

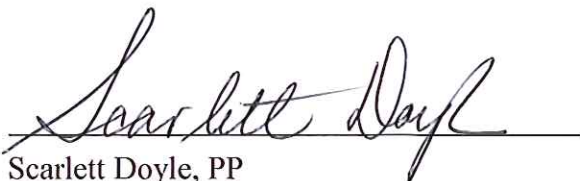
**MASTER PLAN AMENDMENT TO THE LAND USE ELEMENT,
PERIODIC REEXAMINATION REPORT AND
REDEVELOPMENT PLAN**

**TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY**

**FINAL ADOPTED
December 2, 2014**

PREPARED FOR
THE BRIDGEWATER TOWNSHIP PLANNING BOARD

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December 9, 2014

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**MASTER PLAN AMENDMENT TO THE LAND USE ELEMENT,
REEXAMINATION REPORT AND REDEVELOPMENT PLAN
BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY**

I. INTRODUCTION

The Bridgewater Township Planning Board has adopted several reexamination reports and Master Plan amendments, which have intentionally been developed to take incremental steps toward achieving a strong municipal identity and enhanced economic vitality. As found in its umbrella of goals, objectives and policies, the underlying municipal interest is to continually invest effort toward achieving a robust economic base, a strong neighborhood identity, a clearly-defined sense of place and the highest achievable level of quality of life. Even with the evolving nature of society, these goals and objectives have remained solidly embedded in the fabric of the Master Plan Amendments and Reexamination Reports.

This Periodic Reexamination Report addresses the required areas outlined in the provisions of the Municipal Land Use Law: N.J.S.A. 40:55D-89. These are:

- A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.
- B. Discuss the extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. Discuss the extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources and energy, collection, disposition and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.
- D. Outline the specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. Provide recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the land use plan element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.

This reexamination report will be based on the all reporting topics (A through E). The findings and recommendations contained in this report are grounded on the review of the following documents and municipal conclusions:

- Master Plan, dated 1990 provides a clear vision for the Township, citing valued policies and objectives for the township.
- Bridgewater Regional Center Master Plan Amendment, dated September 2004 identifies the scope and goals for the three communities, Somerville Borough, Raritan Borough and a portion of Bridgewater Township, that will work cooperatively to solve common issues.
- Master Plan Amendment and Reexamination Report, dated February 28, 2005 addresses newly-developed policies and development strategies intended to serve as a basis for focused study in an effort to preserve the goals outlined in the 1990 Master Plan and to further enhance the quality of life in the township through additional sound planning policies.
- Master Plan Amendment and Reexamination Report, dated November 11, 2008 deals with impervious coverage and floor area ratio standards to maintain the established scale within zoning districts.
- Master Plan Amendment of the Recreation Element of the Master Plan adopted on May 24, 2010 sets forth a plan for facilities and uses on public lands.
- Master Plan Amendment and Reexamination Report-Economic Element, was adopted on April 13, 2010. This study was developed in response to the Master Plan Amendment and Reexamination Report, dated February 28, 2005, where the study was recommended to, “Encourage appropriate development of land use focus areas in the Township that will, within the limits of zoning, return underutilized land to productive use, generate economic development activity, diversify the municipal economic base, create new employment opportunities, and strengthen the tax base.”
- Master Plan Amendment and Reexamination Report-Circulation Element, dated September 2010 studied traffic circulation and modes of transportation throughout the Township which resulted in recommendations to be addressed moving forward.
- Reexamination Report dated February 8, 2011 addressed recommendations for places of assembly.

II. PERIODIC REEXAMINATION

**** 1 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.

OBJECTIVE: TO PRESERVE THE DEVELOPMENT CHARACTER AND QUALITY OF BRIDGEWATER TOWNSHIP.

B. Extent that the objective has increased or decreased as a municipal concern:

The objective remains as a strong municipal concern that should be addressed on a continued basis. Improving and fortifying the uniqueness and diversity of the township, as well as preserving the character of the individual neighborhoods, remain primary objectives. Bridgewater Township should continue to maintain and improve its residential neighborhoods and its commercial sectors without creating undue intrusion from traffic, noise, light and degraded air quality.

C. Extent to which there have been significant changes in assumptions/policies:

As often the case, changes in land use and lifestyle needs can occur swiftly or gradually over time. Changes in Master Plans and Reexamination Report assumptions and policies must acknowledge these changing circumstances. There is one particular change in circumstance which has resulted in the ultimate determination that Block 329, lots 3.01, 13.01 and 14 was an "area in need of redevelopment," hereinafter referred to as the redevelopment tract.

The Master Plan / Reexamination evaluation by the Planning Board was initiated in 1990 and underwent an update initiative in 2004. During the process, several public meetings were held throughout the township. The attorney representing the owner of Block 329, lots 3.01, 13.01 and 14 and other property-owner representatives participated at these Planning Board meetings. They discussed changes to the Master Plan in order to encourage changes that could be introduced to meet the vision of Bridgewater. The owner of Block 329, lots 3.01, 13.01 and 14 gave testimony that their industrial property was not rentable and in a state of progressive deterioration. The owner recommended consideration for residential housing for this tract, which was argued as being compatible with the area.

The Planning Board studied the request and, in January 2005, Master Plan hearings were held to receive community input on various zoning ordinance considerations, including land use options for this tract. At that time, the concept was to have this site developed for the widely accepted

multifamily housing dedicated to market-rate senior citizen housing. Generally endorsed by the community, senior citizen housing served a residential need, removed unsightly buildings and constructively dealt with noise-related complaints associated with past industrial activities. In April of 2005, the zoning ordinance was adopted to establish the Senior Citizen Residential (SC-R) zone on Block 329, lots 3.01, 13.01 and 14.

The property owner subsequently submitted a site plan for age-restricted units for this site, but the plan was not brought to a vote due to what the applicant viewed as a stalling of the market appeal of senior citizen housing. On July 2, 2009, the State of New Jersey adopted the “Sarlo Bill and Age-Restricted Housing.” This legislation, which is codified N.J.S.A. 45:22A-46.3 and is commonly known as the Conversion Law which permits the conversion of an age-restricted housing development to market-rate development, under certain circumstances. The New Jersey Legislature enacted this Conversion Law in partial response to an oversupply of age-restricted, market-rate housing in New Jersey. As set forth in the legislative history of the Conversion Law, the New Jersey Legislature declared that “it is appropriate for municipalities to take immediate action to create the opportunity to increase the construction and supply of work force housing through the conversion of oversupplied age-restricted, market-rate housing to meet the needs of New Jersey’s residents who require more reasonably-priced living accommodations.”

Over time, the property came into such a deteriorated condition that the Township Council authorized and directed the Bridgewater Township Planning Board to conduct a preliminary investigation to determine whether the area identified as Lot 3.01, 13.01 and 14 in Block 329 met the criteria set forth in the “Local Redevelopment and Housing Law,” under the criteria set forth in N.J.S.A. 40A:12A-5 as an “area in need of redevelopment.” The Planning Board prepared a report entitled, “Preliminary Investigation Report For Determination of an Area in Need of Redevelopment In Accordance with the Criteria Set Forth in N.J.S.A. 40A:12A-1 et seq. for Block 329 Lots 3.01, 13.01 and 14 in the Township of Bridgewater, Somerset County, New Jersey,” and conducted a public hearing as prescribed by statute. The conclusion of the Board was that these premises should be designated as an “area in need of redevelopment.” On January 6, 2014, the Township Council designated the tract as an “area in need of redevelopment” and adopted a Resolution which states, in part,

The Planning Board is hereby authorized and directed to cause a redevelopment plan to be prepared for the Redevelopment Area and present same to the Township Committee pursuant to N.J.S.A. 40A:12A-7(f).

These premises are hereinafter referred to as the “redevelopment tract.”

D. Outline the specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared:

Recommendation for a Master Plan: A new Master Plan is not recommended at this time.

Recommendations for Development Regulations: The prior zone designation for the redevelopment tract permitted multifamily residential land use, which is viewed as a land use form of development that should be maintained. This form of residential dwelling type is largely compatible with the "Conversion Law," also known as the "Sarfo Bill and Age-Restricted Housing," in that the zone regulations should not require that the redevelopment tract be age-restricted. Maintaining the form of architecture by continuing many of the design controls of the prior zoning is viewed as meeting the underlying objectives (below) which are to preserve and enhance overall residential character, provide for balanced land use and contribute to the promotion of diverse housing choices through compatible in-fill.

