



EXPANDED METUCHEN ARTS DISTRICT REDEVELOPMENT PLAN

Block 183.02, Lots 1-4, portion of 5.01, 5.02, 6-8, 31-32; and,
Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94
Borough of Metuchen, Middlesex County, New Jersey



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Borough of Metuchen, Middlesex County, New Jersey

Endorsed by the Planning Board on _____, 2023

Adopted by the Borough Council on _____, 2023



Prepared on behalf of:

Metuchen Borough Council

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The original copy of this document was appropriately signed and sealed in accordance to N.J.S.A. 45:14A-1 et seq.

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1 | INTRODUCTION

1.1 PURPOSE & OVERVIEW

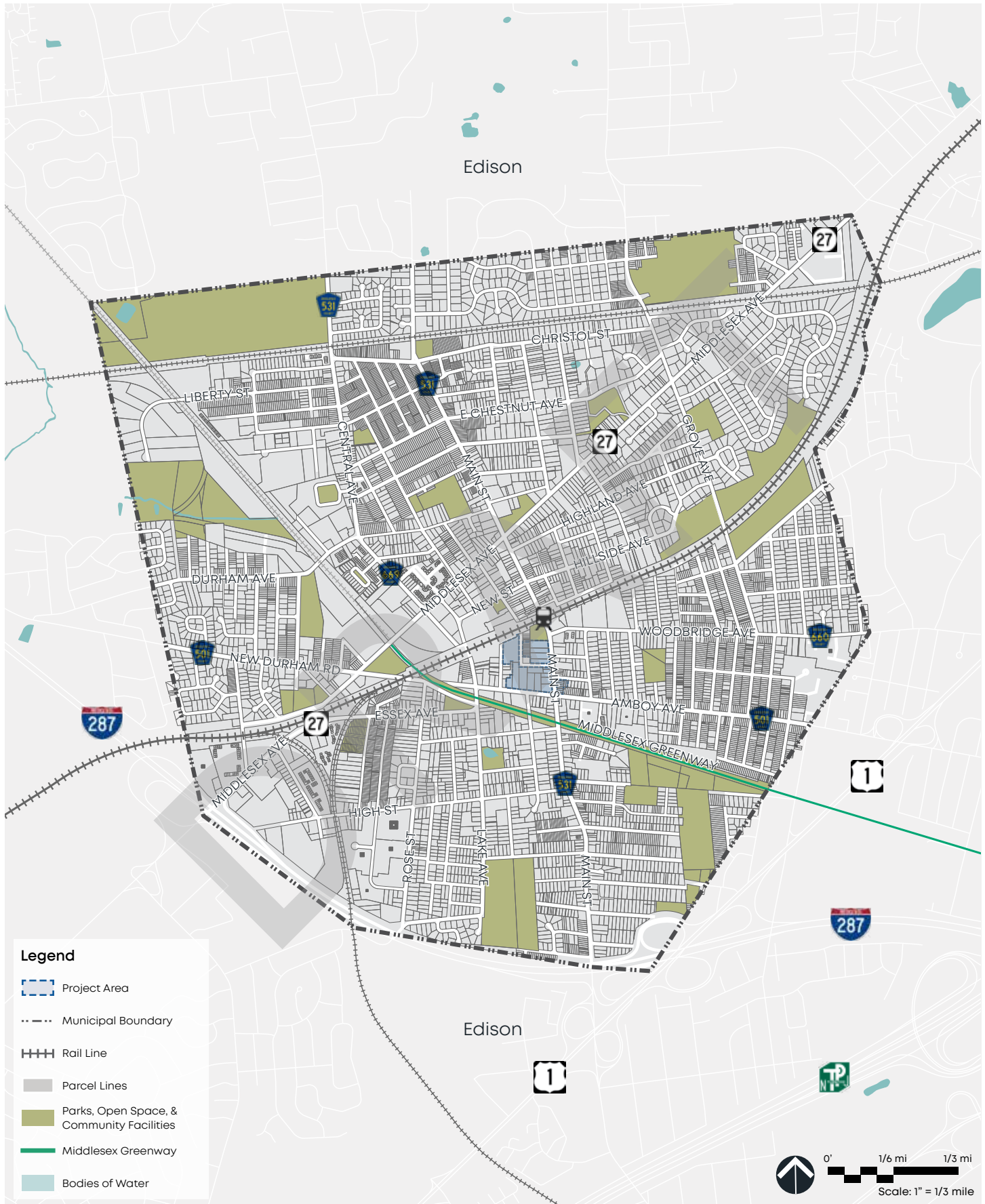
The Borough of Metuchen (the “Borough” or “Metuchen”) is 2.8 square miles (1,836 acres) in area, surrounded entirely by the Township of Edison, and is situated in Middlesex County in the eastern-central portion of the State of New Jersey. Metuchen is within 30 miles of New York City, has a passenger/commuter rail line station in the downtown area that is surrounded by established residential neighborhoods. As a built-up community, there is limited vacant land for development. Therefore, infill and redevelopment opportunities play an important role in the Borough’s limited growth.

As noted in Metuchen’s 2016 Master Plan Reexamination Report, “Metuchen has always been a community concerned with preserving its unique character” and recommends that the Borough prepare a Vision Plan to address the downtown area, areas in need of redevelopment, parks and open space, among other key topics.

Beginning in 2018, consistent with the Master Plan, the Borough began a planning process that envisioned the revitalization of the underutilized block along Main Street containing the historic Forum Theatre and vacant gas station as a place of the arts, culture, and history; that is, the Metuchen Arts District.



Map 1. Context Map



In August 2018, the Borough submitted a grant request to Middlesex County (the "County") to help fund the creation of the Metuchen Arts District, seeking to collaborate with the County to implement its regional cultural plan to provide County residents with the opportunity to access and experience the Metuchen Arts District. Later in October 2018, the County awarded the Borough a \$3.5 million grant from the Middlesex County Cultural and Arts Trust Fund, jump-starting the Borough's efforts to realize its vision for the Metuchen Arts District.

Simultaneously, and pursuant to the New Jersey Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40A:12A-1 et seq., the Mayor and Borough Council (the "Borough Council") began a process to determine whether the properties containing the Forum Theatre, the vacant strip of land associated with the adjacent University Radiology building and the vacant gas station qualified as an "Area in Need of Redevelopment." Ultimately, the Borough Council, upon favorable recommendation from the Planning Board, adopted Resolution No. 2020-46 on January 13, 2020, designating Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32 as a "Condemnation Area in Need of Redevelopment." The original "Metuchen Arts District Redevelopment Plan" was subsequently prepared; however it was never adopted.

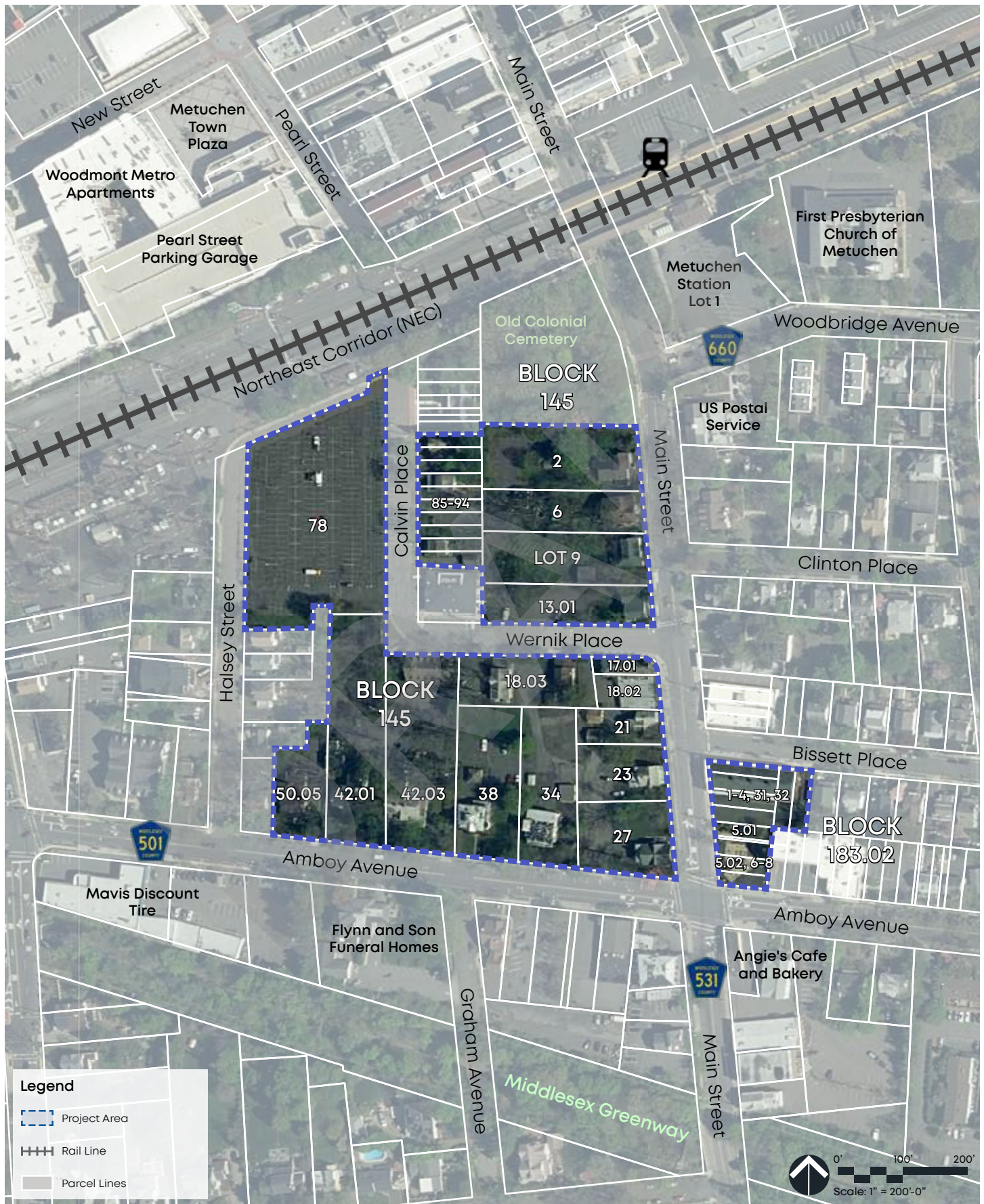
Additionally, beginning in late 2019, the Borough Council began a process regarding the determination as to the Borough's qualification and designation as an "Area in Need of Rehabilitation." The Borough Council, upon favorable recommendation from the Planning Board, adopted Resolution 2020-50 on February 3, 2020, declaring the entire area within the Borough as an "Area in Need of Rehabilitation". The original "Redevelopment Plan for Rehabilitation in the Borough of Metuchen" was subsequently adopted by the Borough Council by Ordinance 2020-10 on May 26, 2020.

Since that time, the Borough has continued to study and advance planning concepts for the theater block. During this visioning exercise, the Borough believed it was in the best interest of the community and the region that the concept for the Metuchen Arts District be expanded to include multiple blocks across Main Street, which presently includes a public parking facility adjacent to the Northeast Corridor and a collection of Victorian-era buildings, some of which have since been demolished and/or in the process of demolition. Exploring an expanded Metuchen Arts District would enable leveraging development potential to facilitate the reactivation of the theater use, explore strategies to reduce demolition of the remaining Victorian-era buildings, and to create a more inclusive and truly unique place to live, work, and play that would serve as a natural extension of the revitalized downtown area.

With the theater block designated as an "condemnation area in need of redevelopment" (or "redevelopment area") and the entirety of the Borough designated as an "area in need of rehabilitation" (or "rehabilitation area"), the Borough Council seeks to pursue additional tools available, including the ability to create a more expansive site-specific redevelopment plan, in accordance with the LRHL.

To that end, the Borough Council has authorized the preparation of a redevelopment plan for the properties identified on the Borough Tax Maps as Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32 as well as Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85, 86, 87, 88, 89, 90, 91, 92, 93 and 94 (collectively, the "Project Area") pursuant to the requirements set forth by the LRHL.

Map 2. Project Area Map



2

REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the New Jersey State Legislature enacted the Local Redevelopment and Housing Law (the “LRHL”), which was largely based on the 1949 Blighted Areas Act. By doing so, the Legislature revised, consolidated and ultimately replaced the State’s various redevelopment statutes with a new statute concerning redevelopment and housing by the State’s local governments, and prescribing the powers, duties, and functions of those governments with respect to redevelopment and housing functions.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at [N.J.S.A. 40A:12A-2.a.](#) that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any of its redevelopment powers and before any redevelopment project is undertaken, a specified area must be designated a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. In order to utilize the power of eminent domain, the area must have been designated as a “condemnation area in need of redevelopment” or have been designated as a redevelopment area prior to the effective date of P.L. 2013, c. 159.

Once an area has been designated a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared in order to utilize various planning and financial tools to, primarily, eliminate those conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships to facilitate the desired redevelopment of the area.

When a redevelopment plan is being considered for a designated rehabilitation and/or redevelopment area, the redevelopment plan must indicate, among other things, its

REDEVELOPMENT IN METUCHEN

Gulton Tract

The Gulton Tract is located in the northwest quadrant of the Borough between the future Middlesex Greenway Extension and the Peter J. Barnes III Wildlife Preserve.

The Gulton Tract Redevelopment Plan implements the Borough's long-standing vision to reinvest and redevelop the former industrial complex.

The plan created an open space parcel that contains a public access drive and public parking area as well as a series of pedestrian and open space amenities, which will serve as a natural extension of the Peter J. Barnes III Wildlife Preserve.

The plan also provides for a unique opportunity to live next to the future park. The plan calls for a high-quality multi-family housing development, which will consist of 272 residences, including over 40 affordable housing units.



Downtown Area

Following the adoption of the Borough-wide redevelopment plan, the Borough proactively coordinated several projects throughout the downtown area.

