronic smoking device.

Liquid nicotine container - a bottle or other container of liquid, wax, gel, or other substance containing nicotine, where the liquid or other contained substance is sold, marketed or intended for use in a vapor product but does not include containers prefilled and sealed by the manufacturer and not intended to be opened by the consumer.

Massage and bodywork therapies - systems of activity of structured touch which include, but are not limited to, holding, applying pressure, positioning and mobilizing soft tissue of the body by manual technique and use of visual, kinesthetic, auditory and palpating skills to assess the body for purposes of applying therapeutic massage and bodywork principles. Such application may include, but is not limited to, the use of therapies such as heliotherapy or hydrotherapy, the use of moist hot and cold external applications, explaining and describing myofascial movement, self-care and stress management as it relates to massage and bodywork therapies. Massage and bodywork therapy practices are designed to affect the soft tissue of the body to promote and maintain the health and well-being of the client. Massage and bodywork therapies do not include the diagnosis of illness, disease, impairment or disability.

Medical office - the office of a licensed medical or health care practitioner providing health care services to a person for the purpose of maintaining or restoring a person's physical or mental health. The term "licensed" is defined in the New Jersey Administrative Code.

Movie theater – a theater where movies are shown for public entertainment.

Outdoor dining – a designated area of a restaurant, but outside the principal building, and where patrons may sit at tables while consuming food and beverages.

Performance space – a space used for theater, poetry, dance performance, recitals for live music and the like.

Personal service – establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Examples include dry cleaners, salons, barber shops, travel agencies and the like.

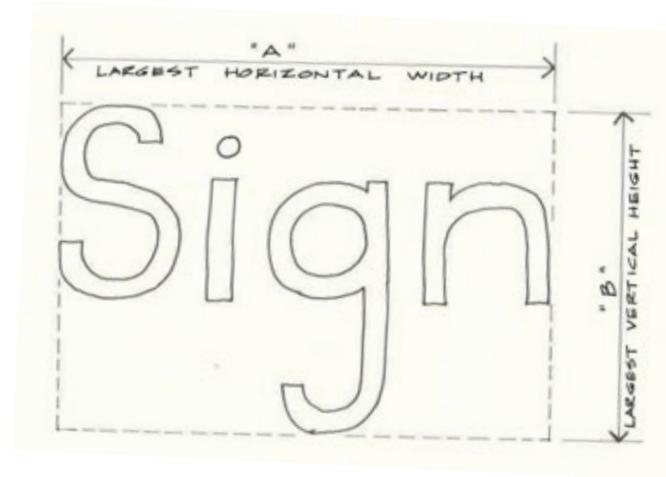
Professional office – a room or group of rooms used for conducting the affairs of a business, profession, industry or government and generally furnished with desks, tables, files and communication equipment.

Retail – establishments engaged in selling goods or merchandise for personal or household consumption and rendering services incidental to the sale of such goods.

Restaurant – an establishment where food and drink are prepared, served and consumed primarily within the principal building.

Sign - any object, device, display or structure, or part thereof, situated outdoors or indoors, permanent or temporary in nature, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, logos, fixtures, colors, illumination or projected images.

Sign area - the entire space within a single continuous perimeter enclosing the extreme limits of a sign or where a sign consists of individual letters or logos, the space bounded by the maximum horizontal and vertical dimensions of the lettering/logo. For double-sided identical signs, only one side constitutes total sign area. See example to the upper right:



Sign, Directional – On-site signage that provides direction or information to pedestrians or vehicular traffic that is related to the movement of pedestrians and/or vehicular traffic on the premises (e.g. "entrance", "exit", "one-way", and the like). Logos are not permitted on directional signs.

Sign, Directory - a sign, parallel and attached to the building that contains listings of one or more commercial establishments located on the upper floors of a building that share a common entrance.

Sign, Monument – a sign not affixed to a building where the entire bottom is in contact with the ground.

Sign, Street Address – a sign denoting the street address of the premises on which it is attached or located.

Sign, Wall - all flat signs of solid-face construction and/or individual letters which are placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure, so that the display surface is parallel with the plane of the wall. Signs painted on an exterior

wall shall be deemed to be wall signs subject to all applicable requirements.

Sign, Window - any sign temporarily or permanently affixed to the glass of a window or door of a business or that is visible through a window or door and placed within 2 feet of the glass.

