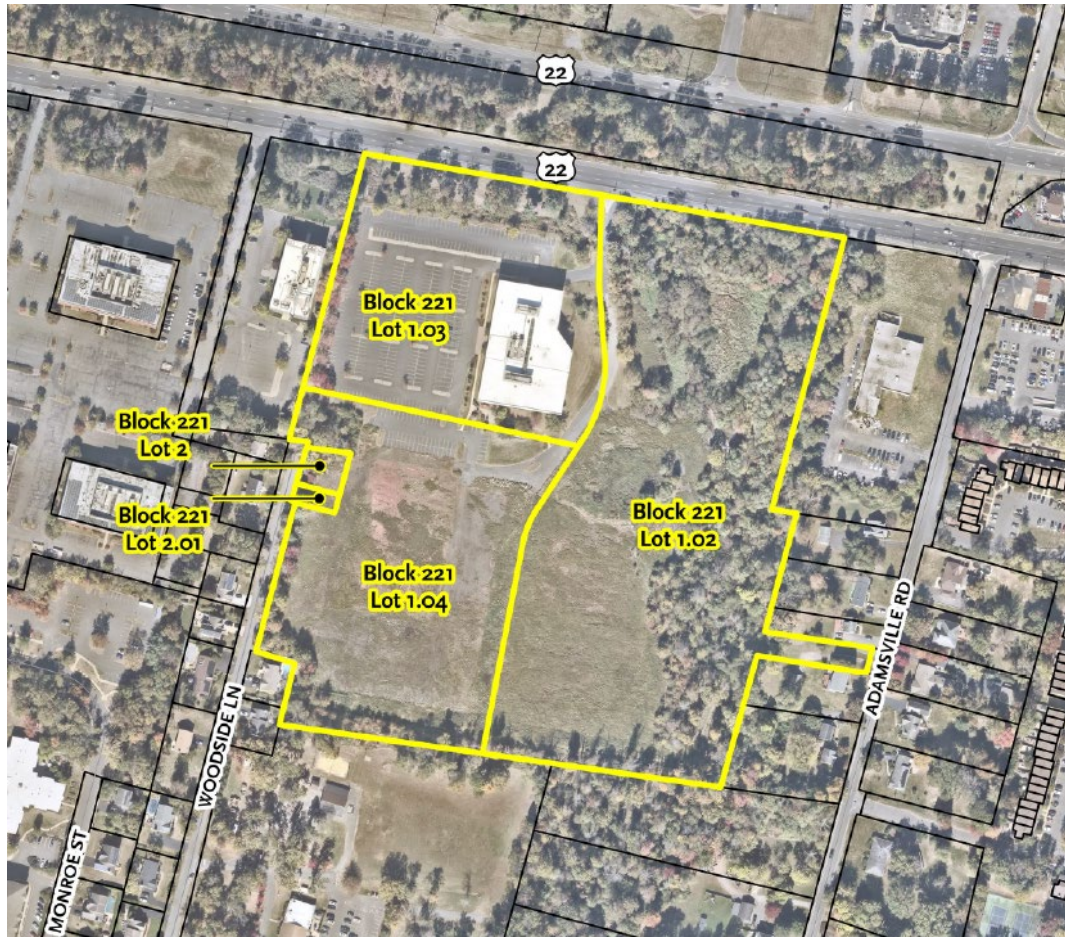




# Greymark Office Tract Redevelopment Plan



**ADOPTED APRIL 24, 2025**

Bridgewater Township, Somerset County, New Jersey

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608



# Greymark Office Tract Redevelopment Plan

Bridgewater Township, Somerset County, New Jersey

Adopted by the Bridgewater Township Council on April 24, 2025, for the Area in Need of Redevelopment (Non-Condemnation) designated pursuant to N.J.S.A. 40A:12A-1, *et. seq.*, *The New Jersey Local Redevelopment and Housing Law*.

Prepared for Bridgewater Township by:

**Clarke Caton Hintz**

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*Planner*  
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*A signed and sealed copy is available at the municipal building. Cover image: Nearmap, October 5, 2024.*



#### TOWNSHIP MAYOR

Matthew C. Moench

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## INTRODUCTION

The Township Council of Bridgewater, pursuant to Resolution #24-12-05-282 (Appendix A), adopted on December 5, 2024, has designated property known as the Greymark Office Tract as an Area in Need of Redevelopment (Non-Condemnation), pursuant to the criteria established at N.J.S.A. 40A:12A-1 *et seq.*, the “Local Redevelopment and Housing Law” (LRHL). The Greymark Office Tract consists of five (5) properties located at 1200 US Route 22 and identified on the Bridgewater Township Tax Maps as Block 22I, Lots 1.02, 1.03, 1.04, 2.00, & 2.01.

As adopted by resolution, the Township Council directed Clarke Caton Hintz and the Planning Board to prepare a redevelopment plan for the Greymark Office Tract Redevelopment Area. The purpose of this Redevelopment Plan is to establish the goals, regulations, and standards for redevelopment within the Redevelopment Area.

Pursuant to the statutory requirements of the LRHL, this plan includes the following components:

- Redevelopment goals and objectives;
- Proposed land uses and design concepts;
- Redevelopment regulations and standards;
- Relationship of the Redevelopment Plan to other plans; and
- Proposed locations for zero-emission vehicle fueling and charging infrastructure.

## Redevelopment Plan Process

The formal process for redevelopment of the Greymark Office Tract began with direction by the Township Council to the Planning Board by Resolution #24-08-15-221, adopted August 15, 2024, to conduct a preliminary investigation of the area to determine whether the property met the statutory criteria for designation as an Area in Need of Redevelopment. The Planning Board held a public hearing on October 15, 2024, on the findings of the investigation and recommended that the Township Council designate the Greymark Office Tract Study Area as an Area in Need of Redevelopment (Non-Condemnation). The Planning Board’s decision was memorialized by resolution on November 19, 2024. The Township Council accepted the Planning Board’s recommendation and designated the site as a non-condemnation redevelopment area by Township Resolution #24-12-05-282 on December 5, 2024.