The Downtown Redevelopment Plan, which is effectively a scattered sites redevelopment plan, was developed to help stimulate interest and unlock the latent value of properties that are too small or constrained to undertake construction on their own. The plan also promotes reduced parking standards for proximate areas to the Metuchen Train Station and a series of streetscape improvements to promote downtown living.

The plan includes four (4) individual redevelopment projects, three (3) of which permit between 14 and 20 residences and affordable units. The fourth project at the heart of downtown provides for a high-quality corner bank building with a screened drive-through and parking area.



relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and indicate proposed land uses and building requirements in the designated rehabilitation and/or redevelopment area.

From a practical standpoint, a redevelopment plan is essentially a combined “mini” master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community’s vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the Borough, to creatively improve properties which meet the statutory criteria into healthier, more vibrant and/or economically productive land uses.

2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

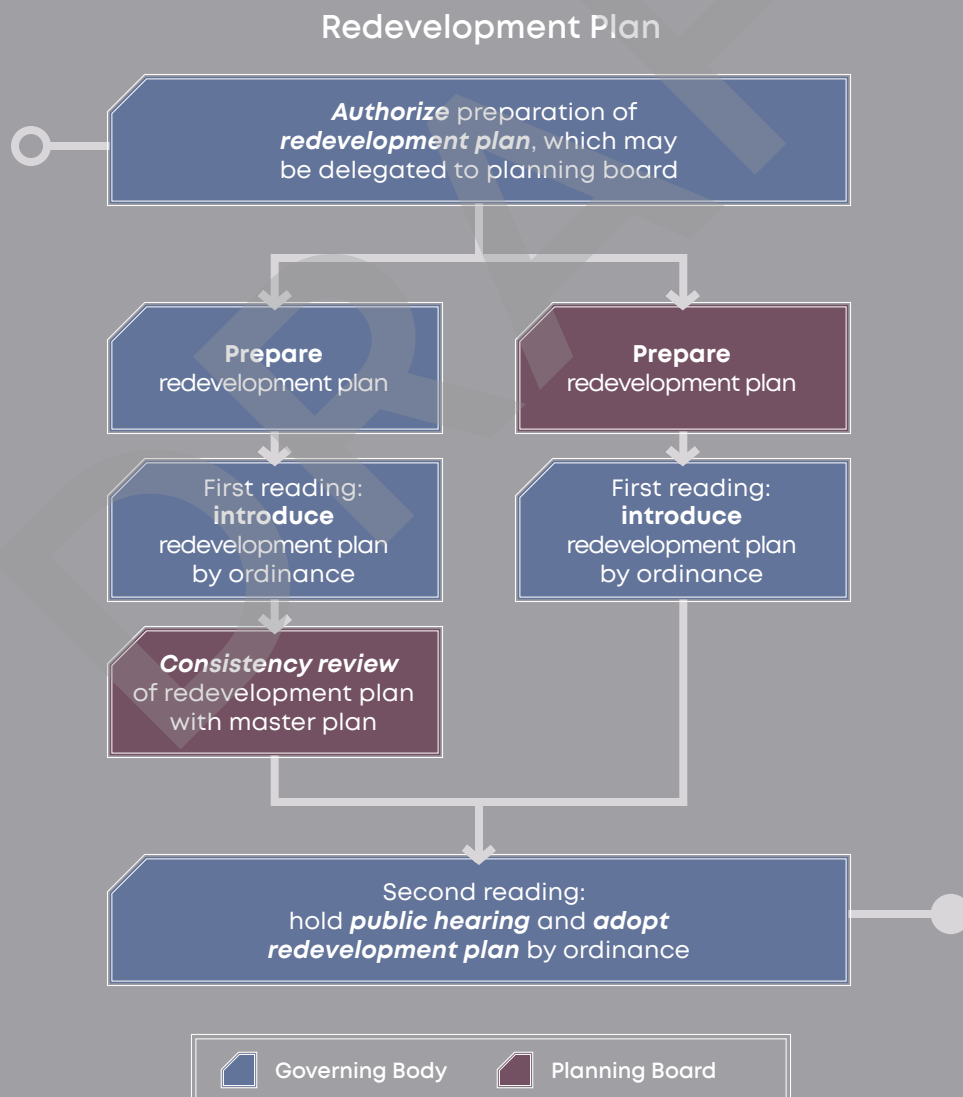
- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific areas to be up-zoned or down-zoned, specific structures to be preserved, areas to be preserved as open space and improved as public gathering spaces, parks or other landscape features as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe structures and areas to be preserved, land use, intensity of use, residential density, setbacks, height, scale, massing, form, site layout including the location of new structures, parking and pedestrian improvements, streetscape improvements, and other off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design and appearance of future buildings and site improvements.
- The ability to require certain green infrastructure, sustainable design standards or features, and universal design techniques and strategies be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and property owner to work in a public-private partnership.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

A summary of the process is provided below, and is more fully described on the following pages.

REDEVELOPMENT PROCEDURE SUMMARY



REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
- If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
- If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

2.4 REDEVELOPMENT ACTIONS TAKEN TO DATE

DESIGNATION OF PORTION OF PROJECT AREA AS A REDEVELOPMENT AREA

On August 13, 2018, the Borough Council adopted Resolution No. 2018-192, authorizing the Planning Board to undertake a preliminary investigation (or "Study") to determine whether the specified area designated as Block 183.02, Lots 1, 2, 3, 4, 31 and 32 (the property known as 312-316 Main Street), Block 183.02, Lot 5.01 (part of the property known as 260-264 Amboy Avenue), and Block 183.02, Lots 5.02, 6, 7 and 8 (the property known as 304 Main Street) qualified as a "Condemnation Area in Need of Redevelopment" in accordance with N.J.S.A. 40A:12A-5.

On November 7, 2019, the Planning Board conducted a public hearing at which it reviewed the Study entitled “Area in Need of Redevelopment Preliminary Investigation of the Metuchen Arts District / Borough of Metuchen, Middlesex County, New Jersey,” dated November 29, 2018.

The Study concluded that the delineated area met the criteria for an area in need of redevelopment. There being three (3) distinct properties, each property met at least one (1) of the eight (8) statutory criteria. The Study also found that the designation of the delineated area as a condemnation redevelopment area was consistent with the purposes, goals and objectives of the Borough's Master Plan.

The Planning Board opened the hearing to the public for questions and comments, during which a representative of University Radiology, which occupies 260-264 Amboy Avenue, offered a recommendation that the Borough focus only on the strip of land not encompassed by the building on Block 183.02, Lot 5.01, to avoid potential any issues pertaining to its State license.

Following the public hearing, the Planning Board adopted a resolution, finding that the Study Area, excluding the Block 183.02, Lots 1, 2, 3, 4, 31 and 32 (312-316 Main Street), part of Block 183.02, Lot 5.01 (excluding the easterly 25 feet of the lot, an area approximately 25 feet by 25 feet) (part of 260-264 Amboy Avenue), and Block 183.02, Lots 5.02, 6, 7 and 8 (304 Main Street) met the criteria for redevelopment designation. The resolution concluded with the Planning Board recommending to the Borough Council that the delineated area, as modified, be designated as a “Condemnation Area in Need of Redevelopment.”

On January 13, 2020, the Borough Council accepted the Planning Board's recommendations and adopted Resolution 2020-46, formally designating the delineated area, as modified, as a “Condemnation Area in Need of Redevelopment.”

ORIGINAL METUCHEN ARTS DISTRICT REDEVELOPMENT PLAN

Following the redevelopment designation, the Borough began the preparation of a redevelopment plan that would provide a guide for the redevelopment of the Condemnation Area in Need of Redevelopment, including establishing an overall vision and goals & objectives as well as specific land use and design standards for the theater and vacant gas station block.

On February 18, 2020, the Borough Council adopted Resolution 2020-68, directing the Planning Board to prepare a redevelopment plan. The Planning Board, at its meeting on July 16, 2020, reviewed and considered the redevelopment plan, determined that the redevelopment plan was consistent with the Master Plan, and directed that the redevelopment plan be transmitted to the Borough Council for adoption; however, the redevelopment plan was never adopted.

DESIGNATION OF ENTIRE PROJECT AREA AS A REHABILITATION AREA

In consideration of ongoing planning activities for other site-specific projects, the Borough began to proactively explore additional tools to help prevent further deterioration and promote desirable rehabilitation and redevelopment within the entire municipality.

On November 12, 2019, the Borough Council adopted Resolution 2019-287, referring a proposed “Rehabilitation Area Designation” for the entire area of the municipality to the Planning Board for its statutory review pursuant to N.J.S.A. 40A:12A-14(a).

The Planning Board, at its meeting on December 5, 2019, reviewed and considered the proposed designation and, through its adopted resolution, determined that the entire area of the municipality satisfies at least one of the criteria set forth in N.J.S.A. 40A:12A-14(a), specifically that a majority of the water and sewer infrastructure in the entire area of the municipality is at least 50 years old and is in need of repair or substantial maintenance, and a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3, may be expected to prevent further deterioration and promote the overall development of the community. As such, the Planning Board recommended that the Borough Council adopt the resolution designating the entire area of the municipality as an “Area in Need of Rehabilitation”.

On February 3, 2020, the Borough Council adopted Resolution 2020-50, formally designating the entirety of the Borough an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-14.

ORIGINAL BOROUGH-WIDE REDEVELOPMENT PLAN

The Borough then began the preparation of the original Borough-wide redevelopment plan. On April 27, 2020, the Borough Council introduced Ordinance 2020-10 and further authorized the Planning Board to review the redevelopment plan.

The Planning Board, at its meeting on May 7, 2020, reviewed and considered the redevelopment plan, determined that the redevelopment plan was consistent with the Master Plan, and provided a report of its findings to the Borough Council pursuant to N.J.S.A. 40A:12A-7(e).

On May 26, 2020, the Borough Council adopted Ordinance 2020-10, formally adopting the original “Redevelopment Plan for Rehabilitation in the Borough of Metuchen” which applied to the entire municipality.

While the redevelopment plan did not authorize a specific project, it provided a mechanism to streamline redevelopment planning and activities and incorporated by reference the underlying zoning and already adopted site-specific redevelopment plans in effect throughout the Borough.

2.5 PREPARATION OF THIS REDEVELOPMENT PLAN

As previously discussed, the Borough has continued to advance its planning efforts to promote the overall rehabilitation and redevelopment of the overall Project Area. As such, the Borough is building off of the previously-prepared, but not adopted, redevelopment plan, which was originally applicable only to Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32 by adding Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85, 86, 87, 88, 89, 90, 91, 21, 92, 93 and 94, entitled “Expanded Metuchen Arts District Redevelopment Plan” (the “Redevelopment Plan” or “Plan”).

2.6 STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the designated area or portion thereof, including the proposed land uses and building requirements for the area. Specifically, N.J.S.A. 40A:12A-7(a) requires the provisions listed on the following page.

STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

The redevelopment plan shall 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 which is 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, c. 398 (C. 52:18A-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. 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 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.), if 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.
- 8** | Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3

PROJECT AREA DESCRIPTION

3.1 EXISTING CONDITIONS

The Project Area is situated in the south-central region of the Borough, just south of the core of the downtown area. The Project Area is irregular in shape, comprised of approximately 8.544 acres, is generally located in the area between the Northeast Corridor and Amboy Avenue (Middlesex County Road 501), and is bisected by Main Street (Middlesex County Road 531).

The portion of the Project Area on the east side of Main Street comprises of approximately 0.497 acres, and is generally bounded by Main Street to the west, Bissett Place to the north, residential lots that front on Bissett Place and the University Radiology building that fronts on Amboy Avenue to the east and Amboy Avenue to the south. This area consists of three (3) properties containing the Forum Theatre which is owned by the Borough of Metuchen as well as the vacant strip of land associated with the adjacent University Radiology building and the vacant gas station which are separately owned by private entities.

The portion of the Project Area on the west side of Main Street is further bisected by Wernik Place and Calvin Place.

On the northwest side, this area comprises approximately 2.248 acres, and is generally bounded by Main Street to the east, the American Legion building and Wernik Place to the south, Calvin Place to the west, and the Westerhoff School of Music & Art and the Old Colonial Cemetery to the north. This area consists of seven (7) properties containing several Victorian-era buildings and vacant land formerly occupied by multiple Victorian-era buildings that have been recently demolished and/or are in the process of demolition, all of which are owned by varying but related private entities.

On the southwest side, this area comprises approximately 5.799 acres, and is generally bounded by Main Street to the east, Amboy Avenue to the south, residential lots that front on Halsey Street and Halsey Street to the east, and the Northeast Corridor and Wernik Place to the north. This area consists of 10 properties containing more Victorian-era buildings and vacant land which are owned by the same private entity, and another property containing a large surface parking lot known as the Halsey Street parking lot which is owned by the Metuchen Parking Authority.

The Project Area is located in the B-3 Office Business District which generally permits uses traditionally found in supporting business districts surrounding a core downtown area. As the name suggests, it mainly provides for office and business uses. It is noted that the vacant gas station is a non-conforming use in the B-3 District and, therefore, is constrained in terms of the type of improvements that could be made on the property.

In terms of its location in the Borough, the Project Area is located in an essentially mixed-use area and serves as one of the primary gateways to the core of the downtown area.



Forum Theatre, looking east



Vacant gas station, looking north



Amboy Avenue, looking north



Main Street and Amboy Avenue, looking northwest



Main Street, looking west

PROPERTY ASSESSMENTS

Property tax records derived from the State of New Jersey Division of Taxation's database were analyzed to determine the land, improvement, and net assessed value of each property within the Project Area as well as the prior year's property taxes paid, as of May 10th, 2023.

