

TOWNSHIP OF EAST BRUNSWICK

ORDINANCE NO: 23-29



ADOPTED: DECEMBER 11, 2023

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 87, LOT 10.07, ALSO KNOWN AS 509 CRANBURY ROAD, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF EAST BRUNSWICK, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ.

WHEREAS, the Township of East Brunswick (the "Township") is committed to redeveloping the area commonly known as Block 87, Lot 10.07 (509 Cranbury Road) (the "Property"); and

WHEREAS, on March 13, 2023, the Township Council directed the Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether the Property should qualify as a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-1 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et. seq. (the "Redevelopment Law"); and

WHEREAS, on June 21, 2023, the Planning Board held a public hearing where its professional planners, Heyer, Gruel and Associates, presented a preliminary investigation report and testimony that the Property met the statutory criteria to be designated as an Area in Need of Redevelopment; and

WHEREAS, after reviewing the preliminary investigation report and conducting the public hearing, the Planning Board found that the Property met the statutory criteria for being designated an Area in Need of Redevelopment and made a formal recommendation that said Property be designated as an Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-1; and

WHEREAS, pursuant to Resolution #23-217, dated July 24, 2023, the Township Council declared the Property a non-condemnation Area in Need of Redevelopment and referred the preparation of a redevelopment plan for the Property to the Planning Board; and

WHEREAS, the Planning Board's planner, Heyer, Gruel & Associates prepared a redevelopment plan for the Property, which plan is entitled, "Cranbury Road and Ryders Lane Redevelopment Plan, Township of East Brunswick, Middlesex County, New Jersey, October 25, 2023" (the "Redevelopment Plan"); and

WHEREAS, at the October 25, 2023, Planning Board meeting, the board's planner presented the Redevelopment Plan and after discussion and deliberation the Planning Board adopted a Resolution recommending adoption of the Redevelopment Plan by the Township Council; and

WHEREAS, the Township Council has reviewed the October 25, 2023, Resolution of the Planning Board and reviewed the Redevelopment Plan, with the corrective edits as described by the Township's Director of Planning and Engineering, and now desires to adopt said corrected Redevelopment Plan, attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council of the Township of East Brunswick, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, attached hereto as Exhibit A, for the Property pursuant to N.J.S.A. 40A:12A-1 et. seq., of the Redevelopment Law;

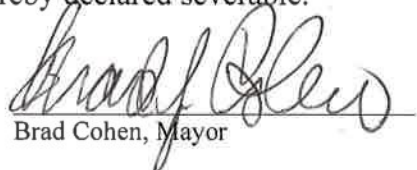
SECTION 2. The Redevelopment Plan shall supersede all provisions of Chapter 228, "Zoning", of the East Brunswick Township's Code, unless otherwise noted in said Redevelopment Plan; and

SECTION 3. Final adoption of this Ordinance/ Redevelopment Plan by the Township Council shall be considered an amendment of the Township of East Brunswick Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township shall be amended to include the boundaries described in the Redevelopment Plan and the provisions therein; and

SECTION 4. Upon introduction and first reading, the Municipal Clerk is hereby directed to transmit a copy of this Ordinance by regular and certified mail to all recorded owners of properties located within the Property together with the second reading hearing date; and

SECTION 5. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and, to this end, the provisions of this Ordinance are hereby declared severable.

Rejected
Approved

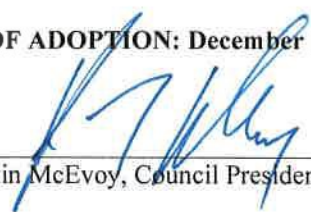

Brad Cohen, Mayor

December 12, 2023
Date

Reconsidered by Council _____

Override Vote Yes ___ No ___

DATE OF ADOPTION: December 11, 2023


Kevin McEvoy, Council President


Tamar Lawful, Municipal Clerk

[Voting block on the following page]

RECORDED VOTE OF COUNCIL						
Council Members	Motion	Second	Yes	No	Abstain	Absent
Behal			X			
Wendell	X		X			
Winston		X	X			
Zimbicki					X	
McEvoy			X			

**TOWNSHIP OF EAST BRUNSWICK
PLANNING BOARD
RESOLUTION**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF EAST BRUNSWICK FINDING CONSISTENCY AND RECOMMENDING THE ADOPTION OF THE REDEVELOPMENT PLAN AND REDEVELOPMENT ORDINANCE FOR PROPERTY LOCATED ON BLOCK 87, LOT 10.07 AT THE INTERSECTION OF CRANBURY ROAD AND RYDERS LANE

WHEREAS, by Resolution of the Township Council of the Township of East Brunswick, a referral was made to the Planning Board to prepare and study a Redevelopment Plan and Redevelopment Ordinance for the property designated on the Official Tax Map of the Township of East Brunswick as Block 87, Lot 10.07 which is located at the corner of Cranbury Road and Ryders Lane and commonly known as 509 Cranbury Road (the "Property"); and

WHEREAS, the Planning Board engaged the professional services of Heyer, Gruel & Associates to prepare the Redevelopment Plan and Redevelopment Ordinance for the Property; and

WHEREAS, Heyer, Gruel and Associates prepared the Redevelopment Plan and Redevelopment Ordinance for the Property which is attached hereto as Exhibit "A" and presented said report at the Planning Board meeting on October 25, 2023; and

WHEREAS, N.J.S.A. 40A:12A-7.a (1) requires that the Redevelopment Plan and Redevelopment Ordinance aforesaid be reviewed by the Planning Board for consistency with the Township's policies and objectives, including consistency with the Township's Master Plan and Master Plan Reexamination Reports;

NOW THEREFORE, on motion duly made and seconded, it is on this 25th day of October, 2023,

RESOLVED by the Planning Board of the Township of East Brunswick that the proposed Redevelopment Plan and Redevelopment Ordinance for the Property designated as Block 87, Lot 10.07 set forth in Exhibit "A" attached hereto and incorporated herein by reference be found to be consistent with the Township of East Brunswick's policies and objectives, including the Master Planning documents; and it is

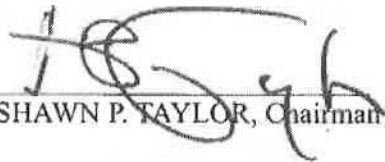
FURTHER RESOLVED by the Planning Board of the Township of East Brunswick that based upon its review of the Redevelopment Plan and Redevelopment Ordinance attached as Exhibit "A", that the Planning Board does hereby concur with the findings contained in same and recommends that the same be referred to the Township Council of the Township of East Brunswick for adoption; and it is

FURTHER RESOLVED that the Planning Board Secretary be directed to forward a copy of this Resolution, once adopted with Exhibit A attached hereto, to the Mayor and to the Township Council. A notice of this action shall also be transmitted by the Planning Board Secretary to the official newspaper for printing as required by law within ten (10) days of the adoption of this Resolution.