## GOALS AND OBJECTIVES

This Redevelopment Plan provides a framework of regulations within the Greymark Office Tract Redevelopment Area to advance the following goals and objectives:

1. Encourage the sound utilization of land within the Redevelopment Area
2. Protect the existing character of adjacent and nearby residential neighborhoods
3. Provide for safe and efficient movement of pedestrians and vehicles
4. Ensure non-residential access and traffic is solely from US Route 22
5. Optimize existing and future circulation infrastructure via shared parking and circulation facilities
6. Promote economic development through comprehensive land use planning
7. Encourage sustainable development
8. Preserve and protect the Cuckels Brook stream corridor and freshwater wetlands from disturbances related to development
9. Manage stormwater runoff to avoid negative downstream impacts
10. Provide appropriate spatial and visual relationships between new uses in the Redevelopment Area and adjacent properties
11. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support new development



## EXISTING CONDITIONS

The Redevelopment Area consists of five (5) properties that are located at 1200 US Route 22 and identified on the Township Tax Map as Block 221, Lots 1.02, 1.03, 1.04, 2 & 2.01. These lots comprise 27.899 acres of land located on US Route 22 (eastbound) between the interchanges with US Route 202 and Interstate 287. The Redevelopment Area has frontage on three rights-of-way: 1,022 feet on US Route 22, 441 feet on Woodside Lane, and 50 feet on Adamsville Road. A summary of the properties within the Redevelopment Area is shown in Table 1.

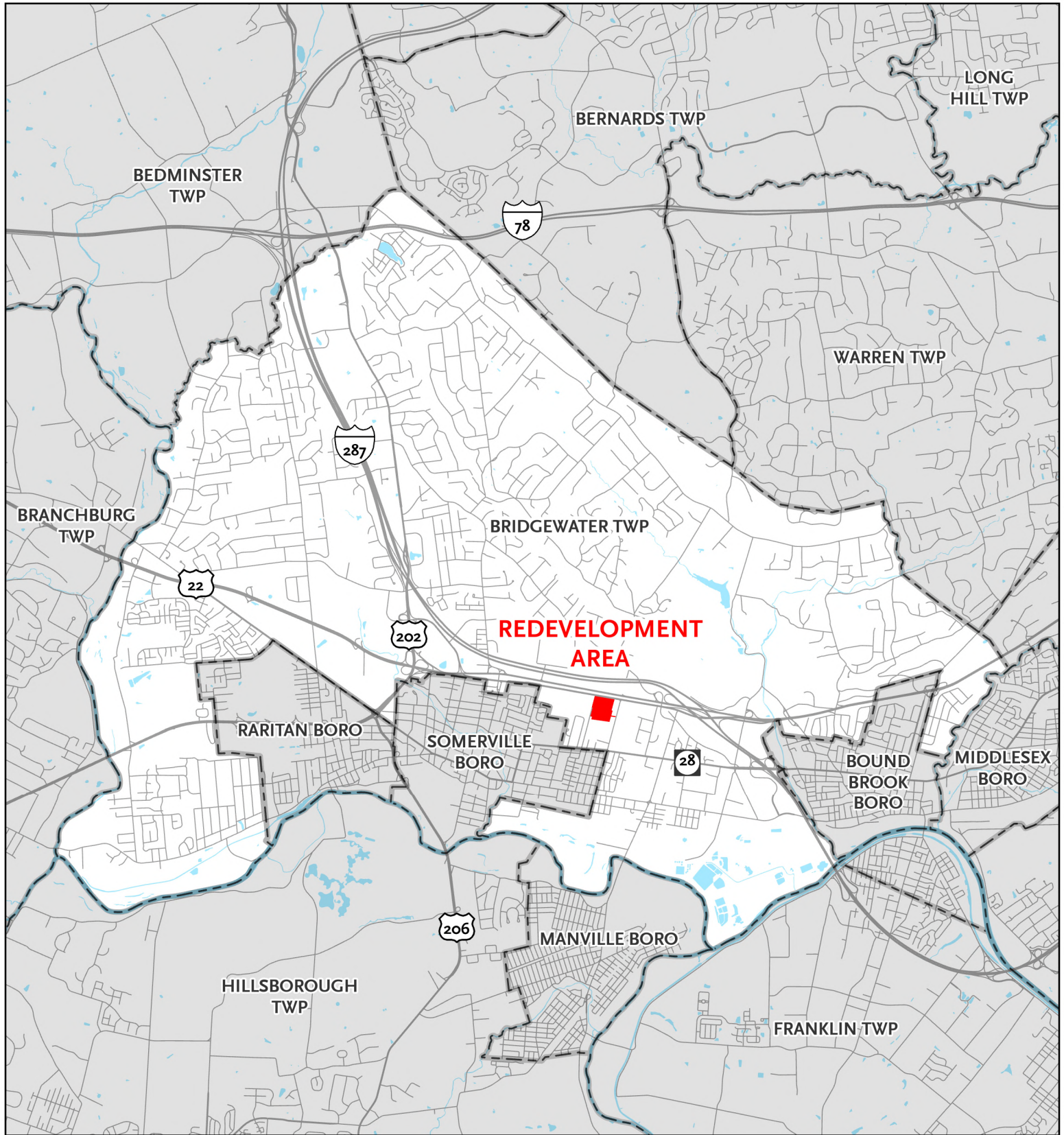
Table 1. Study Area Parcel Summary				
Block / Lot	Street Address	Owner	Property Class	Acres
221 / 1.02	1220 Route 22	1200 Route 22 Land Investors, LLC	1 - Vacant	13.474
221 / 1.03	1200 Route 22	1200 Route 22 Land Investors, LLC	4A - Commercial	6.789
221 / 1.04	1210 Route 22	1200 Route 22 Land Investors, LLC	1 - Vacant	7.353
221 / 2	Woodside Lane	1200 Route 22 Land Investors, LLC	1 - Vacant	0.194
221 / 2.01	Woodside Lane	1200 Route 22 Land Investors, LLC	1 - Vacant	0.089
Total				27.899

Sources: MOD-IV Tax Assessment Records and 2022 Land Development Application

The Redevelopment Area is the site of an approved three-phase office campus known as the *Greymark at Bridgewater* campus, which was first approved in 1981 and partially constructed over several years. The first phase was completed on Lot 1.03 around 1987, while the remainder of the Study Area contains improvements in various stages of completion, degradation, and dilapidation, including stormwater management and parking facilities for the existing office building and unbuilt phases of development.

Properties surrounding the Redevelopment Area contain a mix of residential and non-residential land uses. The US Route 22 corridor contains various commercial uses such as corporate offices, medical offices, auto dealerships, hotels, gas stations, restaurants, and a warehouse. Uses to the east and southwest include single-family detached dwellings. The Townhouses (Chelsea Village) are located to the southeast, and a retirement community (Laurel Circle) is located to the southwest. The Fraternal Order of Eagles lodge is located beyond the southern boundary of the Redevelopment Area.