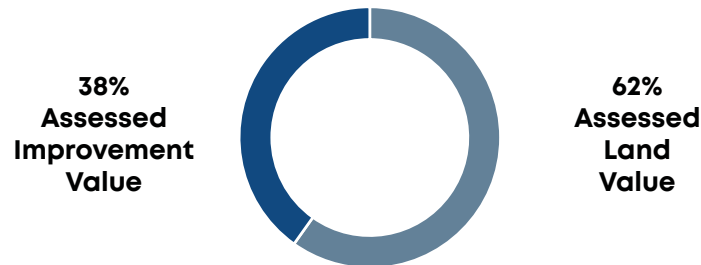
Table 1. Property Ownership & Acreage

| Block | Lot(s) | Class | Address | Owner | Acreage* |
|--------------|----------------------|----------------|----------------------------------|------------------------------------|--------------|
| 183.02 | 1, 2, 3, 4 31, 32 | 15C | 312-316 Main Street | Borough of Metuchen | 0.319 |
| | Portion of 5.01 | 4A | 260-264 Amboy Avenue | Reontgen Metuchen LLC | 0.044 |
| | 5.02 6, 7, 8 | 4A | 304 Main Street | 304 Main Street LLC | 0.134 |
| 145 | 2 | 1 | 355 Main Street | Arnolt Bros. Inc. | 0.569 |
| | 6 | 1 | 349 Main Street | Arjess Corp | 0.388 |
| | 9 | 4A | 343 Main Street | Martin A & Nancy Jessen | 0.466 |
| | 13.01 | 4A | 339 Main Street | Arnolt Contracting Inc. | 0.361 |
| | 18.02, 17.01 | 4A | 325-329 Main Street | Victorian Restoration Rentals Inc. | 0.181 |
| | 18.03 | 4A | 16-20 Wernik Place | Victorian Restoration Rentals Inc. | 0.383 |
| | 21 | 4A | 323 Main Street | Victorian Restoration Rentals Inc. | 0.164 |
| | 23 | 4A | 315 Main Street | Victorian Restoration Rentals Inc. | 0.283 |
| | 27 | 4A | 280 Amboy Avenue | Victorian Restoration Rentals Inc. | 0.419 |
| | 34 | 4A | 296 Amboy Avenue | Victorian Restoration Rentals Inc. | 0.517 |
| | 38 | 4A | 304 Amboy Avenue | Victorian Restoration Rentals Inc. | 0.530 |
| | 42.01 | 4A | 320 Amboy Avenue | Victorian Restoration Rentals Inc. | 0.637 |
| | 42.03 | 4A | 312 Amboy Avenue/32 Wernik Place | Victorian Restoration Rentals Inc. | 0.833 |
| | 50.05 | 4A | 328 Amboy Avenue | Victorian Restoration Rentals Inc. | 0.286 |
| | 78 | 15C | Calvin Pl & Cornell Street | Metuchen Parking Authority | 1.566 |
| | 85, 86, 87, 88 | 1 | 15 Calvin Place | Arjess Corp | 0.190 |
| | 89, 90, 91 | 1 | Calvin Place | Arjess Corp | 0.137 |
| 92, 93, 94 | 1 | 7 Calvin Place | Arnolt Bros. Inc. | 0.137 | |
| Total | | | | | 8.544 |

The acreage values listed in the table above are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection ("NJDEP"). Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

Table 2. Property Assessment

| Block | Lot(s) | Assessed Land Value | Assessed Improvement Value | Net Assessed Value | Prior Year Taxes |
|--------------|----------------------|-----------------------|----------------------------|-----------------------|---------------------|
| 183.02 | 1, 2, 3, 4 31, 32 | \$300,000.00 | \$400,000.00 | \$700,000.00 | \$0.00 |
| | Portion of 5.01 | UNK | UNK | UNK | UNK |
| | 5.02 6, 7, 8 | \$126,000.00 | \$50,000.00 | \$176,000.00 | \$11,635.36 |
| 145 | 2 | \$200,000.00 | \$0.00 | \$200,000.00 | \$13,222.00 |
| | 6 | \$154,000.00 | \$0.00 | \$154,000.00 | \$18,510.80 |
| | 9 | \$149,800.00 | \$73,800.00 | \$223,600.00 | \$14,782.20 |
| | 13.01 | \$110,000.00 | \$190,000.00 | \$300,000.00 | \$19,113.00 |
| | 18.02, 17.01 | \$103,000.00 | \$333,000.00 | \$436,000.00 | \$28,823.96 |
| | 18.03 | \$212,000.00 | \$173,000.00 | \$385,000.00 | \$24,528.35 |
| | 21 | \$98,000.00 | \$48,000.00 | \$146,000.00 | \$9,652.06 |
| | 23 | \$131,000.00 | \$63,000.00 | \$194,000.00 | \$12,825.34 |
| | 27 | \$234,000.00 | \$87,000.00 | \$321,000.00 | \$21,221.31 |
| | 34 | \$168,000.00 | \$93,000.00 | \$261,000.00 | \$16,628.31 |
| | 38 | \$246,600.00 | \$97,400.00 | \$344,000.00 | \$21,916.24 |
| | 42.01 | \$166,000.00 | \$10,200.00 | \$176,200.00 | \$19,495.26 |
| | 42.03 | \$277,000.00 | \$271,000.00 | \$548,000.00 | \$34,913.08 |
| | 50.05 | \$94,600.00 | \$146,800.00 | \$241,400.00 | \$15,379.59 |
| | 78 | \$264,000.00 | \$25,000.00 | \$289,000.00 | \$0.00 |
| | 85, 86, 87, 88 | \$107,000.00 | \$0.00 | \$107,000.00 | \$9,237.95 |
| | 89, 90, 91 | \$100,000.00 | \$0.00 | \$100,000.00 | \$6,371.00 |
| 92, 93, 94 | \$72,000.00 | \$0.00 | \$72,000.00 | \$7,645.20 | |
| Total | | \$3,313,000.00 | \$2,061,200.00 | \$5,374,200.00 | \$305,901.01 |



Map 3. Tax Map Sheets 48 & 64



ENVIRONMENTAL ASSESSMENT

Sites & Facilities - The Project Area contains multiple properties that are enumerated through the New Jersey Environmental Management System ("NJEMS"). Sites that are listed on the NJEMS may be regulated by the New Jersey Department of Environmental Protection ("NJDEP") under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program. A list of the sites is provided in the table below.

Table 3. NJEMS Sites

| Site ID | P* | Preferred ID | Site Name | Active | Address |
|---------|-----|--------------|---------------|--------|-----------------|
| 5711 | AQ | A1811 | Jersey Gas | N/A | 304 Main Street |
| 18734 | AQ | 17962 | Forum Theatre | No | 314 Main Street |
| 5711 | SRP | 009562 | Jersey Gas | No | 304 Main Street |
| 5711 | UST | 57814 | Jersey Gas | Yes | 304 Main Street |

* Program Names: SRP = Site Remediation; KCS = Known Contaminated Site; AQ = Air Quality; UST = Underground Storage Tanks

Utilities - The Project Area's electricity is provided by Public Service electric and Gas Co. Gas is provided by Elizabethtown Gas Co.

Land - According to the NJDEP land use / land cover data, the entirety of the Project Area is considered "Urban." There are no wetlands as identified by NJDEP and there are no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency ("FEMA") within the Project Area.

Historic Properties - The Project Area contains several properties that were evaluated as potential significant resources and are listed on 1979/1985 Middlesex County Inventory of Historic, Architectural, and Cultural Resources, among others, including: Block 145, Lots: 2, 6, 9, 13.01, 21 23, 27, 34, 42.03 and 50.05. Additionally, the Forum Theatre is listed on the 1990 Historic Sites Survey as a potential contributing resource. Finally, the Project Area is directly adjacent to the historic Old Colonial Cemetery and proximate to the Metuchen Post Office, which is listed on the National and New Jersey Registers of Historic Places.

Transportation - Multiple NJ TRANSIT bus lines run proximate to the Project Area; additionally, the Metuchen Station with service on NJ TRANSIT's Northeast Corridor Rail Line, is located approximately 400 feet north of the Project Area.

3.2 EXISTING LAND USE

Given the Project Area's location at one of the primary intersections just outside the core of the downtown area, there is a concentration of non-residential uses generally along Main Street and Amboy Avenue, including office uses, personal service businesses, limited retail shops & stores, among others.

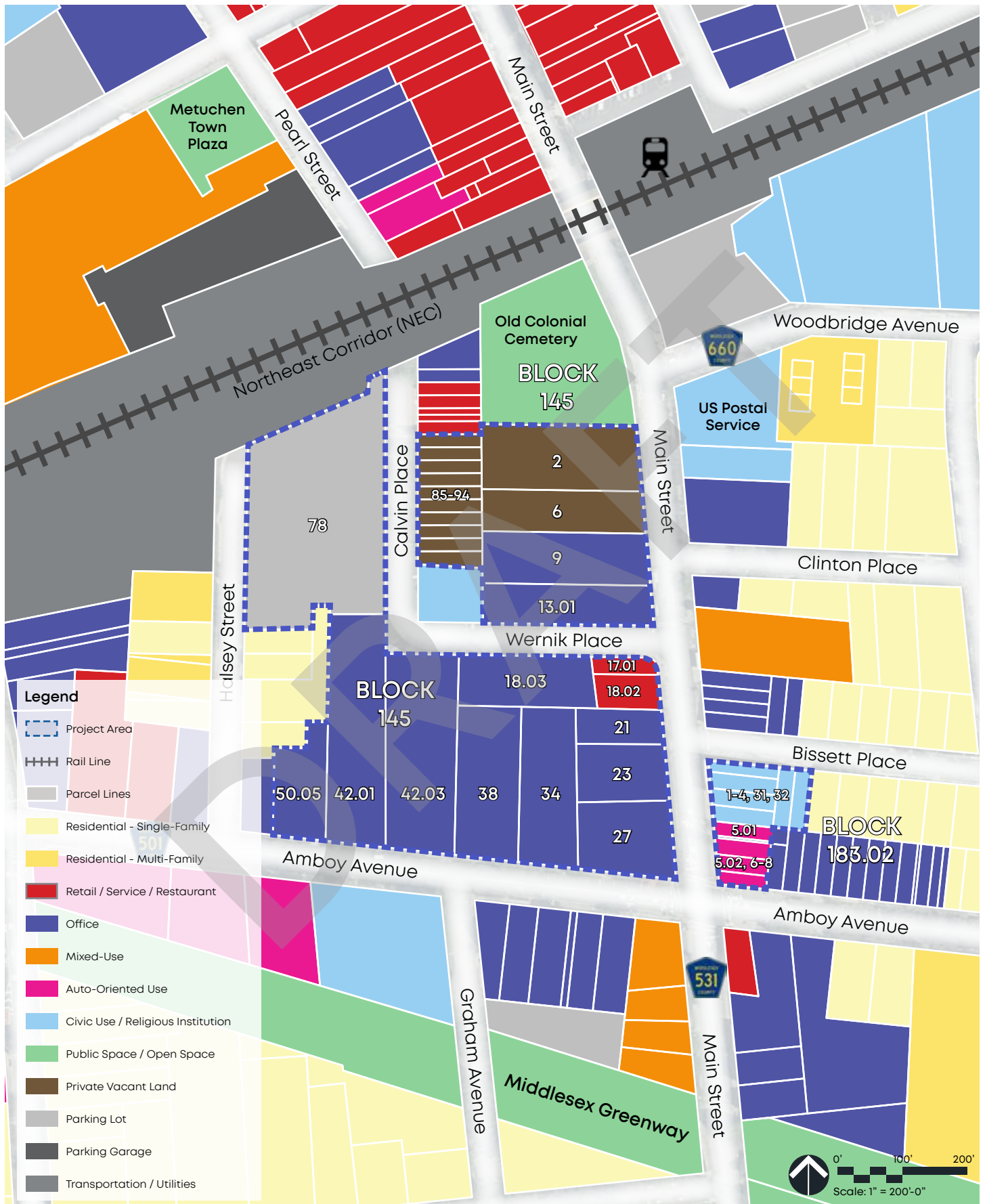
What is unique about this Project Area, of course, is the historic Forum Theatre on the east side of Main Street, which is adjacent to the vacant strip of land associated with the adjacent University Radiology building and the vacant gas station. The majority of the Project Area on the west side of Main Street contains mainly Victorian-era buildings which have been converted to office uses, some of which have recently been demolished and are now classified as private vacant land and/or are in the process of demolition. There is a small multi-tenant building at the corner of Main Street and Wernik Place which contains some personal service businesses and/or retail shops & stores. At the northwest corner of the Project Area is a large surface parking area, which provides commuter spaces for the nearby Metuchen Station.

Surrounding the Project Area are a mix of uses that vary in intensity, including single- and two-family dwellings fronting on Halsey Street to the west and beyond the Forum Theater to the east. Additionally, across the Project Area to the south are offices, personal service businesses and/or retail shops & stores, a restaurant, a rooming house and a funeral home along Amboy Avenue. Finally, across the Northeast Corridor to the north is the core of the downtown area, containing a wide variety of restaurants, personal service businesses, retail shops and stores, upper-story residences and offices, and a large mixed-use multiple dwelling development, Woodmont Metro, framing the Metuchen Town Plaza.

Existing Land Uses



Map 4. Existing Land Use Map



3.3 EXISTING ZONING

The Project Area is situated in the B-3 Office Business District, which is generally bounded by Main Street to the east, Amboy Avenue to the south and the Northeast Corridor to the north and west. The B-3 District generally permits a range of uses traditionally found in supporting business districts surrounding a core downtown area, including office uses, personal service businesses, eating and drinking establishments, retail shops & stores strictly limited to fronting on Main Street, and residential uses strictly limited to multi-family apartments located on upper floors above other permitted uses.

