

Prepared For:

Borough of Roselle Park

110 East Westfield Avenue

Roselle Park, New Jersey 07204

2018

**West Webster Avenue Area 1
Redevelopment Plan
Block 506, Lots 2, 3, 4, & 5
Borough of Roselle Park, NJ**



Prepared By:

Neglia Engineering Associates

34 Park Avenue, Lyndhurst NJ 07071

NEA Project: RSPKMUN18.010

West Webster Avenue Area 1 Redevelopment Plan

Prepared for:
Borough of Roselle Park
Union County, New Jersey

October 2018

Prepared by

Neglia Engineering Associates
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The original of this report was signed and sealed in accordance with Chapter 41 of Title 13 of
the State Board of Professional Planners

Anthony Kurus, P.E., P.P.
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TABLE OF CONTENTS	PAGE
1. INTRODUCTION	1
A. BASIS FOR THE PLAN	1
B. PURPOSE/VISION	1
C. NOTE ON PLAN TERMINOLOGY	1
D. DEFINITIONS	1
2. CONTEXT	2
A. SURROUNDING AREA CONTEXT	2
B. RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES	2
C. RELATIONSHIP TO ZONING ORDINANCE	3
3. USE AND BULK REGULATIONS	4
A. PERMITTED USES	4
B. AREA, YARD, BULK AND PARKING REGULATIONS	4
4. BUILDING AND SITE DESIGN	6
A. LANDSCAPING	6
B. LIGHTING	6
C. SIDEWALKS	6
D. RECYCLING AND REFUSE AREAS	6
E. SIGNAGE	6
F. UTILITIES	6
G. BUILDING FAÇADE DESIGN	7
H. COMMON AREAS AND AMENITIES	7
I. BIKE PATH	7
J. GREEN INFRASTRURE AND GREEN BUILDING DESIGN	8
K. COMPLETE STREETS	8
5. PLAN CONSISTENCY REVIEW	9
A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES	9
B. RELATIONSHIP TO THE UNION COUNTY MASTER PLAN	9
C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN	9
6. REDEVELOPMENT ACTIONS	11
A. OUTLINE OF PROPOSED ACTIONS	11
B. PROPERTIES TO BE ACQUIRED	11
C. OTHER ACTIONS	11
7. GENERAL PROVISIONS	12
A. EASEMENTS	12
B. SITE PLAN AND SUBDIVISION REVIEW	12
C. IMPACTS FROM CONSTRUCTION	12

<u>TABLE OF CONTENTS (continued)</u>	<u>PAGE</u>
D. APPROVALS BY OTHER AGENCIES	12
E. NON-DISCRIMINATION PROVISIONS	12
F. DURATION OF THE PLAN	13
G. DEVIATION REQUESTS	13
H. ESCROWS	13
I. INFRASTRUCTURE	13
J. REDEVELOPER’S AGREEMENT	14
8. OTHER PROVISIONS	15
9.PROCEDURE FOR AMENDING THE APPROVED PLAN	16

LIST OF FIGURES

FIGURE 1: REDEVELOPMENT AREA CONTEXT MAP

FIGURE 2: REDEVELOPMENT AREA BOUNDARIES

1. INTRODUCTION

A. BASIS FOR THE PLAN

This Redevelopment Plan has been prepared for an area comprised of four (4) parcels located on the southbound side of West Webster Avenue in the approximate center of the municipality. The Study Area as identified herein is bounded by West Webster Avenue to the north, railroad right of way and property owned by the Lehigh Valley Railroad to the south, the existing Borough little league field complex to the west and Locust Street to east. The Study Area consists of Tax Lots 2, 3, 4, and 5 in Block 506 (the “Study Area”) as per the Borough of Roselle Park Tax maps.

The Borough of Roselle Park Borough Council has determined by resolution that the Study Area qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment Housing Law (“LRHL”) at N.J.S.A. 40A-12A-5 (the “Redevelopment Area”). This Redevelopment Plan has been prepared to provide the development regulations and other standards to guide in the redevelopment of the Redevelopment Area.