Underlying Objectives:

Underpinnings of the Board's recommendations are found, in part, from the 2005 Bridgewater Township Master Plan and the Regional Center Plan Element of the Master Plan, dated September 30, 2004, which identified the steadfast commitment toward neighborhood preservation as a prime governmental interest. The recommendations provided in this report are based, in part on these underpinnings which highlight the principle that neighborhood planning and preservation is a priority:

- *Provide a balanced land use pattern in the Township of residential, commercial, limited industrial, public/semi-public, conservation, and parks/open space uses that supports residential neighborhoods.*
- *Preserve and enhance the residential character of the Township by protecting established neighborhoods, addressing quality of life issues, promoting a diversity of housing choices, providing for compatible in-fill housing where appropriate, and planning for appropriate development in targeted revitalization areas where land uses are in transition.*
- *Encourage appropriate development of land use focus areas in the Township that will, within the limits of zoning, return underutilized land to productive use, generate economic development activity, diversify the municipal economic base, create new employment opportunities, and strengthen the tax base.*
- *Continue Township support for the Regional Center process as a means of promoting coordinated land use planning, addressing growth management issues, improving the residential quality of life and preserving the economic viability of member communities.*

- *Require aesthetically pleasing land use design that prefers subtle character in site appearance, particularly along major corridor routes.*

There are several recommendations for study and changes in development regulations. These include:

- Consideration to provide setback and height regulations for accessory structures, including fencing and sheds, in order to increase the utility of yard enjoyment, maintain appropriate scale, and reduce the need for costly Board applications.
- Consideration to amend the standards for lots created by cluster development to be compatible with existing zoning regulations and in order to reduce costly Board applications. This is responsive to the Annual Report of the Zoning Board.
- Consideration to amend and provide new definitions to provide clarity, conform more closely to definitions of the Municipal Land Use Law and relate to current-lifestyle term usage, including but not limited to, minor subdivision, “convenience store,” fences, retaining walls, buildings, structures, heights and setbacks.
- Consideration to provide consistency in bulk requirements throughout the township.
- Consideration to provide clarity for improvements, identifying when improvements are required for all forms of development applications.
- Consideration to amend the zoning designation and regulations for the area designated as “an area in need of redevelopment” in accordance with the Redevelopment Plan provided as part of this document.
- Consideration revising the list of permitted uses along the major corridors of Route 22, 202 and 206 to improve the visual and economic benefit.
- Consideration of regulations that will reduce impacts of commercial uses on residential areas.

E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.

This Reexamination Report and Amendment to the Land Use Plan Element of the Master Plan is prepared in furtherance of the Planning Board’s recommendation found in its report entitled, “Preliminary Investigation Report for Determination of an Area in Need of Redevelopment in accordance with criteria set forth in N.J.S.A. 40A:12A-1 ET SEQ. for Block 329 Lots 3.01, 13.01 and 14 Township of Bridgewater, Somerset County, New Jersey, Final December 9, 2013.”

Based on the Board's findings, and further study conducted in order to provide the Township Council with a comprehensive Redevelopment Plan, the Planning Board recommends that a zone change be adopted which will delete, in its entirety, § 126-309.3 which is currently entitled the "SC-R Senior Citizen Residential Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code. All reference to this zone and requirements of this zone should be deleted from the ordinance and Zoning Map since the zone designation will no longer exist anywhere else in the Township. Additionally, Article XLIII (Zoning Regulations) §126-325 entitled, "Area, Yard and Building Requirements" should likewise be amended to remove reference to the "SC-R Senior Citizen Residential Zone" as found in Schedule 1 entitled, "Area, Yard and Building Requirements, Township of Bridgewater, Somerset County, New Jersey."

There should be created a new §126-309.3 "R-RMDU-13, Multifamily Residential Redevelopment Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code. This new zone should be placed on the Zoning Map to include Block 329 lots 3.01, 13, and 14. Additionally, Article XLIII (Zoning Regulations) §126-325 entitled "Area, Yard and Building Requirements" should likewise be amended to add the reference "R-RMDU-13 Multifamily Residential Redevelopment Zone" to Schedule 1 entitled, "Area, Yard and Building Requirements, Township of Bridgewater, Somerset County, New Jersey" and incorporate the development standards into this section as specified in the Redevelopment Plan. The specific provisions recommended for this zone are offered in the Redevelopment Plan, which follows this document and should be considered as being incorporated herein.

**** 2 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.

OBJECTIVE: TO PROMOTE A WELL-BALANCED VARIETY OF RESIDENTIAL, RECREATIONAL PUBLIC, COMMERCIAL, INDUSTRIAL AND CONSERVATION LAND USES.

B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The extent of the concern is increased due to the need for a viable residential mix. It is clear that the former industrial zoning was inappropriate. It is equally clear that the limitation on development that affords only age-restricted construction no longer provides a well-balance residential option. Those over 55 years of age can still reside in this non-age restricted development, so there is no exclusion to seniors in this zoning, but rather an expansion of residential development opportunities.

In addition, it is recommended that ordinance amendments be considered so that residents and those having commercial interests are afforded zoning regulations, which will reduce the regulatory impediments to growth by allowing greater flexibility over the use of property.

C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.

The description of the historical account of the redevelopment tract offered above illustrates that there have been significant changes in the basis of zoning which is restricted to only permit age-restricted development. Local knowledge and the rationale supporting passage of the Sarlo Bill acknowledge a shift in market demand for age-restricted housing.

D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The Master Plan Land Use Element and the development regulations for the Senior Citizen Residential (SC-R) zone should be modified to include non-age restricted dwellings and improvements consistent with the recommended Redevelopment Plan.

In addition, development regulations should be provided to address the use of land for residential needs and enjoyment or for corporate needs. The topics for regulation of the redevelopment tract are noted above in #1.D, with the details of the regulation provided in the Redevelopment Plan.

**** 3 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report

OBJECTIVE: TO GUIDE LAND DEVELOPMENT AND LOCATION OF COMMUNITY FACILITIES IN ORDER TO MEET THE NEEDS OF BRIDGEWATER TOWNSHIP RESIDENTS AND TO PROMOTE THE PRESERVATION OF THE NATURAL ENVIRONMENT.

B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The extent of the concern is reduced. An Open Space tax is used to acquire open space lands for recreational use, with a portion dedicated to maintain the quality of the public spaces. A Recreation Plan Element to the Master Plan was adopted in 2010. Bridgewater Township Open Space Advisory Board and Park Board continue to actively analyze municipal lands for possible Green

Acres, Recreation and Open Space (ROSI) designation. In addition, there is a strong commitment to retain municipal lands unless there is a significant public benefit which would be met by the release of these lands. Consideration is given to ways in which Bridgewater can preserve its dwindling stock of open space by the purchase of privately owned lands for preservation in a natural state.

C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.

There are no significant changes in assumptions, policies and objectives of the adopted Master Plan element noted above and the use of Open Space tax funds have advanced the objectives of the Master Plan in this regard.

D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

There are no specific recommendations advanced at this time.

**** 4 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.

OBJECTIVE: COORDINATE FUTURE GROWTH WITH NEEDED EXPANSION OF PUBLIC FACILITIES AND SERVICES.

B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The extent of the objective is reduced. The municipal complex is constructed; the new animal shelter is completed and the turf field adjacent to the municipal building is completed.

C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.

There are no changes in assumptions, policies or objectives as it relates to this topic.

D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Changes to the Master Plan or development regulations regarding this topic are not recommended at this time.

**** 5 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.

OBJECTIVE: TO PROMOTE THE CONSERVATION OF NATURAL SYSTEMS, ENVIRONMENTAL RESOURCES, RURAL APPEARANCE, AND THE NATURAL AMENITIES WHICH PRESENTLY CHARACTERIZE BRIDGEWATER TOWNSHIP.

B. Extent that the objective has increased or decreased as a municipal concern:

Prior concern has been improved due to the adoption of a storm water management ordinance and adoption of new controls on impervious coverage and floor area ratio. Adopted buffer regulations have also contributed to improving natural amenities.

C. Extent to which there have been significant changes in assumptions/policies:

There have been no significant changes in assumptions/policies.

D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

There are no specific recommendations for changed advanced at this time.

**** 6 ****

A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.

OBJECTIVE: REVIEW THE ZONING MAP TO IDENTIFY PROPERTY, BOTH PRIVATE AND PUBLICLY HELD WHICH ARE LOCATED IN THE PUBLIC (P) ZONE. CONFIRM THAT SUCH LAND IS STILL REQUIRED FOR SOME PUBLIC PURPOSE. IF NOT, THOSE LANDS SHOULD BE RE-ZONED FOR DEVELOPMENT PURPOSES AND DISPOSED OF AS ALLOWED FOR BY LAW.

B. Extent that the objective has increased or decreased as a municipal concern:

This action plan has increased in municipal concern and should be revisited.

C. Extent to which there have been significant changes in assumptions/policies:

For land held in private ownership, there should be some consideration for an expansion of permitted uses within the P and the P-2 zones.

D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

There are no specific recommendations needed. However, expanded opportunities for Permitted Uses within the P and P-2 zone are favored.

**** 7 ****

A. Identify the major problems and objectives relating to land development at the time of the adoption of the last Reexamination Report.

OBJECTIVE: THE 2005 MASTER PLAN AND REEXAMINATION REPORT DEFINED THE OBJECTIVE, AND THE MUNICIPALITY NEEDS TO EMPLOY PLANNING STRATEGIES WHICH WOULD ENHANCE BRIDGEWATER'S QUALITY OF LIFE.

B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The concern for improved aesthetics and compatible development design has increased due to the desire to balance the need for economic vitality, the need to offer balanced housing choices and the challenge of assuring that Bridgewater maintains its quality of life. This includes efforts to encourage rehabilitation and bring deteriorating or underutilized land into productive land use.

C. Extent to which there have been significant changes in assumptions, policies and objectives

The recognition and rehabilitation of obsolete, deteriorating and underutilized properties within Bridgewater is at the forefront of the Master Plan objectives. Changes in the zoning ordinance should track changes in lifestyle and corporate needs. Study and evaluation of appropriate land uses should be initiated, particularly for areas devoted to underutilized or obsolete uses and in areas along the highway corridors within the township.

D. Specific changes recommended for the Master Plan or development regulations.

Recommendations for Development Regulations:

1. It is recommended that a Redevelopment Plan be endorsed through zoning amendments adopted by the Township Council for the area designated by the Planning Board as an "area in need of redevelopment." Future studies, of other lands exhibiting obsolete, deteriorating, or underutilized

land should be undertaken in order to revitalize these lands in the most appropriate manner afforded by statutes.