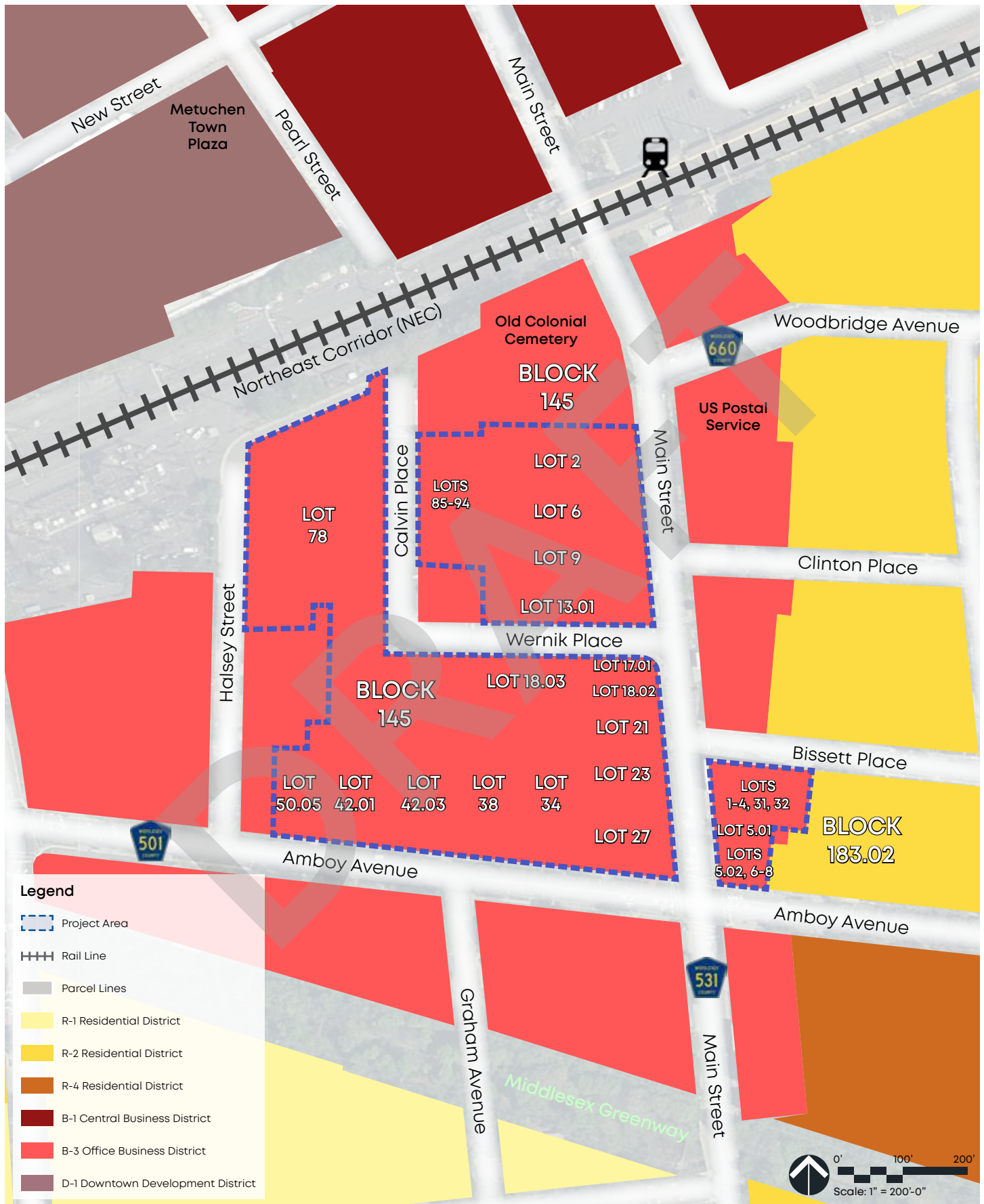
Surrounding the B-3 District is a mix of zoning districts, including the B-1 Central Business District and D-1 Downtown Development District located north of the Northeast Corridor, the R-2 Residential District and R-4 Residential District immediately to the east and the R-1 Residential District immediately to the south.

The permitted principal, accessory, and conditional uses along with the permitted bulk regulations of the B-3 District is provided below in Table 4.

Table 4. B-3 Office Business District

| Permitted Principal Uses | | | |
|--|--------|--------------------------|-----------|
| Retail shops and stores, provided that they are located fronting on Main Street; Personal service businesses; Physical fitness studios; Offices; Banks and other financial institutions, except drive-in banks; Eating and drinking establishments, except fast-food restaurants and drive-in restaurants, provided that such shall not have an outdoor dining area within 50 feet of residentially zoned land; Funeral homes and mortuaries; Nursery schools and day-care centers; Social halls, clubs, lodges and places of public assembly; Apartments, if located on upper floors above another permitted use at the ground level; Borough-operated public facilities; and, Affordable senior housing. | | | |
| Permitted Accessory Uses | | | |
| Driveways, parking lots and loading areas; and other uses deemed to be permitted accessory uses. | | | |
| Permitted Conditional Uses | | | |
| Dry-cleaning establishments; Two-family detached dwellings; Drive-in banking facilities; Downtown Gateway Overlay District; and, Class 5 Cannabis Retailers. | | | |
| Bulk Regulations | | | |
| Lot Area & Dimensions | | Coverage | |
| Min. Lot Area (SF) | 10,000 | Max. Building Coverage | 40% |
| Min. Lot Width (Feet) | 100 | Max. Impervious Coverage | 70% |
| Min. Lot Depth (Feet) | 100 | | |
| Setbacks | | Height | |
| Min. Front Yard (Feet) | 35 | Max. Height (Feet) | 35 |
| Min. Side Yard Each (Feet) | 10 | Max. Height (Stories) | 3, min. 2 |
| Min. Side Yard Both (Feet) | 40 | | |
| Min. Rear Yard (Feet) | 25 | | |

Map 5. Existing Zoning Map



EXPANDED METUCHEN ARTS DISTRICT REDEVELOPMENT PLAN
 BLOCK 183.02, LOTS 1-4, PORTION OF 5.01, 5.02, 6-8, 31-32; AND,
 BLOCK 145, LOTS 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94

4

RELATIONSHIP TO OTHER PLANS

4.1 RELATIONSHIP TO BOROUGH'S LAND DEVELOPMENT ORDINANCE

As further elaborated in Section 6, the zoning standards as set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area, with the exception of the increased density and floor area ratio, where applicable, which shall be an overlay zoning which shall require the execution of a redevelopment agreement in order to apply. Any standards not specifically addressed in this Redevelopment Plan remain subject to the Borough's Land Development Ordinance.

4.2 RELATIONSHIP TO BOROUGH'S MASTER PLAN

The Master Plan for the Borough of Metuchen ("Master Plan") was adopted in 1983. The Master Plan provides the following goals:

- Preservation of the Borough's essentially residential character, of the integrity of its neighborhoods, of the viability of its central business district, of levels of municipal services, of fiscal stability, and of its desirability as a community in which to live. Preservation must be balanced with the necessity of an expanding tax base that alleviates an unreasonable tax burden to provide consistent levels of service;
- Traffic and parking problems already exist in Metuchen, and in recognizing this, any development or redevelopment of the central business district should not intensify traffic problems beyond acceptable levels and should be undertaken in conjunction with adequate parking provisions;
- Land uses to be encouraged in any development or redevelopment strategy should be appropriate to the area in which they are proposed, should represent an economic benefit to community, and should serve a valid market to insure the likelihood of their realization;
- Preservation of areas of environmental sensitivity, but surrounding land uses should be planned to ensure maximum public benefit from the resultant open space; and,
- Providing opportunities to meet the housing needs of Metuchen residents and work force should be encouraged. In addition, housing should be considered as a means of creating an expanding market for existing businesses in Metuchen.

In order to effectuate the above goals, the Master Plan endorses the following policies:

- To maintain the Borough's physical and visual identity in the region;
- To improve the competitive position of Metuchen's downtown area;
- To encourage new commercial development, but not at the cost of blighting residential areas; and,
- To improve the overall appearance of the business district.

These goals and policies have remained relevant and incorporated by reference in master plan reexamination reports prepared in 1988, 1994, 2000 and 2006. The latest planning document, the 2016 Master Plan Reexamination Report, recognized that “Metuchen has always been a community concerned with preserving its unique character.” Over time, “the goals and objectives of the Master Plan have been elaborated and characterized to be principally focused on preservation: preservation of the Borough's essentially residential character, maintaining the integrity of its neighborhoods, and ultimately, its desirability as a community in which to live.”

It has been the long-standing goal of the Borough to focus development, redevelopment, and growth within and adjacent to the downtown area. The Master Plan further states that the downtown area serves both the residents of the Borough of Metuchen and also the residents of the greater region by providing a business and cultural center. Driving and walking to theaters, restaurants, coffeehouses, shopping, offices, and of course, the train station, are among the many public attractions” of the Borough.

The Borough has been proactive to address the changing circumstances in the downtown by adopting several polices to promote downtown reinvestment. While these efforts have resulted in a resurgence of the Borough's downtown in recent years, the Project Area has largely been inactive and in a state of disrepair for several years.

One of the recommendations from the report states that the Borough should prepare a Vision Plan with community involvement, which would address the downtown area, areas in need of redevelopment, parks and open space, among other key topics. As such, this Redevelopment Plan is consistent with this vision for the Borough's town center and the Redevelopment Area because it provides for uses that complement recent redevelopment in the downtown area, enhances and expands on the public assembly use, and provides for a public gathering space which can be programmed and designed for a place of the arts, culture and history.

4.3 RELATIONSHIP TO CONTIGUOUS MUNICIPALITIES

The only contiguous municipality to the Project Area is the Township of Edison (“Edison” or “Township”), which completely surrounds the Borough of Metuchen. The Project Area is located near the center of Metuchen and does not abut Edison and the uses proposed in this Redevelopment Plan provide an appropriate transition to surrounding residential neighborhoods and takes advantage of the Project Area's proximity to the Metuchen Station by encouraging transit-supportive development techniques and strategies.

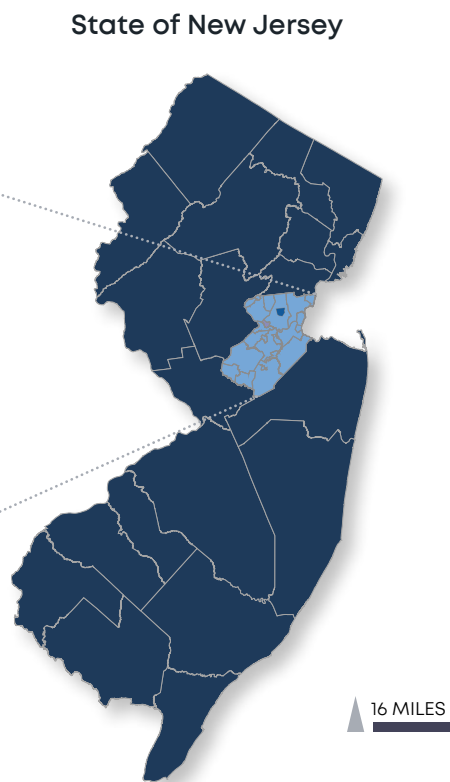
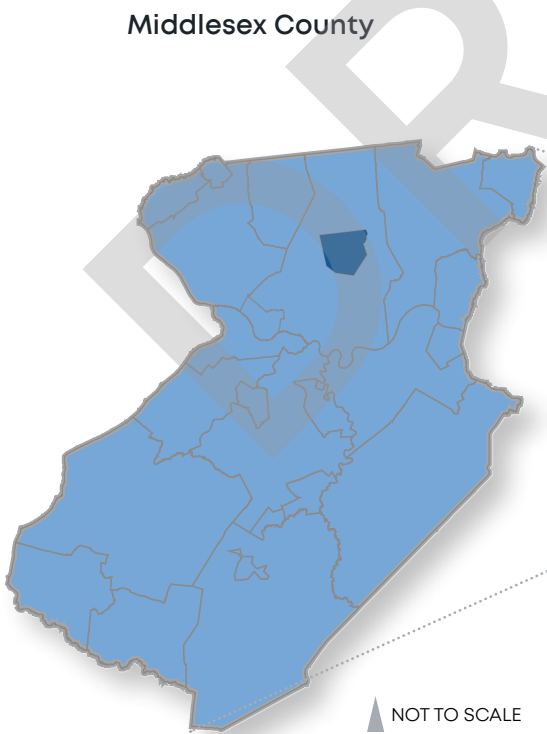
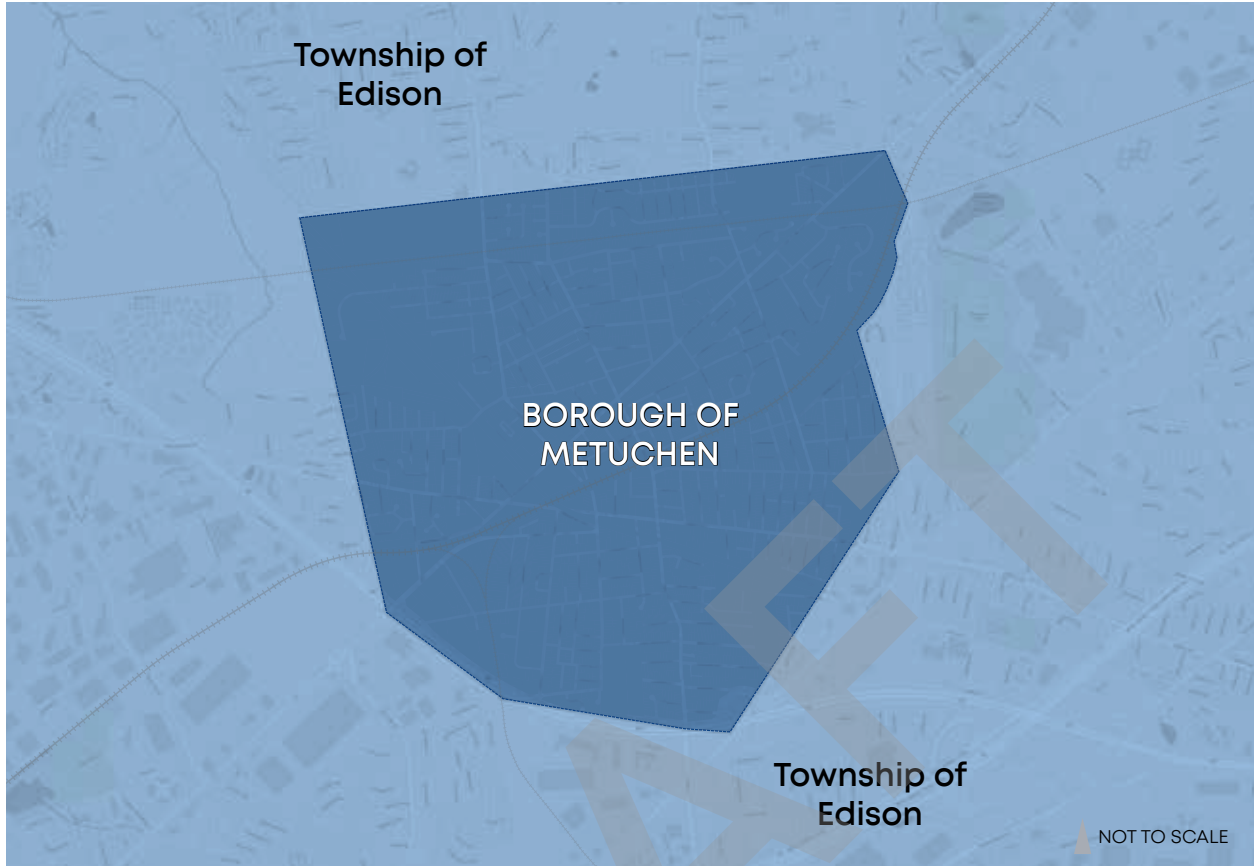
Therefore, it is anticipated that this Redevelopment Plan will not conflict with the master plans of contiguous municipalities.