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Planning

Landscape Architecture

GREYMARK OFFICE TRACT REDEVELOPMENT PLAN

## Redevelopment Area Location

LOCATION:

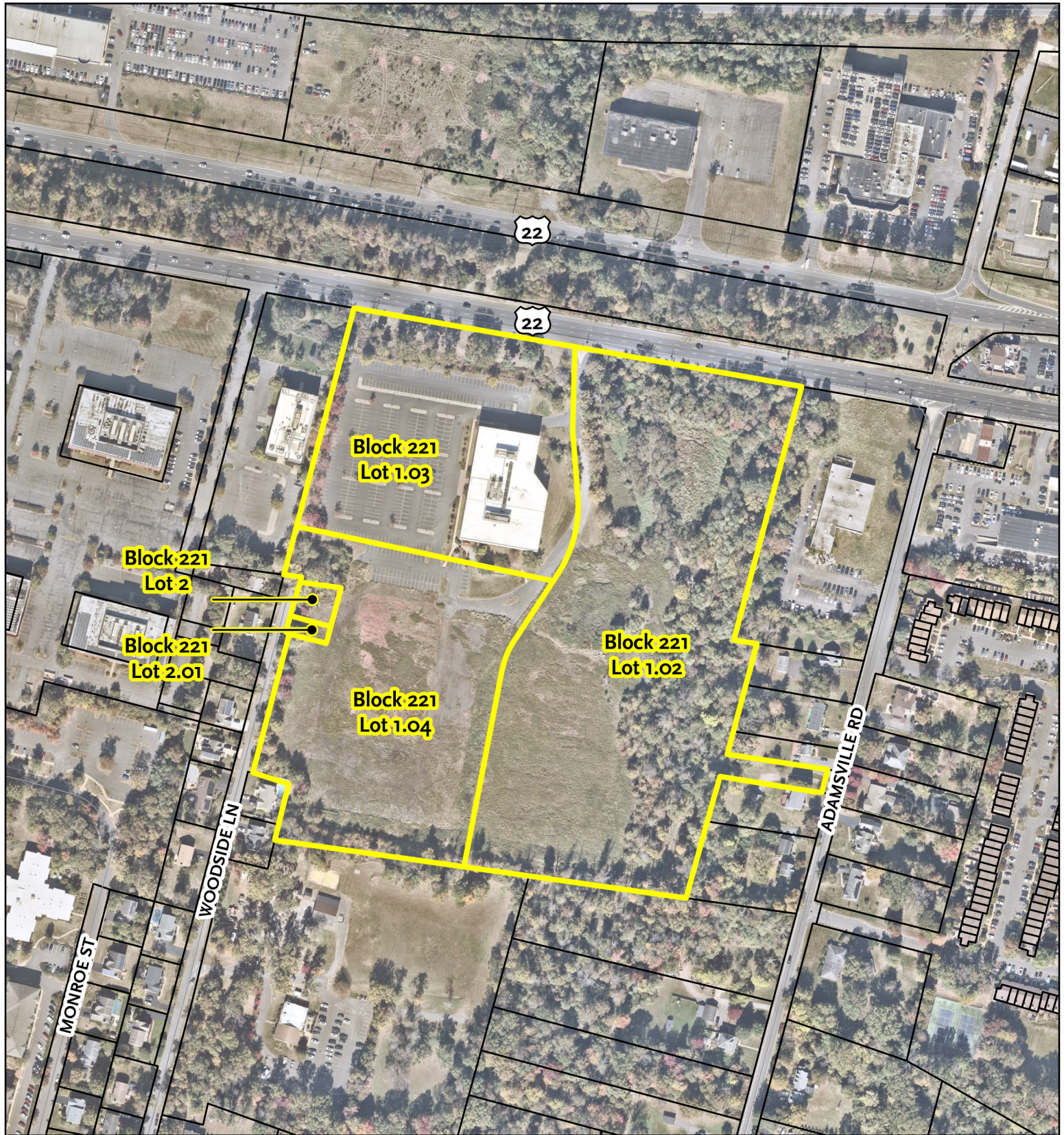
Bridgewater Township, Somerset County, NJ

SOURCES:

NJ Roadway Network  
NJDOT 2023

National Hydrography Dataset  
USGS, 2015





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GREYMARK OFFICE TRACT REDEVELOPMENT PLAN

# Aerial Photograph of Redevelopment Area

LOCATION:  
Bridgewater Township, Somerset County, NJ

SOURCES:  
Somerset County Parcel Boundaries  
NJOGIS, 2023  
  
Aerial Imagery  
Nearmap (October 5, 2024)





## Existing (Underlying) Zoning

The Redevelopment Area is split by two underlying zoning districts: the M-1B Limited Manufacturing Zone (Small Lot) and the R-20 Single-Family Residential Zone. Most of the Redevelopment Area is located in the M-1B Zone, whereas an area of 0.27 acres fronting Adamsville Road is located in the R-20 Zone. The area in the R-20 Zone contains a gravel driveway and an underground sanitary sewer line with a 25-foot-wide sanitary sewer easement extending westward from Adamsville Road into portions of the Redevelopment area located within the M-1B Zone.

The list of permitted uses in each underlying zoning district, as of January 2025, is included below for reference only. The Use Regulations of this Redevelopment Plan shall supersede those of the underlying zoning districts within the Redevelopment Area, except where otherwise specified.

### ***M-1B Limited Manufacturing Zone (Small Lot)***

#### *M-1B Principal Uses*

1. Business offices
2. Manufacturing
3. Research laboratories
4. Animal hospitals
5. (Repealed)
6. Storage facilities
7. Private security vaults
8. Medical offices and dental offices
9. Medical-support centers of limited service for uses such as diagnostic MRI facilities, wellness centers, out-patient rehabilitation centers, out-patient surgical centers.

#### *M-1B Accessory Uses*

1. Restaurant facilities totally integrated with permitted uses to primarily serve occupants and patrons of permitted uses in this zone.
2. No freestanding restaurant shall be permitted.
3. No restaurant shall have more than 2,000 square feet of floor area for patron service or occupy more than 10% of any permitted structure.
4. Satellite dishes, special electronic power equipment, and other technological equipment uses serving a principal use are permitted.
5. Warehouse uses as defined in §126-2.



### *M-1B Conditional Uses*

1. Service stations may be located only at intersections of area collectors and minor roads per §126-352 Service Stations.
2. Accessory retail services within professional business and research offices.
3. Child-care centers as part of professional business and research offices.

### ***R-20 Single-Family Residential Zone***

#### *R-20 Principal Uses*

1. Single-family detached dwellings.
2. Country clubs, outdoor recreation facilities which have principal access to a public street as required by § 126-131B.
3. Any form of agriculture or horticulture, including the storage or sale of farm products where produced.
4. Such municipal buildings, parks, playgrounds or other municipal facilities as are deemed necessary and appropriate by the governing body.