2. It is further recommended that the ordinances for revitalization of obsolete, underutilized and “areas in need of redevelopment” should be established. Appropriate ordinance regulations should be adopted to address the following:

- a. Permitted uses
- b. Density
- c. Bulk requirements
- d. Buffer Screening Requirements
- e. Parking
- f. Conditional uses
- g. Architectural design consistent with surrounding influences and amenities
- h. Amenities
- i. Walking and jogging paths
- j. Access to transportation services.

III. NEW MASTER PLAN

A new Master Plan is not warranted at this time. Recent Master Plan Elements of Recreation, Economic Development, and Circulation have been adopted in the township’s continuing effort to address the commitment to the goals and objectives of the 1990 and 2005 Master Plan. This Land Use Element of the Master Plan and Re-examination Report has outlined goals and objectives that will reinforce the identity and character of residential neighborhoods, provide a balanced opportunity for housing, address the needs of the corporate sector through an expanded employment pool and allow for greater flexibility for residential and corporate interests. Cumulatively, these changes will contribute to the preservation of the exceptional quality of life enjoyed by the residential and corporate members of the Bridgewater community.

IV. STATE DEVELOPMENT AND THE REDEVELOPMENT PLAN

The goals and recommendations in the Master Plan and the Reexamination Report are consistent with the policies of the State Planning Act. *The New Jersey State Development and Redevelopment Plan* recognizes that it is important to be forward-looking and pro-active in addressing matters that relate to the ultimate stability of a New Jersey community. Therefore, it is appropriate to address matters now,

when they can be thoughtfully addressed, and not provided later in an attempt to make-the-best of a difficult situation in the future.

Citizens of New Jersey: Will a child born today have a quality of life in 2020 that makes her want to stay in New Jersey? Soon these questions will be moot, because growth is occurring at a pace that has led the Impact Assessment of the State Plan to predict that New Jersey could be fully developed in 50 years. Conversations about planning New Jersey's future will soon be academic. The future needs a blueprint—now.

The New Jersey State Development and Redevelopment Plan acknowledges the value of the concept of quality of life. Achieving a balance among all the components which influence sound planning will result in a highly sought after, viable, and sustainable community.

Livable Communities: They are thoughtfully planned, wisely managed and carefully nurtured communities that emerge from the everyday decisions of concerned citizens and public officials at every level of government. They are sustainable communities that grow and change without sacrificing their future quality of life.

The need to address the health and sustainability of the Regional Center is an important component. Changes that are needed to strengthen the Regional Center should be embraced as a means to link to regional housing opportunities are noted in *The New Jersey State Development and Redevelopment Plan* which highlights the Regional Center of which Bridgewater and the redevelopment tract is a part.

Implementation: To consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems

Housing in Planning Area 1. The Redevelopment tract lies within Planning Area 1. *The New Jersey State Development and Redevelopment Plan* recognizes that preservation of housing should be achieved through flexible regulations. The logical extension is that not only the structures, but also the character of the neighborhood requires preservation, which is an objective achieved by maintaining the redevelopment tract in a multifamily residential land use.

Housing: Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

Statewide Policies that are advanced in this Regional Center include a Design Policy to promote cleanup of brownfields.

New Jersey will improve its competitive position through the actions of this Plan; actions that address 21st-century trends and market realities and that balance economic prosperity, physical development, resource conservation, and quality of life in a way that can transcend future changing dynamics. New Jersey will chart a new course to be attractive to business and residents to remain competitive in the new global economy.

V. SOMERSET COUNTY REGIONAL CENTER STRATEGIC MASTER PLAN

The Somerset Regional Center, consisting of a portion of Bridgewater as well as Raritan and Somerville, was the first Regional Center to be designated by the State Planning Commission (1996). The Regional Center was certified by the State of New Jersey as fulfilling its State obligations for “cross acceptance.” This site lies within the Finderne section of the township, which is in the southeastern portion of the Regional Center. Water courses separate the southeastern portion of the Regional Center from the municipalities of Hillsborough, Franklin, Manville and Bound Brook and South Bound Brook.

The Goals and Objectives for Redevelopment Areas are identified in the Somerset County Regional Center Strategic Master Plan. This Bridgewater Township Redevelopment Plan meets many of those cited in the county document.

- *Encourage redevelopment in focus areas that will return underutilized land to productive use, improve the quality of life, enhance community character, create new employment opportunities and strengthen the municipal tax base.*

The project meets this goal by removing the blighted area and constructing housing that will bring in new assets for employment and will strengthen the municipal tax base.

- *Improve the quality of development in the Regional Center.*

The redevelopment tract will remove an unsightly and unsafe condition. It will offer an architectural improvement which will benefit the Regional Center.

- *Promote new development that is accessible, attractive and safe.*

The new development will provide sidewalks within the development as well as a network which will bring pedestrians to East Main Street. The architecture has been coordinated throughout the development to provide a professionally-designed community.

- *Ensure that new development includes appropriate landscaping, street furniture, sidewalks and access to mass transit.*

The proposed building requirements include ordinance elements such as landscaping, sidewalks, benches, play areas, plazas and access to the train station.

- *Promote coordinated and uniform design standards.*

The architecture is uniform and coordinated. These features are specifically identified as a requirement of the Redevelopment Plan.

- *Focus development in the Regional Center within the downtowns and Bridgewater Core area.*

The Goals and Recommendations included in the 2005 Master Plan Amendment support the broader goals and recommendations of the Strategic Plan. The Township's Reexamination Report is applicable and consistent with the strategies for this Regional Center Core area because it encourages redevelopment which will enhance the character of the FINDERNE community:

- *Redevelopment Areas, Economic Development and Community Design:*

Encourage redevelopment in focus areas that will ... improve the quality of life, enhance community character.

Development of the redevelopment tract will enhance the community through good architectural design and amenities. The deteriorated buildings will be removed and the industrial traffic that used these lots for circulation will no longer be a nuisance to the residents in the neighborhood.

- *Improve the quality of development in the Regional Center.*

Development of modern housing that meets the needs of current lifestyles will improve the overall quality of the Somerset Regional Center.

VI. DEVELOPMENT IMPACT ON ADJOINING MUNICIPALITIES

Bridgewater Township borders thirteen municipalities. Implementation of the amendment to the Land Use Element of the Master Plan will not significantly affect the municipalities abutting Bridgewater Township. With the acknowledgement that this Master Plan focuses on a small project which is not abutting any municipal border, the impact on zoning in the abutting municipalities is not viewed as significant.

Somerville Borough is within the Regional Center and the strategies for improved vitality and for fostering a strong identity are shared among Bridgewater, Somerville and Raritan. Zoning which abuts Bridgewater include the business B-5 Highway Business zone at Route 202 which abuts Bridgewater's

business zoning. Somerville's R-1 Single Family zone at Cornell Boulevard abuts Bridgewater's residential zoning. To the east and south, the single family zones of R-2 and R-3 along Adamsville Rd. abuts Bridgewater's residential zoning. Somerville's Industrial Districts of I-1 and I-2 are generally consistent with Bridgewater's M-2 zoning, with the exception of a small pocket of R-10 Single Family zoning in Bridgewater. To the south of Union Avenue are Somerville's R-1 and R-3 zones which abut Bridgewater's MPD, Medical Park District. The initiative to return unproductive lands, cited in this report, to a useful purpose is a commonly-shared goal which would not negatively impact this common border.

Raritan Borough is within the Regional Center with strategies to return unproductive land to a useful purpose is a commonly-shared goal. To the west and north of Route 202 are the Townhouse/Garden Apt. R-5, Inclusionary Residential District, IRD-1, and the Medium Low Residential R-2 district which abuts Bridgewater's residential zones. Along the westerly side south of Route 202 is the OM-3 Limited Industrial District which abuts the single family R-20 neighborhood of Charlotte Drive. This is a long-standing land use. On the south of Vanderveer Rd. are Raritan's Inclusionary Residential Overlay IRD-2 and R-1 residential zones which are across from Bridgewater's R20.1 residential zone. On Route 28 are the R-3 and IRD-2. At the intersection of Route 202 and Route 28 is Raritan's Shopping Center B-2 zone which is across from Bridgewater's Golf Course Enterprise GCE and Regional Retail C-2 zones. Although there may be some increased traffic on Route 202, it is anticipated that no Master Plan recommendations would create a negative impact to Raritan's zone plan.

Branchburg Township borders Bridgewater Township to the west. The major border with Bridgewater is within the Affordable housing AH-1 zone. Along both sides of this river are large areas of floodplain and parklands which throttle back development. Bridgewater has no policies, objectives, or recommendations which would significantly impact this common border. Although there may be some increased traffic on Routes 22 and 202, it is anticipated that the development in Finderne will cause no negative impacts to Branchburg's zone plan.

Borough of Manville is a historic community which has experienced extensive redevelopment since the floods caused by Hurricane Floyd in 1999. The Raritan River and its wide floodplains separate Manville from Bridgewater. The Single Family S-100 abut Bridgewater's Single Family R-10 zone. The Industrial I and the Economic Development EED zones abut Bridgewater's General Manufacturing M-2 zone. Although there may be some increase in traffic and patron support from the Finderne development, Bridgewater has no policies, objectives, or recommendations in this Master Plan, which would have an adverse impact on Manville's redevelopment initiatives.

