



Engineering
& Design

Golf Course Redevelopment Plan

Block 20, Lots 1 and 1.01

May 5, 2021

Prepared for:

Borough of High Bridge
Hunterdon County
New Jersey

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Accelerating success.

Golf Course Redevelopment Plan

Block 20, Lots 1 and 1.01

Recommended by the Planning Board via Resolution 14-2021 on May 24, 2021

Adopted by the Mayor & Council via Ordinance 2021-031 on June 9, 2021

This project has been generously funded by the New Jersey Highlands Water Protection and Planning Council.

Project No. HIB-112

Table of Contents

1. Introduction	4
2. Golf Course Rehabilitation Area.....	7
3. Plan Goals.....	11
4. Relationship to Local Objectives & Other Plans	13
5. Redevelopment Plan	20
6. Relationship to Zoning	25
7. Amendments & Duration.....	27
8. Appendix.....	29



Introduction

Chapter 1

1. Introduction

In May of 1995, the High Bridge Council designated the entire Borough as an Area in Need of Rehabilitation (“Rehabilitation Area”) via Resolution 95-27. See Appendix A for a copy of the Resolution. The Rehabilitation designation permits the Borough to develop and adopt redevelopment plans for portions of the Rehabilitation Area.

In February of 2021, the Borough applied to the New Jersey Highlands Water Protection and Planning Council (“Highlands Council”) for a grant to prepare this plan for a portion of the Rehabilitation Area identified on the Borough Tax Maps as Block 20, Lots 1 and 1.01, commonly known as the High Bridge Hills Golf Club (“Golf Course Rehabilitation Area”). On February 23, 2021, the Highlands Council advised the Borough it would provide grant funds for the preparation of a Redevelopment Plan. On February 11, 2021 the Borough Council approved Resolution 085-2021, authorizing the preparation of a redevelopment plan for the Golf Course Rehabilitation Area and retaining Colliers Engineering & Design (then known as Maser Consulting Inc.) to prepare the document (see Appendix B).

This [Golf Course 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

The Local Redevelopment Housing Law (“LRHL”), Section 40A:12A-7a, 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 4.)
- (2) Proposed land uses and building requirements in the project area. (See Chapter 5.)
- (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 5.)
- (4) An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan. (See Chapter 5.)
- (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 4.)

- (6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure. (See Chapter 5.)
- (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided that they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), of the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section. (See Chapter 5.)
- (8) Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. (See Chapter 5.)



Golf Course Rehabilitation Area

Chapter 2



2. Golf Course Rehabilitation Area

Block 20, Lots 1 and 1.01 are the subject of this report and are known as the Golf Course Rehabilitation Area. Both lots are owned by the Borough of High Bridge. The Golf Course Rehabilitation Area totals 93.4 acres and is located along the western border of the Borough and has frontage on Cregar Road and West Main Street. The cul-de-sac of Sunset Drive is also adjacent to the Golf Course Rehabilitation Area. Adjacent uses include single-family dwellings, a self-storage facility, and office uses to the north, across Cregar Road. There are single-family dwellings to the east and southeast, land classified as farmland to the southwest, and the remaining portion of the High Bridge Hills Golf Club in the Township of Clinton to the west. The map on page 6 illustrates the boundaries of the Golf Course Rehabilitation Area.

The Golf Course Rehabilitation Area, shown on page 9, does contain some Highlands Resources including wetlands (illustrated in green), steep slopes (illustrated in red), a riparian area (illustrated in light blue hatching), and an open water protection area (illustrated in dark blue hatching). It should be noted that this data is based on publicly available information and no on-site assessment environmental features or delineation of wetlands has occurred. Development within the Golf Course Rehabilitation Area may be subject to the Highlands Land Use Ordinance, which was adopted by the Borough Council via Ordinance 2013-20.

The Parcels

The sections below provide information on each parcel and its current zoning designation.

Block 20, Lot 1

Lot 1 is an interior lot and can be described as the “donut hole” of Lot 1.01. The property is in the “G” Permanently Dedicated Open Space Zone. The lot is developed with a barn that serves as a maintenance building, cart paths, portions of the course’s holes and obstacles, and wooded areas. While the property does not have any street frontage, there is a 20-foot-wide driveway access easement on Lot 1.01 from Cregar Road to Lot 1.¹

Block 20, Lot 1.01




As previously stated, Lot 1.01 surrounds Lot 1 and comprises a majority of the Rehabilitation Area. The property is also located in the “G” Permanently Dedicated Open Space Zone. The lot is developed with the clubhouse building and off-street parking area in the northwest corner, cart paths, holes and obstacles, and wooded areas throughout the remainder of the property.

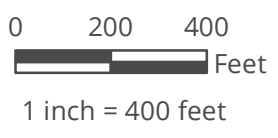
According to the Borough’s Tax Sheet 10, a portion of a New Jersey Power & Light Co. right-of-way runs in a north-south fashion along the western property line. The parcel has over 1,700 feet of street frontage along Cregar Road and over 350 feet of frontage along West Main Street.

¹ See Tax Map Sheet 10, dated October 2013.