4.4 RELATIONSHIP TO MIDDLESEX COUNTY

The Middlesex County Comprehensive Plan adopted by the Middlesex County Planning Board is currently being updated. According to Middlesex County representatives, there is no anticipated completion date of the Land Use Element of the Comprehensive Plan. As it is anticipated the Land Use Element will be written after adoption of this Redevelopment Plan, it is expected the Middlesex County Planning Board will take this Redevelopment Plan into consideration when drafting its Master Plan.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the Middlesex County Comprehensive Plan.

DRAFT



4.5 RELATIONSHIP TO THE STATE PLAN

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In March, 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the “SDRP”). The purpose of the SDRP is to:

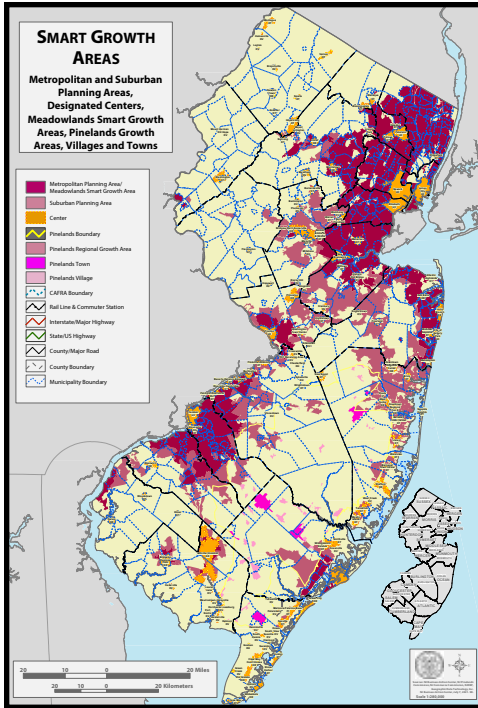
“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities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

The SDRP promotes Smart Growth in New Jersey by guiding State-level development and redevelopment policy as well as local and regional planning efforts to centers and areas where infrastructure is available or could be extended to developed or developing suburbs and urban areas.

According to the SDRP, statewide goals are to be achieved through the flexible application of SDRP’s statewide policies, which are designed to improve the planning and coordination of public policy decisions among all levels of government.

The SDRP’s eight (8) statewide goals are as follows:

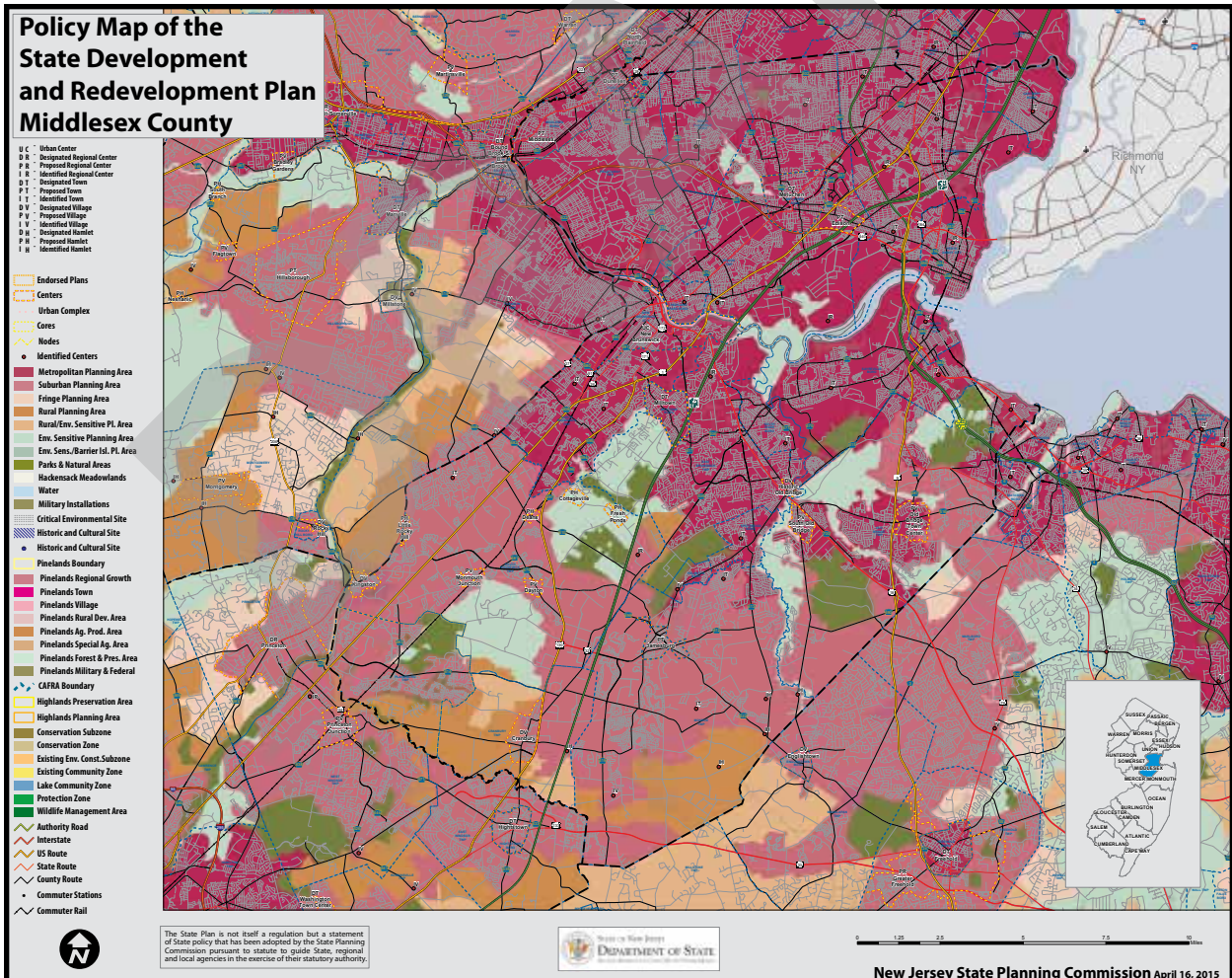
- Goal 1: Revitalize the State’s cities and towns.
- Goal 2: Conserve the State’s natural resources and systems.
- Goal 3: Promote beneficial economic growth, development and renewal for all New Jersey residents.
- Goal 4: Protect the environment, prevent and clean up pollution.
- Goal 5: Provide adequate public facilities and services at a reasonable cost.
- Goal 6: Provide adequate housing at a reasonable cost.
- Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- Goal 8: Ensure sound and integrated planning and implementation statewide.



STATE PLAN POLICY MAP

The SDRP also provides a State Plan Policy Map, which divides the State into several planning areas as well as the identification of “centers” and “environs”. Planning areas serve a critical role in the SDRP by setting forth policy objectives that guide implementation of the SDRP’s statewide policies within each area, guide local planning on the location and size of centers within the planning area, and protect or enhance the environs of these centers.

It is noted that the Borough of Metuchen is identified as a “Town Center” as depicted below on the [State Plan] Policy Map of the State Development and Redevelopment Plan [for] Middlesex County.



According to the State Plan Policy Map, the vast majority of Borough of Metuchen, including the entirety of the Project Area, is contained entirely within the Metropolitan Planning Area (PA1), which classification denotes a Smart Growth area and generally includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the SDRP's goals and objectives are as follows:

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

The SDRP provides a series of policy objectives intended as guidelines for planning activities in the Metropolitan Planning Area, including:

- Promote redevelopment and development neighborhoods of Centers;
- Provide a full range of housing choices through redevelopment;
- Promote economic development by encouraging infill development, public/private partnerships and infrastructure improvements that support an identified role for the community;
- Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile; and,
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

DRAFT STRATEGIC STATE PLAN

In October, 2011, the draft State Strategic Plan was proposed as an update to the SDRP. The plan was designed to provide the framework for the State to “focus its policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State's critical resources.”

The plan outlined four (4) specific goals to guide planning at the State level:

- Goal 1: **Targeted Economic Growth:** Enhance opportunities to attract and grow industries of statewide, regional and international importance.
- Goal 2: **Effective Regional Planning:** Guide and inform regional planning enabling each region of the State to experience appropriate growth based on its desires and assets.
- Goal 3: **Preservation, Protection and Enhancement of Critical State Resources:** Ensure that strategies for growth include preservation, protection and enhancement of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.
- Goal 4: **Tactical Alignment of Government:** Prioritize effective resource allocation, coordination, cooperation and communication among entities that play a role in meeting the mission of this Plan.

To address the statutory requirement of the State Planning Act relative to coordinating planning activities, the State established a series of the following "Garden State Values" that are intended to advise the criteria for identification of "Priority Growth Investment Areas" throughout the State:

- Value 1: Concentrate Development and Mix Uses
- Value 2: Prioritize Redevelopment, Infill, and Existing Infrastructure
- Value 3: Increase Job and Business Opportunities in Priority Growth Investment Areas
- Value 4: Create High-Quality, Livable Places
- Value 5: Provide Transportation Choice & Efficient Mobility of Goods
- Value 6: Advance Equity
- Value 7: Diversify Housing Opportunities
- Value 8: Provide for Healthy Communities through Environmental Protection and Enhancement
- Value 9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands
- Value 10: Make Decisions within a Regional Framework

The draft plan and the draft Infrastructure Needs Assessment was released for public comments and hearings later in 2011 and throughout 2012. Several public hearings were held and a vote had been scheduled in November, 2012 to adopt the plan; however, in light of the significant impact of Superstorm Sandy had on the State, the vote was postponed and, to this day, the State has not acted on the plan.

5

VISION FOR THE PROJECT AREA

5.1 OVERALL VISION

The overall vision of the Metuchen Arts District Redevelopment Plan is to preserve, revitalize, re-purpose, and reuse several underutilized blocks along Main Street and Amboy Avenue as an inclusive place of arts, culture and history. Anchored by a “boutique multi-purpose arts center,” the Metuchen Arts District can be further activated by a wide range of engaging programs and diverse offerings of cultural celebrations and historic connections.

As such, the Metuchen Arts District seeks to promote the public interest in local history, the arts, and cultural values of the community, County, State and nation.

The vision is anchored around reactivating the theater use which has been historically associated with this portion of Main Street. This goal is to ensure that this particular site continues to be used as a theater, supplemented by a wide range of events spanning film, live performances, music, family events, comedy, magic and other programs as well as being available for private events. This would allow for the Metuchen Arts District to be a community anchor for home-grown activities ranging from a winter off-season home for Plays in the Park, Dragon Fly Arts, Metuchen Arts Council and Metuchen Downtown Alliance programming, local dance and music groups, after school programs, event rentals and to provide a safe gathering space for teens.

The vacant lot adjacent to the theater and the former gas station at the corner on the east side of Main Street and several blocks on the west side of Main Street, including properties that front on Amboy Avenue, Wernik Place, Calvin Place and the current surface parking area on Halsey Street, provide an opportunity to create an expansive arts and cultural district activated by new indoor and outdoor public gathering spaces and a range of other uses that complement and are integrated with the reactivated theater use, and leverage the district's proximity of the nearby transit hub and downtown area.

The overall district will include opportunities for the preservation, potential relocation and re-purposing of existing Victorian-era buildings, and a series of proposed improvements that will include new buildings and unique structures that pay homage to the history of the area and incorporate a wide range of uses. These uses include performance, exhibit, gallery and/or studio spaces, a variety of food and beverage uses, a range of housing types, collaborative workspaces, technology, life science, medical and other health care related uses, educational institutions, and parking facilities to support the theater, commuters and residents.

The Metuchen Arts District also provides an opportunity to strategically expand the downtown area by extending the Main Street sidewalk treatment along the Old Colonial Cemetery to Amboy Avenue as well as implementing the Borough's Complete Streets Policy, including incorporating pedestrian and bicycle-friendly streetscape elements, internal walkways, active street fronts, and local art, all hallmarks of a transit-friendly place. Throughout the entire district, multiple and interconnected public gathering spaces are envisioned to be programmable for smaller-scale arts and cultural activities, including potential features such as an open-air stage or performance space, lighting displays, visual art displays, murals, sculptures, as well as accommodations for food trucks and outdoor dining.