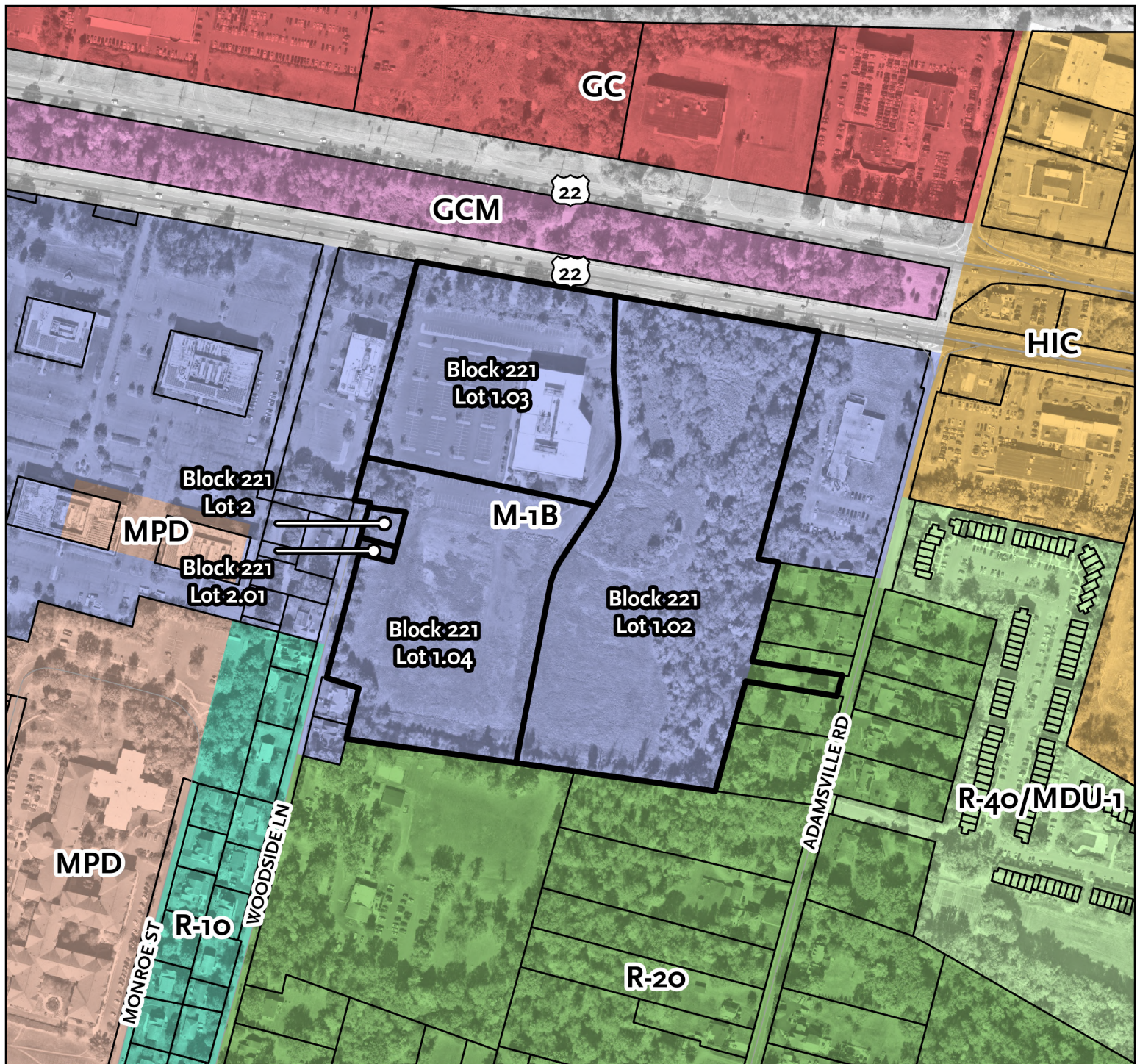
#### *R-20 Accessory Uses*

1. Any use or structure customarily incidental to a principal permitted use (see §126-337).
2. Private garages.
3. Signs (see §126-336, §126-162 and §126-195).
4. Home occupations (see §126-335).
5. Roadside stands in conjunction with agricultural or horticultural uses.

#### *R-20 Conditional Uses*

1. Essential services.
2. Schools which have principal access to a public street as required by §126-131B.
3. Cluster developments.
4. Houses of worship which have principal access to a public street as required by §126-131B.





<span style="color: red;">■</span> GC	(General Commercial)	<span style="color: orange;">■</span> MPD	(Medical Park District)
<span style="color: pink;">■</span> GCM	(General Commercial and Manufacturing)	<span style="color: teal;">■</span> R-10	(Single-Family Residential)
<span style="color: yellow;">■</span> HIC	(Highway Interchange Commercial)	<span style="color: green;">■</span> R-20	(Single-Family Residential)
<span style="color: blue;">■</span> M-1B	(Limited Manufacturing - Small Lot)	<span style="color: lightgreen;">■</span> R-40/MDU-1	(Single-Family and Multiple-Dwelling Residential)



**Clarke Caton Hintz** ● ● ●

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Landscape Architecture

## GREYMARK OFFICE TRACT REDEVELOPMENT PLAN

# Existing (Underlying) Zoning

LOCATION:  
Bridgewater Township, Somerset County, NJ

SOURCES:  
Somerset County Parcel Boundaries and MOD-IV  
NJOGIS, 2023  
  
Aerial Imagery  
Nearmap (October 5, 2024)  
  
Zoning Boundaries  
Bridgewater Township Zoning Map (Rev. October 24, 2022)





## **APPLICABILITY AND RELATIONSHIP TO THE LAND USE ORDINANCE**

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Bridgewater Township Land Use Ordinance (Chapter 126) for all land within the Redevelopment Area. However, where the regulations and standards of the Redevelopment Plan are silent, the standards of the Bridgewater Township Land Use Ordinance shall apply to the Redevelopment Area as permitted by N.J.S.A. 40A:12A-7.a(2). The Bridgewater Township Zoning Map is hereby amended to delineate the boundaries of the Greymark Office Tract Redevelopment Area as shown on the maps included herein, upon the adoption of the Greymark Office Tract Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7.c.

## **GENERAL PROVISIONS**

### **Redevelopment Entity**

The Township Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Township Council shall have the powers set forth in N.J.S.A. 40A:12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, with the use of all powers provided by the Legislature for use in a redevelopment area, except for the use of eminent domain as the Greymark Office Tract is a non-condemnation redevelopment area.

### **Redeveloper Selection**

The Township Council may select a single redeveloper for the redevelopment of the entire Greymark Office Tract Redevelopment Area. The Township Council shall select the redeveloper based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objectives of the plan.

### **Expiration**

The Redevelopment Plan shall remain in full effect for thirty (30) years from the date of adoption by Township resolution. After expiration, (i) the Township Zoning Map shall be amended to remove the Redevelopment Area, and (ii) the underlying zoning shall apply, except that the R-10A Zoning District shall apply to all lots containing single-family residential uses that were created pursuant to this Redevelopment Plan.