ATTEST:

TOWNSHIP OF EAST BRUNSWICK
PLANNING BOARD


MUHAMMAD HASHMI, Secretary

By: 
SHAWN P. TAYLOR, Chairman



**Cranbury Road and Ryders Lane
Redevelopment Plan
Township of East Brunswick
Middlesex County, New Jersey**

October 25, 2023

Prepared by:



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Cranbury Road and Ryders Lane Redevelopment Plan

Township of East Brunswick

Middlesex County, New Jersey

Reviewed by the East Brunswick Township Planning Board: October 25, 2023

Adopted: _____

Prepared by

H|G|A

Heyer, Gruel & Associates

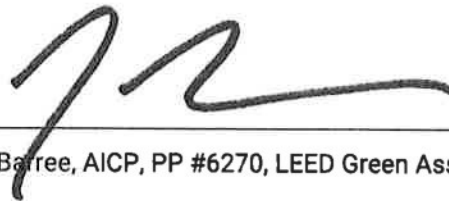
Community Planning Consultants

236 Broad Street

Red Bank, New Jersey 07701

732-741-2900

The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3.(b).



John Barree, AICP, PP #6270, LEED Green Associate

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INTRODUCTION AND PROCESS

REDEVELOPMENT STUDY AND DESIGNATION

The Redevelopment Area, known on the East Brunswick Tax Map as Block 87, Lot 10.07, is located at 509 Cranbury Road near the intersection of Cranbury and Ryders Lane. The site has approximately 415 feet of frontage along Cranbury Road and is separated from Ryders Lane by a strip of Township-owned property known as Lot 1.01. The property has an area of 6.65 acres and is developed with a vacant single-family dwelling, a barn, and the remains of a third structure. The single-family dwelling and the barn exhibit clear signs of dilapidation rendering them substandard and unsafe for occupancy. The majority of the site behind the single-family dwelling is farmland assessed property.

With a goal of increasing the supply of high-quality housing in the Township, on March 13, 2023, the Township Council directed the Planning Board to undertake a non-condemnation area in need of redevelopment investigation of the property located at Block 87, Lot 10.07. On June 21, 2023, the Planning Board held a public hearing where Heyer, Gruel, & Associates presented testimony that the property met the statutory criteria to be designated as an area in need of redevelopment. The Planning Board made a recommendation to the Township Council concurring with the report and testimony. At its July 24, 2023, meeting, the Township Council adopted resolution #23-217 designating Block 87, Lot 10.07 as a non-condemnation area in need of redevelopment.

The purpose of this Redevelopment Plan is to establish standards under which the property can be redeveloped pursuant to the statutory requirements set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) (the "LRHL"). The plan envisions the demolition of the existing structures on the site and the construction of a new senior living housing community to better meet the housing needs of the Township.

STATUTORY REQUIREMENTS

The LRHL at N.J.S.A. 40A:12A-7, requires that a redevelopment plan include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, C398 (C52:18A-196 et al.).
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.
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.
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.

This Plan addresses each of the statutory requirements.

EXISTING CONDITIONS**LOCATION AND DESCRIPTION**

The subject property consists of Block 87, Lot 10.07, which has an area of approximately 6.65 acres. The current lot was created as part of a subdivision application in 2001, which conveyed adjacent Lot 10.06 to the Township. The property is located centrally within the Township and is developed along Cranbury Road with a two-story single-family dwelling, a barn, and the remains of a third structure. The single-family dwelling and the barn exhibit clear signs of dilapidation and substandard conditions unwholesome to occupancy. There is a curb-cut and partial driveway apron along Cranbury Road; the remains of the gravel driveway are barely visible and has been overgrown with vegetation. No permits for work on the property have been sought since 1996, and there has been no evidence of any recent maintenance work performed on any of the structures present on the property. The single-family dwelling and the barn are located within a small, forested area. Approximately 5.65 acres of the site, behind the single-family home, serves as open space.

The subject property is located near the corner of the two major thoroughfares through East Brunswick – Cranbury Road (Country Route 535) and Ryders Lane (County Route 617). The property to the north of the Redevelopment Area is preserved open space on the Township's Recreation and Open Space Inventory. The properties east of the Redevelopment Area across Cranbury Road are developed with residential dwellings and a church. The property west of the Redevelopment Area is publicly owned open space, and the property to the south is farmland. Commercial uses are located along Cranbury Road with residential neighborhoods located directly off Cranbury Road. The nearby neighborhoods include a mix of single-family residences, duplexes, and townhomes.