LEGEND

-  Municipal Border
-  Golf Course Rehabilitation Area
-  Parcels

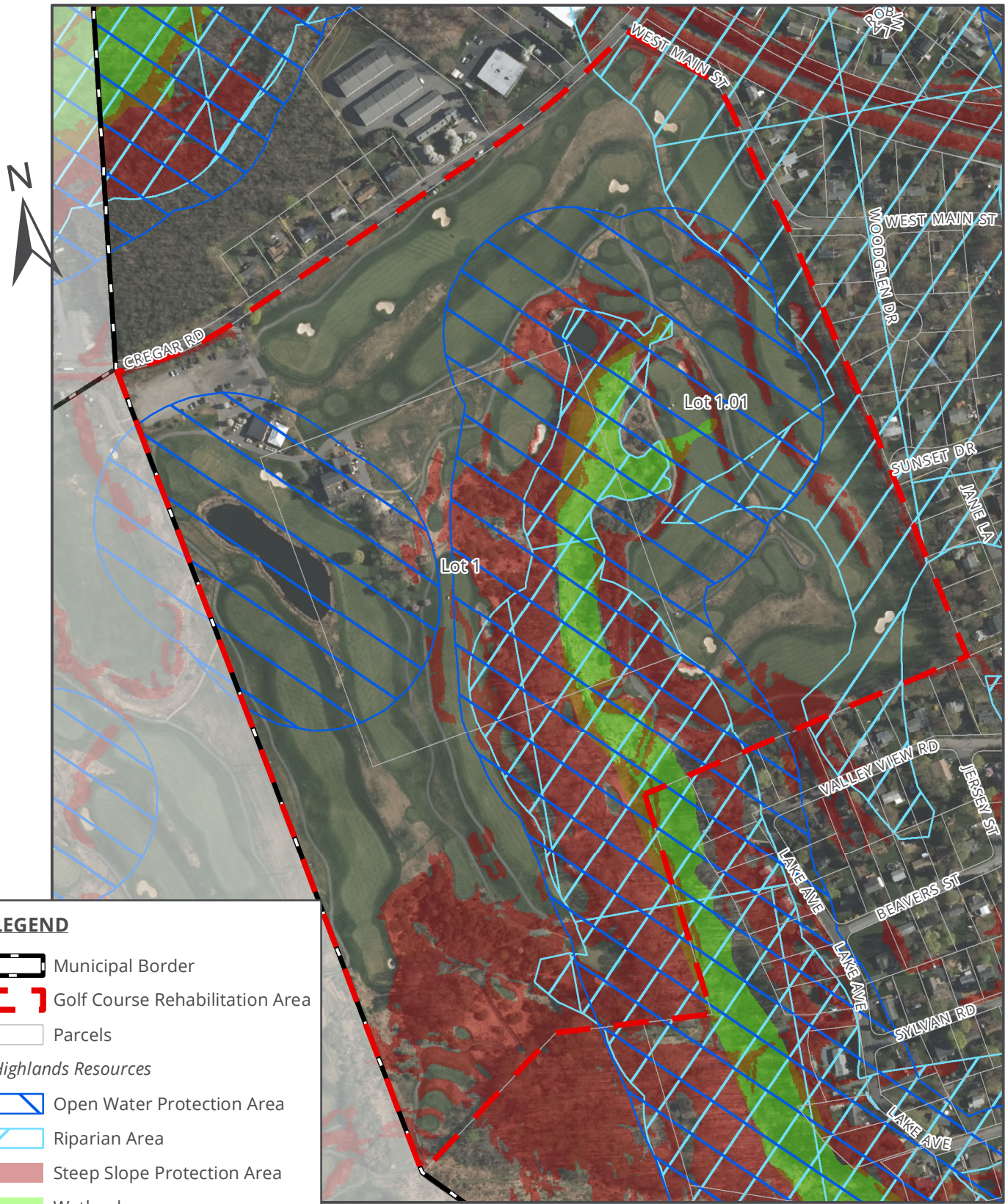


**Golf Course
Rehabilitation Area**
Borough of High Bridge
Hunterdon County, New Jersey



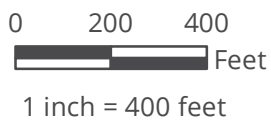
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LEGEND

-  Municipal Border
-  Golf Course Rehabilitation Area
-  Parcels
- Highlands Resources*
-  Open Water Protection Area
-  Riparian Area
-  Steep Slope Protection Area
-  Wetlands



Environmental Constraints

Borough of High Bridge
Hunterdon County, New Jersey



April 2021

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Plan Goals

Chapter 3



3. Plan Goals

The goal of the Golf Course Redevelopment Plan is to allow compatible uses and/or upgrades to enhance the High Bridge Hills Golf Club, which capitalize on the facility's natural beauty and rolling vistas. An expansion of uses would increase and diversify the visitors to the site and have the potential to allow year-round use of the properties.



Relationship to Local Objectives & Other Plans

Chapter 4



4. Relationship to Local Objectives & Other Plans

This chapter analyzes the relationship of the [Golf Course Redevelopment Plan](#) to local objectives, specifically existing master plan goals, objectives, and recommendations. Additionally, this chapter describes the relationship to the master plans of adjacent communities, Hunterdon County, and the State Development and Redevelopment Plan.

Local Objectives and Plans

This section discusses this Plan's relationship to the most recent planning documents in High Bridge and reviews the Plan against the Borough's Land Use and Development Ordinance.

2011 Sustainable Economic Development Plan

High Bridge adopted its [Sustainable Economic Development Plan](#) on October 27, 2011. Chapter 8 discusses the results of a public workshop conducted during the report process. One of the exercises asked participants to select three existing assets within the Borough and brainstorm ways to transform these assets into economic generators that would act as destinations. One of the recommendations noted on page 40 is "building a reception facility at the golf club".

Chapter 14 of the document, the Tourism Plan, discusses strategies to enhance High Bridge Hills Golf Club to help High Bridge become an outdoor recreation destination. On page 65, the Plan references the suggestions on how to improve the Golf Club, which include expanding the facility to have a club house with a gym and/or indoor pool and an event facility. The Plan then recommended the Borough examine if any additional amenities or new buildings could be developed at the High Bridge Hills Golf Club.