### **Staff Employment**

The Township Council may employ or contract for and fix compensation of such experts, staff, and services that it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Township Council shall not, however, authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

### ***Greymark Office Tract Redevelopment Plan***

BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NJ

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## Acquisition of Property

The power of eminent domain has not been authorized within the Redevelopment Area. No property is proposed to be acquired by public entities in the Redevelopment Area as part of this Redevelopment Plan.

## REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be consistent with use regulations and design and performance standards included as part of this Redevelopment Plan.

### Mandatory Components

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall include the following mandatory components:

1. **Conceptual Land Use Plan.** Proposed land uses shall be substantially consistent with the Conceptual Land Use Plan established herein.
2. **Property within the R-20 Zone.** The 0.27 acres of the Redevelopment Area that are located in the R-20 Single-Family Residential Zone along Adamsville Road shall be regulated pursuant to §126-307 R-20 Single-Family Residential Zone and §126-325 Schedule of Area, Yard, and Building Requirements.
3. **Residential Units Required.** The Redeveloper shall provide no fewer than three (3) single-family detached residential dwellings to be located along the western street line of Woodside Lane, pursuant to the bulk and lot requirements established herein.
4. **Cul-De-Sac Required.** The Redeveloper shall construct a new cul-de-sac bulb to create a northern terminus of Woodside Lane. The cul-de-sac shall meet the minimum requirements of the New Jersey Residential Site Improvement Standards (RSIS).
5. **Solar Panels Required.** The Redeveloper shall make reasonable efforts, subject to the receipt of all governmental approvals, to construct solar photovoltaic (PV) equipment on all new nonresidential principal buildings. Utilization of canopies in off-street parking areas that are equipped for photovoltaic energy generation are recommended but not required.
6. **Public Utilities.** All development shall be served by public water and public sanitary sewer.
7. **Stormwater Management.** Any application(s) for development shall meet all requirements of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Rules contained at N.J.A.C. 7:8 through compliance with Article XXXVIIIB Stormwater Pollution Prevention Management of the Bridgewater Township Land Use Ordinance (Chapter 126).
8. **Adamsville Road.** No vehicular access shall be permitted via Adamsville Road.





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GREYMARK OFFICE TRACT REDEVELOPMENT PLAN

## Conceptual Land Use Plan

LOCATION:

Bridgewater Township, Somerset County, NJ

SOURCES:

Somerset County Parcel Boundaries  
NJOGIS, 2023

Aerial Imagery  
Nearmap (March 3, 2024)





## Use Regulations

No property within the Redevelopment Area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses and accessory uses, which shall be located in areas of the Redevelopment Area that are determined by the Planning Board to be substantially consistent with the Conceptual Land Use Plan.

### ***Principal Permitted Uses***

1. Business offices
2. Manufacturing
3. Research laboratories
4. Animal hospitals
5. Medical offices and dental offices
6. Medical-support centers of limited service for uses such as diagnostic MRI facilities, wellness centers, out-patient rehabilitation centers, out-patient surgical centers
7. Indoor commercial recreation facilities
8. Data centers
9. Single-family detached residential dwellings
10. Age-restricted multifamily dwellings, not to exceed 250 total dwelling units

### ***Permitted Accessory Uses and Structures***

1. Offices
2. Restaurant facilities that are totally integrated within a principal building, except that:
  - a. No restaurant shall have more than 2,000 square feet of floor area for patron service or occupy more than 10% of any permitted structure.
3. Satellite dishes, special electronic power equipment, and other technological equipment
4. Stormwater management facilities
5. Private residential garages
6. Home occupations (see §126-335)
7. Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces
8. Fences and walls



9. Pedestrian and bicycle access facilities
10. Active and passive recreational facilities including common activity building, swimming pools, picnic areas, bike racks, and trails.
11. Open space
12. Landscape amenities
13. Site lighting
14. Signs

### Bulk Requirements

The requirements for area, yard, intensity, and coverage contained herein shall apply to all development in the Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area, including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area. Table 2 contains the bulk requirements that shall apply to the entire tract. Table 3 contains the bulk requirements that shall apply to single-family detached dwellings to be developed on Woodside Lane. Table 4 contains requirements that shall apply to Age-Restricted Multifamily Dwellings in addition to the tract requirements.

Table 2. Coverage and Bulk Requirements for the Tract	
<b>Tract Requirements</b>	
Maximum Coverage	60%
<b>Principal Buildings</b>	
Minimum Setback to Residential Uses / Districts	70 feet
Minimum Front Yard	60 feet
Minimum Side Yard, Individual	50 feet
Minimum Side Yard, Total	100 feet
Minimum Rear Yard	100 feet
Maximum Height	50 feet (see <i>Rooftop Element Requirements for Principal Buildings</i> )
Maximum Floor Area Ratio (FAR)	0.40
<b>Accessory Buildings</b>	
Minimum Side Yard	75 feet
Minimum Rear Yard	75 feet
Maximum Height	25 feet*
*Maximum height is inclusive of all rooftop equipment, mechanicals or other appurtenant elements.	

### Greymark Office Tract Redevelopment Plan

BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NJ

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**Table 3. Bulk and Lot Requirements for Single-Family Detached Dwellings (Woodside Lane)\***

<b>Lot Requirements</b>	
Minimum Lot Size	10,000 square feet
Minimum Lot Width	80 feet
Maximum Lot Coverage	35%
<b>Principal Building</b>	
Minimum Front Yard	25 feet
Minimum Side Yard, Individual	15 feet
Minimum Side Yard, Total	30 feet
Minimum Rear Yard	20 feet
Maximum Height	2.5 stories / 35 feet
Maximum Floor Area Ratio (FAR)	0.25
<b>Accessory Buildings</b>	
Minimum Side Yard	15 feet
Minimum Rear Yard	10 feet
Maximum Height	16 feet
*Post-subdivision the zoning map may be amended to reflect the new homes within the R-10 Zone.	

**Table 4. Additional Requirements for Age-Restricted Multifamily Dwellings**

<b>Tract Requirements</b>	
Minimum Recreational Open Space	1 acre
<b>Principal Buildings</b>	
Maximum Number of Units per Building	40 units
Minimum Affordable Housing Units	25% of total units
Maximum Height	50 feet / 4 stories (see <i>Rooftop Element Requirements for Principal Buildings</i> )





## **Rooftop Element Requirements for Principal Buildings**

The following regulation applies to all principal buildings, with the exception of single-family homes developed on Woodside Lane:

Building height shall be measured to the highest point of a roof. Mechanical equipment and structures for the purpose of roof access are permitted on a roof and may extend no higher than seven feet above the roof elevation. Any structures or equipment that are located on a roof shall be located such that they are located as close to the building's physical center as possible. In no case shall rooftop structures and equipment be located closer to a roof's edge than a distance equal to 10% of the total length of the building façade to which it is closest. For example, rooftop equipment located closest to a building façade with a length of 200 feet would have a minimum required setback of 20 feet from that façade/roof edge. All roof-mounted mechanical equipment shall be screened, both visually and acoustically, with an architectural element that is uniform and designed to be integral with the architecture of the building.