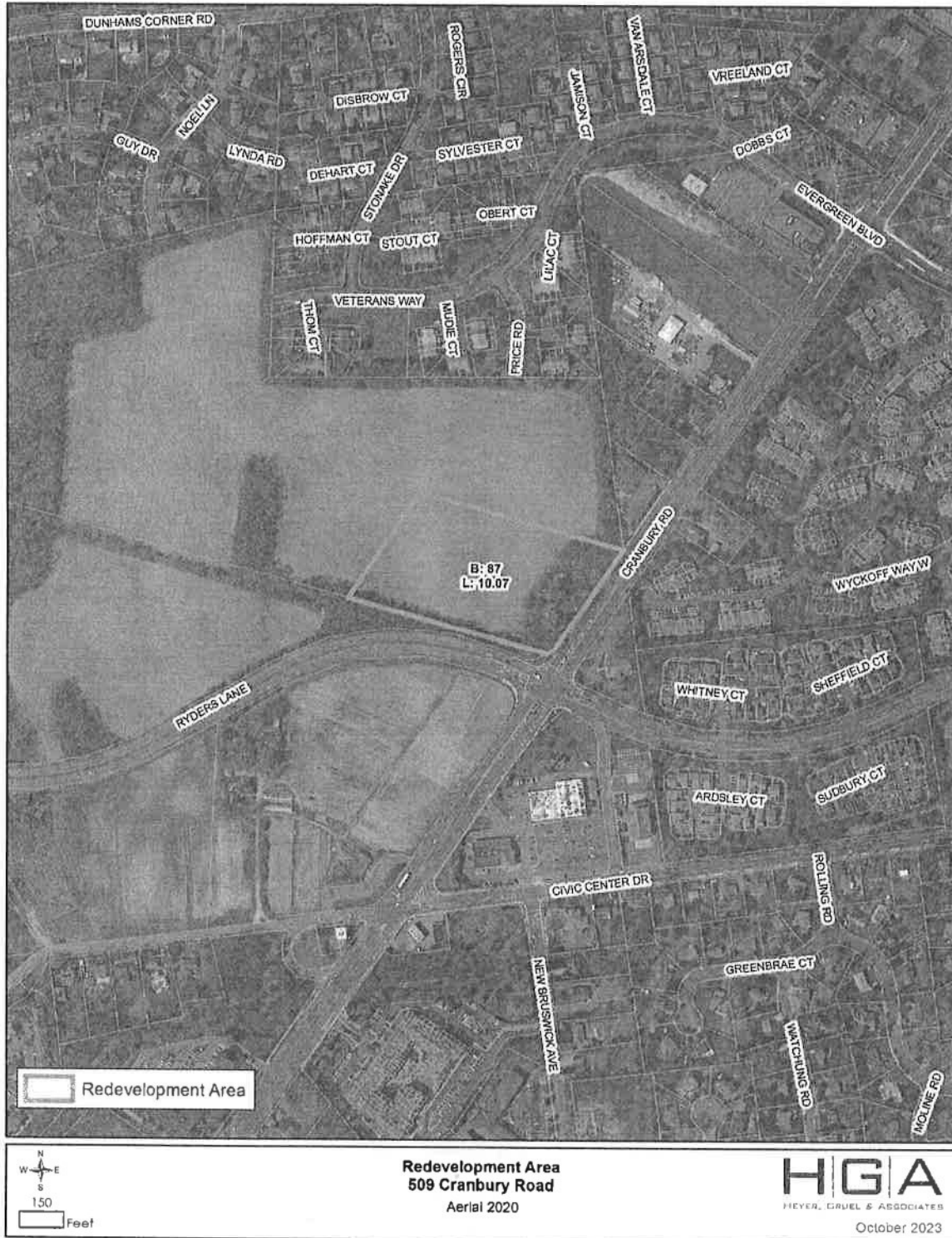


Figure 1 - Redevelopment Area Aerial

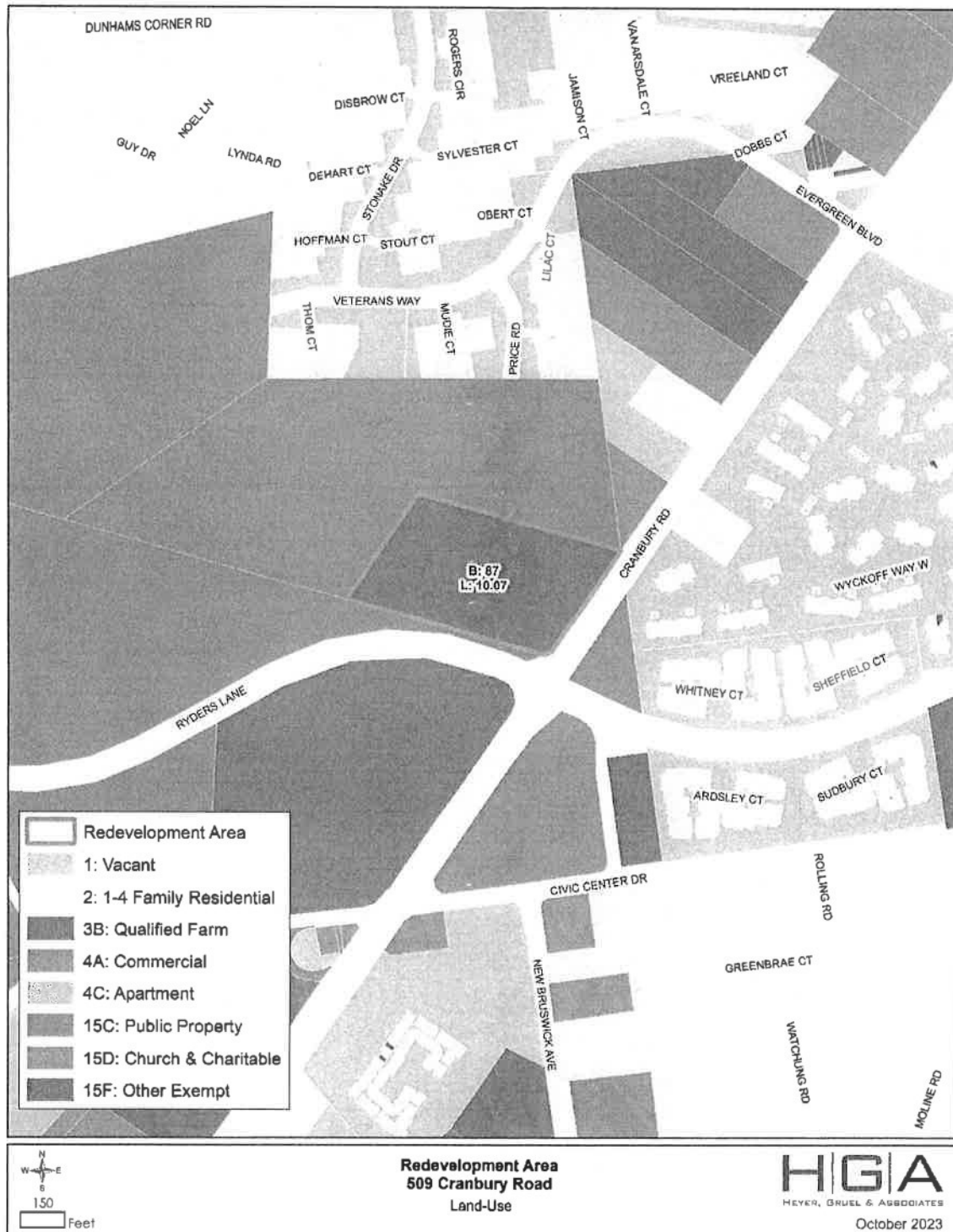


Figure 2 - Land Use Map

EXISTING ZONING

The entirety of the Redevelopment Area is in the Township's R-2 Single Family Suburban Residence zone. The R-2 zone is primarily located throughout the central areas of the Township. The permitted principal uses within the R-2 zone include:

- Single-family dwellings.
- Public and parochial schools and colleges for academic instruction.
- Public recreational and community center buildings and grounds.
- Public libraries and museums.
- Parks and playgrounds.
- Private, nonprofit recreational and community buildings, clubs, swimming pools and activities of a quasi public, social, fraternal or recreational character, such as golf and tennis clubs, camps, veterans or fraternal organizations which are not of a commercial character.
- Buildings used exclusively by the federal, state, county or local municipal government for public purposes.
- All agricultural activities and farm related uses of land which meet the definition in the New Jersey Farmland Assessment Act.
- Places of assembly and parsonages.
- Nursery Schools.
- Family Day Care Home.

Conditional uses within the R-2 zone include:

- Planned residential cluster development.