2013 Land Use Plan Element

The Borough's [Land Use Plan Element](#) of the Master Plan was adopted on May 20, 2013. One of the goals of the document is to "achieve a desirable balance of residential, open space, recreational, cultural and non-residential uses". This Plan would advance that goal by providing an opportunity to enhance the High Bridge Hills Golf Club.

2020 Open Space & Recreation Plan

The Borough adopted the [Open Space & Recreation Plan](#) on May 18, 2020. As the High Bridge Hills Golf Club parcels are not listed on the Borough's Open Space and Recreation Inventory, no recommendations were provided for the Golf Club.

2021 Master Plan & Development Regulations Reexamination

Most recently, the Borough adopted the [2021 Master Plan & Development Regulations Reexamination](#) ("[2021 Reexamination](#)") on March 15, 2021. The [2021 Reexamination](#) proposes new Goals and Objectives to guide master planning and land use within the Borough. The following

Economic Development Goals would be advanced by this Plan, including one Goal that specifically references the Golf Club:

- Encourage economic growth in a sustainable manner, in consideration of the unique historic and natural resources within High Bridge.
- Diversify High Bridge's economy.
- Utilize existing assets to continue to transform the Borough into a destination for cultural/heritage tourism and outdoor recreation.
- Seek compatible uses and/or upgrades to enhance the High Bridge Hills Golf Club, capitalizing on the facility's natural beauty and rolling vistas.

Additionally, page 48 of the 2021 Reexamination recommends a Redevelopment Plan be crafted for the Golf Club to aid in enhancing and upgrading the facility.

Land Use and Development Ordinance

The two lots in the Rehabilitation Area are in the "G" Permanently Dedicated Open Space Zone. The permitted uses and bulk standards for the G Zone are found in Section 145-408 of the Land Use and Development Ordinance.

Permitted principal uses of the G Zone include:

- Municipal parks, playgrounds and municipal buildings and uses as are deemed appropriate and necessary by the Mayor and Common Council.
- Other public buildings of a governmental or cultural nature.
- Golf courses, pools, tennis courts, basketball courts, ball fields or other recreational facilities approved by the Mayor and Common Council.

The following accessory uses are permitted:

- Off-street parking.
- Other uses and structures customarily incidental to the principal permitted use.

The G District does not have any area, yard and building requirements as the Ordinance indicates these standards are determined by the Mayor and Common Council.

Plan Relationship to Zoning

This Redevelopment Plan supersedes the underlying zoning for the Golf Course Rehabilitation Area. The Plan does utilize the permitted uses within the G Zone as a springboard in crafting the permitted uses within this document.

Conclusion

The Golf Course Redevelopment Plan as proposed is consistent with High Bridge's master planning documents. It advances certain Master Plan Goals and planning objectives that date back as far as 2011. The potential diversification of uses at the Golf Club will realize the vision and objectives to enhance the High Bridge Hills Golf Club.

Plans of Adjacent Communities

Township of Clinton

The Township of Clinton lies to the west of the Borough and Rehabilitation Area. In fact, a portion of the High Bridge Hills Golf Club is located within the Township of Clinton. On March 16, 2020, the Township adopted a 2020 Periodic Reexamination Report of the Master Plan and Development Regulations,² which included a Land Use Plan Element Amendment. A review of the document found no recommended changes relevant to the lands adjacent to the Rehabilitation Area, including the portion of the Golf Club within the Township.

The Township also adopted an Open Space and Recreation Plan³ on December 17, 2018. The High Bridge Hills Golf Club was not mentioned in this Plan.

Township of Lebanon

The Township of Lebanon is also adjacent to the Rehabilitation Area and includes a small portion of the High Bridge Hills Golf Club. The Township's last Master Plan Reexamination was adopted by the Planning Board on April 3, 2012.⁴ A review of the document found no recommendations relevant to the lands adjacent to the Rehabilitation Area.

Lebanon also adopted an Open Space and Recreation Plan on December 5, 2017.⁵ No recommendations were made that are relevant to the Rehabilitation Area.

Hunterdon County Plans

Hunterdon County has adopted several planning documents that support redevelopment and would be advanced by this Redevelopment Plan.

2007 Hunterdon County Growth Management Plan

Serving as the County Master Plan, the Hunterdon County Growth Management Plan⁶ is largely a document for the preservation of environmental resources and open space in a mostly rural county.

² 2020 Periodic Reexamination Report of the Master Plan & Development Regulations & Land Use Element Amendment, adopted on March 16, 2020. <http://www.clintontwpnj.com/modules/showdocument.aspx?documentid=3473>, accessed March 24, 2021.

³ Open Space and Recreation Plan, dated December 17, 2018. <http://www.clintontwpnj.com/modules/showdocument.aspx?documentid=2896>, accessed March 24, 2021.

⁴ 2012 Master Plan Reexamination Report, adopted on April 3, 2012. http://www.lebanontownship.net/government/boards/Planning%20Board/Disk2/Highlands_Munic%20Reex_Report%20Adoption%20Date.pdf, accessed March 24, 2021.

⁵ Open Space and Recreation Plan, adopted on December 5, 2017. <http://www.lebanontownship.net/government/boards/Planning%20Board/2017%20OSRP%20Final%20Complete.pdf>, accessed March 24, 2021.

⁶ Hunterdon County Growth Management Plan, adopted on December 13, 2007. <https://www.co.hunterdon.nj.us/pdf/hcpb/growthmanagement/Final/Final.pdf>, accessed March 24, 2021.