Mix of Uses/Integrated with Outdoors



Outdoor Dining



Performance Spaces



Unique Food & Beverage



Restaurants



Multi-use Theater Space



Mix of Housing Types



Parking Structure



Outdoor Spaces / Plazas



Historic Preservation



Gallery Spaces



Live/Work Units / Studios

5.2 STATEMENT OF GOALS & OBJECTIVES

The Borough seeks to alleviate the conditions found in the Project Area and support use of property in the area which will better serve the public health, safety and welfare of the community and the region. To achieve this overall goal, the following goals and objectives have been established:

- A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Project Area to be considered an “area in need of rehabilitation.”
- B. The stimulation of private investment in the Project Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation.
- C. The making available of the full range of benefits and inducements for the Project Area, including federal, state, county and local government funding.
- D. Foster public-private partnerships to accomplish revitalization of the Project Area in a manner that best serves the needs of the community, strengthens the local economy, attracts residents and new businesses to the area, and contributes to the continuing vitality of the Borough.

This Redevelopment Plan is also intended to advance the following specific goals and objectives as it relates to the Project Area:

- A. Leverage opportunities for the Project Area that can benefit residents, businesses and institutions of Middlesex County and advance the County’s position as a regional leader in arts, culture, history, and more comprehensively, economic development.
- B. Leverage the Project Area’s proximity to the transit hub - the Metuchen station and nearby bus stops - to create a truly unique transit-oriented development.
- C. Promote creative development techniques that deliver better outcomes than existing zoning.
- D. Provide opportunities for enhanced public assembly, institutional and commercial facilities.
- E. Provide for a wide range of new uses and activities along with new public gathering spaces along Main Street and within the Project Area to link to other existing destinations within the Borough, including the nearby downtown, rail station and Middlesex Greenway.
- F. Explore strategies and variety of potential uses to preserve, potentially relocate, and re-purpose the remaining Victorian-era structures to assist in the viability of rethinking these historic structures that have experienced deterioration and decline.
- G. Extend Main Street’s context-sensitive streetscape from the downtown area, along the Old Colonial Cemetery to Amboy Avenue, including wide sidewalks with brick bands, street trees, decorative street lamps and street furniture..
- H. Implement the Borough’s Complete Streets Policy by incorporating pedestrian and bicycle-friendly streetscape elements, traffic calming devices, enhanced crosswalks, and more on all streets so as to advance a unified design and a comprehensive strategy for the Borough’s downtown districts.
- I. Identify existing conditions that can be mitigated or improved, including eliminating curb cuts and conflicts between pedestrians/bicyclists and motorists.
- J. Utilize a Smart Growth perspective to review site-specific plans in the broader contexts of the region, County and Borough.

6

PROPOSED ZONING REQUIREMENTS

6.1 PURPOSE & OVERVIEW

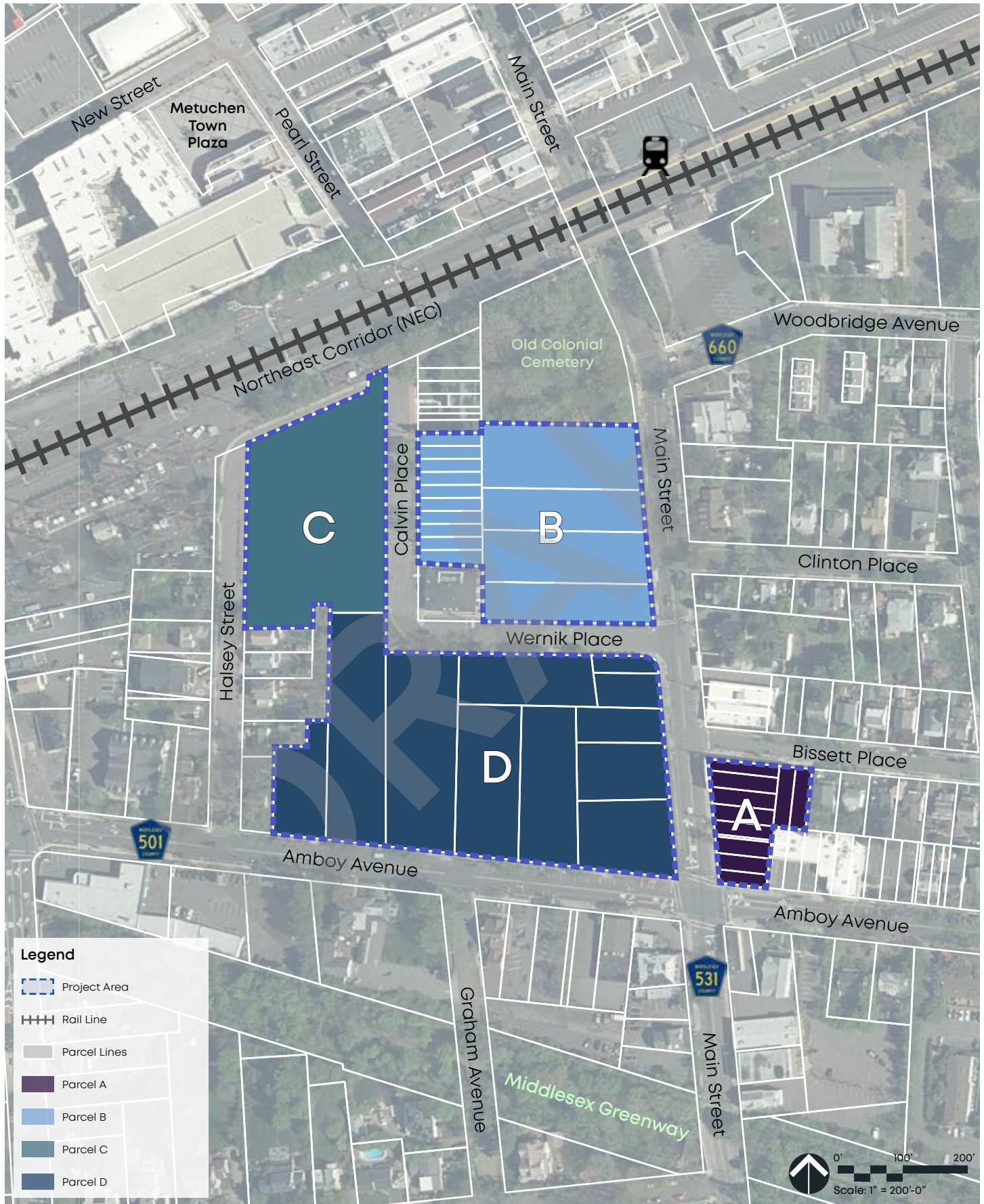
Any development that occurs within the Project Area shall comply with all statutes of the State of New Jersey governing development, rehabilitation and redevelopment, including but not limited to the MLUL and LRHL. Additionally, it is necessary to establish the following:

- A. The development, rehabilitation or redevelopment of the Project Area shall effectuate the Goals and Objectives of this Redevelopment Plan.
- B. The zoning standards as set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area as provided for in N.J.S.A. 40A:12A-7c., except that the increased density and floor area ratio, where applicable, shall be an overlay zoning which shall require the execution of a Redevelopment Agreement in order to apply.
- C. It is intended and expressly understood that any zoning regulations and any development and design standards not specifically addressed in this Redevelopment Plan shall continue to apply as set forth in the Borough's Land Development Ordinance (the "Ordinance") and all other codes and regulations as set forth in the Code of the Borough of Metuchen (the "Code") not contravened in this Redevelopment Plan.
- D. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided in the Ordinance.

This Redevelopment Plan addresses multiple areas within the overall Project Area, each exhibiting differences in planned intensity and nature of development. As such, the Project Area is divided into the following areas as generally depicted on Map 6:

- A. Parcel A: Block 183.02, Lots 1-4, a portion of 5.01, 5.02, 6-8, 31 & 32 comprising the existing Forum Theatre, the vacant strip of land associated with the adjacent University Radiology building and the vacant gas station, pertaining to the planned reactivated theater and its potential expansion including additional performance space and food & beverage uses.
- B. Parcel B: Block 145, Lots 2, 6, 9, 13.01, 85-94 comprising the area generally bounded by Main Street to the east, Wernik Place to the south, Calvin Place to the west and the Old Colonial Cemetery to the north, pertaining to the appropriately-scaled buildings fronting Main Street integrated with a planned unit development consisting of a mix of housing types and a shared space.
- C. Parcel C: Block 145, Lot 78 comprising the existing Halsey Street Lot, pertaining to a planned multifamily development.
- D. Parcel D: Block 145, Lots 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03 and 50.05 comprising the area generally bounded by Main Street to the east, Amboy Avenue to the south, residential lots that front on Halsey Street to the west and Wernik Place to the north, pertaining to appropriately-scaled and/or mixed-use buildings fronting Main Street, planned multifamily development fronting Amboy Avenue, together with a public parking facility serving the theatre use on Parcel A as well as commuters and residents.

Map 6. Proposed Zoning Map



EXPANDED METUCHEN ARTS DISTRICT REDEVELOPMENT PLAN
 BLOCK 183.02, LOTS 1-4, PORTION OF 5.01, 5.02, 6-8, 31-32; AND,
 BLOCK 145, LOTS 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94

Additionally, the regulations as prescribed herein shall apply to the boundaries of the above-defined Parcels as generally shown on Map 6, and not to individual lots that may be created as a result of consolidation and/or subdivision. In the event there is any discrepancy between the boundaries of the Parcels as generally depicted on Map 6 and individual lots that may be created as a result of a consolidation and/or subdivision, the consolidation and/or subdivision shall control so long as the consolidation and/or subdivision does not substantially deviate from the boundaries as generally depicted in Map 6 and such consolidation and/or subdivision plan is approved by the Director of Economic Development and/or Redevelopment Entity prior to being filed with the Planning Board.

6.2 LAND USE REGULATIONS

The regulations pertaining to land use regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in Part III of the Ordinance. The Planning Board shall not grant variances from these regulations as they constitute mandatory components of this Redevelopment Plan.

6.2.1. PERMITTED PRINCIPAL USES.

- A. The following principal uses and structures shall be permitted on Parcel A:
1. Places of public assembly, including theaters and spaces for rehearsal, performance, educational and special events.
 2. Museum, exhibit and gallery spaces.
 3. Studios for the visual and performing arts, including rehearsal, educational, performance and gallery spaces.
 4. Retail shops and stores, including specialty retail selling hand-made crafts and similar uses selling artisan merchandise that is not mass-produced.
 5. Eating and drinking establishments, including food/beverage hall, full-service and fast-casual restaurants, coffee shops, taverns, bars, kiosks, market stalls and food trucks, except fast-food restaurants and drive-in restaurants.
 6. Catering and banquet halls.
 7. Brew pubs, distilleries and wineries.
 8. Schools and educational institutions, including individual and group instruction.
 9. Pocket parks, plazas and courtyards.
 10. Borough- and/or County-operated public facilities, including community meeting spaces.

- B. The following principal uses and structures shall be permitted on Parcel B:
1. Studios for the visual and performing arts, provided that they front on Main Street, including rehearsal, educational, performance and gallery spaces.
 2. Retail shops and stores, provided that they front on Main Street, including specialty retail selling hand-made crafts and similar uses selling artisan merchandise that is not mass-produced.
 3. Artisanal businesses, provided that they front on Main Street, including manufacturing, fabrication and/or sale of products such as apparel, jewelry, baked goods, food, beverages, furniture, housewares, ceramics, pottery, glassware, paper goods, toys and similar products.
 4. Artist's body painting and costume studios, body art studios, and tattoo shops, provided that they front on Main Street.
 5. Personal service businesses, provided that they front on Main Street.
 6. Physical fitness studios, provided that they front on Main Street.
 7. Indoor amusement businesses, provided that they front on Main Street, including arcades, axe-throwing, virtual reality, escape rooms and similar activities.
 8. Eating and drinking establishments, provided that they front on Main Street, including food/beverage hall, full-service and fast-casual restaurants, coffee shops, taverns, bars, kiosks, market stalls and food trucks, except fast-food restaurants and drive-in restaurants.
 9. Schools and educational institutions, including individual and group instruction.
 10. Residential uses, consisting of any one or combination of the following uses:
 - a. Planned Unit Residential Development ("PURD") including at least two (2) of the following uses: (1) townhomes or stacked townhomes; (2) multi-family apartments in an existing building fronting Main Street, to promote the preservation of historic structures within the Project Area, provided that there are not more than two (2) units located on upper floors above another permitted use at the ground level; (3) live/work units and artist housing/studios; or (4) accessory dwelling units designed as carriage houses, provided that they do not front on Main Street.
 - b. Multi-family apartments in a building primarily fronting Calvin Place and/or Wernik Place.
 11. Pocket parks, plazas and courtyards.
 12. Borough- and/or County-operated public facilities, including community meeting spaces.

C. The following principal uses and structures shall be permitted on Parcel C:

1. Residential uses, consisting of any one or combination of the following uses:
 - a. Townhomes and stacked townhomes.
 - b. Live/work units and artist housing/studios.
 - c. Multi-family apartments.
2. Parking structures.