Vapor product - any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, to produce vapor from nicotine in a solution or any form, including any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device, and any vapor cartridge or other container of nicotine in a solution or other form intended to be used with, or in, any such device.

USE AND BULK REQUIREMENTS

A. Principal permitted uses.

1. Adult daycare.
2. Artist studio.
3. Child care center.
4. Higher education.
5. Incubator space.
6. Instructional uses.
7. Massage and bodywork therapies as licensed by the State of New Jersey.
8. Movie theater.
9. Multi-family residential uses, limited to the upper floors.
10. Retail.
11. Performance space.
12. Personal services.
13. Professional and medical offices.
14. Restaurants.

15. Tattoo studio.
16. Indoor recreation.
17. Two or more of the aforementioned uses in one building.

B. Permitted accessory uses.

1. Off-street parking.
2. Outdoor dining associated with a permitted restaurant.
3. Outdoor displays of goods shall be permitted during business hours and shall be located on the parcel.

C. Permitted conditional uses.

1. First floor multi-family residential, subject to the following conditions:
 - a. A maximum of one residential unit shall be permitted on the first floor per building.
 - b. The unit shall be situated in the rear half of the building.
 - c. The unit shall be accessed from the side or rear of the building.
2. Stand-alone multi-family residential, subject to the following conditions:
 - a. 100% multi-family buildings shall be set back a minimum of 150 feet from County Route 513 ("CR-513").

D. Prohibited uses.

1. Any use not specifically permitted is prohibited.
2. Adult-themed retail stores.
3. Automotive repair facilities.
4. Gas stations.
5. Businesses selling, testing, growing, cultivating or manufacturing medical marijuana or recreational marijuana.

6. Businesses selling, testing, servicing or manufacturing paraphernalia that facilitates the use of medical or recreational marijuana.
7. Businesses selling, testing, manufacturing or servicing electronic smoking devices, liquid nicotine, liquid nicotine containers or vapor products;
8. Alternative treatment centers.
9. Head shops.
10. New or used car lots.
11. Uses that include a drive-through facility that operates between 9pm and 5am.¹
12. Uses that are open between 11pm and 5am.²

E. Bulk standards.

1. Minimum lot area – 4 acres
2. Minimum lot width – 300 feet
3. Minimum front yard setback – 25 feet
4. Maximum front yard setback – 70 feet
5. Minimum side yard setback to adjacent non-residential uses – 20 feet
6. Minimum side and rear yard setback to adjacent residential uses – 50 feet
7. Maximum building coverage – 60%
8. Maximum impervious coverage – 80%
9. Maximum permitted building height – 45 feet and 3 stories
10. Maximum residential density – 8 units per acre

¹ The Borough is prohibiting certain hours of operation due to health and safety concerns. The Redevelopment Area has residential uses on three of its five sides. This Redevelopment Plan proposes to introduce commercial uses to the site and wishes to limit noise, light and traffic impacts to these adjacent residential neighbors.

F. Off-street parking.

1. General Provisions
 - a. All parking spaces shall measure no less than 9 feet in width by 18 feet in length and be delineated by hairpin striping.
 - b. Parking shall be set back a minimum of 5 feet from a public street, 15 feet from an adjacent non-residential use and 35 feet from an adjacent residential use.
 - c. All lighting for off-street parking areas shall be so arranged and shielded as to reflect the light downward and prevent any light from shining directly on adjoining streets, residential zones and residential buildings.
 - d. Parking lot lighting shall provide a maintained minimum average of 0.5 footcandles.
 - e. Light illumination at the property line with adjacent existing residential uses shall not exceed zero footcandles.
2. Parking Ratios. The following off-street parking shall be provided:
 - a. Artist studio – 1 space for each 1,000 square feet of gross floor area
 - b. Higher education – 1 space for each 500 square feet of gross floor area
 - c. Incubator space – 1 space for each 750 square feet of gross floor area
 - d. Indoor recreation – 1 space per 200 square feet of floor area

² The Borough is prohibiting certain hours of operation due to health and safety concerns. The Redevelopment Area has residential uses on three of its five sides. This Redevelopment Plan proposes to introduce commercial uses to the site and wishes to limit noise, light and traffic impacts to these adjacent residential neighbors.