Permitted accessory uses within the R-2 zone include:

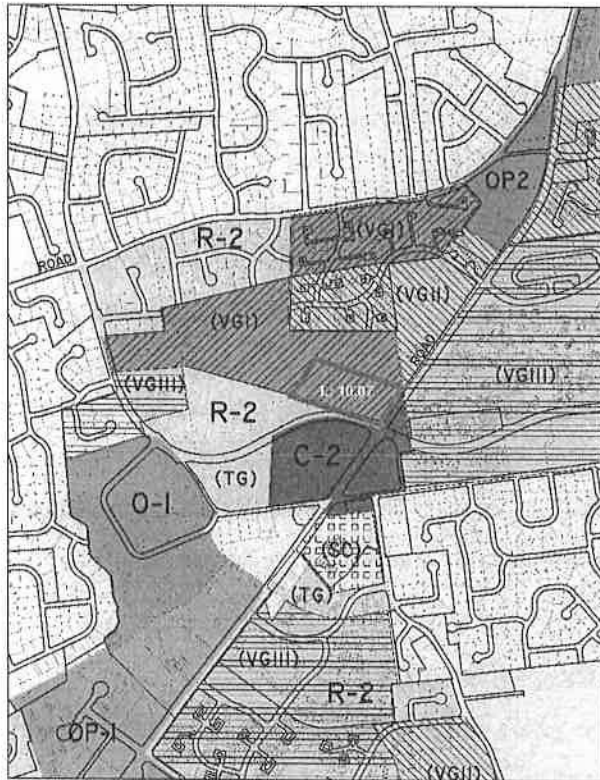
- Home occupations
- Private garages provided, however, that the garage shall be for not more than three private cars or two private cars and one commercial vehicle that is not greater than 20 feet in length, 7 feet in width or 8 feet in height.

Existing R-2 Bulk Standards

Bulk Standards within R-2 Zone §228-21	
Bulk Standards	Requirements
Max. Density	One dwelling per 20,000 SF
Min. Lot Width	120' for residential lots, 150' for non-residential uses
Min. Lot Area	20,000 SF for residential lots (22,000 SF for corner lots), one acre for non-residential lots
Min. Front Yard Setback	40'
Min. Side Yard Setback	20' (40' total between both sides)
Min. Rear Yard Setback	40'
Min. Accessory Building Side or Rear Setback	15'
Max. Building Height	35'
Max. Building Coverage	25%

The entirety of the Redevelopment Area is also located within the Village Green Overlay Zone (VG1). The VG1 zone primarily exists to provide standards for planned unit residential developments within the Township. The bulk standards for the zone vary depending on the type of residential development proposed. Permitted uses within the VG1 zone include:

- Single family detached residential structures.
- Accessory uses and structures customarily auxiliary thereto and as further restricted by the prohibited uses within the VG1 zone.
- Public buildings, including public schools and Township facilities.
- Quasi public buildings and places of worship.
- Parks, playgrounds and other public recreational and open space uses.



**ZONING MAP
EAST BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY, N.J.**

- RP RURAL PRESERVATION DISTRICT
 - RP-1 SINGLE FAMILY RURAL PRESERVATION TRANSITION DISTRICT
 - RP-3 RURAL PRESERVATION LOW DENSITY PRESERVATION DISTRICT
 - R-1 SINGLE FAMILY RURAL RESIDENCE
 - R-2 SINGLE FAMILY SUBURBAN RESIDENCE
 - R-3 SINGLE FAMILY RESIDENCE
 - R-4 GENERAL RESIDENCE
 - R-5 RESIDENCE DISTRICT
 - PROF PROFESSIONAL AND OFFICE
 - C-2 NEIGHBORHOOD BUSINESS
 - C-3 GENERAL COMMERCIAL
 - HC-1 NEIGHBORHOOD HIGHWAY COMMERCIAL DISTRICT
 - HC-2 GENERAL HIGHWAY COMMERCIAL DISTRICT
 - HC-3 HIGHWAY COMMERCIAL SHOPPING CENTER
 - OP-1 OFFICE / PROFESSIONAL
 - OP-2 OFFICE / PROFESSIONAL
 - OP-3 OFFICE, PROFESSIONAL, AND APARTMENT
 - PI PLANNED INDUSTRIAL PARK
 - IND INDUSTRIAL / MANUFACTURING
 - HC HISTORICAL COMMERCIAL
 - CHC HISTORICAL CLUSTER RESIDENTIAL / P-I
 - HR HISTORICAL RESIDENTIAL
 - HRHC HISTORICAL RESIDENTIAL / COMMERCIAL
 - HRP HISTORICAL RESIDENTIAL / PRESERVATION
 - MPHC MANUFACTURED MODULAR HOUSING CONTINGENCY
 - SCM SENIOR CITIZEN MIXED USE PLANNED DEVELOPEMENT
 - MUD MIXED USE DEVELOPEMENT
 - MUD-2 MIXED USE DEVELOPEMENT 2
 - MUD-3 MIXED USE DEVELOPEMENT 3
- OPTION ZONES**
- MUD MIXED USE DEVELOPEMENT
 - VG-1 VILLAGE GREEN I
 - VG-2 VILLAGE GREEN II
 - VG-3 VILLAGE GREEN III & BIA
 - TG TOWN GREEN
 - O-I OFFICE / INDUSTRIAL
 - H-H HOTEL
 - SC SENIOR CITIZEN
 - MUD MIXED USE DEVELOPEMENT / RESIDENTIAL

Figure 3 – Existing Zoning Map

PLAN PRINCIPLES, GOALS, AND OBJECTIVES

PURPOSE

The purpose of this Redevelopment Plan is to permit the redevelopment of the vacant single-family dwelling and accompanying structures located at Block 87, Lot 10.07 into a senior citizen living community.

The development of senior citizen housing is increasingly becoming a greater need throughout the country as the population of the United States continues to age. According to the United State Census Bureau, by 2030 the number of residents aged 65 years and older old will make up 21% of the population, up from 15% in 2018. Additionally, by 2060, nearly 25% of Americans will be aged 65 years and older and the number of people aged 85-plus will have tripled¹.

In order to meet this need and to expand the diversity of housing options available to East Brunswick residents, this Redevelopment Plan will promote the construction of a senior citizen living community.

GOALS AND OBJECTIVES

1. Expand the diversity of housing options available to residents in East Brunswick.
2. Encourage the development of housing options which meet the needs of senior citizen residents within East Brunswick.
3. Encourage the development of affordable housing options within East Brunswick.
4. Encourage sustainable design elements in the construction of new structures.
5. Incorporate electric vehicle charging stations and infrastructure to support the modernization and electrification of public and private vehicles.

¹ Jonathan Vespa, *The U.S. Joins Other Countries with Large Aging Populations* (United States Census Bureau, March 13, 2018). <https://www.census.gov/library/stories/2018/03/graying-america.html>

RELATIONSHIP OF THE PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7.c, redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. The Redevelopment Plan shall supersede the existing R-2: Single Family Suburban Residence District and VG1: Village Green One zones.

When utilizing the standards in this Redevelopment Plan, Township regulations affecting development that are in conflict are superseded by this Plan. Existing engineering standards, performance standards, and definitions shall apply, unless otherwise noted.

No deviations from the Redevelopment Plan standards may be granted which would require a "d" variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Township Council. Requests for "d" variance relief shall not be heard by the Township's Zoning Board of Adjustment.

Any deviations from bulk and other specific standards shall require "c" variance relief where noted in the Plan. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b.