B. PURPOSE/VISION

The Redevelopment Plan sets standards for construction of buildings and other improvements in the Redevelopment Area. The Redevelopment Plan is intended to promote a cohesive economic environment accentuating the Borough’s proximity and access to mass transit, including the local train station, and integrate a future development project with the surrounding neighborhood through appropriate building scale, location, artistic elements, bikeways, walkways, and landscaping. The Redevelopment Plan is designed to meet these objectives through commercial and mixed use development, providing new residential options and new businesses to the Borough of Roselle Park.

C. NOTES ON PLAN TERMINOLGY

For the purposes of this Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.”

- “Shall” means that a developer is required to comply with the specific regulation, without any deviation.
- “Should” means that a developer is encouraged to comply but is not required to do so.

D. DEFINITIONS

The definitions set forth in the Zoning and Land Use Regulations of the Borough of Roselle Park shall apply to this Redevelopment Plan. If a term used in this Redevelopment Plan is not

defined in the Zoning Ordinance of the Borough of Roselle Park, the definition in the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. or the LRHL shall apply.

2. CONTEXT

A. SURROUNDING AREA CONTEXT

The Redevelopment Area is comprised of four (4) parcels located on the southbound side of West Webster Avenue in the approximate center of the municipality. The Redevelopment Area is bounded by West Webster Avenue to the north, railroad right of way and property owned by the Lehigh Valley Railroad to the south, the existing Borough little league field complex to the west and Locust Street to east. The Redevelopment Area consists of Tax Lots 2, 3, 4, and 5 in Block 506 as per the Borough of Roselle Park Tax maps. The Redevelopment Area is approximately one (1) acre in size.

The Redevelopment Area's locational context within the Borough is shown on Figure 1. The Redevelopment Area is located in an area of the Borough characterized by a mixture of public facility uses such as the little league field and school, residential lots and the railroad right of way that borders the area to the south side.

B. RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

The most recent Master Plan for the Borough of Roselle Park was adopted in 1997. This document has been supplemented by periodic re-examination reports as mandated by the Municipal Land Use Law. Re-examination reports were adopted in 2003, 2009, and 2016. The most recent report, which was adopted in 2016, includes both general and specific planning recommendations. The Redevelopment Area is identified as site 11 in the Master Plan Reexamination Report as a potential redevelopment area to provide opportunities for new development in Borough of Roselle Park.

Other more general goals and recommendations relevant to this plan include the following:

1. Preserve and protect the integrity of Roselle Park's residential neighborhoods to maintain them as desirable environment.
2. Reduce housing turnover by encouraging home ownership opportunities and discouraging the creation of illegal rental apartments in existing homes.
3. Re-zone underutilized properties to capitalize on the Borough's existing resources, such as access to mass transit and highway accessibility.
4. Preserve the present business areas of the Borough, maintaining sufficient retail, service and office facilities to meet the needs of Roselle Park's residents.
5. Ensure that new development is visually and functionally compatible with the physical character and desired image of the Borough.

6. Improve the visual and physical appearance of all nonresidential areas, while protecting residential neighborhoods from nonresidential encroachment.
7. Ensure that all development is designed with respect to architectural heritage, including buildings, streetscape, and landscape.
8. Provide for the safe and efficient movement of persons and goods throughout the Borough.

This Redevelopment Plan is consistent with the above goals and recommendations.

C. RELATIONSHIP TO ZONING ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Borough of Roselle Park regulating development in the Redevelopment Area. In any situation where zoning issues are not specifically addressed herein, the Borough of Roselle Park Zoning Ordinance shall be applicable. Final adoption of this Plan by the Borough Council of the Borough of Roselle Park shall be considered an amendment of the Borough of Roselle Park Zoning Map.

3. USE AND BULK REGULATIONS

Development in the Redevelopment Area shall be regulated by the requirements of this chapter.