Franklin Township. The Raritan River separates Bridgewater Township's M-2 zone from the Franklin Township Agricultural A zone, which stretches the length of the common border. This area of Bridgewater is subject to severe environmental constraints and is separated from the rest of Bridgewater Township by a rail corridor. The Master Plan has no recommendations which would negatively impact this common border.

Borough of Bound Brook The Middle Brook and Route 287 provide a sharp edge separating Bound Brook from Bridgewater. The Neighborhood Business/Residential NB/R zoning along East Main Street of Bound Brook is a mix of residential and non-residential uses. To the north and south of the Norfolk Southern railroad line is the Industrial Park IP zone which abuts Bridgewater's industrial M-2 zone. Although there may be increased traffic and patronage trips made along East Main Street, there are no recommended policies or zoning changes in the Master Plan which would result in a negative impact on the Borough of Bound Brook.

Middlesex Borough. Along the southeasterly border of Bridgewater Township is a coincidental jurisdictional line with Middlesex Borough. This is an area that wraps around the Borough of Bound Brook and is defined as to its boundary by the Green Brook. This finger-like projection, which is sandwiched between Bound Brook Borough and Middlesex Borough, is primarily residential in nature. No negative cross-border impacts are expected from the recommendations in this Master Plan.

South Bound Brook Borough. A very small portion of Bridgewater Township touches the Industrial I zone of South Bound Brook Borough. Since there is a strong intervening feature of the Raritan River, there are no roads or facilities which are anticipated to cause a negative effect on the Borough of South Bound Brook.

Hillsborough Township. A small portion of southern Bridgewater borders Hillsborough Township. The Raritan River forms the boundary between the two townships. The area, proposed for a portion of the Raritan Greenway in Bridgewater, is opposite the Agricultural AG zone in Hillsborough, and is subject to significant environmental constraints on both sides of the border. There are no roads or facilities which are anticipated to cause a negative effect from the Master Plan recommendations.

Bedminster Township A portion of the northerly section of Bridgewater Township in the R-40 residential zone lies along the jurisdictional line of Bedminster Township, which has the R-10 (10 acre) zone. A small portion in the south of the township lies in a Public P zone and an airport zone. There are no negative cross-border impacts anticipated from the recommendations in this Master Plan to affect the township.

Bernards Township. Bernards Township lies along the second ridge of the Watchung Mountains. Zoning along the common border with Bridgewater are the Bernards' Public Purpose P-1 and the 2-Acre Residential R-3 zones. These zones abut Bridgewater's R-50 Single Family zone. Due to the environmental characteristics of the Watchung Mountains, both communities have ordinances in place intending to protect these environmentally sensitive slopes of the Second Watchung Mountain. There are no negative cross-border impacts anticipated from the zoning recommendations to affect the township adversely.

Warren Township. Along the common line with Warren Township are primarily found single-family residential uses of the 1.5 Acre Residential R-65 zone which abuts Bridgewater's R-50 single Family zone. As with Bernards Township, Warren Township has a policy of preservation in areas exhibiting steep slopes, which are exhibited in the area of the borders. There are no negative cross-border impacts anticipated from the zoning recommendations to affect the township adversely.

Green Brook Township Primary access into Green Brook Township is along the major corridor of Route 22 which contains Green Brook's Regional Highway Commercial RHC zone. This zone abuts Bridgewater's Office and Service C-3 zone. In Green Brook and to the north of lots that front on the highway is Green Brook Affordable Housing District AHD zone which abuts Bridgewater's Single Family R-50 zone. There are no negative cross-border impacts anticipated from the zoning recommendations in Finderne which would negatively affect the Green Brook Township.

VII. COMMUNITIES WITHIN THE REGIONAL CENTER

The amended Master Plan and the Reexamination Report recommendations are consistent with the Regional Center Strategic Master Plan (for members Bridgewater, Somerville and Raritan). This document was completed November, 2006. The Goals and Recommendations included in this report support the broader Goals and Recommendations of the Regional Center Strategic Master Plan.

The Regional Center Strategic Master Plan provides a coordinated framework for planning for its three constituent municipalities, which includes respect for the value of neighborhood identity which varies widely within the Regional Center. Though the RCSP includes recommendations that apply to Bridgewater, the plan transcends a purely local focus in that it reflects the Regional Center as a functional single unit comprised of the three communities of Bridgewater, Somerville and Raritan.

REDEVELOPMENT PLAN
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

BLOCK 329 LOTS 3.01, 13.01 AND 14

ADOPTED
December 2, 2014

PREPARED BY
THE BRIDGEWATER TOWNSHIP PLANNING BOARD

Bridgewater Township Planning Board

Chairman Walter Rusak

Vice-Chair Barbara Kane

Mayor Daniel J. Hayes

Councilman Matthew C. Moench

James Franco

Ron Charles

Steve Rodzinak

Tricia Casamento

Professional Advisors:

Scarlett Doyle, PP, Board Planner

Robert C. Bogart, PE, Board Engineer

Thomas Collins, Esq. Board Attorney

BACKGROUND

On July 15, 2013 and on September 5, 2013, the Bridgewater Township Council adopted Resolution Nos.13-07-15-174 and 13-09-05-203 respectively, which directed the Bridgewater Township Planning Board to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not the former Weyerhauser property, known as Block 329/Lots 3.01, 13.01 and 14, is an “area in need of redevelopment” in accordance with criteria set forth in N.J.S.A. 40A:12A-1, et seq., which is known as "The Local Redevelopment and Housing Law" (LRHL), PL 1992, c. 79. The Planning Board studied the matter and issued its report to the Township Council, entitled “Preliminary Investigation Report for Determination of an Area in Need of Redevelopment in accordance with criteria set forth in N.J.S.A. 40A:12A-1 et seq. for Block 329 Lots 3.01, 13.01 and 14 Township of Bridgewater, Somerset County, New Jersey, Final December 9, 2013.” In their report, the Planning Board found that the area met the criteria as ‘an area in need of redevelopment. The Township Council accepted the findings of the Planning Board and authorized and directed the Planning Board to develop a Redevelopment Plan for this tract, hereinafter referred to as the Redevelopment Area. See Figure 1.

The redevelopment area and the surrounding environment are located in Bridgewater’s Finderne section that is in the southeast quadrant of the township. The redevelopment area is bounded, in part, by East Main Street (County Route 533), Radel Avenue, Fourth Street, Third Street, Second Street, De Sota Drive, Boyle Place and lands that are now or formerly owned by the Conrail Railroad. The cumulative three-lot redevelopment tract is generally “L” shaped. The top of the “L” is on East Main Street to the north and the foot of the “L” lies along the lands of the Conrail Railroad on the south. The Redevelopment Area also has frontage on Radel Avenue, which is parallel to East Main Street.

To the west of the Study Area is a neighborhood having access to Fourth Street, Third Street, Second Street, De Sota Drive and Boyle Place. To the north and east of the Study Area are lots that front on East Main Street. Lots to the east lie along Ramsey Street, Riha Street, Field Street and Manville Boulevard. These streets connect Radel Avenue to East Main Street.

The redevelopment tract is shown as Figure 1, which is provided at the end of the Redevelopment Plan and is to be considered part of the Redevelopment Plan, the Master Plan and the Reexamination Report.

Land Uses and improvements in the redevelopment tract

Lot 14 (the largest of the three lots) lies within the SC-R zone. It has finger-strip access of approximately 50 feet wide on East Main Street. It also has frontage along Radel Avenue. The lot is currently occupied by 51,168 square feet, three-story abandoned office building, a vacant, 126,446 square feet one-story

industrial warehouse building and storage area which have not been rented for several years. There are driveways, parking lots and outside warehouse storage areas on this lot. The lot has sanitary sewer line easements that run within the central portion of the property connecting into Radel Avenue and Fourth, Third, and Second Streets at the westerly side of the property. A water line easement runs in a north-south direction through lot 3.01 for its connection to East Main Street. The existing structures will be required to be removed under the regulations for demolition. Certain precautions must be employed in order to assure the continued soundness of the sanitary sewer lines which traverse the property and which may serve dwellings that are located in the vicinity of the redevelopment tract.

Lot 3.01 abuts lot 14 on the east, adding an additional 58 feet to the frontage on East Main Street. It contains utility easements that support the improvements on lot 14 and provides a portion of the entry driveway to lot 14, from East Main Street. A 10 feet wide water easement runs through the center of lot 3.01 bisects the lot from north to south. As with lot 14, precautions must be employed in order to assure the continued soundness of the water lines which traverse the property and which may serve nearby dwellings.

Lot 13.01 also abuts lot 14 and is vacant. It has frontage on Radel Avenue. It has no documented easements. This lot is to be made part of the comprehensive plan. In order to be optimally functional, it is recommended that an unused and unnecessary section of Radel be vacated. The vacation of a small section of Radel Avenue is proposed by the Planning Board to achieve better site design and utility.

Land Uses in the Area West of the Study Area

To the west of the Study Area is located in the R-40 MDU, Single Family and Multiple Dwelling Unit Residential Zone. These lots have access to Finderne Avenue by way of Fourth Street, Third Street, Second Street, De Sota Drive, and Boyle Place. This section has been developed largely with multiple-family dwellings, with some single-family units. There is no interconnection of any of these streets to any road, driveway, or parking field to the redevelopment tract.

Land Uses in the Area North and East of the Redevelopment Tract.

To the north and east of the redevelopment tract is the R-10 Single Family Residential Zone. This section is developed primarily with single-family residences. To the extreme east of the redevelopment tract and at the easterly terminus of Radel Avenue is the M-2 General Manufacturing zone. This zone is comprised of industrial uses.

RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES AS TO APPROPRIATE LAND USES, DENSITY OF POPULATION AND IMPROVED TRAFFIC AND PUBLIC TRANSPORTATION PUBLIC UTILITIES, RECREATION AND COMMUNITY FACILITIES AND OTHER PUBLIC IMPROVEMENTS

The Redevelopment Plan is based, in part, on the 2005 Bridgewater Township Master Plan and the Regional Center Plan Element of the Master Plan, dated September 30, 2004, which identified the commitment to neighborhood preservation as a prime governmental interest. In addition there is a need to revitalize areas to provide productive land uses.

Preserve and enhance the residential character of the Township by protecting established neighborhoods, addressing quality of life issues, promoting a diversity of housing choices, providing for compatible in-fill housing where appropriate, and planning for appropriate development in targeted revitalization areas where land uses are in transition.

The proposed density of population is 13 dwelling units per acre as found in the current Senior Citizen Residential zone district. The multifamily dwelling type of construction is also the same as in this zone district, which is fully compatible with residential zone districts in the immediate area. The proposed market and affordable housing units in the redevelopment tract will be close to public transportation, including rail, retail shopping, banking, medical services and public recreational parkland. In addition, on-site recreational amenities are required to be part of the overall Redevelopment Plan. This setting is viewed as a particularly appropriate location for the needs of the residents:

- Transportation opportunities for rail lines are available at the Bridgewater train station, which is within a short distance to the east, and another train station is located further east in abutting Bound Brook Borough along Main Street.
- There are full public utilities of sewer, water, gas and electric available to the redevelopment tract.
- Recreational opportunities are within walking distance at Harry Ally Memorial Park.
- The Finderne Fire House is located on East Main Street, a few blocks from the redevelopment tract. This is a community node for the volunteers who wish to contribute to the betterment of Finderne.
- The PeopleCare Center and the Somerset Adult Daycare Center are nearby and serve as a community node for visiting or volunteering.
- The Promenade shopping center is nearby which offers a variety of larger-scale retail stores.
- The nearby TD Bank Ballpark is a community facility that has a seating capacity of over 6,000.
- There are banks, restaurants, groceries, pharmacies and retail stores within walking distance from the redevelopment tract.

PROPOSED LAND USES AND BUILDING REQUIREMENTS IN THE PROJECT AREA

§ 126-309.3 currently entitled, "SC-R Senior Citizen Residential Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code should be

deleted in its entirety. All reference to this zone and requirements of this zone should be deleted from the ordinance and on the Zoning Map since the zone designation will no longer exist anywhere else in the Township. Additionally, Article XLIII (Zoning Regulations) §126-325, entitled “Area, Yard and Building Requirements” should likewise be amended to remove reference to the "SC-R Senior Citizen Residential Zone" as found in Schedule 1 entitled “Area, Yard and Building Requirements, Township of Bridgewater, Somerset County, New Jersey.”

There should be created a new § 126-309.3, “R-RMDU-13, Multifamily Residential Redevelopment Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code. This zone should be placed on the Zoning Map for Block 329 lots 3.01, 13, and 14. Article XLIII (Zoning Regulations) §126-325, entitled, “Area, Yard and Building Requirements” should likewise be amended to add the reference "R-RMDU-13 Multifamily Residential Redevelopment Zone" to Schedule 1 entitled, “Area, Yard and Building Requirements, Township of Bridgewater, Somerset County, New Jersey” and incorporate the development standards into this section as specified in the Redevelopment Plan. The recommended provisions for this zone are provided below.

§ 126-309.3. R-RMDU-13, Multifamily Residential Redevelopment Zone

The zone was created in response to a determination that this was an ‘area in need of redevelopment’ in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The intention is to develop this zone as a single-development entity, including all lands and buildings for the purpose of non-age restricted multifamily dwelling purposes.

A. Permitted principal uses in the R-RMDU-13, Multifamily Residential Redevelopment Zone:

- (1) Multifamily dwellings

B. Permitted accessory uses: Uses and structures customarily incidental to the principal use, including:

- (1) Community building
- (2) Rental Office and gatehouse
- (3) Signs
- (4) Recreational equipment, swimming pool and bathhouse
- (5) Street furniture, bike racks, benches
- (6) One storage building for equipment with a maximum of 900 square feet
- (7) School bus and jitney pads and shelters
- (8) Pocket parks for the general public and/or for the multifamily community

C. Requirements for Development:

- (1) Minimum lot area: 18 acres. The acreage of the lot area may include such additional land as may be acquired by way of vacation of portions of municipal rights of way.

- (2) Minimum front yard setbacks
 - a.) From public streets. From Radel Avenue: 25 feet (total setback, including perimeter buffer);
From East Main Street: 75 feet (total setback, including perimeter buffer).
 - b.) From internal streets. Buildings shall be set back at least 25 feet from a cartway with sidewalk and 20 feet, if there is no sidewalk, as measured from the face of the building (not any roofed overhang) to allow for adequate driveway parking. Units without garages may be 15 feet from the sidewalk or curb, whichever is the closer improvement.
- (3) Minimum yards are measured as a composite which includes minimum buffer setbacks.
 - a) Minimum side yard for principal and accessory building setbacks: 25 feet from all perimeter tract boundaries (including railroad).
 - b) Minimum rear yard for principal and accessory building setbacks: 25 feet from all perimeter tract boundaries (including railroad).
 - c) Minimum distance between buildings: 25 feet.
- (4) Maximum percent of impervious lot coverage: 50%.
- (5) Minimum lot width: 100 feet.
- (6) Maximum building stories and maximum building height: 3 stories and 40 feet. There may be no more than two dwelling units in a vertical plane of the building.
- (7) Maximum floor area ratio (FAR): 60%.
- (8) Maximum density: The maximum density for the tract is 220 residential units.
- (9) The buildings must be served by public water and public sewer.
- (10) Maximum building length is 125 feet.
- (11) At least fifteen percent (15%) of the units shall be affordable units in accordance with Township Ordinances, Council on Affordable Housing (COAH) regulations, and Uniform Housing and Affordability Controls (UHAC) standards and guidelines, including, but not limited to, the requirements regarding three (3) bedroom units and bedroom mix.
- (12) With the exception of Affordable Housing within the COAH program, each market dwelling unit shall have at least one-bedroom, but no more than 2 bedrooms per unit. At least 40% of all market-rate dwelling units shall be one bedroom units.
- (13) At least 50% of the units must have attached garages. Any surface parking stall must be within 150 feet of the unit which it is intended to serve.
- (14) Exclusive of the required buffer/building setback area, specifically designated green space and recreational space shall be provided. These areas shall be landscaped.
- (15) The Buffer/Building setback area will be landscaped with an evergreen screen, planted in a double-staggered row. The height of the landscape screen planting at installation will be a minimum of eight feet and will assure full screening within three years after installation.
- (16) Minimum street rights of way and off-street parking: Street design, resident and guest parking shall meet RSIS standards.

- (17) In order to ensure the development will result in an aesthetically harmonious architectural design, the buildings shall demonstrate a common theme and compatible architectural features with respect to design, textures, façade modulation and roof scape. Residential Buildings must have a minimum of 50% of the face of the building in stone or brick face, exclusive of areas devoted to garages, doors and roof. Where applicable, the stone or brick facing should wrap around the corner of the structures in order to avoid the appearance of a thin veneer feature.
- (18) The site layout, including circulation, building layout must be substantially consistent with Figures 2 as provided in the Redevelopment Plan, although the Planning Board may require deviations in layout and circulation, with alignment modifications that it finds to be in the best interest of the township.
- (19) The architecture and building layout must be substantially consistent with Figures 3A, 3B, 3C and 3D in of the Redevelopment Plan.

D. Design Requirements:

- (1) A pocket park shall be constructed on the tract. The developer will work with the Planning Board to determine the most suitable location for the intended user. The Planning Board shall determine if the user is to include the general public as well as the multifamily neighborhood.
- (2) The main entry of each dwelling must be roofed for protection against inclement weather.
- (3) The main access to and from the site is to be from East Main Street (N.J. Route 28). This access will be by a separated roadway with sufficient boulevard between the roadways to accommodate landscaping and broad-leafed street trees and radius for emergency services. Interconnections shall be created with Radel Avenue to access Ramsey Street and Field Street, unless the Planning Board deems another circulation pattern is a preferable design.
- (4) A Community Building will be provided at a location which presents an identity for entrance into the redevelopment site. The Community Building will be attractively landscaped. Amenities such as plazas, sitting areas and recreational facilities may be provided. Sufficient off-street parking shall be provided for the Community Building. The Board may reduce the required parking stalls based on factual presentation of needed parking.
- (5) All landscaping shall be in accordance with landscaping requirements of the Land Development Ordinance.
- (6) The Planning Board may require the developer to construct bus stop pads along East Main Street and at other intersection areas that are deemed to be appropriate.
- (7) Unless otherwise permitted, trash enclosures, with source-separation will be provided and will be landscaped. If trash enclosures are not provided, in no event is trash to be left outside so as to become a nuisance. Brochures for recycling shall be presented to the tenants upon occupancy.

- (8) Pedestrian sidewalks should be provided along East Main Street and also as deemed appropriate to access the Community Building, green space areas, pocket parks, bus stops and any other areas where the Board believes that pedestrian access is likely or convenient.
- (9) Any fencing, other than for solid waste enclosures or fencing along the railroad right of way, must be of black, ornamental steel, ornamental aluminum or wrought iron.