## **Affordable Housing Requirements**

At least 25% of the total number of age-restricted multifamily dwellings shall be affordable to very low, low-, and moderate-income households. All affordable dwellings shall be designed, planned and implemented such that they are fully creditable pursuant to the 2024 Fair Housing Act (PL. 2024 c.2) and all regulations and requirements thereof.

Affordable units shall be restricted, regulated and administered consistent with the Township's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of Chapter 126 Land Use, Part 12 Zoning, Article XLII Use Regulations, § 126-321.4. Low- and moderate-income housing. Specific requirements are as follows:

1. Minimum percentage of affordable dwellings: No less than 25% of the total number of dwelling units shall be deed-restricted to low- and moderate-income households.
2. Affordable dwelling units shall be restricted to households having at least one occupant of at least 55 years old.
3. Affordable dwelling units shall be equally distributed among all residential buildings, to the greatest extent possible. In no case shall any building be composed, exclusively, of market-rate dwellings.
4. Affordable dwelling units shall be constructed and sold or rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
5. Affordable dwelling unit household income breakdown shall be as follows:
  - a. At least 13% of the affordable units shall be affordable to very-low-income (VLI) households at 30% of the median income.



- b. At least 50% of the affordable units shall be made affordable to low-income households (the 50% requirement is inclusive of the 13% VLI requirement); and
  - c. The balance of units permitted at moderate-income up shall not exceed maximum of 50% of all affordable units.
6. Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. As all affordable dwellings shall be age-restricted, a modified bedroom distribution consisting of one- and two-bedroom units, with no three-bedroom units may be utilized. At a minimum, the number of bedrooms shall equal the number of age restricted low- and moderate-income units within the inclusionary development.
7. The range of affordability, pricing and rent of units, affirmative marketing, affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
8. Pursuant to §126-341.2 *Affordable Housing* of the Township Code, the owner/developer shall contract with the Township's Administrative Agent for the provision of affirmative marketing, administration, and certification of the occupant of each affordable unit. The owner/developer shall provide all current information to the Township's Affordable Housing Liaison necessary for the Township to comply with its annual monitoring. All costs involved in providing such services shall be paid by the owner/developer.
9. Affordable units shall be deed-restricted to remain affordable for a period of at least 40 years from the date of their initial occupancy (if rental) or 30 years (if for-sale) and shall comply with all provisions of §126-341.2 *Affordable Housing* of the Township Ordinance, as amended.
10. As part of any development application that includes affordable dwellings, an exhibit(s) shall be provided that identifies the location of all market-rate and affordable units in each building, on each floor, the number of bedrooms in each unit, and the distribution of affordability of each unit (moderate-, low- or very low- income households) for Planning Board review and approval. Said exhibit shall be finalized with actual unit numbers/addresses and filed with the Municipal Housing Liaison upon final approval.

## Open Space and Conservation Requirements

- I. Within any development of age-restricted multifamily dwellings, at least one acre of the tract shall be devoted to open space for passive and active recreational purposes. Open space shall be in a central location in association with a common building available to residents of the age-restricted multifamily dwellings for meetings, gatherings and recreation. This excludes any area contained within a conservation easement.



2. Open space lands may be maintained by the owner, a tenant association, or a homeowner's association, or may be dedicated to Bridgewater Township as determined by the Township Council. The area of such dedicated open space shall continue to be considered as part of the tract area for purposes of compliance with the bulk regulations as set forth in this section.
3. The applicant shall provide assurance of perpetual maintenance of all open space and recreational areas that are not dedicated to the Township.
4. Conservation easements shall be created for all lands composed of streams, stream corridors, wetlands and wetland transition areas. Conservation easements shall be delineated via metes and bounds, physical monumentation and signs alerting the public to the boundaries of the easement(s). The final number and location of monuments and signs shall be subject to the review and approval of the Approving Authority. Maintenance of conservation areas and all resultant costs thereof shall be borne by the owner(s).

### Performance and Design Standards

The following performance and design standards shall apply to all development within the Redevelopment Area. Where the following terminology is used herein, "shall" indicates a requirement and "should" indicates flexibility.

#### ***Off-Street Parking, Loading, and Circulation Requirements***

All off-street parking, loading, and circulation requirements shall conform to §126-169 through §126-188, except where specified herein:

1. **Data Center Parking Requirement.** Data Centers shall provide one (1) parking space for every 5,000 square feet of gross floor area.
2. **Indoor Commercial Recreation Parking Requirement.** Indoor Commercial Recreation Centers shall provide four (4) spaces per 1,000 square feet of gross floor area.
3. **Age-Restricted Multi-Family Dwelling Parking Requirement.** Parking for age-restricted multi-family dwellings shall meet the minimum New Jersey Residential Site Improvement Standards (NJ RSIS N.J.A.C. 5:21, et seq.).
4. **Parking Setback.** Parking areas shall be setback a minimum of 100 feet from US Route 22 right-of-way.
5. **Parking Location.** No parking or loading areas shall be located between a principal building and a residential use or zone.
6. **Electric Vehicle Parking.** Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces shall be integrated within proposed parking areas and indicated on the site plan, subject to approval of the Township Fire Official.
7. **Sidewalks.** Pedestrian sidewalks shall be provided to create robust non-vehicular access throughout the age-restricted multifamily residential development, including connectivity

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among buildings, recreation areas, open space, and any other areas where pedestrian access is necessary or where pedestrian traffic can be reasonably expected.

8. **Bicycle Parking.** Bicycle parking shall be provided for each age-restricted multifamily residential building and at the common activity building serving the residential development.
9. **Loading Requirement.** One loading space shall be provided for every principal non-residential building.