- e. Instructional uses – 1 space for each 120 square feet of public area for uses with less than 5,000 square feet of public area. For uses with 5,000 or more square feet of public area, the parking requirement shall be determined based maximum fire occupancy
 - f. Retail uses -1 space per 350 square feet of gross floor area
 - g. Movie theater – 1 space for each 3 seats
 - h. Medical and dental office - 1 space per 150 square feet of gross floor area
 - i. Office uses other than medical and dental - 1 space per 250 square feet of gross floor area
 - j. Performance space – 1 space for each three occupants as permitted by the fire code
 - k. Personal service, massage, bodywork therapy uses, tattoo studio - 1 space per 200 square feet of gross floor area
 - l. Restaurants - 1 space per 3 seats and 1 space per 2 employees during the peak shift
 - m. Child care center and adult daycare – 1 space per 300 square feet of gross floor area
 - n. Residential units - RSIS
3. Shared parking. Nothing in the above requirements or in this sub-section shall be construed to prevent the employment of shared parking:
- a. On-site shared parking. For parcels containing a mixed-use building, on-site shared parking may be implemented in one of two manners.
 - (1) A 50% shared parking allowance shall be permitted for combining weekday uses with evening/weekend uses in the same building. Office, higher education and retail uses are weekday uses, while residential, movie theater,

performance space and restaurant uses are considered to be evening/weekend uses.

- (2) 50% of the parking requirement of the evening/weekend use of the building may be met through parking already provided for the weekday use. For example, a building contains office space that requires 30 parking spaces and residential units that require 16 parking spaces. The residential parking is permitted to be reduced by 50% or 8 parking spaces. Therefore, the development would only be required to construct 38 parking spaces instead of 46.

- 4. Screening
 - a. Off-street parking shall be screened from public view by installing evergreen shrubs, which are a minimum of 3 feet high.
 - b. Parking within 50 feet of an existing adjacent residential use shall be screened from the residential use by installing a staggered, double row of evergreen shrubs, which are a minimum of 3 feet high. At least 30% of said shrubs shall be a minimum of 3.5 feet high.
- 5. Landscaping
 - a. Within surface parking lots 1 landscape island shall be provided for every 20 parking spaces.
 - b. Said landscape island shall contain a minimum of 160 square feet.
 - c. At least half of the landscape islands shall contain a shade tree and other landscaping; the remainder shall contain shrubs.

G. Loading.

- 1. Facilities for loading shall be provided on the property in other than the front yard. Each parcel shall

demonstrate the adequacy of the proposed loading area(s) to meet the requirements of the proposed use. Alternatively, if no loading area is proposed, the applicant/owner shall provide testimony and/or proof to the Planning Board that the use can function without a dedicated loading area.

2. Loading areas shall be buffered from existing residential uses by:
 - a. A six-foot-tall solid fence, or
 - b. A landscape buffer 10 feet wide with two rows of staggered deciduous shrubs, which are a minimum of 6 feet high. Said buffer shall effectively form a screen.

H. Trash

1. Trash receptacles shall be in the rear yard and shall be enclosed with a solid fence or masonry. No trash receptacle shall be visible from any public street.
2. No dumpster or trash facility shall be located less than 20 feet to a property line shared with an existing single-family home.
3. Such facilities shall be designed so that they fit within an overall project design.
4. Provisions for the collection, disposition and recycling of recyclable materials shall be subject to any other applicable ordinances of the Borough of High Bridge.
5. Trash may be alternatively stored inside the building.

- I. Stormwater.** All applications for development shall conform to the stormwater regulations contained in the Borough of High Bridge's code.