E. Other Requirements:

- (1) Except as otherwise provided herein, provisions of the Land Use Code shall apply.
- (2) Deviations from the Redevelopment Plan and Requirements of the Zone.

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from the lot, bulk and intensity of development standards and other requirements in the Redevelopment Plan or other township ordinances, with exception of deviations that would require a 'd' variance pursuant to N.J. Municipal Land Use Law at N.J.S.A. 40:55D-70. Amendment to the Redevelopment Plan shall not be needed if the redeveloper desires to deviate from the bulk provisions set forth in in this Redevelopment Plan or the Township's Land Development Ordinance. All requests for relief must be made to the Planning Board and be accompanied by a complete application for development as required by ordinance. Decisions on such requests shall be made with the legal standards of N.J.S.A. 40:55D-70c, in the case of relief requested from zoning standards, and in accordance with the standards set forth in N.J.S.A. 40:55D-51 in the case of relief from design standards.

- (3) Amendments to the Approved Redevelopment Plan. This Redevelopment Plan may be amended from time to time in accordance with applicable law.
- (4) A Developer's Agreement between the property owner-redeveloper and Township Council should be required pursuant to the provisions of N.J.S.A. 40:55D-39. The Developer's Agreement should be in a form acceptable to the Township Attorney.
- (5) Affordable Housing shall be provided. The 15% set-aside shall be provided in accordance with the Township's ordinances, COAH's rules and UHAC standards, which include, but are not limited to, bedroom mix requirements.

ADEQUATE PROVISION FOR THE TEMPORARY AND PERMANENT RELOCATION OF RESIDENTS

The redevelopment tract consists of a vacant industrial warehouse and vacant office building. There have been no residential units known to exist on this site and certainly not within the last ten years. Because no residents have lived in the redevelopment tract area for the timeframes noted, the matter of relocation of displaced residents is not applicable.

IDENTIFICATION OF ANY PROPERTY WITHIN THE REDEVELOPMENT AREA WHICH IS PROPOSED TO BE ACQUIRED IN ACCORDANCE WITH THE REDEVELOPMENT PLAN

A section of Radel Avenue should be vacated in order to improve the geometry and utility of the redevelopment tract. The vacation of a small section of Radel Avenue is recommended by the Planning Board.

ANY SIGNIFICANT RELATIONSHIP OF THE REDEVELOPMENT PLAN TO:

a) Master Plan of Contiguous Municipalities

This discussion focuses on the municipalities abutting the Regional Center. The Master Plan Amendment to the Land Use Element, the Reexamination Report and Redevelopment Plan identify those municipalities that abut the entire Township. This portion of the document discusses the effect of zone amendments on those communities. In the vicinity of the redevelopment tract are the municipalities of Bound Brook, Manville and South Bound Brook. Much information provided is also found in the Somerset County Regional Center Master Plan.

Borough of Bound Brook

Bound Brook borders the Finderne section of Bridgewater on the most eastern section of the Regional Center. Like Manville, Bound Brook is a historic community severely impacted by flooding associated with Hurricane Floyd and has proposed extensive redevelopment since the flooding occurred. The Middle Brook and Route 287 provide a sharp edge separating Bound Brook from the Regional Center.

Bound Brook's Redevelopment Vision Plan proposes shops and housing in a transit village development scheme along the rail. One phase of the transit village plan is under construction at this time. Increased traffic from this the transit village project and other redevelopment projects will continue to impact the Finderne section of Bridgewater. At the same time, development of the Bridgewater redevelopment tract will impact Bound Brook by bringing traffic as well as shoppers and train patrons to the Borough. These impacts can contribute to the economic vitality of the commercial section of the Borough's Main Street. The level of impact is not viewed as significant.

Borough of Manville

Manville is a historic town experiencing extensive redevelopment since the floods caused by Hurricane Floyd in 1999 and has experienced flooding since that time as well. The Raritan River and its floodplains separate Bridgewater from an established residential district and a former industrial area, which has been redeveloped. Intermunicipal impacts are limited here by the necessity of preserving a wide floodplain. However, redevelopment projects, both in Manville and in Bridgewater, will generate some increased traffic on Finderne Avenue. Development of the Bridgewater redevelopment tract will also impact Manville Borough by bringing shoppers to the Borough contributing to the economic vitality of the commercial section of the Manville.

Manville has been designated a Town Center by the State Planning Commission, which brings forward the principles of redevelopment as appropriate planning tools for both communities. The level of impact is not viewed as significant.

South Bound Brook

South Bound Brook has been designated a joint Town Center by the State Planning Commission. As with Manville, the principles of redevelopment are appropriate planning tools. The level of impact is not viewed as significant.

b) Master Plan of the County

Because the redevelopment tract is within the township's designated Regional Center, reference to "The Somerset County Regional Center Master Plan" is appropriate. It is clear that recommendations in this Master Plan encourage continued efforts toward identification of "areas in need of redevelopment" and planning for an improved Regional Center:

New Redevelopment Areas Identification

The Strategic Plan recommends that each community continue to identify any new areas that are "in need of redevelopment."

Redevelopment Issues

New development in all three towns is expected to be primarily accommodated via redevelopment and rehabilitation. This is due in part to larger economic trends and the fact that the Regional Center area is essentially built out. The Regional Center has a large concentration of industrial space, much of it vacant. Redeveloping these areas is and will continue to be a key common planning challenge.

Redevelopment Areas, Economic Development and Community Design:

Ensure that redevelopment areas are redeveloped with the following key principles: Utilize the redevelopment process to encourage economic development and desirable reuse of former brownfield sites; ensure that redevelopment areas, whenever possible, are tied closely to the fabric of existing downtowns and Main Street areas; provide public access through each redevelopment area and connections to all greenways and open space; and ensure that redevelopment planning takes into account the community context of each site and provides connections to Neighborhoods and Housing.

Protect community character by adopting neighborhood plans that address circulation, connections, community facilities, land use, and parks and recreation. Adopt design standards for infill residential development where appropriate. Provide a greater range of housing choices and affordability in the Regional Center. Ensure that housing and access opportunities are available for seniors and to the surrounding neighborhood.

Housing

The Regional Center has a highly diverse housing stock consisting of single-family homes, condominiums, multifamily garden apartment complexes, and high-rise dwellings. This housing is available in a variety of settings including urban, suburban, and semi-rural locations. Specialized housing for seniors exists as well as low-and moderate-income housing. A major issue facing the Regional Center is ensuring that housing opportunities continue to be available and affordable for all of its current and future residents.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN PURSUANT TO THE STATE PLANNING ACT.

The redevelopment tract lies within the Township's Regional Center, which is located inside State Planning Area 1, which contains substantial amounts of existing infrastructure.

Goals

The "State Development and Redevelopment Plan" includes eight statewide goals of which many goals offer support to the Redevelopment Plan:

- *Revitalize the State's Cities and Towns*
- *Conserve the State's Natural Resources and Systems*
- *Promote Beneficial Economic Growth, Development and Renewal for Residents of New Jersey*
- *Protect the Environment, Prevent and Clean Up Pollution*
- *Provide Adequate Public Facilities and Services at a Reasonable Cost*
- *Preserve and Enhance Areas of Historic, Cultural, Scenic, Open Space and Recreational Value*
- *Ensure Sound and Integrated Planning and Implementing Statewide*

The State Strategic Plan is designed to meet the statutory charge of the State Planning Act and is to balance economic growth and also preserve natural resources. Through the implementation of the State Strategic Plan, policies and investments are focused on vibrant regions by fostering targeted job growth, supporting effective regional planning as well as preserving the site's resources. The Strategic Plan includes goals that are particularly applicable.

Goal: Effective Planning for Vibrant Regions:

Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

The process of Plan Endorsement is part of the State Strategic Plan. Bridgewater has completed the certification process in the state's Plan Endorsement process. The State Strategic Plan provides many noteworthy goals and recommendations that support the Redevelopment Plan, such as the following.

Incentivize municipalities to create compact, livable communities that meet the needs of companies and knowledge workers and efficiently use infrastructure.

Redevelopment, reuse and repurposing the existing built environment throughout New Jersey will be the cornerstone of this agenda, though well-planned greenfield development may be necessary at times. Conservation and protection of natural resources is equally important. A balanced approach to these elements will deliver vibrant regions reaping economic return for all residents.

Goal 3. Statement: Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Garden State Values: To address the statutory requirement of the Act to coordinate planning activities and establish statewide planning objectives and to promote development and redevelopment in a manner consistent with sound planning where infrastructure can be provided at private expense or with reasonable expenditures of public funds, this Plan focuses on best management practices to ensure that those engaged in the planning and execution have a roadmap to success and predictability regarding the type of development and redevelopment the State will put resources behind. To that end, the SPC is establishing the Garden State Values. These values will be used advise the Priority Growth Investment Area criteria, referenced above.

These values reflect the appropriate balance of channeling growth toward existing infrastructure, promoting urban and first tier suburban redevelopment initiatives, protecting critical natural resources and promoting healthy lifestyles.

RECOMMENDATION TO REVISE ZONING MAP TO SHOW THE REDEVELOPMENT AREA

§ 126-309.3 currently entitled the "SC-R Senior Citizen Residential Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code should be deleted in its entirety as well as deleted on the Zoning Map. All reference to this zone and requirements of this zone should be removed since the zone will no longer exist anywhere in the Township. The current Zoning Map is provided as Figure 4 of the Redevelopment Plan.