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Township Ordinances and by N.J.S.A. 40:55D-1, et seq.

Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment to the Township Zoning Ordinance and Official Zoning Map.

LAND USE PLAN

DEFINITIONS

- **Senior Citizen Congregate Living Facility:** A residential facility where units are restricted by deed or other instrument to occupancy by no more than two persons, with the primary occupant being at least 55 years of age. Due to death, a surviving household member of less than 55 years of age shall be allowed to remain. The facility must feature a central lobby, common dining area, and recreational rooms. Hospitality services such as meal preparation, housekeeping, and transportation are provided on-site. The individual residential units shall offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable entrance door. For the purpose of interpreting the standards included in this plan and the Township Code, congregate living facilities shall be considered an institutional (non-residential) use.
- **Assisted Living Facility:** A facility which is licensed by the Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four (4) or more adult persons unrelated to the proprietor, with no more than two persons per unit, such persons either being related or consensual as to the living arrangement. The individual residential units shall offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable entrance door. For the purpose of interpreting the standards included in this plan and the Township Code, assisted living facilities shall be considered an institutional (non-residential) use.
- **Memory Care Facility:** A type of assisted living facility that specifically treats individuals that have been formally diagnosed with dementia and are experiencing either early stage or later stages of the condition.
- **Assisted Living Services:** A coordinated array of personal and health services, available 24 hours a day, which promote resident self-direction and participation in decisions that emphasize independence, individuality, privacy, dignity, and homelike surroundings to residents who have been assessed to need these services, including residents who require formal long-term care.

USES

The following uses shall be permitted principal uses. Any use not listed shall not be permitted.

Permitted Principal Uses

1. Senior Citizen Congregate Living Facility
2. Assisted Living Facility
3. Memory Care Facility
4. A combination of aforementioned permitted uses

Permitted Accessory Uses

1. Assisted Living Services
2. Recreational Facilities
3. Dining and Kitchen Facilities
4. Health Care Facilities
5. Storage Space
6. Administrative Offices
7. Off-street Parking
8. Fences and Walls
9. Electric Vehicle Charging Stations
10. Solar Panels
11. Other customarily incidental uses accessory to a permitted principal use

Affordable Housing

Redevelopment Plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b). The uses permitted in Plan are institutional residential uses. As such, the set-aside of specific units for low- and moderate-income households is not feasible. The redeveloper shall satisfy its affordable housing obligation in the following manner:

1. The portion of a redevelopment project allocated for use as a Senior Citizen Congregate Care Facilities shall be treated as a nonresidential development and subject to the Nonresidential Development Fee, as required in Section 132-32.1.E of the Township Code.
2. For the Assisted Living and/or Memory Care Facility component of a redevelopment project, at least 10% of the beds are reserved for Medicaid eligible residents per New Jersey Department of Health (NJDOH) assisted living licensure requirements outlined in N.J.S.A 26:2H-12.16, "Definitions relative to residential facilities for Medicaid recipients; 10 percent utilization requirement." Per the requirements, at least 10% of assisted living beds must be occupied by Medicaid eligible residents within 3 years of the facility's opening.

BULK STANDARDS

The requirements for the Redevelopment Area shall be as specified in the table and subsections below. Any deviation from these standards shall require variance relief pursuant to the standards of N.J.S.A. 40:55D-70c. In some cases, specific sections of the Township Ordinance are cited by number and title. If the Ordinance is re-numbered, the new section with the corresponding title shall apply for the purposes of this Plan.

General Bulk Standards

Bulk Standards	Requirements
Minimum Lot Area	5 acres
Minimum Lot Width	400 feet
Minimum Lot Frontage	400 feet
Minimum Lot Depth	400 feet
Minimum Setback from Cranbury Road	75 feet
Minimum Side Yard Setback	40 feet
Minimum Rear Yard Setback	40 feet
Minimum Combined Side Yard Setback	80 feet
Maximum Building Height*	4 stories / 60 feet
Maximum Lot Coverage by Building	25%
Maximum Impervious Coverage	65%
<p>*Building height shall be measured pursuant to Township Code §228-3. Appurtenances such as stair towers, elevator overruns, architectural features, and mechanical equipment shall be permitted to exceed the maximum height by up to eight (8') feet provided they do not occupy more than 10% of the roof area. Solar panels shall not be considered a rooftop appurtenance for purposes of calculating occupied roof area.</p>	

Parking and Electric Vehicle Charging Standards

1. Parking and electric vehicle charging shall adhere to the standards set forth in §228-218.1, "Parking," except as noted in the following sections.
2. Developments shall conform to the following on-site parking requirements for the specific uses indicated in the following sections:
 - a. Senior Citizen Congregate Living Facility: 0.8 spaces per unit.
 - b. Assisted Living Facility: 0.5 spaces per unit.
3. Parking spaces for people with disabilities shall be provided in accordance with the Americans with Disabilities Act.
4. Electric vehicle charging stations shall be required based upon the number of parking stalls provided as follows:
 - a. 0 to 50 stalls require one make-ready parking stall.

- b. 51 to 75 stalls require two make-ready parking stalls.
 - c. 76 to 100 stalls require three make-ready parking stalls.
 - d. 101 to 150 stalls require four make-ready parking stalls.
 - e. 151 stalls and above requires 4% of the stalls be make-ready parking spaces, 5% of which must be ADA compliant.
5. Parking spaces shall not be located within any required buffer area.

DESIGN STANDARDS

This section details the design standards within the Redevelopment Area. Any deviation from these standards should be considered by the Planning Board and may be granted as a design exception pursuant to the standard for exceptions from site plan regulations at N.J.S.A. 40:55D-51.a. Where design or engineering standards are not specified in this Plan, the standards set forth in the Township Ordinance shall apply.

Architectural Design Standards

1. Exterior walls of buildings shall not have large blank or featureless expanses. Building facades shall include design elements such as decorative lintels or cornices, recessed windows or projecting window bays, balconies, and decorative elements.
2. Through wall or window HVAC systems, such as PTACs, shall not be permitted.
3. Buildings shall incorporate similar design materials throughout the structure.
4. Roof-mounted mechanical equipment shall be screened with parapet walls or other architectural features to limit visibility at the property line.

Fence and Wall Standards

1. All fences and walls shall be subject to the provisions set forth in Township Code §228-226, "Restrictions on fences."

Landscape Standards

1. All landscaping shall adhere to the provisions set forth in Township Code §192-38, "Landscaping," and Township Code §192-48, "Shade Trees," except as noted in the following sections. Deviations from the standards including within §192-48, "Shade Trees," shall be considered site plan exceptions.
2. Native plant species shall be utilized to the extent feasible. Native plant species can be found at: http://www.npsnj.org/pages/nativeplants_Plant_Lists.html and other similar sources.
3. Invasive plant species shall be prohibited. A list of invasive species and their alternatives can be found at: <https://www.invasive.org/alien/pubs/midatlantic/midatlantic.pdf> and other similar sources.