However, the document does acknowledge the use of redevelopment as an important revitalization tool for municipalities.

2014 Hunterdon County Comprehensive Economic Development Strategy

In December of 2014, the County adopted the Hunterdon County Comprehensive Economic Development Strategy.⁷ The Strategy provides a list of goals and objectives on page 23. The following Goals and Objectives would be advanced by this Redevelopment Plan:

- Goal: Foster planned economic development
 - Objective: Develop and support the tourism industry
 - Objective: Develop the collective impact of Hospitality/Retail/Entertainment and Recreation Industries
- Goal: Maintain a high quality of life
 - Objective: Support and develop Hunterdon County's arts, cultural, recreational, and historic assets
 - Objective: Increase the number of local and regional visitors to County parks and open space amenities

2018 Hunterdon County Strategic Park and Open Space Plan

On December 6, 2018, the County Planning Board adopted the Hunterdon County Strategic Park and Open Space Plan,⁸ which thoroughly analyzed the parks and open spaces in the County. Recommendations in this Plan were only made for County-owned parks, open spaces, and recreational facilities.

State Plans

Three State documents are worthy to note, they are described in the following sections.

Highlands Regional Master Plan

The Highlands Regional Master Plan was adopted in 2008⁹ and evaluates how to best protect the natural and cultural resources of the 88 municipalities within the Highlands Region. While the Plan does not specifically address the enhancement of the High Bridge Hills Golf Club, the following Goals, Policies, and Objectives would be advanced by this Redevelopment Plan:

⁷ Hunterdon County Comprehensive Economic Development Strategy, adopted December 2014. https://www.co.hunterdon.nj.us/pdf/planning/CEDS/Hunterdon%20CEDS_Final.pdf, accessed March 24, 2021.

⁸ Hunterdon County Strategic Park and Open Space Plan, adopted on December 6, 2018. <https://www.co.hunterdon.nj.us/openspace/StrategicPlan.htm>, accessed March 24, 2021.

⁹ Highlands Regional Master Plan, adopted on July 17, 2008. <https://www.nj.gov/njhighlands/master/>, accessed March 24, 2021.

- Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.
 - Policy 6H4: To promote compatible growth opportunities that include in-fill development, adaptive reuse, redevelopment, and brownfields redevelopment in existing developed areas.
- Goal 8C: Expansion of compatible and sustainable tourism and recreation within the Highlands Region.
 - Policy 8C1: To promote recreation and tourism based on economic initiatives, which derive economic benefit from sustainable use of the natural resources of the Highlands Region.

Additionally, it should be noted that on November 4, 2020 the New Jersey State Planning Commission passed Resolution 2020-12 endorsing the Highlands Regional Master Plan. This means that any municipality deemed by the Highlands Council to be in conformance with the Regional Master Plan (whether previously or in the future), is equivalently deemed to have received Plan Endorsement from the State Planning Commission.

2001 State Development and Redevelopment Plan

The most recent State Plan was adopted in 2001. It should be noted that the State of New Jersey did prepare a revision to the 2001 Plan entitled the State Strategic Plan, but it was never adopted.¹⁰ The 2001 Plan contains eight State-wide goals. This document could advance two of those goals:

- Goal #3 – Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey
- Goals #8 – Ensure Sound and Integrated Planning and Implementation Statewide

The 2001 Plan also included a State Plan Policy Map to guide future growth into compact areas and to protect the environs of the State. This Map identified the Golf Course Rehabilitation Area as Planning Area 5, Environmentally Sensitive Planning Area.

State Plan Policy Map

A new State Plan Policy Map was approved by the New Jersey State Planning Commission on December 14, 2020. After the 2001 Plan was adopted, the Highlands Water Protection and Planning Act was adopted in 2004. This regional planning entity encompasses 88 municipalities, including the entirety of High Bridge. The Highlands Council adopted a Regional Master Plan and created Land Use Capability Zones, similar to the state-wide policy zones created in 2001. The 2020 mapping illustrates the Golf Course Rehabilitation Area mostly in the Highlands Existing Community Zone

¹⁰ State Strategic Plan, draft final plan approved on November 14, 2011.

<https://www5.njit.edu/middlestates/sites/middlestates/files/NJ%20State%20Development%20and%20Redevelopment%20Plan%202011.pdf>, accessed March 24, 2021.

(yellow areas in Figure 1).¹¹ The Existing Community Zone consists of areas of concentrated development representing existing communities. These areas tend to have limited environmental constraints due to previous development patterns and may have existing infrastructure that can support additional development or redevelopment. Where served by adequate supporting infrastructure, lands within the Existing Community Zone are suited to higher densities and intensities of development than other Highlands Land Use Capability Zones.

As shown in Figure 1, a small portion of the Golf Course Rehabilitation Area is within the Highlands Existing Community-Environmentally Constrained Subzone (orange areas). The Existing Community Zone-Environmentally Constrained SubZone consists of significant contiguous Critical Habitat, steep slopes, and forested lands within the Existing Community Zone that should be protected from further fragmentation according to the Highlands Council. This Subzone is not appropriate for significant development and is best served by land preservation and protection. Development is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