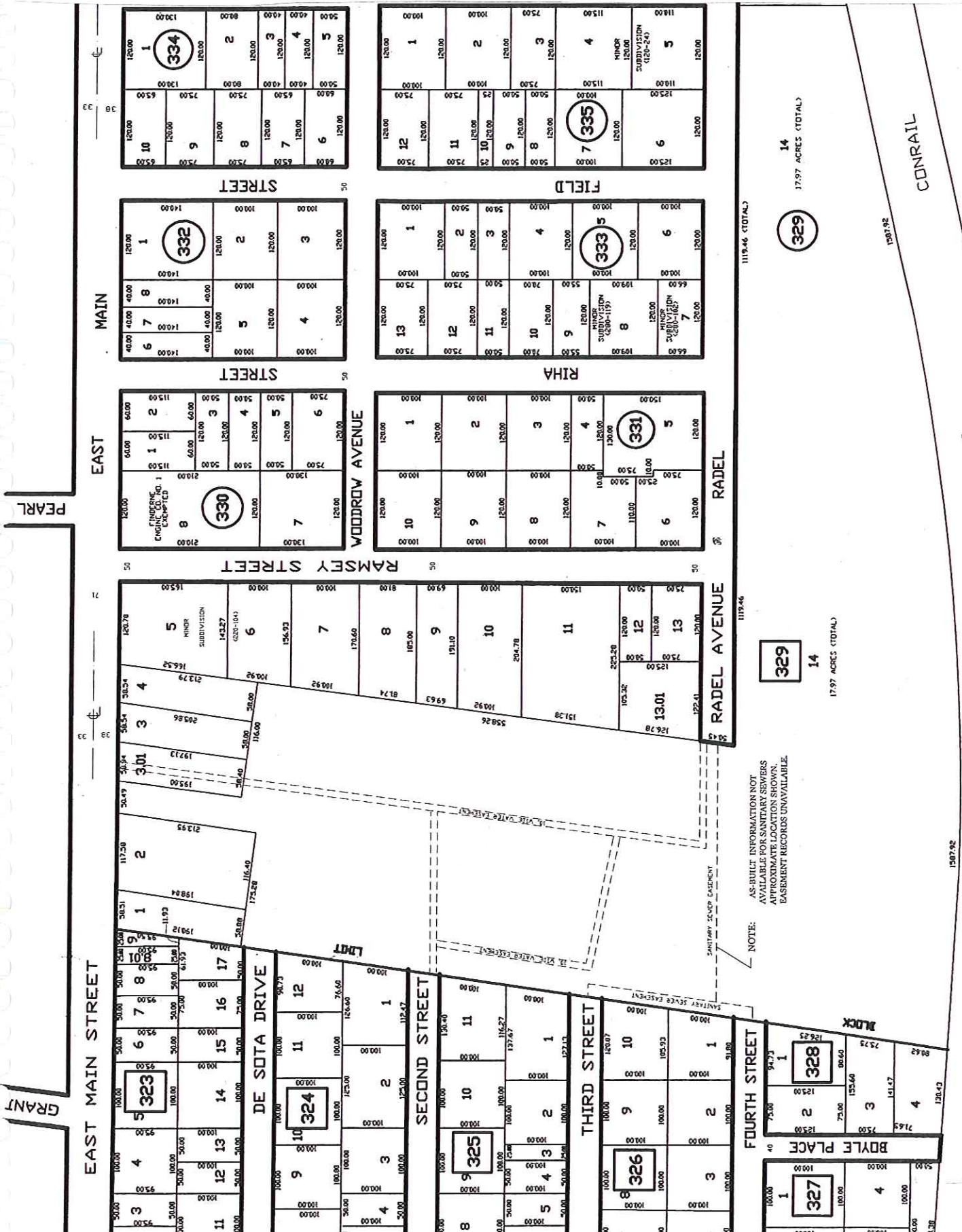
There should be created a new §126-309.3 "R-RMDU-13, Multifamily Residential Redevelopment Zone" in Article XLI (Establishment of Zones) in Part 12 (Zoning) in Chapter 126 (Land Use) of the Township Municipal Code. The proposed Zoning Map amendment is provided as Figure 5 of the Redevelopment Plan showing the new zone to include Block 329 lots 3.01, 13 and 14. The vacation of a portion of Radel Avenue, as shown in the Redevelopment Plan, is also to be included in the area designated as R-RMDU-13.

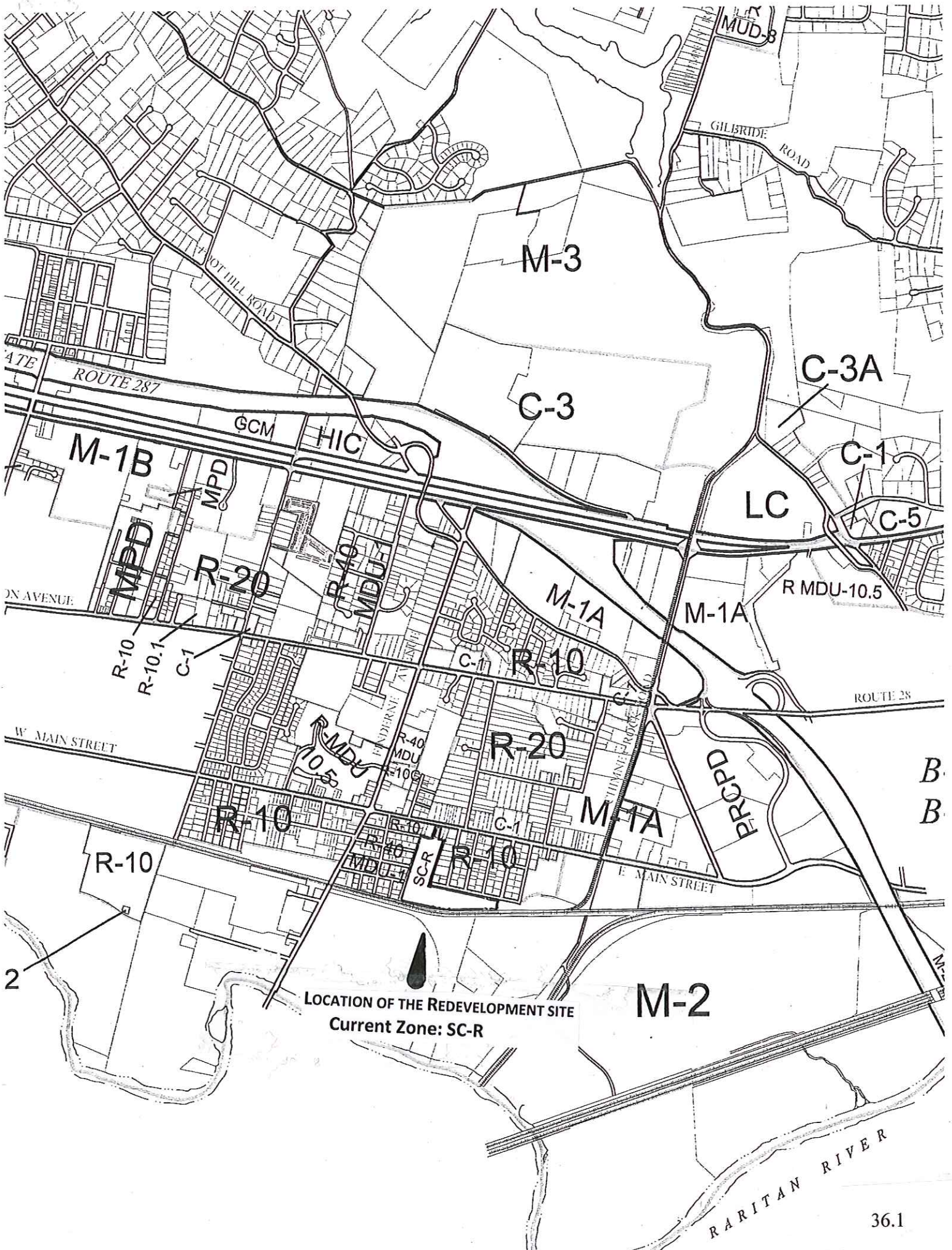
FIGURE 1

THE REDEVELOPMENT TRACT
(Block 329 Lots 3.01, 13.01 and 14)

FIGURE 1

THE REDEVELOPMENT TRACT (Block 329 Lots 3.01, 13.01 and 14)