4. Parking Lot Landscape Specifications
 - a. Landscaping shall be provided within parking lot islands and at the perimeter of parking stalls where sidewalks and driveways are not provided.
 - b. Parking lot islands shall be provided to break up rows of parking spaces into segments not to exceed 20 spaces in a row.
 - c. Where parking lot islands are to be planted, they shall be a minimum width of six (6) feet from interior edge of curb to curb.
5. Up to fifty (50%) of the existing trees may be removed for the purpose of clearing space for the building envelope, driveways and yard without replacement trees required. If more than fifty (50%) of the existing trees are removed any additional tree removed over fifty percent of what is existing, is required to be replaced.

Buffer Design

1. All buffers shall adhere to the provisions set forth in Township Code §192-28, "Buffers," except as noted in the following sections.
2. Buffer Requirements:
 - a. Where the lot abuts a residential zone or use, a buffer consisting of a strip of land in no case less than ten (10) feet in width is required.
 - b. Where the lot abuts Cranbury Road, a buffer consisting of a strip of land in no case less than twenty (25) feet in width is required.
 - c. Buffer areas shall be uniform in width and continuous.
 - d. Green stormwater management structures, facilities and access drives are permitted in buffer areas.

Lighting Standards

1. Lighting shall adhere to the standards set forth in Township Code §192-39, "Lighting," except as noted in the following sections.
2. All lighting fixtures used for exterior and site lighting shall use LED lamps.
3. All light fixtures shall be shielded to prevent off-site spillage and glare.
4. Light poles in parking lots shall not exceed twenty-five (25') feet in height.
5. Light poles along pedestrian walkways shall not exceed twelve (12') in height.
6. Light fixtures shall specify a Kelvin value not to exceed 4,000K.

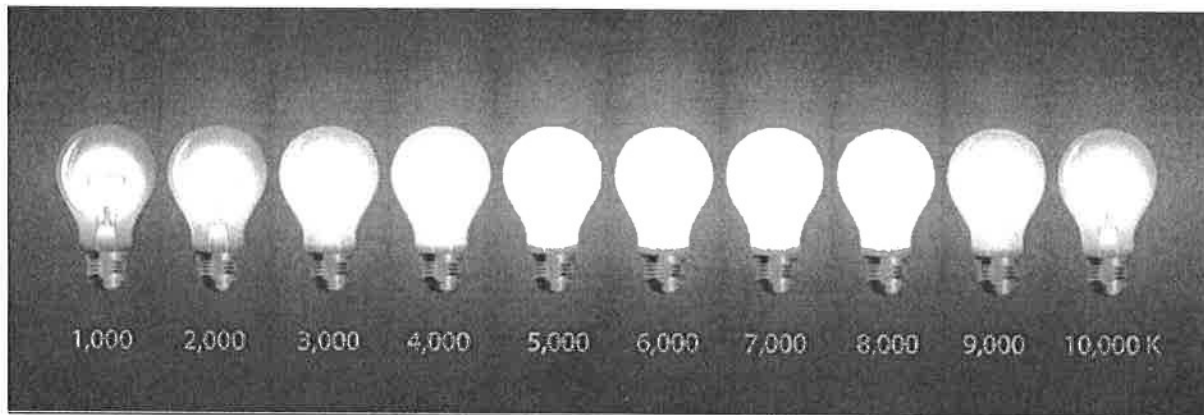


Figure 4 – Kelvin Color Temperature Scale (Source: Larson Electronics)

Parking Design

1. Parking design shall adhere to the standards set forth in Township Code §192-43, "Parking."

Equipment Screening Requirements

1. Mechanical equipment or other apparatus necessary for the operation of the building or structure shall adhere to the standards set forth in Township Code §192-46, "Screening of Equipment."

Loading Standards

1. Loading requirements shall adhere to the standards set forth in Township Code §192-40, "Loading Areas," except as noted in the following section.
2. Loading, pick-up, and drop-off areas shall be clearly designated with pavement markings and signage.

Driveways

1. The maximum grade of a driveway shall not exceed ten percent (10%) and the minimum grade shall not be less than one percent (1%) unless specifically approved by the Township Engineer.
2. Pavement for driveways shall have five (5) inches bituminous stabilized base and two (2) inches bituminous surface course of material in conformance with N.J.D.O.T. Standard Specification for Road and Bridge Constructions in effect at the time of construction.
3. Driveways shall provide curb return radii of not less than fifteen (15) feet for all right turn movements. Driveway width shall be a minimum of twelve (12) feet for one-way driveways and twenty-four (24) feet for two-way driveways.
4. At driveways with curb return radii, the curb depression shall accommodate the exterior limits of the radii. The depression shall be smoothly formed to maintain a lowered curb face across the depression of at least one (1) inch, but not more than one and one-half (1 ½) inches. The bottom of the curb shall be lowered to maintain full curb depth across the depression.

Sidewalks, Walkways, Pedestrian Walks

1. Sidewalks, walkways, and pedestrian walks shall adhere to the provisions set forth in Township Code §192-49, "Sidewalks, Walkways, Pedestrian Walks," except as noted in the sections below.
2. Sidewalks, Walkways, and Pedestrian walks shall have a minimum width of five (5') feet.

Signage Standards

1. All signage shall adhere to the standards set forth in Township Code §228, "Zoning," Article XXXI, "Signs," except as noted in the following sections.
2. One freestanding sign or bulletin board is permitted, not more than eighty (80) square feet in area, not to exceed seven (7') feet in height, per driveway, not to exceed two signs for the entire property.
3. The lot may include incidental signs, not to exceed four, necessary to provide directions provided that each sign does not exceed three square feet in area.

Recycling and Refuse Collection Standards

1. Recycling and refuse collection shall adhere to the standards set forth in §192-52, "Solid Waste & Recyclable Storage & Disposal," except as noted in the following section.
2. A landscaped area shall not be required along the fence or wall enclosing the refuse storage area.