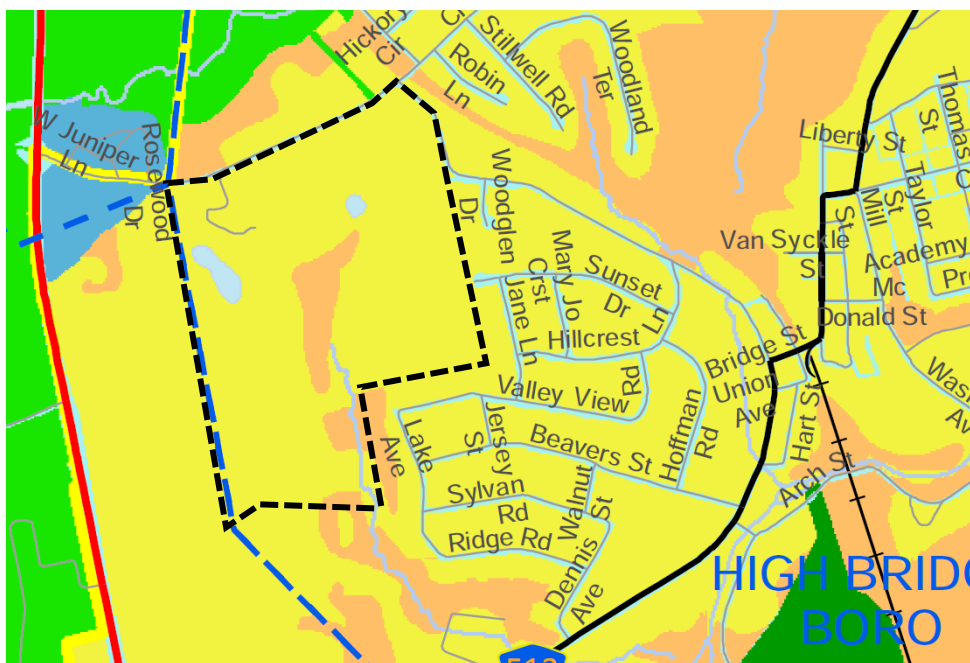


Figure 1 – 2020 State Plan Policy Map, Quadrant 46, With Approximate Golf Course Rehabilitation Area Boundary

The intention of this Golf Course Redevelopment Plan is to utilize the existing facilities on the property and slightly increase impervious coverage to accommodate the new uses. Any development on the site will comply with both the Borough’s ordinances as well as the Highlands Land Use Ordinance, if triggered.

¹¹ <https://nj.gov/state/planning/assets/docs/quads/quad046map.pdf>, accessed May 5, 2021.



Redevelopment Plan

Chapter 5



5. Redevelopment Plan

This chapter of the [Golf Course Redevelopment Plan](#) provides the general provisions, including review process, as well as land use and design requirements for the potential development/redevelopment of the Rehabilitation Area.

General Provisions

Relocation

As noted in Chapter 2, both lots are owned by the Borough. There are no market-rate or affordable residential units or residents that require relocation. Therefore, no relocation assistance is necessitated by this Plan.

Properties To Be Acquired

The Borough owns both lots within the Rehabilitation Area. No acquisition of any property through eminent domain is proposed.

Affordable Housing

Within the Rehabilitation Area there are no existing deed-restricted affordable housing units. Therefore, this Plan does not need to provide for any replacement of affordable housing units or relocation of affordable households.

Charging Infrastructure

The LRHL was recently amended to require redevelopment plans to identify locations for public electric vehicle charging infrastructure within the Rehabilitation Area in a manner that appropriately connects with an essential public charging network. This [Golf Course Redevelopment Plan](#) does not require the installation of electric vehicle charging stations within the Golf Course Rehabilitation Area.

Deviations From Redevelopment Plan Requirements

The Planning Board of the Borough of High Bridge may, after review of an application that is in one or more aspects inconsistent with the [Golf Course Redevelopment Plan](#), grant deviations from the strict application of the regulations contained in this Plan in accordance with the provision 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 [Golf Course Redevelopment Plan](#).
- An increase in the maximum permitted floor area ratio.
- An increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

Land Use & Development Requirements

This section of the document is divided into three categories – Definitions, Use and Bulk Requirements and General Standards.

Definitions

For the purposes of this report certain terms are defined as follows:

Banquet Hall – An establishment which is rented for events, including, but not limited to, weddings, receptions, dinners, corporate events, birthday parties, and other social gatherings. The facility may include an on-site kitchen and accessory rooms for purposes other than the main event space, such as a bridal suite. The accessory rooms shall not be rented out as a separate event space. Outdoor event spaces, such as, but not limited to, ceremony areas, shall be accessory to a banquet hall.

Clubhouse – A building used for meetings and/or social activities that is accessory to a golf course.

Directional Sign – A sign that provides direction or information to pedestrians and/or vehicular traffic that is related to the movement on a premises.

Golf Course – One or more tracts of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse and/or pro-shop.

Pro-shop – An establishment at which golfing equipment is sold and/or repaired, which may include the sale of refreshments and snacks.

Restaurant - An eating establishment catering to seated customers indoors and/or outdoors, excluding any stand-up indoor eating places, drive-in or drive-through establishments. A restaurant may also include, as an accessory use, facilities for the sale of alcoholic or other beverages for on-premises consumption.

Tavern – An establishment used primarily for the serving of liquor by the drink to the general public and where food or package liquors may be served or sold only as accessory to the primary use.

Use & Bulk Requirements

A. Permitted Principal Uses

1. Banquet Hall
2. Golf Course
3. Restaurant
4. Tavern

B. Permitted Accessory Uses

1. Clubhouse
2. Fences and walls
3. Outdoor dining, which is accessory to a Restaurant or Banquet Hall
4. Outdoor event space
5. Parking and loading

6. Pro-shop
7. Signs
8. Storage/maintenance building
9. Temporary restroom trailer

C. Area and Bulk Regulations

1. There shall be a minimum 100-foot tract setback from the edge of the overall tract. Within this area no building or structure shall be erected.
2. Building height shall not exceed 40 feet.