D. The following principal uses and structures shall be permitted on Parcel D:

1. Studios for the visual and performing arts, provided that they front on Main Street, including rehearsal, educational, performance and gallery spaces.
2. Retail shops and stores, provided that they front on Main Street, including specialty retail selling hand-made crafts and similar uses selling artisan merchandise that is not mass-produced.
3. Artisanal businesses, provided that they front on Main Street, including manufacturing, fabrication and/or sale of products such as apparel, jewelry, baked goods, food, beverages, furniture, housewares, ceramics, pottery, glassware, paper goods, toys and similar products.
4. Artist's body painting and costume studios, body art, and tattoo shops, provided that they front on Main Street.
5. Makerspaces, provided that they front on Main Street, including artisan-related crafts such as 3D printing, glassblowing, leather craft, electronics, robotics, laser cutting, textiles, fashion, and similar products.
6. Personal service businesses, provided that they front on Main Street.
7. Physical fitness studios, provided that they front on Main Street.
8. Indoor amusement businesses, provided that they front on Main Street, including arcades, axe-throwing, virtual reality, escape rooms and similar activities.
9. Eating and drinking establishments, provided that they front on Main Street, including food/beverage hall, full-service and fast-casual restaurants, coffee shops, taverns, bars, kiosks, market stalls and food trucks, except fast-food restaurants and drive-in restaurants.
10. Catering and banquet halls.
11. Demonstration kitchens.
12. Brew pubs, distilleries and wineries.
13. Offices, provided that they front on Main Street, including executive, administrative, general, professional, technology, software, startup/

incubator space, medical, dental, health care, veterinary health care offices, outpatient or ambulatory care, surgery centers, urgent-care centers, rehabilitation facilities and similar uses.

14. Co-working & shared spaces and collaborative workspaces.
15. Banks and other financial institutions, except drive-in banks.
16. Nursery schools and day-care centers.
17. Schools and educational institutions, including individual and group instruction.
18. Residential uses, consisting of any one or combination of the following uses:
 - a. Townhomes and stacked townhomes.
 - b. Multi-family apartments in an existing building fronting Main Street and/or Amboy Avenue, to promote the preservation of historic structures within the Project Area, provided that there are not more than two (2) units located on upper floors above another permitted use at the ground level.
 - c. Live/work units and artist housing/studios.
 - d. Multi-family apartments in a building primarily fronting Amboy Avenue, and which may front on Main Street and/or Wernik Place.
19. Parking structures.
20. Pocket parks, plazas and courtyards.
21. Borough- and/or County-operated public facilities, including community meeting space.

6.2.2. PERMITTED ACCESSORY USES.

- A. The following accessory uses and structures shall be permitted on all Parcels:
 1. Driveways, on-street parking, off-street parking areas, structured parking, private garages and off-street loading areas.
 2. Electric vehicle (“EV”) charging infrastructure, including but not limited to electric vehicle supply equipment (“EVSE”) and Make-Ready parking spaces, as those terms are defined in P.L. 2021, c.171.
 3. Common open space, plazas and courtyards including kiosks, market stalls, food trucks, shade structures, outdoor furniture, gardens and landscaped areas, water features, outdoor art exhibit spaces, temporary or permanent installations of public art and murals, and similar types of public and semi-public open spaces.
 4. Fences, walls, retaining walls, hedges and other landscape elements.

5. Outdoor display and sales areas.
6. Outdoor seating / dining areas, outdoor dining structures, rooftop bars and dining terraces, kiosks, market stalls and food trucks.
7. Outdoor stages, platforms, exhibit spaces and similar types of outdoor places of public assembly.
8. Pedestrian walkways, ramps, alleys, stairways, nature interpretive / historical signage and environmental education kiosks.
9. Street furnishings, planters, pedestrian-scale lights and streetlights.
10. Marquees, free-standing signs and other landmark signage, including such signage extending over the public right-of-way.
11. Signs.
12. Stormwater management structures and facilities.
13. Trash and recycling enclosures, compactors and dumpsters.
14. Utility boxes.
15. Other uses and structures deemed to be ancillary and customarily incidental accessory uses and structures with respect to uses permitted hereunder.

6.3 AREA & BULK REGULATIONS

The regulations pertaining to area, density, floor area, setback, coverage and height regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in Part III of the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.3.1. AREA & BULK REGULATIONS.

- A. The following area and bulk standards shall apply to Parcel A:

Area Requirements

1. Minimum Lot Area: 7,500 square feet

Setback Requirements

2. Minimum Building Setbacks: 0 feet
3. Minimum Building Separation Distance: 5 feet from existing University Radiology building located on Block 183.02, Lots 5.01, 8.01 9-16 and 17.01

Coverage Requirements

4. Maximum Building Coverage: 75%
5. Maximum Impervious Coverage: 100%

Height* Requirements

6. Maximum Building Height in stories: 3 stories
7. Maximum Building Height in feet: 45 feet

*Height is defined in Section 6.4.2. below.

B. The following area and bulk standards shall apply to Parcel B:

Area Requirements

1. Minimum Lot Area: 5,000 square feet

Density** & Floor Area Ratio*** Requirements

2. Maximum Residential Density: eight (8) units per acre

Maximum Residential Density Overlay: 24 units per acre; in order to utilize the Maximum Residential Density Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

**Density is defined in Section 6.4.3. below.

3. Maximum Floor Area Ratio: 0.50

Maximum Floor Area Ratio Overlay: 1.00; in order to utilize the Maximum Floor Area Ratio Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

***Floor Area Ratio is defined in Section 6.4.4. below.

Setback Requirements

4. Minimum Front Yard Setback from Main Street: Prevailing front yard setback of existing buildings along Main Street
5. Minimum Yard Setback from all other Parcel lines: 10 feet

Coverage Requirements

6. Maximum Building Coverage: 40%
7. Maximum Impervious Coverage: 80%

Height* Requirements

8. Maximum Building Height in stories: 3 stories for buildings fronting Main Street; 3 1/2 stories for all other buildings
9. Maximum Building Height in feet: 40 feet for buildings fronting Main Street; 45 feet for all other buildings

*Height is defined in Section 6.4.2. below.

C. The following area and bulk standards shall apply to Parcel C:

Area Requirements

1. Minimum Lot Area: 60,000 square feet

Density** & Floor Area Ratio*** Requirements

2. Maximum Residential Density: 36 units per acre

Maximum Residential Density Overlay: 100 units per acre; in order to utilize the Maximum Residential Density Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

**Density is defined in Section 6.4.3. below.

3. Maximum Floor Area Ratio: 1.25

Maximum Floor Area Ratio Overlay: 2.50; in order to utilize the Maximum Floor Area Ratio Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

***Floor Area Ratio is defined in Section 6.4.4. below.

Setback Requirements

4. Minimum Front Yard Setback from Halsey Street: Prevailing front yard setback of existing buildings along Halsey Street
5. Minimum Yard Setback from all Parcel lines: 10 feet

Coverage Requirements

6. Maximum Building Coverage: 75%
7. Maximum Impervious Coverage: 90%

Height* Requirements

8. Maximum Building Height in stories: 5 stories
9. Maximum Building Height in feet: 60 feet
10. Maximum Parking Structure Height in levels: 6 levels
11. Maximum Parking Structure Height in feet: 60 feet

*Height is defined in Section 6.4.2. below.

D. The following area and bulk standards shall apply to Parcel D:

Area Requirements

1. Minimum Lot Area: 5,000 square feet

Density** & Floor Area Ratio*** Requirements

2. Maximum Residential Density: 20 units per acre

Maximum Residential Density Overlay: 60 units per acre; in order to utilize the Maximum Residential Density Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

**Density is defined in Section 6.4.3. below.

3. Maximum Floor Area Ratio: 0.75

Maximum Floor Area Ratio Overlay: 1.50; in order to utilize the Maximum Floor Area Ratio Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

***Floor Area Ratio is defined in Section 6.4.4. below.

Setback Requirements

4. Minimum Front Yard Setback from Main Street: Prevailing front yard setback of existing buildings along Main Street
5. Minimum Yard Setback from all other Parcel lines: 10 feet

Coverage Requirements

6. Maximum Building Coverage: 75%
7. Maximum Impervious Coverage: 90%

Height* Requirements

8. Maximum Building Height in stories: 3 stories for buildings fronting Main Street; 5 stories for all other buildings
9. Maximum Building Height in feet: 40 feet for buildings fronting Main Street; 60 feet for all other buildings
10. Maximum Parking Structure Height in levels: 5 levels
11. Maximum Parking Structure Height in feet: 50 feet

*Height is defined in Section 6.4.2. below.

- E. The following bulk standards shall apply to all accessory structures, inclusive of A/C condenser units, generators, above-ground oil tanks and other mechanical equipment:

Location Requirements

1. No accessory structure shall be located in a front yard area, unless otherwise specified herein.

Setback Requirements

2. Minimum Side and Rear Yard Setbacks for accessory structures not exceeding 100 square feet in area: 3 feet
3. Minimum Side and Rear Yard Setbacks for accessory structures greater than 100 square feet in area: 5 feet

Height* Requirements

4. Maximum Building Height in stories: 1 1/2 stories
5. Maximum Building Height in feet: 25 feet

*Height is defined in Section 6.4.2. below.

6.4 SUPPLEMENTARY REGULATIONS

The regulations pertaining to supplementary regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in Part III of the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.4.1. PERMITTED PROJECTIONS.

- A. Non-enclosed one-story porches, porticos, stoops and entrance platforms leading to the front entrance on the ground floor shall be permitted to project not more than eight (8) feet into a front yard setback.
- B. Non-enclosed one-story porches, porticos, stoops, entrance platforms and uncovered decks leading to the basement, or the ground floor shall be permitted to project not more than four (4) feet into a side or rear yard setback.
- C. Cornices, eaves, chimneys, gutters, downspouts, cantilevered roofs, balconies and bay windows shall be permitted to project not more than three (3) feet from the building into any yard setback.
- D. Belt courses, windowsills and other similar ornamental features may project not more than one (1) foot into any yard setback.
- E. Ramps and stairways leading to a building entrance may project into any yard setback, provided that they do not encroach into the public right-of-way.
- F. Awnings and canopies may project not more than eight (8) feet into any yard setback, provided that they have a minimum vertical clearance of eight (8) feet and shall be set back a minimum of four (4) feet from the curb line along the parking area, driveway or street.
- G. Marquees and free-standing signs shall be permitted to project into the public right-of-way, provided that they have a minimum vertical clearance of eight (8) feet and shall not extend beyond the face of the curb line along the parking area, driveway or street.

6.4.2. DEFINITION OF HEIGHT.

- A. Building height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the building.
- B. Building height calculations shall exclude building service equipment (e.g., condensers, cooling towers, exhaust fans, and other similar mechanical equipment) and any associated screening devices, solar panels, bulkheads, stair enclosures, roof access stairwells, elevator penthouses, skylights or atrium structures, flagpoles and architectural appurtenances (e.g., chimneys, cupolas, towers, belfries, lanterns, spires, steeples, and other similar elements), provided that such shall not extend more than 10 feet above the allowable building height. Additionally, building height calculations shall exclude fire walls, parapet walls, cornices, and other similar elements, provided that such shall not extend more than three (3) feet above the allowable building height.
- C. Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.
- D. For parking structures, subterranean levels shall be excluded from the calculation of the number of stories or levels.

6.4.3. DEFINITION OF DENSITY.

- A. Density shall be calculated by the number of residential units on a Parcel divided by the area of the Parcel in acres, rounded to the nearest hundredths.

6.4.4. DEFINITION OF FLOOR AREA RATIO.

- A. Floor Area Ratio shall be calculated by the gross floor area of all buildings on a Parcel divided by the area of the Parcel in square feet, rounded to the nearest hundredths.
- B. For the purposes of this subsection, gross floor area shall be calculated by the total floor area of all stories of all principal and accessory structures on the Parcel, as measured from the outside faces of the exterior walls and including recessed balconies and mezzanines.
- C. If any portion of interior space has a ceiling height of 16 feet or greater on the first floor or 12 feet or greater on all other floors, those portions of the floor area of that space shall be counted twice for the purpose of gross floor area calculation.
- D. For parking structures under a building, parking structures attached to a building or free-standing parking structures, the floor area of such structures shall be excluded from the calculation of floor area.

6.5 DEVELOPMENT & DESIGN STANDARDS

The regulations pertaining to development and design standards contained herein shall apply to all development in Project Area, which shall supersede current applicable standards contained in Part IV of the Ordinance. Unless specifically superseded below, all other regulations contained in Part IV of the Ordinance shall continue to apply. The Planning Board may grant exceptions from these standards, pursuant to N.J.S.A. 40:55D-51.

6.5.1. OVERALL DEVELOPMENT STANDARDS.

- A. Any development that occurs within the Project Area shall provide an overall concept plan for the entire Project Area. The concept plan shall be prepared as a diagram that identifies development phases, the uses proposed in various phases, overall pedestrian network of common open spaces, internal walkways and public sidewalks proposed, and the sequence of phasing which is intended to be flexible and may be updated and revised in subsequent phases or subdivisions. At minimum, the concept plan shall include a theater use, which shall be a required use on Parcel A, and a parking structure, which shall be a required use on Parcel D. Additionally, at least 5% common open space shall be provided on each Parcel, except that common space requirements on any Parcel may be transferred to another Parcel, which shall be addressed in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.
- B. The overall streetscape along Main Street, Amboy Avenue, and all other streets immediately adjacent to the Project Area shall be designed to enhance the public realm, by emphasizing pedestrian safety, accessibility, and connectivity throughout the Project Area. Public sidewalks shall be provided along all streets. All driveway aprons shall be designed with texture-paved or similar special paving treatment and accommodate a continuous public sidewalk. Parking areas shall be screened with masonry walls and landscaping. All such elements shall be designed with a unified design palette throughout the Project Area.
- C. The overall development shall be designed to provide for a series of interconnected common open spaces, in the form of small-scale public gathering spaces, internal walkways and public sidewalks, to allow for pedestrians to walk throughout the Project Area, as more specifically described below:
 1. On Parcels A and D, the public gathering spaces shall be designed to be programmable for smaller-scale arts and cultural activities, including potential features such as an open-air stage or performance spaces, lighting displays, visual art displays, murals, sculptures, as well as accommodations for food trucks and outdoor dining. Additionally, the portion of Main Street in between Parcels A and D shall be designed with texture-paved or similar special paving treatment, including curb bump-outs and/or a raised pedestrian crossing, so as to create seamless connectivity, an overall sense of place, a sense of arrival, enhance the aesthetics of the circulation area, temporary drop-off parking, and provide additional traffic calming throughout the Project Area, if practical, in coordination with the County.