J. Landscaping.

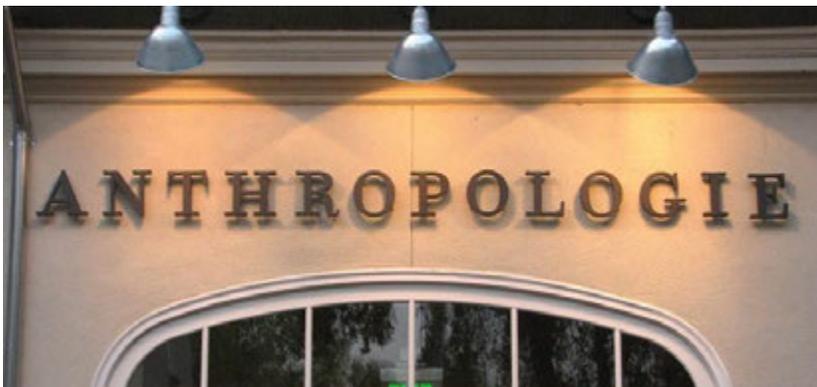
1. Street trees shall be provided along all public streets with a minimum 3-inch caliper, spaced no more than 60 feet apart. Branching height should bear a relationship to the size and species of the tree but shall have a minimum clearance height of 7 feet above grade before branching begins.
2. There shall be a minimum 35-foot-wide buffer strip along any abutting residential use. The only item that may infringe on the buffer strip is a trash area. Within the buffer strip all existing trees shall be maintained unless dead or diseased.
3. The buffer strip shall contain a mixture of plants and shall include the following:
 - a. One shade tree for every 60 linear feet of buffer;
 - b. One evergreen tree for every 50 linear feet of buffer;
 - c. One ornamental tree for every 80 linear feet of buffer; and
 - d. Ten shrubs for every 100 linear feet of buffer.
4. Existing plants within the buffer shall count towards the above requirements.
5. Proposed buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows.
6. Any portion of the Redevelopment Area not used for structures, roadways, loading, parking, etc. shall be landscaped with grass, trees and shrubs, as designed by a Landscape Architect.
7. At the time of planting, evergreen trees shall be a minimum of 6 feet tall, deciduous trees a minimum of 3 inches in caliper, ornamental trees a minimum of 2 inches in caliper and shrubs a minimum of 3 feet tall.

K. Signage. The following standards shall apply to all signs in the Redevelopment Area. No sign type other than those identified below shall be permitted.

1. Wall signage.
 - a. One wall sign shall be permitted per ground floor business.
 - b. The following types of wall signs shall be permitted:
 - (1) Back-lit raised letters with concealed ballast.
Example below.



- (2) Individual cut letters with gooseneck lighting.
Example below.



- c. The maximum sign area shall be 95% of the linear business frontage, with a maximum area of 50 square feet. For example, if the linear business frontage is 20 feet, the maximum sign area shall be 19 square feet.
 - d. The horizontal dimension of the sign shall not exceed 80% of the width of the building frontage occupied by the use.
 - e. Wall signs shall not be permitted above the roofline or the bottom of any second-floor windows, whichever is lower.
 - f. Wall signs shall not project more than 8 inches from the façade.
2. Monument signage.
 - a. If the building is set back 40 or more feet from the property line, 1 monument sign shall be permitted.
 - b. The maximum sign area shall be 30 square feet, excluding the base.
 - c. The maximum sign height shall be 6 feet, including the base.
 - d. The sign shall be set back from the right-of-way a minimum of 8 feet.
 - e. The base of the monument sign shall be constructed of materials that are consistent with the building architecture.
 - f. Monument signs may be externally lit.
3. Street address signage.
 - a. Street address signage shall be provided on each building or on a monument sign.
 - b. Street address numbers shall have a maximum height of 12 inches.

4. Directory signage.
 - a. Where a building has upper story non-residential uses, 1 directory sign shall be permitted per entrance to said upper story establishments.
 - b. The maximum sign area shall be 6 square feet.
 - c. Directory signage shall be located next to the exterior entrance to the upper story establishment(s). The top edge of the sign shall be no higher than 7 feet above the sidewalk or grade.
5. Directional signage.
 - a. Directional signage shall be permitted at driveways that abut public streets.
 - b. The maximum sign area shall be 3 square feet.
 - c. The maximum sign height shall be 3 feet from grade.
 - d. Directional signage may be internally illuminated.
6. Temporary window signage advertising special sales or events shall be permitted, subject to the following limitations:
 - a. One or more temporary window signs may be displayed at the same time.
 - b. Temporary window signs shall not cover more than 25% of the glass surface.
 - c. Temporary window signs shall not be displayed for a period longer than 30 days.
7. Temporary grand opening signs, subject to the following limitations:
 - a. One temporary grand opening or coming soon sign may be displayed for the grand opening of a business, relocation of a business or to announce the approaching arrival of a new business.
 - b. Said sign shall not exceed a maximum of 20 square feet.