A. **PERMITTED USES**

1. Principal permitted uses

The following uses, or any combination thereof, are permitted:

- a. Mixed Use – Residential Multi Family Apartments over ground floor parking, lobby with first floor/ground floor commercial uses
 - a. Residential units are permitted only on the floors above the first floor
- b. The following ground floor commercial uses are permitted on the first or ground floor as part of a proposed mixed use development:
 - a. Retail Sales and Services specifically excluding hair, nail, and skin care services
 - b. Café, coffee shop, bagel shop or similar casual dining establishments are encouraged. Outdoor seating component integrated into an attractive streetscape for the above noted casual dining uses is encouraged
 - c. Accessory and supportive uses that are customarily incidental to principal permitted use
 - d. Light fitness uses such as yoga studios or instructional fitness classes
 - e. Art studios and art galleries

B. **AREA, YARD, BULK AND PARKING REGULATIONS**

- a. Residential Multi-Family Apartments
 - 1) Minimum lot area: 1 acres
 - 2) Maximum building coverage: 90%
 - 3) Maximum impervious coverage: 85%
 - 4) Maximum height: Three (3) Stories/40 feet
Four (4) Stories/50 feet⁽¹⁾
 - 5) Minimum front yard setback: 5 feet
 - 6) Minimum side yard setback: none
 - 7) Minimum rear yard setback: none
 - 8) Maximum Density 60 Units
 - 9) Bedroom Distribution - No more than 30% of the project shall include 2 bedrooms. The remainder of the project may include studios, and 1 bedrooms. **3 Bedroom units are prohibited for market rate units.**
 - 10) Parking requirement for residential
Multi-family apartments 1.5 spaces per unit⁽²⁾

Open Space/Outdoor Recreational Area 20 percent⁽³⁾

b. Retail/Commercial/Restaurant/Banks/Office/Café'

- 1) Minimum retail/commercial component: 4,000 sf
- 2) Located at street level in residential multifamily apartments
- 3) All other bulk requirements established in subsection a. above shall apply
- 4) Off-street parking for Café'/Restaurant: 1 space per 3 seats⁽⁴⁾

West Webster Avenue Area 1 Redevelopment Plan Bulk Requirement Notes

1. No more than 25% of the ground floor building footprint shall be permitted to exceed three (3) stories/40 feet. Building shall be set back a minimum of 100 feet from the West Webster Avenue Right of Way for the inclusion of a fourth story adjacent to the Railroad Right of Way.
2. This deviation from the New Jersey Residential Site Improvement Standards is warranted due to the Redevelopment Area's accessibility to transit service, close proximity of the train platform and the presence of stores and services within a reasonable distance.
3. Open Space and Outdoor Recreation shall include passive recreation areas that include but are not limited to the following, at and above grade terraces, pedestrian plazas, landscaped areas, pool, community garden, etc.
4. Shared parking is permitted for retail/non-residential component. Applicant shall provide details on any proposed shared parking agreement with respect to timing, location, usage as to how the proposal will satisfy the parking requirements of the Redevelopment Plan.

4. BUILDING AND SITE DESIGN

A. LANDSCAPING

All portions of the Redevelopment Area not devoted to buildings, surface parking areas, driveways or sidewalks shall be landscaped. On properties one acre or greater in area, total landscaped area shall not be less than 15 percent of the overall site area.

Street trees shall be provided along the street frontage of the Redevelopment Area.

Foundation plantings, including trees and shrubs, shall be provided at the base of each building on the side of the front facades in the area between the building and the pedestrian walkways. Foundation plantings should also be provided along other portions of buildings where possible.

New streetscape shall be attractive to promote a desirable visual environment to encourage and enhance pedestrian circulation along the project frontage.

B. LIGHTING

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All lighting of outdoor parking areas shall conform to Ordinance 2498, Section 40:-2803 of the Borough of Roselle Park Zoning Ordinance, which sets forth the lighting and design standards for off-street parking areas. Namely, all lighting shall be installed such that it will not be visible from neighboring properties.

Decorative LED street lighting shall be provided along the project to illuminate the proposed streetscape for safe pedestrian circulation.

C. SIDEWALKS

Streetscape sidewalks shall be provided along all public streets, and shall have a minimum width of six feet. A streetscape sidewalk plan showing proposed green belt surfacing utilizing pavers, stamped concrete, or similar and streetscape sidewalk scoring pattern shall be provided for review.

An interior network of sidewalks shall be provided in order to facilitate safe pedestrian access between all buildings, parking areas and public sidewalks. The minimum width of interior sidewalks shall be four (4) feet.