General Standards

A. Off-Street Parking

1. All parking spaces shall measure no less than 9 feet by 18 feet.
2. All parking areas shall be designed in conformance with N.J.A.C. 5:23-7.1 et seq., the Barrier-Free Subcode, as well as the Americans with Disabilities Act.
3. Off-street parking shall be setback at least 20 feet from all rights-of-way.
4. Parking Ratios. The following off-street parking shall be provided:
 - (a) Banquet Hall – one space for every 2.5 persons permitted under the Fire Code’s maximum occupancy for each interior rentable space, not including accessory rooms.
 - (b) Golf course – three spaces per tee
 - (c) Restaurant – one space for every two seats
5. A valet parking plan, which is submitted to and reviewed by the Planning Board, may be used to satisfy the required number of parking spaces.

B. Loading

1. Facilities for loading are not required.

C. Lighting

1. Parking areas shall be illuminated with a minimum average of 1.0 footcandle.
2. Pedestrian walkways shall be illuminated with a minimum average of 0.5 footcandle.
3. Light poles shall not exceed 20 feet in height.

D. Trash

1. Trash receptacles shall be located to be inconspicuous.
2. All trash facilities shall be screened on three sides with a solid gate on the fourth side.

E. Signage

1. Refer to Chapter 145 for sign definitions and general sign regulations.
2. The following signs shall be permitted:
 - (a) Wall Signs, subject to the following limitations:
 1. There shall be no more than one wall sign per building unless a building contains multiple principal uses.
 2. The maximum sign area shall be 80 square feet.
 3. Wall signs may be illuminated.
 - (b) Freestanding Signs, subject to the following limitations:
 1. A freestanding sign may be a pole or monument sign.
 2. There shall be no more than one freestanding sign per street frontage.
 3. The maximum sign area shall be 60 square feet.
 4. The maximum sign height shall be 8 feet.
 5. Freestanding signs may be externally illuminated.
 - (c) Directional Signs, subject to the following limitations:
 1. Directional signage shall be installed as needed to guide visitors within the site.
 2. The maximum sign area shall be 5 square feet.
 3. The maximum sign height shall be 4 feet.
 4. Directional signage may be externally illuminated.

F. Fences and Walls. See Section 145-304 for standards.



Relationship to Zoning

Chapter 6



6. Relationship to Zoning

Zoning Provisions

Effect of Plan

The Golf Course Redevelopment Plan supersedes the existing zoning for the Golf Course Rehabilitation Area and the applicable provisions of the Borough's Land Use and Development Ordinance.

Terms & Definitions

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

Other Applicable Design & Performance Standards

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

Conflict & Severability

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 work, phrase, section, or provision shall be deemed severable and the remainder of the Golf Course Redevelopment Plan shall remain in full effect.

Zoning Map Revision

Zoning Map Revision

This Golf Course Redevelopment Plan supersedes the underlying zoning, which requires the Official Zoning Map to be amended for the Golf Course Rehabilitation Area.

The Zoning Map is hereby amended to illustrate the Block 20, Lots 1 and 1.01 as the "Golf Course Rehabilitation Zone".



Amendments & Duration

Chapter 7

7. 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.

Recommendations for Redevelopment Agreement Provisions

While this Plan provides an outline for the redevelopment of the designated Golf Course Rehabilitation Area, the details of how the redevelopment will be implemented will need to be specified in a redevelopment agreement that is negotiated between the Borough and the redeveloper(s). No development shall proceed to the High Bridge Planning Board for subdivision or site plan approval until after a redevelopment agreement is executed by the Borough of High Bridge in accordance with Section 9 of the LRHL. The redevelopment agreement shall conform to the provisions of this Plan.

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 rehabilitation.

This Plan will remain in effect until Certificates of Completion have been issued for the Golf Course Rehabilitation Area, or until the Plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Mayor and Council.

Designation of Redeveloper(s)

In order to assure that the vision of the 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 in accordance with the LRHL, will designate the redeveloper(s) for any redevelopment project in the area governed by this Plan. All redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Mayor and Council as one of the requirements to be designated as the redeveloper(s).



Appendix

Chapter 8



8. Appendix

- A. Council Resolution 95-27
- B. Council Resolution 085-2021
- C. Planning Board Resolution 14-2021
- D. Council Ordinance 2021-031

Appendix A

Council Resolution 95-27

May 11, 1995

RESOLUTION #95-27

WHEREAS, the Revised Statutes of the State of New Jersey, more particularly N.J.S.A. 40A:21-1 et seq., the Five Year Exemption and Abatement Law (the "Five Year Law"), allows a municipality to offer certain tax exemptions and abatements for areas deemed to be in need of rehabilitation; and

WHEREAS, the Mayor and Common Council of the Borough of High Bridge, County of Hunterdon, State of New Jersey believe that it is in the best interests of the Borough to encourage improvements to be made to the local infrastructure; and

WHEREAS, a significant portion of the structures found within the Borough are in a deteriorated or substandard condition; and

WHEREAS, an area must be defined as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14 in order to qualify for tax abatements and/or exemptions allowed by the Five Year Law; and

WHEREAS, there is a continuing pattern of vacancy, abandonment or under-utilization of properties within the Borough; and

WHEREAS, there is a persistent arrearage of property tax payments on properties within the Borough.