Stormwater Management Standards

1. Stormwater management requirements shall adhere with the standards set forth in §192-53, "Stormwater Control."

Utility Standards

1. Utility requirements shall adhere to the standards set forth in Township Code §192-44, "Public Utilities."

Sustainability Standards

Green Building Standards – The Redeveloper is encouraged, but not required to, register the buildings in the Redevelopment Area in the USGBC LEED certification program. In addition, a minimum of 22 of the following 30 sustainability actions shall be included in the development of any new buildings:

- 1) Passive Solar, Ventilation & Shading Design
 - a. Passive Solar - The basic natural processes used in passive solar energy are the thermal energy flows associated with radiation, conduction and natural convection. When sunlight strikes a building, the building materials can reflect, transmit or absorb the solar radiation. These basic responses to solar heat lead to design elements, material choices and

- placements that can provide heating and cooling effects in a home. Passive solar energy means that mechanical means are not employed to utilize solar energy.
- b. Solar Photovoltaic Readiness – Roofs should be constructed to accommodate a future solar PV system. This includes ensuring that the roofing structure and finish material can bear the structure required to add a solar PV array. In addition, there must be a 2" (minimum) conduit run that provides roof-to-electrical panel room connectivity.
 - c. Passive Ventilation & Shading – Buildings and windows should be oriented to resist cold northern winds and lack of sun in the winter and open to warmer southern breezes in the summer. Apply suitable roof overhangs, awnings and/or deciduous trees.
- 2) Pedestrian Paths (Sidewalks) - Build sidewalks that are wide, pleasant, and buffered from automobile traffic. Create pleasant walkways and bikeways through site to community areas, between buildings, surrounding neighborhoods, and parking.
 - 3) Ducts and HVAC protected from dust during construction and/or cleaned prior to occupancy - Completely seal duct and HVAC equipment openings with plastic film and tape, or other suitable material, until after final cleaning of unit. If system is used during construction, install MERV 8 filters on all return grills. In addition (or as an alternative), thoroughly flush and vacuum all ducts prior to system startup and upon completion of all construction and finish work.
 - 4) Low VOC Interior Paints and Finishes - Follow VOC limits for all paints.
 - 5) Low VOC Adhesives and Sealants - Follow VOC limits for all adhesives and sealants.
 - 6) MERV 8 (or higher) air filters in ducted forced air systems - Install pleated furnace filters, minimum MERV 8, during testing and balanced of HVAC system and for the life of the system. If running ducted forced air system during construction, use MERV 8 filters during construction, replace regularly, and prior to system testing and balancing.
 - 7) Combustion Devices Directly Vented or Sealed - With the exception of gas stoves, all combustion devices must be power vented or sealed combustion.
 - 8) Automatic Bathroom Ventilation - Install fans that directly vent to the outside in bathroom with automatic timer control. This is also a minimum requirement for ENERGY STAR Certification. Fans shall have a maximum of 1.5 sones (noise level).
 - 9) Direct Vent of Kitchen - All kitchen exhausts shall be directly vented to the outside.
 - 10) Encapsulation of non-UF (Urea Formaldehyde) free composite cabinets - If Urea Formaldehyde is in any particleboard or other composite wood product incorporated into the interior of the project (cabinetry, countertops, etc.), all exposed edges (those not covered by another, sealing material – including backs) must be coated and sealed with water-based polyurethane or approved paint to slow the out-gassing rate of harmful toxins. Sealing can be done in shop, before delivery, however, if the cabinetry is cut on-site, the cut faces must be resealed prior to installation.
 - 11) Insulation with Low Formaldehyde Content

- a. The most common form of insulation in homes today is fiberglass, fabricated primarily from silica sand, which is spun into glass fibers and held together with an acrylic phenol-formaldehyde binder. There are brands of fiberglass insulation that do not contain phenol-formaldehyde binding agents and are an unfaced white batt insulation bonded with a formaldehyde free thermosetting resin. The Uniform Construction Code prohibits urea-formaldehyde foam insulation. The binder used in batt insulation should be phenol-formaldehyde-free.
 - b. One of the more reasonable priced alternatives to fiberglass insulation is cellulose spray-in insulation; of which recycled newspaper is a major component. Other alternative insulation systems to consider are soy foam, recycled denim, and oyster shell insulation.
- 12) Operable Windows - Choose windows that can be opened. Operable windows provide opportunities for natural heating, cooling, and ventilation as well as providing a direct connection to the outdoors and the neighborhood. Also, ensure that the window is easily operable. For example, if the window is too heavy to lift and does not have a lip to grab then it is not readily operable; this could really be an issue for frail or elderly residents, who would have to call for assistance.
 - 13) Smoke-Free Building - Implement and enforce a "no smoking" policy in all common and individual living areas of all buildings. Common areas include rental or sales offices, entrances, hallways, resident services areas and laundry rooms.
 - 14) Exterior Wall Drainage Plane - Provide exterior wall drainage plane using building paper, housewrap or layered water-resistant sheathings (rigid insulation or a foil covered structural sheathing) with seams taped or sealed.
 - 15) Window Flashing Details - All windows and exterior openings must demonstrate best practices for flashing details in order to create a weather resistant barrier. Details must be developed to meet the intent for both the window and wall system manufacturer's products. Window details will show pan and sill flashing, damming the edges of the bottom sill flashing, and location of weep holes to exterior facade.
 - 16) Roof - Roof warranty should be 30 years for pitched roofs and 20 years for flat roofs.
 - 17) All Units ENERGY STAR Certified - All Projects are required to be Energy Star Certified or Equivalent as a threshold.
 - 18) ENERGY STAR Appliances - Refrigerator, clothes washer, and dishwasher must be ENERGY STAR rated.
 - 19) ENERGY STAR Lighting Fixtures - Install ENERGY STAR labeled lighting fixtures or the ENERGY STAR Advanced Lighting Package in all interior units, and use ENERGY STAR or high-efficiency commercial grade fixtures in all common areas and outdoors. Also, install ENERGY STAR or equivalent energy efficient lamps in all fixtures.

- 20) Windows with Low-E coating - All windows installed should meet ENERGY STAR guidelines and have a low-E coating.
- 21) Occupancy and Daylighting Controls - Lighting in community and meeting rooms, laundry, and other common spaces, must have occupancy and automatic daylight controls to reduce energy use when unoccupied. Common space does not include hallways, stairwells and any means of egress. For example, exterior porch and site lighting has daylight sensors and controls.
- 22) High Energy Factor Water Heaters beyond ENERGY STAR Requirements - Install water heater with energy factor greater than 60% AFUE for gas fired units and 0.95 for electric. For unit-by-unit water heaters, use electric water heater (tank type) of 0.91 EF (efficiency) or greater; a natural gas water heater (tank type) of 0.60 or greater for 50-gallon, 0.62 EF or greater for 40-gallon, or 0.65 EF or greater for an instantaneous model (tankless).
- 23) Easy to Use Programmable Thermostats - Provide a seven-day, digital programmable thermostat that runs on 24volts of the HVAC system, with battery backup, and no mercury. Make buttons large and system easy to use.
- 24) Recycle or salvage construction and demolition debris - Develop plan and protocol to properly sort and dispose of construction waste material separate from recycled material. Establish a system for daily collection and separation of materials designated to be recycled including concrete, metals, wood, recyclable plastics, bottles and cardboard, at a minimum.
- 25) Recycling Centers in Common Areas - Design buildings with easy access to recycling stations that are well marked, easy to understand and accessible and compatible with county or municipal recycling programs.
- 26) Low-Flow Fixtures - Faucets shall be a maximum of 1.5 gpm in the kitchen, and 0.5 gpm for the bathroom. Showerheads shall be a maximum of 2 gpm.
- 27) High Efficiency Toilets - Toilets shall have an efficiency of 1.3 gallons per flush, or better (less). Dual-flush toilets can also be used with a maximum flush of 1.3 gallons.
- 28) Green Roofs - Green roofs (roofs with a vegetative surface and substrate) provide for better stormwater management, better regulation of building temperatures, and reduced heat island effect. An additional benefit of green roofs is that they have been shown to increase the marketability of a building and provide a significant aesthetic benefit to building occupants.
- 29) Cool Roofs - Cool roofs are designed to reflect more sunlight and absorb less heat than a standard roof. Cool roofs are implemented through coatings, membranes, built-up layered roofs, and other methods. A cool roof shall be specified to have a minimum 3-year aged solar reflectance of 0.55 or a solar reflectance index of 64.
- 30) Pursue LEED Certification (Leadership in Energy and Environmental Design) - This certification program is a nationally accepted benchmark for the design, construction, and operation of high-performance green buildings.