- c. Said sign shall be located within the window of the commercial establishment or on the exterior of the building no higher than the roofline.
 - d. A temporary grand opening sign shall not be displayed for a period longer than 45 days.
8. Temporary real estate signage.
 - a. For each parcel, 1 temporary real estate sign for each street frontage may be displayed.
 - b. Temporary real estate signs shall be removed within 7 days following the closing or settlement of a sale, lease or rental of the real estate that was offered for sale, lease or rent.

L. Affordable Housing Standards.

1. Any application within the Redevelopment Area providing for 5 or more residential units shall be required to provide affordable housing. A 20% affordable housing set-aside shall be provided regardless of whether the units are offered as sale or rental.
2. If the number of required affordable units results in a fraction of 0.5 or more, then the Applicant shall pay an in-lieu fee of the fraction multiplied by \$100,000.³ Alternatively, the Applicant can round up and provide the extra affordable unit. For example, an application with 13 units in 2018 would need to provide either 3 affordable units or 2 units and an in-lieu fee of \$60,000.
3. Affordable housing units shall meet the bedroom distribution requirements contained in the Uniform Housing Affordability Controls.
4. The units shall meet the low/moderate income distribution requirements contained in the Uniform

³ Note that \$100,000 is the 2018 fee. The in-lieu fee shall be increased each year by 3%.

Housing Affordability Controls. At least 13% of the units shall be reserved for very-low-income units.

5. All units shall be deed restricted for a minimum of 30 years in accordance with the Uniform Housing Affordability Controls.
6. The developer shall be responsible for retaining a qualified Administrative Agent to administer the units, subject to the Borough's approval.
7. Non-residential development shall be subject to the State-wide Non-Residential Development Fee Act.

ARCHITECTURAL STANDARDS

M. Purpose

1. The purpose of the architecture design standards is to establish a set of principles and requirements to guide future redevelopment. These principles will enhance the Redevelopment Area and encourage redevelopment at a scale that is pedestrian-oriented. The guidelines work to provide standards that allow for flexibility and creativity while encouraging high-quality development. High-quality development is long-lasting and will increase property values. The goal is to create buildings that are attractive and enliven the streetscape.

N. Massing

1. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than 50 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.

2. The maximum spacing between such vertical offsets shall be 40 feet. The minimum projection or depth of any individual vertical offset shall not be less than 8 inches.
3. Vertical offsets can include pilasters, projecting bays, changes in façade materials and balconies.

O. Articulation

1. All street-facing building walls shall have a clearly defined base, body and cap.
2. The base of the building shall align with either the kickplate or sill level of the first story.
3. The body section of a building may be horizontally divided at floor, lintel or sill levels with belt courses.
4. The architectural treatment of a façade shall be completely continued around all street-facing façades of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors and details.

P. Roof

1. The height of elevator shafts, ventilators, air conditioning and any other apparatus which may be carried on the roof level shall be screened and shall be no higher than 5 feet above the permitted height. Said roof-top equipment shall not be visible from surrounding properties or streets.
2. The shape, pitch and color of a roof shall be architecturally compatible with the style, materials and colors of such building.
3. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets or other details.

4. Pitched roofs are encouraged to have dormers, chimneys, cupolas and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors and details of the building.
5. Roofline offsets shall be provided along any gable roof measuring more than 50 feet in length to provide architectural interest and articulation to a building.
6. Rooftop heating, ventilating and air-conditioning systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the street and adjacent properties.

Q. Transparency

1. Ground floor non-residential uses in the Redevelopment Area shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 70% of the total ground level facade area. A building's "ground level facade area" is the area bounded by the side edges of the building and the plane coincident with the internal floor of the building and the internal ceiling of the building.
2. Transoms above display windows in the Redevelopment Area are encouraged.
3. Windowsills shall not be more than 3 feet above the sidewalk in the Redevelopment Area for non-residential uses. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.
4. Windows shall be vertically proportioned (taller than wider) where possible.

5. Buildings of architectural styles that normally have windows with muntins (vertical dividers) or divided lights shall utilize those types of windows.
6. Glass blocks are not permitted on façades that abut a public street.
7. Exterior security grates are prohibited.

R. Entrances

1. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other such elements, where appropriate.