D. RECYCLING AND REFUSE AREAS

One or more designated areas shall be provided for the storage of recyclables and refuse. Such areas shall be located within a building or enclosure.

E. SIGNAGE

Signage regulations shall be governed by Section 40-3002 of the Borough of Roselle Park Zoning Ordinance. A unified design theme shall be provided for identification signs and directional signs throughout the Redevelopment Area, which integrates the architectural design, colors and/or materials of the primary structure.

F. UTILITIES

All new utility distribution lines and utility service connections from such lines to buildings in the Redevelopment Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

G. BUILDING FACADE DESIGN

Buildings with expansive blank walls facing the public right of way are prohibited. Large horizontal buildings shall be broken into segments having vertical orientation. Architectural elements and design variation, including building offsets, shall be integrated to preclude a continuous uninterrupted facade.

Side and rear building elevations should receive architectural treatments comparable to front facades when visible from a public right of way.

The building façade along West Webster Avenue facing the adjacent residential zone shall appear residential in character with respect to size, scale, and architectural detailing and building elements.

H. COMMON AREAS AND AMENITIES

Buildings shall be designed to incorporate common areas and amenities such as exercise facility, recreation spaces, community rooms, outdoor terraces, plazas, and similar amenities to be utilized by residents to enhance quality of life.

I. BIKE PATH

Project shall be designed to include a bike path along the rear of the Redevelopment Area along the existing Railroad Right of Way to provide bicycle circulation to be integrated into the Borough's overall bicycle circulation plan. Location and configuration of the bicycle pathway shall be coordinated with the Borough of Roselle Park to be utilized as an amenity for this Redevelopment Area along with furthering the bicycle circulation goals of the Borough.

J. GREEN INFRASTRUCTURE AND GREEN BUILDING DESIGN

Green infrastructure techniques and strategies are strongly encouraged such as green roofs, permeable paving, rain gardens, infiltration trenches to utilize soils and vegetation to infiltrate, evapo-transpirate and/or recycle runoff to produce a site design providing environmental benefits to both the project and the Borough. Landscaping shall be selected to have a low water and pesticide needs, and generate minimum plant trimmings.

Green building design techniques to protect the health of the occupants, utilize water, energy and resources more efficiently and reducing the overall impact to the environment are strongly encouraged for the proposed building. Considerations for energy efficient building elements such as shape, orientation, and the use of natural lighting are strongly encouraged. High efficient lighting systems with advanced controls, motion sensors tied to dimmable lighting are encouraged. Properly sized energy-efficient heating/cooling systems along with energy efficient building design should be provided. Computer modeling to optimize the design of the electrical and mechanical systems and the building shell are strongly encouraged.

K. COMPLETE STREETS POLICY

In accordance with Resolution No. 231-18 the benefits of Complete Streets include i) improving safety for pedestrians, bicyclists, children, older citizens, families, non-drivers, the mobility-challenged and other non-vehicular users of the roadway, as well as those who cannot afford a motor vehicle or choose to live motor vehicle-free; ii) providing connections to bicycling and walking trip generators such as employment, schools, residential, recreation, transit, retail centers, public and civic facilities; iii) promoting healthy lifestyles and increasing social connectivity and sense of community belonging; iv) creating more livable and walkable communities; v) reducing traffic congestion and reliance on carbon fuels thereby reducing greenhouse gas emissions and improving air quality, water quality and storm water management; vi) saving money by incorporating sidewalks, on-streets bicycle facilities, safe and convenient crossings and transit amenities into the initial design of a project, thus sparing the expense of retrofits later; and vii) stimulating economic prosperity through enhanced access to local businesses, increased property values and employment, and private investment, especially in retail districts, downtowns and historical areas.

Any development in the Redevelopment Area shall incorporate improvements to public streets, public health, and the transportation network in the Borough for all users, in coordination with other departments, agencies, and jurisdictions including public health in order to further the Borough of Roselle Park's Complete Streets policy.