2. On Parcel B, the overall development shall be designed in a manner whereby buildings front toward existing and proposed streets, alleys, internal walkways and/or shared spaces, such as courtyards and/or gardens, which shall connect to public sidewalks and may provide access to the Old Colonial Cemetery, if practical, in coordination with the Borough. Access to and orientation of parking areas, parking structures, and/or private garages shall be designed to generally screen the same from the streets on which buildings front. Streets, alleys, internal walkways and/or shared spaces may be located between the front of buildings; however, parking shall not be permitted in the front of buildings.
3. The portion of Wernik Place in between Parcels B and D shall be designed with texture-paved or similar special paving treatment, including curb bump-outs and/or a raised pedestrian crossing, so as to create seamless connectivity, an overall sense of place, a sense of arrival, enhance the aesthetics of the circulation area, temporary drop-off parking, provide additional traffic calming and facilitate uninterrupted pedestrian movement throughout the Project Area.
4. The portion of Calvin Place in between Parcels B and C shall be designed with texture-paved or similar special paving treatment, including curb bump-outs and/or a raised pedestrian crossing, so as to create seamless connectivity, an overall sense of place, a sense of arrival, enhance the aesthetics of the circulation area, temporary drop-off parking, provide additional traffic calming and facilitate uninterrupted pedestrian movement throughout the Project Area.

6.5.2. PARKING REQUIREMENTS.

- A. Parking requirements for non-residential uses shall be regulated pursuant to §110-154.B. and §110-154.F. of the Ordinance.
- B. Parking requirements for residential uses shall be regulated as follows:
 1. The minimum parking requirement for multi-family apartments, live/work units, artist housing/studios and accessory dwelling units shall be 1.00 parking spaces per dwelling unit.
 2. It is recognized that the residential parking requirement(s) established herein are less than that required under the New Jersey Residential Site Improvement Standards ("RSIS") at N.J.A.C. 5:21-1 et seq. Consequently, any action by the Planning Board shall either: (a) establish alternative parking standards from RSIS pursuant to N.J.A.C. 5:21-4.14.(c) that better reflect local conditions, including household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources; or (b) require a finding of a de minimus exception from RSIS pursuant to N.J.A.C. 5:21-3.1(f)1.

3. The minimum parking requirement for all other residential uses, including, townhomes and stacked townhomes shall be governed by RSIS.
 4. Residential lease agreements shall include clauses such that tenants are required to park their vehicles within their assigned parking lot and may not park on nearby streets or adjacent private parking lots.
- C. Provisions for electric vehicle (“EV”) charging infrastructure and/or stations shall be provided on each Parcel in accordance with State law, including P.L. 2021, c. 171. Installation of electric vehicle supply equipment (“EVSE”) may be provided in lieu of Make-Ready parking spaces, as those terms are defined in P.L. 2021, c. 171.
 - D. Parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of the mix of uses, parking demands of specific uses, proximity public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute’s Shared Parking Analysis or other generally accepted standards applicable to shared parking.
 - E. Parking requirements for each Parcel shall be satisfied with parking facilities located on the Parcel, except that parking requirements may be satisfied by relying on parking facilities located on another Parcel or other off-site location, which shall be addressed in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.
 - F. Provisions for bicycle parking shall be provided to accommodate a minimum of one (1) bicycle for every 10 parking spaces for non-residential uses and a minimum of one (1) bicycle for every dwelling unit for residential uses, with one or more of the following: indoor bicycle storage rooms, appropriately sized storage areas within the building, or on wall-mounted hooks, ceiling hooks or closets within a residential unit, and/or covered exterior bicycle rack(s). A minimum of 5% of bicycle parking for residential uses shall be provided on the exterior for guests.
 - G. Bicycle parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that use will not generate a need for such facilities, or where the anticipated need is less than what would be required under this section or can be accommodated on an adjacent Parcel within the Project Area or on adjacent property outside the Project Area.

6.5.3. SUSTAINABLE DESIGN.

- A. All development shall incorporate at least 10 of the following elements from the following Sustainable Design standards or features:

Renewable Energy

1. Solar Photovoltaic (“PV”) Readiness & sufficient space in order to accommodate future installation of Battery Storage Infrastructure

Passive Design

2. Light-Colored, Reflective Roof Surface
3. Architectural Shading Devices
4. Operable Windows

Energy Efficiency

5. Occupancy and Daylighting Controls (in Common Areas)
6. Digital Programmable Thermostats
7. ENERGY STAR Certified Appliances
8. ENERGY STAR Certified Light Fixtures
9. ENERGY STAR Certified Windows

Water Efficiency

10. Reduced or No Irrigation
11. WaterSense Rated Fixtures

Indoor Air Quality

12. Air Tightness Verification by ASTM Testing
13. Protection/Flushing of HVAC Equipment & Ductwork
14. MERV 8+ Air Filters During Construction; MERV 13+ Air Filters for Occupancy
15. Prohibition of Indoor Combustion Devices
16. Low VOC Interior Paints, Finishes, Adhesives & Sealants
17. Formaldehyde-Free Casework, Cabinetry & Composite Wood Finishes
18. Smoke-Free Building Policy (in Common Areas)

Materials & Resources

19. FSC Certified Wood Products
20. Material Reuse During Construction & Demolition

6.5.4. ACCESSIBILITY & UNIVERSAL DESIGN.

- A. All development within the Project Area shall comply with federal, state and local requirements regarding accessibility.
- B. All development within the Project Area is encouraged to utilize Universal Design techniques and strategies to create public and private spaces that are equally

accessible to all people, regardless of age and abilities. This approach is intended to facilitate equitable design that is flexible, simple, intuitive, perceptible, has tolerance for error, utilizes low physical effort and appropriate for the intended use.

- C. All development within the Project Area shall incorporate multiple elements from the following Universal Design techniques and strategies:
1. Accessible ramps, where necessary, should be integrated in the site and building design to create a dignified, non-discernable and inclusive access point that facilitates mobility for all users.
 2. Accessible on-street parking spaces, where provided, should be located to minimize travel distances to public spaces and building access points.
 3. At least one automated door (via push pad or other means of activation) to a main access point to each building should be provided.
 4. No-step ($\frac{1}{4}$ to $\frac{1}{2}$ inch thresholds) access to access points, patios, balconies and terraces should be provided to the extent practical.
 5. Doorways should be specified to have at least 34-inch-wide clear openings, with door handles located between 34 and 38 inches above the floor.
 6. Hallways should be designed to have at least 42-inch-wide clearances, with all controls, switches and outlets within the comfortable reach zone of between 24 and 48 inches above the floor.
 7. Kitchen areas should include cabinetry or areas that allow for a user to work in a seated position and appliances with controls within reach, in order to be accessible.
 8. Countertops, where provided, should be adjustable or designed at different heights, in order to be accessible.
 9. Laundry appliances, where provided, should be front-loaded in order to be accessible.
 10. Signage should be provided throughout common areas, within sight lines and alternate languages in addition to English.

6.6 DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Provisions for electric vehicle ("EV") charging infrastructure and stations for where parking facilities are provided on-site are regulated in Section 6.5.2. of this Redevelopment Plan.

This Redevelopment Plan anticipates the need for and development of public EV charging infrastructure and stations within the Project Area. Where a portion of the on-site parking facilities, including parking structures, are anticipated to be shared with the public, those parking spaces to be shared with the public are encouraged to be provided with public EV charging infrastructure and stations.

Provisions for the development of public EV charging infrastructure and stations shall be addressed in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

6.7 AFFORDABLE HOUSING

The Borough does not anticipate the removal of any Uniform Housing Affordability controlled housing units due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

The provision of affordable housing within the Project Area, where applicable, shall be addressed in accordance with the Borough's Affordable Housing Ordinance and Housing Element and Fair Share Plan, or, if applicable, in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

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GENERAL PROVISIONS

7.1 DEFINITIONS

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

7.2 REDEVELOPMENT ENTITY

The Borough Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and N.J.S.A. 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

7.3 REDEVELOPER SELECTION

Pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, the Redevelopment Entity may select a single “Redeveloper” or multiple Redevelopers for the rehabilitation and/or redevelopment of the Project Area or portion thereof. Any private Redeveloper(s) wishing to avail itself of the opportunities set forth in the LRHL will be required to contact the Redevelopment Entity to present its proposal.

The Redevelopment Entity shall select the Redeveloper(s) based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of this Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of this Redevelopment Plan.

7.4 REDEVELOPMENT AGREEMENT

Once a Redeveloper has been selected, the Redevelopment Entity shall enter into a “Redevelopment Agreement” with the Redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9, along with any other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of the LRHL and this Redevelopment Plan.

7.5 OBLIGATIONS OF THE REDEVELOPER

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan, and all applicable provisions of the Borough’s Land Development Ordinance and the MLUL.

7.6 DURATION OF REDEVELOPMENT PLAN RESTRICTIONS

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the Borough first approves this Redevelopment Plan.

7.7 AMENDMENTS TO APPROVED REDEVELOPMENT PLAN

The Borough may amend, revise or modify this Redevelopment Plan from time to time in accordance with the provisions of the LRHL, as may be amended from time to time.

7.8 PROPERTY ACQUISITION

The portion of the Project Area on the east side of Main Street has been designated as a "Condemnation Area in Need of Redevelopment." The Forum Theatre is owned by the Borough; the other properties are privately-owned which may be acquired by Borough through arms-length transactions or through condemnation pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C.20:3-1 et seq.).

The portion of the Project Area on the west side of Main Street has been designated as an "Area in Need of Rehabilitation." As a result, the LRHL does not authorize property acquisition by eminent domain. To the extent property will be acquired, all such property must be acquired by the designated Redeveloper(s) through private negotiation with the property owner(s). Nothing herein shall preclude any governmental entity, including the Borough, from utilizing eminent domain, in accordance with other applicable laws, to acquire any property for a public purpose.

7.9 RELOCATION OF DISPLACED RESIDENTS OR BUSINESSES

There are no residents that presently reside within the Project Area. There are, however, several existing businesses within the Project Area, but they are being incorporated into this Redevelopment Plan. Therefore, it is anticipated that there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan.

Notwithstanding the above, in the case where any governmental entity, including the Borough, utilizes eminent domain in accordance with other applicable laws, to acquire any property for a public purpose, then a Workable Relocation Assistance Plan may be required.

7.10 DISCRIMINATION BAN

No covenant, lease conveyance or other instrument shall be executed by the Redevelopment Entity or any Redeveloper whereby land or structures within the Project Area is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin. The termination of this Redevelopment Plan shall in no way permit the land or structures of the Project Area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

7.11 REPEAL & SEVERABILITY STATEMENTS

All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this Redevelopment Plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this Redevelopment Plan which shall remain in full force and effect.

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DEVELOPMENT PLAN REVIEW

8.1 CONCEPT PLAN REVIEW

Any redeveloper(s) seeking to enter into a Redevelopment Agreement with the Redevelopment Entity shall make a formal proposal for development to the Redevelopment Entity and obtain consent and approval of such proposal, consistent with the terms of this Redevelopment Plan.

8.2 DEVELOPMENT REVIEW COMMITTEE

Once the concept plan is approved by the Director of Economic Development and/or Redevelopment Entity and found consistent with this Redevelopment Plan, the Redeveloper shall submit the materials associated with the concept plan to the Development Review Committee for informal design review and to coordinate completeness review prior to submission of a formal Application for Development.

8.3 APPLICATIONS FOR DEVELOPMENT

Once the concept plan has been reviewed by the Development Review Committee, the Redeveloper shall enter into a Redevelopment Agreement with the Redevelopment Entity. Execution of a Redevelopment Agreement shall not be required in order to file any Application for Development as the term is defined in N.J.S.A. 40:55D-3, unless the Application for Development seeks to utilize the increased density, increased floor area ratio, and any other applicable provisions allowed in this Redevelopment Plan.

Preliminary and final site plan and/or subdivision applications for property within the Project Area shall be in accordance with the requirements with this Redevelopment Plan and all applicable provisions of the Borough's Land Development Ordinance and the MLUL.

Applications shall be accompanied by such maps, documents and materials in accordance with all relevant development application checklists. Applications may be submitted for the entire project or any number of phases, provided that all aspects of any proposed phasing, including phase configuration and location, and the timing and sequencing of phase development, shall be subject to Planning Board review, and will only be allowed if approved by the Redevelopment Entity.

8.4 PLANNING BOARD REVIEW

Preliminary and final site plan and/or subdivision review shall be conducted by the Planning Board pursuant to the MLUL. Applicants before the Planning Board shall provide public notice of such site plan or subdivision application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12(a) and (b).

8.5 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

All applications requiring relief for deviations from this Redevelopment Plan or the Borough's Land Development Ordinance shall be governed by the MLUL or any existing, or to be adopted, redevelopment plan for a specific site within the Project Area, provided that:

- A. No deviations shall be granted that result in: (i) the granting of a variance under N.J.S.A. 40:55D-70(d)1 through (d)6; (ii) deviating from contractual obligations of a Redeveloper to the Redevelopment Entity; or (iii) deviating from any other mandatory component of this Redevelopment Plan. Any such deviations shall require an amendment to this Redevelopment Plan at the option of the Redevelopment Entity.
- B. Variances may be granted from applicable "Area and Bulk Standards" of this Redevelopment Plan or applicable provisions contained in Part III Zoning of the Borough's Land Development Ordinance. Consideration of such variances shall be undertaken pursuant to N.J.S.A. 40:55D-70.c.
- C. Exceptions may be granted from applicable "Development and Design Standards" of this Redevelopment Plan or applicable provisions contained in Part IV Development and Design Standards of the Borough's Land Development Ordinance. Consideration of such exceptions shall be undertaken pursuant to N.J.S.A. 40:55D-51.
- D. Consideration of any request for waiver of submission requirements shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

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FORUM

JAMES & THE GIANT PEACH
THE MUSICAL LIVE
JULY 26 THRU 31