S. Materials

1. Building façades visible from a public street shall consist of durable, long-lasting materials.
2. Appropriate materials include brick, stone, cast stone, Hardieplank or other high-quality material.

VII. RELATIONSHIP TO ZONING

ZONING PROVISIONS

EFFECT OF PLAN

The 100 West Main Street Redevelopment Plan supersedes the existing zoning for the parcel and the applicable provisions of the Borough of High Bridge's Land Use Ordinance as provided in Chapter VI above.

TERMS & DEFINITIONS

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in Chapter 145, Land Use and Development.

OTHER APPLICABLE DESIGN & PERFORMANCE STANDARDS

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in Chapter 145, Land Use and Development.

CONFLICT

If any word, phrase, clause, section or provision of this plan, is found by a court or other jurisdiction to be invalid, illegal or unconstitutional; such word, phrase, section or provision shall be deemed severable and the remainder of the Redevelopment Plan shall remain in full force and effect.

ZONING MAP REVISION

This Redevelopment Plan supersedes the underlying zoning, which requires the Official Zoning Map to be amended for the parcel. The Zoning Map is hereby amended to illustrate the following block and lots as the “West Main Street Redevelopment Plan”:

- Block 24, Lot 16

VIII. AMENDMENTS & DURATION

AMENDMENTS TO THE REDEVELOPMENT PLAN

This plan may be amended from time to time in accordance with the procedures of the LRHL. To the extent that any such amendment materially affects the terms and conditions of duly executed redevelopment agreements between one or more redevelopers and the Borough of High Bridge, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redeveloper agreement to provide for the plan amendment.

CERTIFICATES OF COMPLETION & COMPLIANCE

Upon the inspection and verification by the Mayor and Council that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain in effect until a Certificate of Completion has been issued for the designated parcel, or until the Redevelopment Plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Mayor and Council.

SELECTION OF REDEVELOPER(S)

In order to assure that the vision of the 100 West Main Street Redevelopment Plan will be successfully implemented in an effective and timely way and in order to promptly achieve the goals of the Plan, the Mayor and Council, acting as the Redevelopment Entity, will designate the redeveloper(s) for any

redevelopment project in the area governed by this Redevelopment Plan. All redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Mayor and Council.

The implementation of this Redevelopment Plan may utilize a process for the competitive selection of one or more redeveloper(s). The intent of this section of the Redevelopment Plan is to set forth the procedural standards to guide redeveloper selection. The Mayor and Council, acting as the Redevelopment Entity may, at any time, proactively solicit potential redevelopers by utilizing appropriate methods of advertisement and other forms of communication, or may, in its discretion, entertain an unsolicited proposal from a prospective redeveloper(s) for redevelopment of the area.

The selection of a redeveloper by the Mayor and Council, acting as the Borough of High Bridge's Redevelopment Entity for the areas, may be based on a competitive selection process. Under a competitive selection process, which may be undertaken from time to time at the discretion of the Mayor and Council, an applicant for selection as a redeveloper will be required to submit materials to the Mayor and Council that specify their qualifications, financial resources, experience and design approach to the property in question. The competitive selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Mayor and Council as deemed appropriate to the lands in question):

- Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of development, parking, traffic circulation, landscaping and other elements are

consistent with the objectives and standards of this Redevelopment Plan.

- Anticipated construction schedule, including estimated pre-construction time period to secure permits and approvals.
- Documentation evidencing the financial responsibility and capability with respect to carrying out site environmental remediation and the proposed redevelopment including but not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, and financial profile of the redeveloper entity.

The following provisions regarding redevelopment are hereby included in connection with the implementation of this Redevelopment Plan and the selection of a redeveloper(s) for any property included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary:

1. The redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
2. Until the required improvements are completed, and a Certificate of Completion is issued by the Redevelopment Entity, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redeveloper agreement, lease, deed or other instrument shall remain in full force and effect.

3. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.
4. The designated redeveloper(s) shall be responsible for any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include, but are not limited to gas, electric, water, sanitary and storm sewers, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting and street trees or other improvements. The extent of the designated redeveloper's responsibility will be outlined in the redeveloper's agreements with the Borough. All utilities shall be placed underground.
5. All infrastructure improvements shall comply with applicable local, state and federal law and regulations, including the Americans with Disabilities Act.