5. PLAN CONSISTENCY REVIEW

A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

This Redevelopment Plan provides for the redevelopment of previously developed sites in an area already served by infrastructure and transit. The Borough of Roselle adopted a new Master Plan in December of 2010 and a Master Plan Reexamination Report in 2016. This Redevelopment Area is generally located in the center of the Borough. Roselle Park borders the Township of Union to the northeast, the Borough of Kenilworth to the northwest, the Township of Cranford to the west, the Borough of Roselle to the south, and the City of Elizabeth to the east. This Redevelopment Plan is consistent with development trends promoting mixed use development observed in adjacent municipalities.

B. RELATIONSHIP TO THE UNION COUNTY MASTER PLAN

The Union County Master Plan was adopted in June 1998. The General Goals of the plan as set forth in the Master Plan are as follows:

1. To protect the health, safety and welfare of Union County residents.
2. To improve the overall quality of life in Union County.
3. To provide for the economic revitalization of the County's commercial and industrial base.
4. To preserve the character of existing well established neighborhoods.
5. To provide a safe and efficient transportation system.
6. To increase the tax base.
7. To expand recreational opportunities for County residents.
8. To preserve and protect the natural environment.
9. To preserve historic sites and cultural resources throughout the County.

The overall objectives and policies of this Redevelopment Plan are consistent with these goals.

C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

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

A revised version of the plan was adopted by the State Planning Commission in 2001. This Redevelopment Plan is consistent with the SDRP, as it represents the smart growth principles set forth and detailed in both documents. In particular, this Redevelopment Plan promotes the redevelopment and reuse of previously developed properties in a previously developed area well served by infrastructure and transit. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP.

6. REDEVELOPMENT ACTIONS

A. *OUTLINE OF PROPOSED ACTIONS*

1) Demolition

It is anticipated that sites in the Redevelopment Area will be cleared of existing buildings, parking lots and other improvements including any vegetation. This Redevelopment Plan proposes a significant change in use over the current conditions, and there is no reason to retain any of the existing structures or vegetation.

2) New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapters 3 and 4 of this Redevelopment Plan. Environmental remediation would take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Borough's professional consultants for the project. The redeveloper(s) must adhere to the overall parameters for development presented in Chapters 3 and 4 of this Plan. Once a redeveloper is selected, the redeveloper(s) will be required to enter into a redeveloper's agreement with the Borough that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. *PROPERTIES TO BE ACQUIRED*

Although not anticipated, property acquisition may be undertaken by the Borough of Roselle Park to complete the redevelopment project.

C. *OTHER ACTIONS*

In addition to the demolition and new construction described above, the Borough Council may undertake other actions to further the goals of this plan. These actions may include, but shall not be limited to: (1) provisions for public infrastructure necessary to service new development; (2) environmental remediation; (3) vacation of public streets, utility easements and other easements and rights of way as may be necessary for redevelopment. See subsection 7 I. of this plan for requirements for the provision of infrastructure to serve the Redevelopment Area.

In order to provide additional recreation facilities and open space for residents of new housing and those within the existing neighborhood, the redeveloper(s) shall create adequate facilities on site and shall contribute to the creation of such facilities within the vicinity of the Redevelopment Area. Such improvements to local facilities shall be determined by the Borough, including but not limited to expansion(s) to the Borough of Roselle Park's existing bike path/route and other means of enhancing the bikeability, walkability, and connectivity of the community

7. GENERAL PROVISIONS

A. EASEMENTS

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Engineer of the Borough of Roselle Park.

B. SITE PLAN AND SUBDIVISION REVIEW

After the execution of a redevelopers agreement as set forth in Section 7J and prior to commencement of construction, a site plan for the construction and/or rehabilitation of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the redeveloper(s) for review and approval by the Borough of Roselle Park Municipal Land Use Board.

Any subdivision or consolidation of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the subdivision ordinance of the Borough of Roselle Park, except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this Plan shall prevail.

C. IMPACTS FROM CONSTRUCTION

The redeveloper(s) shall make every effort to minimize impacts from construction and other redevelopment actions on existing uses, parking and circulation patterns in the vicinity of the Redevelopment Area. The redeveloper(s) shall work with the Borough of Roselle Park to develop a plan for staging of equipment, vehicles and materials and/or for the parking of employee vehicles in such locations to minimize impacts on the residential communities to the east and south of the site.