### ***Buffering and Screening Requirements***

Buffering and screening requirements shall conform to the following requirements:

1. **Vegetated Residential Buffer.** A planted buffer with a minimum width of 40 feet shall be provided between non-residential uses or age-restricted multifamily dwellings and lots containing single-family detached dwellings and the required cul-de-sac. Said buffer shall contain deciduous and evergreen trees and shrubs sufficient to create a year-round visual screen.
2. **Masonry Wall Required.** A masonry wall with a height of six (6) feet shall be provided on the interior edge of the vegetated residential buffer to provide acoustic, visual, and architectural screening of activities at the ground level as perceived from existing and proposed residential uses.
3. **Utilities.** External cooling facilities, electrical substation, generators and other equipment or support structures/mechanicals shall be visually screened from public street rights-of-way and residential zones/uses with opaque fencing or walls (architectural elements). The height of such fencing or walls shall equal the height of the structure.
4. **Ground-mounted equipment.** Vegetative screening (plant material) shall be provided around all external, ground-mounted mechanicals and equipment, not otherwise classified as “Utilities” above, and shall have a minimum height of eight (8) feet.
5. **Rooftop equipment.** Rooftop equipment shall be fully integrated into the architecture and design of the roof and building. Rooftop equipment shall be architecturally screened and/or finished to be visually unobtrusive and be located in such a manner as to minimize its appearance as perceived from residential uses, residential zones and public rights-of-way.
6. **Trash and recycling storage areas.** All essential service areas such as trash collection and storage shall be screened in such a manner as not to be visible from residential uses, residential zones and public rights-of-way.
7. **Planting species.** The selection of suitable landscape buffer species are required as set forth in §126-191 Landscaping and §126-191.1 Landscaping: categories of trees and plantings.



### ***Acoustic Screening Requirements***

1. **External operating equipment.** External operating equipment that generates sound, such as HVAC, cooling facilities, and generators, shall be designed with mechanisms or materials to minimize sound transmission to adjacent residential uses or zones.
2. **Vibration isolation and acoustic panels.** Vibration isolation products and acoustic panels shall be installed around all external operating equipment, including roof-mounted equipment, for external noise containment.
3. **HVAC equipment.** Acoustic pipe and duct wrap products shall be used to mitigate noise caused by HVAC equipment.
4. **Interior noise dampening.** Interior products such as acoustic doors, windows, and absorptive panels shall be used where appropriate to reduce noise transmission.

### ***Noise Control and Communication Interference Standards for Data Centers***

The application of, and process for, adherence to the following standards and requirements should be incorporated within a redevelopment agreement with a data center redeveloper.

1. **Maximum Permitted Sound Levels.** Sound levels shall comply with §142 Noise, except as specified herein.
2. **Acoustic Impact Study Required.** The redeveloper shall submit a study providing the predicted sound pressure levels generated by the data center, including all accessory components, mechanical, cooling and air handling facilities. The study shall detail the predicted sound generated at the source, at all residential property lines within 200 feet of the redevelopment area and at all residential buildings within 200 feet of the redevelopment area. The acoustic impact study shall be prepared by a professional that is qualified, either through experience or education, to analyze predicted sound impacts and to design mitigation measures for such impacts. The qualification of said professional shall be vetted by the Board prior to undertaking the study.
3. **Mitigation Required.** Based on that study, the Board may require mitigation as part of a site plan to ameliorate the predicted impacts from sound emanating from the data center.
4. **Post-Construction Mitigation.** After the construction of a data center, the redeveloper will be responsible for preparing an analysis of the actual sound impacts to the surrounding properties. Based on that study, should the acoustic performance vary from what was predicated and for which the site plan and various elements are based, the Board may require additional mitigation as part of a site plan to ameliorate the predicted impacts from sound emanating from the data center. In such a case, an amended site plan will be required to publicly review, approve and memorialize any additional measures to address sound impacts.
5. **Maximum Permitted Daytime Sound Levels.** Continuous airborne sound which has a sound level more than 50 dBA at as measured at the nearest residential property line shall not be permitted. Should a data center meet this standard, such compliance does not neutralize the





ability of the Board to require mitigation if it is determined that the sound produced at the data center is resulting in a negative impact to nearby residential property.

6. **Maximum Permitted Nighttime Sound Levels.** Continuous airborne sound generated from a data center shall be 10 dBA below the existing nighttime background noise level as measured at the nearest residential building. Should a data center meet this standard, such compliance does not neutralize the ability of the Board to require mitigation if it is determined that the sound produced at the data center is resulting in a negative impact to nearby residential property.
7. **Background noise.** Sound levels produced by a data center shall not increase the sound level of the existing background level at residential property lines, residential buildings, residential zones and public rights-of-way.
8. **Communications Interference Analysis.** An application for a data center shall require the provision of industry-specific information (if available) detailing the potential and probability of the data center to cause interference, interruption or cessation of cellular or wireless communication in the proximity of the proposed data center. An applicant for a data center shall conduct a survey of properties within 200 feet of the redevelopment area to determine whether any gaps in cellular or wireless communication exists prior to Planning Board with results provided in a report to accompany the site plan application. Based on the report, the Planning Board may require the applicant to employ measures to ensure no disruption of cellular or wireless communications.
9. **Post-Construction Communications Interference Mitigation.** After the construction of a data center, the redeveloper will be responsible for preparing an analysis of the actual impacts on cellular and wireless communications to the properties within 200 feet of the redevelopment area. Based on that study, should cellular or wireless communications interference or disruption vary from what was predicted, and for which the site plan and various elements are based, the Board may require additional mitigation as part of a site plan to ameliorate the predicted impacts. In such a case, an amended site plan will be required to publicly review, approve and memorialize any additional measures to address communications impacts.

### ***Building Design Requirements, Nonresidential***

Building design and layout shall conform with §126-159 Building and Parking Area Design and Layout, in addition to the following:

1. **Facades.** Facades of nonresidential buildings should be articulated to avoid the appearance of a long, undifferentiated building mass, both vertically and horizontally. Techniques may include building façade offsets, and varied patterns of contrasting materials, colors, finishes and textures.

### ***Building Design Requirements, Age-Restricted Multifamily Dwellings***

1. **Common Design Elements.** In order to ensure the development will result in an aesthetically harmonious architectural design, the buildings shall demonstrate a common theme and

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compatible architectural features with respect to design, textures, facade modulation and roofscape.

2. **Roofed Entry.** The main entry of each building shall be roofed for protection against inclement weather.
3. **Balconies.** Each unit shall have a balcony with a minimum depth of five feet.
4. **Indoor Storage.** Each multifamily dwelling unit shall have an indoor storage area with a footprint of at least 40 square feet. These storage areas shall be located within a ground floor or basement readily accessible to the exterior and to interior common circulation areas.

### ***Lighting Requirements***

All proposed lighting within the Redevelopment Area shall conform to §126-190 Lighting, except where specified herein:

1. **Height.** The maximum height of freestanding lights shall be 16 feet.
2. **Color Temperature.** External light color temperatures shall be 2,700-3,000K and consistent with lighting of any existing buildings within the same development.

### ***Signs***

All proposed signs within the Redevelopment Area shall conform to §126-162 Signs and §126-195 Signs.

### ***Traffic***

The Redeveloper shall submit a traffic study to project the anticipated traffic generated by proposed development and potential impacts on public thoroughfares.

### ***Public Improvements***

The public improvements described herein are anticipated to be required and installed at the full expense of the designated redeveloper consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way, at its sole cost. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or from the municipality to consider a recapture provision in the redevelopment agreement.