WHEREAS, the Mayor and Common Council believe that a program of rehabilitation consisting of extensive repair, reconstruction or renovations to existing structures in the Borough will foster the elimination of substandard structural and/or housing conditions and arrest the deterioration of the structures within the Borough; and

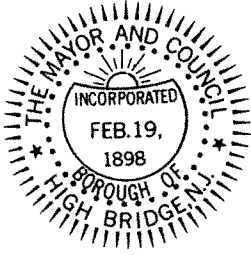
WHEREAS, the Mayor and Common Council believes that the designation of the whole Borough as an area of rehabilitation is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of High Bridge in the County of Hunterdon, State of New Jersey as follows:

1. The entire Borough be and hereby is declared as an area of rehabilitation as provided by N.J.S.A. 40A:21-1 et seq. and N.J.S.A. 40A:12A-14.
2. Prior to the final passage and adoption of this Resolution, a copy shall be submitted to the Planning Board for review and comment.
3. The Planning Board shall thereafter have forty-five (45) days to submit to the Mayor and the Common Council modifications and/or recommendations to this Resolution at which time the Mayor and Common Council may pass this Resolution, with or without any suggested modification and/or recommendations proposed by the Planning Board.

ALFRED W. SCHWEIKERT, III
Mayor

ATTEST:
Claire R. Knapp, Municipal Clerk



BOROUGH OF HIGH BRIDGE

97 WEST MAIN STREET, HIGH BRIDGE NJ 08829-1900

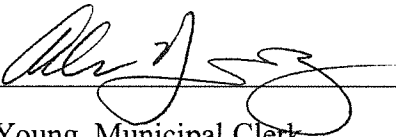
P: (908) 638-6455 - F: (908) 638-9374 - E: CLERK@HIGHBRIDGE.ORG

OFFICE OF THE CLERK

04/17/2019

CERTIFICATION

I, Adam Young, Municipal Clerk, hereby certify that this Resolution #95-27 was duly adopted by the Borough of High Bridge Common Council at a meeting duly held on the 11th day of May 1995; that this resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.



Adam Young, Municipal Clerk

Appendix B

Council Resolution 85-2021

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

AMENDMENT OF PROFESSIONAL SERVICE CONTRACT

RESOLUTION: 085-2021

ADOPTED: 02/11/2021

WHEREAS, a professional service contract for Borough Planner was awarded to Colliers International formerly known as Maser Consulting by Resolution #010-2021 on January 4, 2021; and

WHEREAS, additional professional services are required for planning expenses for preparation of a Redevelopment Plan in the amount of \$10,850.00; and

WHEREAS, a certification of funds available has been completed by the CFO for said project.

NOW THEREFORE BE IT RESOLVED that the Borough Council of the Borough of High Bridge, in the County of Hunterdon and State of New Jersey that the contract originally awarded to Colliers International formerly known as Maser Consulting for Borough Planner shall hereby be amended to include an additional \$10,850.00 for preparation of a Redevelopment Plan in the Current Fund.

I, Bonnie Ann Fleming, Chief Financial Officer of the Borough of High Bridge, do hereby certify funds are available for this contract from: Acct# 10537620.



Bonnie Ann Fleming
Chief Financial Officer

ATTEST:



Adam Young
Municipal Clerk



Michele Lee
Mayor

Appendix C

Planning Board Resolution 14-2021

**BOROUGH OF HIGH BRIDGE PLANNING BOARD
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION NO. 14-2021

**RESOLUTION OF THE BOROUGH OF HIGH BRIDGE PLANNING
BOARD RECOMMENDING THE ADOPTION OF A REDEVELOPMENT
PLAN FOR THE AREA DESIGNATED AS BLOCK 20, LOTS 1 & 1.01 ON
THE BOROUGH TAX MAP(S), KNOWN AS THE GOLF COURSE
REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, by Resolution No. 95-27, adopted July 13, 1995, the Council of the Borough of High Bridge (the “**Borough Council**”) designated the entire Borough of High Bridge, in the County of Hunterdon, New Jersey (the “**Borough**”) as an area in need of rehabilitation (the “**Rehabilitation Area**”); and

WHEREAS, the Redevelopment Law requires that the Planning Board of the Borough (the “**Board**”) review the proposed resolution designating the Rehabilitation Area; and

WHEREAS, on June 5, 1995, the Board reviewed the proposed resolution and made recommendations to Borough Council regarding adoption of Resolution No. 95-27; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a) and -7, the Borough Council is authorized to prepare, adopt, revise, and amend a redevelopment plan for an area within the Rehabilitation Area; and

WHEREAS, by Resolution No. 085-2021, the Borough Council authorized and directed planning consultant, Darlene A. Green, PP, AICP, of Colliers Engineering & Design, Inc. (then known as Maser Consulting Inc.) to prepare a redevelopment plan (the “**Redevelopment Plan**”)

for a portion of the Rehabilitation Area identified on the Tax Maps of the Borough as Block 20, Lots 1 and 1.01 (the “**Golf Course Rehabilitation Area**”), draft dated May 5, 2021; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Board is required to transmit to the Borough Council a report containing its recommendations concerning the Redevelopment Plan, or proffer any revision or amendment thereto, including the Board’s identification of any provision(s) of the Redevelopment Plan that are substantially inconsistent with the Borough Master Plan; and

WHEREAS, on May 13, 2021, the Borough Council adopted Resolution No. 161-2021 directing the Board to review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of N.J.S.A. 40A:12A-7(e); and

WHEREAS, on May 24, 2021, the Board conducted a public virtual hearing to review and consider the May 5, 2021 draft of the Redevelopment Plan; and

WHEREAS, the Board was guided in its review of the Redevelopment Plan by the comments and advice of its planning consultant, Darlene A. Green, PP, AICP; and

WHEREAS, the Board provided the public with an opportunity to comment, ask questions, and submit objection(s), if any, to the Redevelopment Plan; and

WHEREAS, having reviewed the Redevelopment Plan and considered any comments made in connection with its evaluation during the May 24, 2021 hearing, the Board finds that all provisions contained within the Redevelopment Plan are consistent with the Borough Master Plan and/or are designed to effectuate the Borough Master Plan; thus, the Board recommends that same be adopted by the Borough Council.