LOCATION OF THE REDEVELOPMENT SITE
Current Zone: SC-R

FIGURE 2
SITE LAYOUT



MONT STREET

De Sota Drive

Second Street

Third Street

Fourth Street

Boyle Place

Woodrow Avenue

Ramsey Street

Riha Street

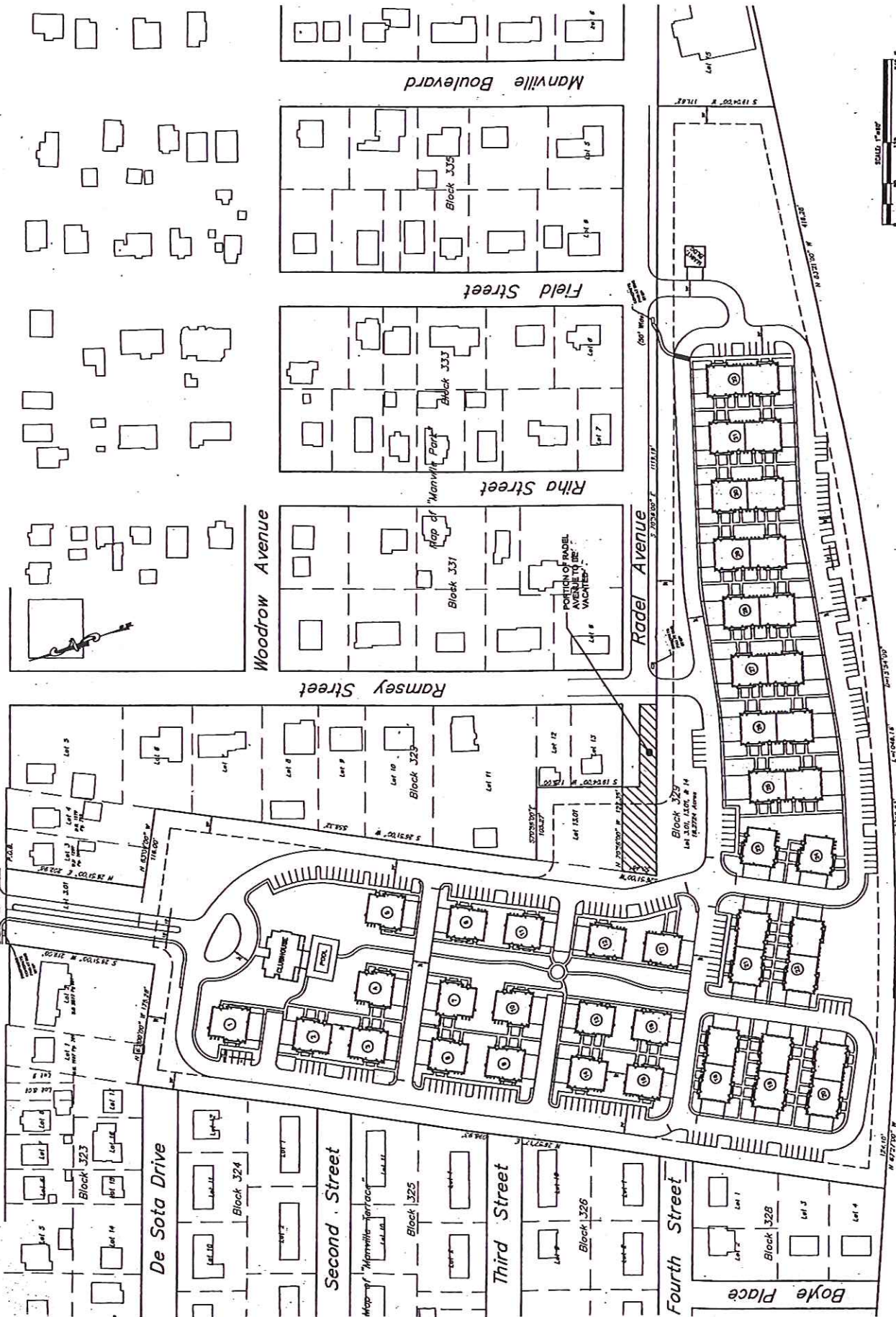
Field Street

Manville Boulevard

Radel Avenue

PORTION OF RADEL AVENUE TO BE WIDENED

Main Street



(Formerly C.R.R. of N.J.)

Conrail

FIGURE 3A

Front Elevation



Front Elevation

10 Unit Building



Thomas J. Brennan
ARCHITECTS



6505 Windcrest Drive
Suite 100
Plano, Texas 75024

Patriot Greens

FIGURE 3B

Rear Elevation



Rear Elevation

10 Unit Building

Patriot Greens



Thomas J. Brennan
 ARCHITECTS

◆ ◆ ◆
 6505 Windcrest Drive
 Suite 100
 Plano, Texas 75024
 972-867-3948
 Fax
 972-378-9416

FIGURE 3C

Left Elevation and Front Elevation



Left Elevation



Front Elevation

5 Unit Building



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Fax
972-378-9416

Patriot Greens

FIGURE 3D

Right Elevation and Rear Elevation



Right Elevation



Rear Elevation *5 Unit Building*



Thomas J. Brennan
 ARCHITECTS

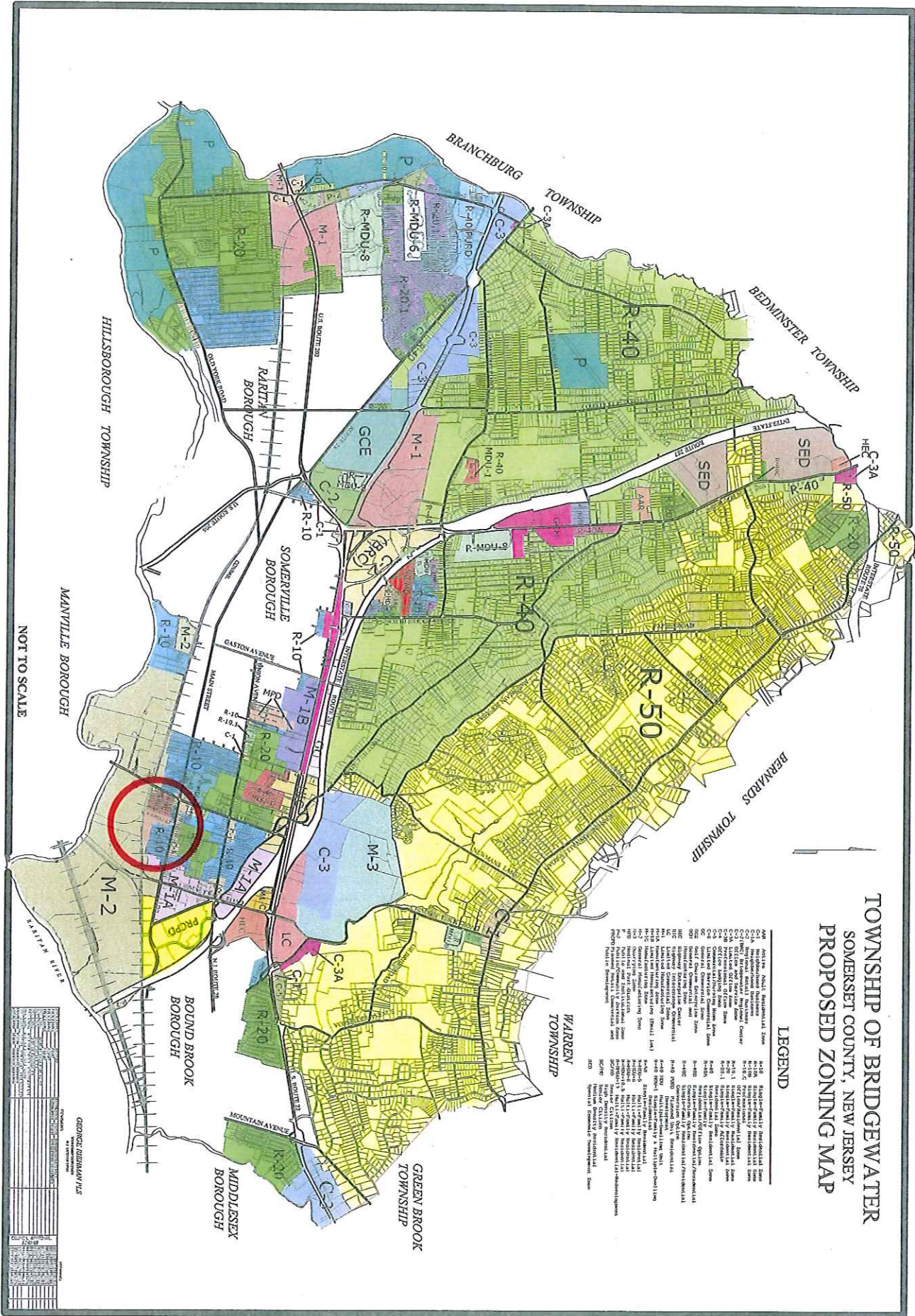
◆ ◆ ◆
 6505 Windcrest Drive
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 Plano, Texas 75024
 972-867-3948
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Patriot Greens

FIGURE 4
Current Zoning Map

FIGURE 4
Proposed Zoning Map





TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY
PROPOSED ZONING MAP

LEGEND

- MOF Medium-Density Residential Zone
- MOF-1 Medium-Density Residential Zone
- MOF-2 Medium-Density Residential Zone
- MOF-3 Medium-Density Residential Zone
- MOF-4 Medium-Density Residential Zone
- MOF-5 Medium-Density Residential Zone
- MOF-6 Medium-Density Residential Zone
- MOF-7 Medium-Density Residential Zone
- MOF-8 Medium-Density Residential Zone
- MOF-9 Medium-Density Residential Zone
- MOF-10 Medium-Density Residential Zone
- MOF-11 Medium-Density Residential Zone
- MOF-12 Medium-Density Residential Zone
- MOF-13 Medium-Density Residential Zone
- MOF-14 Medium-Density Residential Zone
- MOF-15 Medium-Density Residential Zone
- MOF-16 Medium-Density Residential Zone
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- MOF-96 Medium-Density Residential Zone
- MOF-97 Medium-Density Residential Zone
- MOF-98 Medium-Density Residential Zone
- MOF-99 Medium-Density Residential Zone
- MOF-100 Medium-Density Residential Zone

GEORGE ZEIMANN P.L.L.C.

PROJECT:	TOWNSHIP OF BRIDGEWATER, NEW JERSEY PROPOSED ZONING MAP
DATE:	02/04/14
DRAWN BY:	[Name]
CHECKED BY:	[Name]
SCALE:	NOT TO SCALE
PROJECT NO.:	[Number]
DRAWING NO.:	[Number]