D. APPROVALS BY OTHER AGENCIES

The redeveloper(s) shall be required to provide the Borough with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the redeveloper's agreement to be executed between the redeveloper(s) and the Borough.

E. NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough Council or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Borough Council, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of

the Redevelopment Area on the basis of race, creed, color or national origin.

F. DURATION OF THE PLAN

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this Plan by the Borough Council.

G. DEVIATION REQUESTS

The Borough of Roselle Park Municipal Land Use Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Borough of Roselle Park Municipal Land Use Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area or changes to the bulk requirements listed in Chapter 3 of this Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough governing body, and only upon a finding that such deviation be would be consistent with and the furtherance of the goals and objectives of this Plan.

H. ESCROWS

The redeveloper(s) shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Borough to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process.

I. INFRASTRUCTURE

The redeveloper(s), at its cost and expense, shall provide all necessary engineering and traffic studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper(s) shall also be responsible for providing, at the

redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project.

J. REDEVELOPER'S AGREEMENT

The Borough and the redeveloper(s) shall enter into a redeveloper's agreement as permitted by the LRHL at N.J.S.A. 40A:12A-9. The redeveloper's agreement shall contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

8. OTHER PROVISIONS

In accordance with the LRHL, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- As described in Chapter 2, this Redevelopment Plan is substantially consistent with the Master Plan for the Borough of Roselle Park. As described in Chapter 5, the Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Borough of Roselle Park regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. In all situations where zoning issues are not specifically addressed herein, the Borough of Roselle Park Zoning Ordinance shall, however, remain in effect. Final adoption of this Plan by the Borough Council shall be considered an amendment of the Borough of Roselle Park Zoning Map.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.
- If an affordable housing obligation is generated by a proposed project in the Redevelopment Plan Area, then said obligation shall be addressed in the Redevelopment Agreement. Unless otherwise adjudicated, or determined to be legally modified, the affordable housing obligation, if any, shall be provided at a maximum rate of 15% of the total number of residential units. Preference shall be given to veterans housing. Artist housing should be considered as legally permitted and qualified by applicable affordable housing agencies of the State of New Jersey. However, the residential density stated within this Redevelopment Plan shall not be altered or in any way modified unless this Redevelopment Plan is amended.

9. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended subject to full compliance with all requirements of all applicable New Jersey State laws. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Borough of Roselle Park. The party requesting the amendments also shall be required to post an escrow to defray the Borough's costs in connection with the requested amendment. The Roselle Park Borough Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

NORTH

LEGEND

ITEM

REDEVELOPMENT AREA

SYMBOL



NEGLIA ENGINEERING ASSOCIATES

34 PARK AVENUE

LYNDHURST, NJ 07071

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FIGURE 1-REDEVELOPMENT AREA CONTEXT MAP

WEST WEBSTER AVENUE REDEVELOPMENT AREA I

BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

AUGUST 2018

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) GA 276890

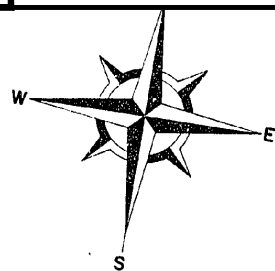


LEGEND

ITEM

REDEVELOPMENT
AREA

SYMBOL



SHEET

NO.

4

5

SHEET

NO.

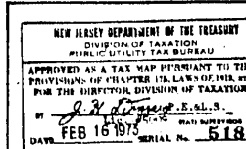
6

NO.

SHEET

5

REVISION	DATE	LOT	BLOCK
1978	11.02.1.01	501	
1978	(25.1)	512	
1978	(14.4.0.1)	502	
1983	(1)	508	
1986	12.17.18	513	
1986	14.14.01	502	
1986	15.10	501	



TAX MAP
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY
SCALE: 1"=100'
DECEMBER 12, 1972

PREPARED BY
LUSTER AND LUSTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
FANWOOD, N.J.

SOURCE: BOROUGH TAX MAP

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FIGURE 2- TAX MAP

WEST WEBSTER AVENUE REDEVELOPMENT AREA I
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) GA 276890



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