[REMAINDER INTENTIONALLY LEFT BLANK]

NOW THEREFORE, be it resolved by the Borough of High Bridge Planning Board, on this 24th day of May, 2021, as follows:

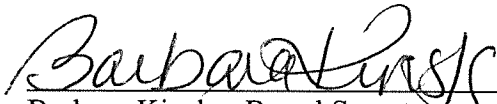
1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. The Board makes the following findings of fact:
 - a. The Board's planning consultant, Darlene A. Green, PP, AICP, of Colliers Engineering & Design, Inc., is a duly qualified planning expert and provided expert testimony regarding the Redevelopment Plan proffered to the Board.
 - b. During its consistency review and evaluation, the Board received the comments of Ms. Green, the author of the Redevelopment Plan.
 - c. The Board is satisfied that, after completing the public hearing on May 24, 2021, that the Redevelopment Plan satisfies the criteria required by the Redevelopment Law.
 - d. The Board also finds and determines that the Redevelopment Plan is substantially consistent with, and/or designed to effectuate, the provisions of the Borough Master Plan, and that the provisions therein are not inconsistent with the Borough Master Plan.
3. Accordingly, the Board recommends that the Redevelopment Plan be adopted by the Borough Council.
4. Upon its adoption, the Board Secretary shall furnish a copy of this Resolution along with the comments contained on the attached "**Exhibit A**" (if any), which shall be, and hereby is, the report of the Board, as required by N.J.S.A. 40A:12A-7(e), to the

Borough Council containing the Board's recommendation regarding the adoption of the Redevelopment Plan.

5. This resolution shall take effect immediately.

ATTEST:

Borough of High Bridge Planning Board



Barbara Kinsky, Board Secretary



Steve Dhein, Chairperson

CERTIFICATION

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Borough of High Bridge Planning Board at a meeting held on May 24, 2021.



Barbara Kinsky, Board Secretary

**BOROUGH OF HIGH BRIDGE PLANNING BOARD
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION NO. 14-2021

EXHIBIT A – SCHEDULE OF COMMENTS & RECOMMENDATIONS

The Borough of High Bridge Planning Board does not have any comments or recommendations in connection with this redevelopment plan.

Appendix D

Council Ordinance 2021-031

Introduction 05/27/2021
Publication 06/02/2021
Adoption 06/09/2021
Publication 06/17/2021

ORDINANCE 2021-031

ORDINANCE OF THE COUNCIL OF THE BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON, NEW JERSEY, ADOPTING THE “GOLF COURSE REDEVELOPMENT PLAN BLOCK 20, LOTS 1 AND 1.01” PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 et seq.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-14*, the Council (the “**Borough Council**”) of the Borough of High Bridge, in the County of Hunterdon, New Jersey (the “**Borough**”) by Resolution #95-27, finally adopted July 13, 1995 designated the entire Borough as an area in need of rehabilitation (the “**Rehabilitation Area**”); and

WHEREAS, the Redevelopment Law requires that the planning board of the Borough (the “**Planning Board**”) review the proposed resolution designating the Rehabilitation Area; and

WHEREAS, on June 5, 1995, the Planning Board reviewed the proposed resolution and made recommendations to Borough Council; and

WHEREAS, in order to effectuate the redevelopment of a portion of the Rehabilitation Area identified on the Tax Maps of the Borough as Block 20, Lots 1 and 1.01 (the “**Golf Course Rehabilitation Area**”), and pursuant to the authority granted under the Redevelopment Law, the Borough caused Colliers Engineering & Design, Inc. (the “**Planner**”) to prepare a redevelopment plan for the Golf Course Rehabilitation Area entitled “Golf Course Redevelopment Plan Block 20, Lot 1 and 1.01”, dated May 5, 2021, attached hereto as **Exhibit A** (the “**Redevelopment Plan**”) providing the development standards for the Golf Course Rehabilitation Area; and

WHEREAS, the Borough Council has reviewed and considered the proposed Redevelopment Plan; and

WHEREAS, on May 13, 2021, the Borough Council adopted Resolution #161-2021 directing the Planning Board to review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, on May 24, 2021, the Planning Board presented the Redevelopment Plan and allowed all those present who wished to comment to be heard; and

WHEREAS, upon receipt and review of the Planning Board's recommendations relating to the Redevelopment Plan, and consultation with the Planner and redevelopment counsel, the Borough Council believes that adoption of the Redevelopment Plan is in the best interests of the Borough and will best facilitate the appropriate development of the Golf Course Rehabilitation Area; and

WHEREAS, the Borough has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Golf Course Rehabilitation Area in conformity with the Borough's redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of High Bridge, in the County of Hunterdon, New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Redevelopment Plan, attached hereto as **Exhibit A**, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough's municipal code, as and where indicated.

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

6. This Ordinance shall take effect in accordance with all applicable laws.

[CERTIFICATION ON NEXT PAGE]

CERTIFICATION

I, Adam Young, Borough Clerk of the Borough of High Bridge, Hunterdon County, New Jersey, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Municipal Council at a meeting held on the 9th day of June, 2021.



Adam Young, Borough Clerk

ATTEST:



Adam Young
Municipal Clerk



Michele Lee
Mayor