OPEN SPACE PLAN

The Redevelopment Area shall include on-site indoor and outdoor amenities for use by future residents. These areas shall be passive in nature and may consist of seating areas, gardens, fountains, etc.

Adjacent Lot 10.06 is owned by the Township of East Brunswick. Consideration should be given to pedestrian connections between the Redevelopment Area and potential open space and recreation amenities that may be developed on Lot 10.06. In addition, public parking and cross-access that can serve the open space and recreation facilities on Lot 10.06 may be provided within the Redevelopment Area. The Township and Redevelopment Agency shall evaluate how the designated redeveloper can provide improvements or a contribution toward future improvements to develop recreational facilities on the adjacent property.

The scope of open space and recreational improvements, and/or parking and access improvements within the Redevelopment Area and on adjacent Lot 10.06 shall be defined in a future redevelopment agreement.

CONFORMANCE WITH TOWNSHIP OBJECTIVES

The LRHL (N.J.S.A. 40A:12A-7.a(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township Master Planning documents.

EAST BRUNSWICK TOWNSHIP MASTER PLAN2015 Master Plan Reexamination Report

The Township's most recent Master Plan was adopted in April 1990. Since then, the Master Plan has been reexamined five times, most recently in 2015. The 2015 Master Plan Reexamination outlines a series of goals for the municipality. This Plan is consistent with the Master Plan, but most specifically advances the following goals:

- To continue to meet the housing needs of wide ranges of incomes and age levels.
- To continue to provide varied housing types in meeting these needs.
- To utilize planning and development techniques which consider social and environmental factors in meeting future housing needs.
- To utilize modern water runoff control techniques to improve local drainage patterns and enhance the environment, applying such controls in a manner which would enhance the safety of residents and animals.
- To ensure all development is adequately served by public water, storm drainage and other utility systems in an economic and coordinated manner.

RELATIONSHIP TO OTHER PLANS**STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7.a(5)(c)).

In 2001, the State Planning Commission adopted the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- 1) Revitalize the State's cities and towns.
- 2) Conserve the State's natural resources and systems.
- 3) Promote beneficial economic growth, development and renewal for all New Jersey residents.
- 4) Protect the environment, prevent and clean up pollution.
- 5) Provide adequate public facilities and services at a reasonable cost.
- 6) Provide adequate housing at a reasonable cost.
- 7) Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

- 8) Ensure sound and integrated planning and implementation statewide.

This Plan is broadly consistent with the SDRP and specifically advances stated goals 1, 6, and 8 of the SDRP.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. This Redevelopment Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

- 1) Provide for much of the state's future redevelopment.
- 2) Revitalize cities and towns.
- 3) Promote growth in compact forms.
- 4) Stabilize older suburbs.
- 5) Redesign areas of sprawl.
- 6) Protect the character of existing stable communities.

This Plan directly advances stated goals 1, 2, 3, and 5 for Planning Area 1.

STATE STRATEGIC PLAN

The final draft of the State Strategic Plan was released in 2012. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Plan and the State Strategic Plan Draft. This Plan is consistent with the stated goals of the State Strategic Plan. This Plan exemplifies the guiding principle of "Spatial Efficiency", where new development is encouraged to be located in areas where infrastructure is already in place to support growth.

This Plan meets the following "Garden State Values" of the State Strategic Plan:

- Prioritize Redevelopment, infill, and existing infrastructure.
- Create high-quality, livable places.
- Diversify housing opportunities.

MIDDLESEX COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)).

Middlesex County's most recent, relevant Master Plan Element is the 2022, Open Space and Recreation Plan adopted as part of the Middlesex County Destination 2040 comprehensive planning effort. Per the Open Space and Recreation Plan, the parcels surrounding the redevelopment area are municipally owned open space funded through the Green Acres Program. The Open Space Plan provides goals and

recommendations which will preserve existing open space, preserve natural habitats, and expand the number of parks and recreational opportunities throughout the county. This Redevelopment Plan will not impact open spaces present on adjacent parcels and, therefore, complies with the 2022 Open Space and Recreation Plan.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). The Township of East Brunswick shares borders with Edison Township, Sayreville Borough, South River Borough, Old Bridge Township, Spotswood Borough, Helmetta Borough, Monroe Township, South Brunswick Township, North Brunswick Township, and Milltown Borough. The Redevelopment Area has no direct connection or proximity to these adjacent uses. As such, the Plan is likely to have no associated impact on these municipalities.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

REDEVELOPMENT ENTITY

The East Brunswick Redevelopment Agency shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate or conditionally designate a redeveloper prior to the submission of an application to the Planning Board for any approval based on the standards of this Redevelopment Plan to the Planning Board.

PROPERTY TO BE ACQUIRED

The LRHL at N.J.S.A. 40A:12A-7.a(4) requires an identification of any property to be acquired within the Redevelopment Area. The Redevelopment Area has been designated as a non-condemnation redevelopment area. No property acquisition using eminent domain is authorized or anticipated as a part of this Plan.

RELOCATION ASSISTANCE

The LRHL at N.J.S.A. 40A:12A-7.a(3) requires a provision for temporary or permanent relocation of residents in the Redevelopment Area. There are no occupied residential structures within the Redevelopment Area. As such, no residents will be displaced temporarily or permanently as a result of this Redevelopment Plan.

AFFORDABLE HOUSING UNITS

The LRHL at N.J.S.A. 40A:12A-7.a(6) requires an inventory of housing units affordable to low- and moderate-income households that are to be removed as a result of implementation of the redevelopment plan. No occupiable residential structures currently on the site. Therefore, no affordable housing units are identified to be removed as part of the implementation of this Plan.

AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of applicable law, the East Brunswick Township Council may amend, revise or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

DURATION OF THE REDEVELOPMENT PLAN

The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied the conditions that warranted the redevelopment area designation may be deemed to no longer exist. This shall also be reflected in covenants established between the Township/Redevelopment Entity and a redeveloper in accordance with N.J.S.A. 40A:12A-9.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL shall apply to the implementation of this Plan.