## **Utilities**

In addition to the requirements of §126 Land Use, the following specific requirements shall apply to utilities within the Redevelopment Area:

1. **Public Sewer.** The Redeveloper shall obtain public wastewater allocation from the Somerset Raritan Valley Sewerage Authority sufficient to serve the proposed development and shall construct the necessary infrastructure to convey the wastewater from the Redevelopment Area to the existing municipal sewer system.
2. **Public Water.** The Redeveloper shall be responsible for extension of public water service to the Redevelopment area subject to the requirements of the water supply authority.
3. **Electricity.** The Redeveloper shall be responsible for the extension and/or upgrade of electricity service infrastructure to the Redevelopment Area.

## **Public Street Improvements (Woodside Lane)**

1. **Cul-de-Sac.** The Redeveloper shall construct a new cul-de-sac bulb to create a northern terminus of Woodside Lane and shall meet the requirements of the New Jersey Residential Site Improvement Standards (RSIS).
2. **Stormwater Management.** All improvements shall conform to current stormwater control ordinances.

## **RELATIONSHIP TO OTHER PLANS**

### **2022 Master Plan Reexamination Report**

The 2022 Master Plan Reexamination Report, adopted October 17, 2022, supports the goals, objectives and recommendations of the 1990 Master Plan and subsequent reexaminations and amendments adopted through 2018. Although land within the Redevelopment Area is not explicitly referenced in the 2022 Reexamination Report, the following objectives from the 1990 Master Plan and subsequent Reexamination Reports are advanced by the Redevelopment Plan:

- Preserve the development character and quality of the Township.
- Promote a well-balanced variety of residential, recreational public, commercial, industrial and conservation land uses.
- Within the latitude afforded by the availability of vacant land, 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.
- Coordinate growth with needed expansion of public facilities and services.
- Promote the conservation of natural systems which characterize Bridgewater Township.



- Reconcile uses along the highway corridors to correlate to zoning.
- Identify the need to develop strategies which would enhance Bridgewater's quality of life.

### **2016 Amendment to the Land Use Element of the Master Plan**

In December 2016, the Township adopted an amendment to its Land Use Element following the 2015 Master Plan Reexamination Report, which recommended continued study of land uses along Route 22 and other major highways to improve economic vitality of the Township. Per the 2016 Land Use Element, the Township intends to prioritize the retention of major corporations and employees, remain responsive to the needs of the corporate sector, and provide long-term stability of the Township's tax base and quality of life.

This Redevelopment Plan is consistent with the findings, goals, and recommended strategies contained within the 2016 Land Use Element amendment. While the permitted uses in this Redevelopment Plan are not specifically contemplated in the Master Plan, the uses are consistent with the Township's goals for strategic and adaptive economic development along the US Route 22 commercial corridor. Further, the redevelopment standards contained herein are consistent with the Township's policies for mitigating impacts on residential property related to traffic, aesthetics, and quality of life.

### **2010 Amendment to the Land Use Element and Economic Element**

In April 2010, the Township adopted an amendment to its Land Use Element and Economic Element that resulted in changes to zoning regulations along the Route 22 corridor, including all lots within the Redevelopment Area. The Master Plan Amendment established the following goals and objectives to provide for increased diversity of commercial uses in the wake of declining demand for office and industrial space:

- Protect the quality of life enjoyed by Bridgewater residents;
- Enhance and increase tax rateables through diversity of high-value uses;
- Support existing economic anchors and encourage reinvestment into existing facilities;
- Adjust to the contemporary needs of commerce and Bridgewater residents;
- Encourage long term, sustainable site planning;
- Enable more flexibility in development context and promote economic activity in appropriate locations; and
- Offer building design guidelines where appropriate.

Following the adoption of the Master Plan Amendment, the Township adopted the recommended zoning changes to the M-1B District. These changes included the relaxation of minimum lot area and maximum floor area requirements and the addition of permitted uses including dental offices and a variety of medical facilities. While these changes appear to have been beneficial to the existing office



building within the Redevelopment Area, no such buildings or uses have been constructed on the vacant lots.

This Redevelopment Plan further expands the range of permitted uses and refines development regulations within the Redevelopment Area to advance the goals, objectives, and strategies established in the 2010 Master Plan Amendment for the Route 22 Corridor.

### **2014 Somerset County Comprehensive Economic Development Strategy**

The Somerset County Business Partnership prepared a Comprehensive Economic Development Strategy (CEDS) report which was adopted by the County Planning Board as an element of the County Master Plan in 2014. The CEDS report contains economic development priorities and strategies to support private sector investment and job growth. This Redevelopment Plan advances the following policies identified in the CEDS report:

- Focus development on the seven New Jersey Key Industry Clusters (Advanced Manufacturing; Bio/Pharmaceuticals and Life Sciences; Finance; Healthcare; Leisure, Hospitality, and Retail; Technology; and Transportation, Logistics, Distribution).
- Support and encourage “green” building as a business advantage.

### **2001 State Development and Redevelopment Plan**

The State Planning Commission adopted the State Development and Redevelopment Plan (“*State Plan*”) on March 1, 2001. The State Plan is organized around five Planning Areas. The Redevelopment Area is located within Planning Area 1 (PA1), the Metropolitan Planning Area, in which the following goals are established:

- 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.

This Redevelopment Plan aims to advance the policy goals of the State Plan by providing for land uses and design standards that promote growth within the local and regional context of Bridgewater Township and the Metropolitan Planning Area. The redevelopment regulations contained herein are intended to strengthen the commercial tax base while mitigating potential impacts to the surrounding community.





## **DEVELOPMENT PLAN REVIEW AND APPROVAL**

### **Cost of Review and Escrow**

Redevelopers seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with the Township Council from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. The Township Council shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

### **Consistency with Redevelopment Plan**

The Planning Board shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Planning Board and prior to a determination of a complete application by the Planning Board. As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Township Council shall execute an Agreement with the redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Township Land Use Ordinance (Chapter 126) shall be deemed to be certified as consistent with this plan and shall not require a separate determination of consistency by the Planning Board.

### **Redevelopment Agreement**

As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Township Council and the redeveloper shall enter into a Redevelopment Agreement that sets forth the obligations and rights of the Township and the Redeveloper. After Planning Board approval, and prior to the issuance of zoning and construction permits, the Redevelopment Agreement shall be subject to the terms and conditions of the Planning Board approval and the approval of any outside agencies, which shall be appended to the Redevelopment Agreement.

Any subsequent redevelopers, if not the designated redeveloper of the Greymark Office Tract Redevelopment Area, shall enter into a Redevelopment Agreement with the Township Council.

### **Effect of Agreement**

The execution of the agreement shall convey the right to prepare an application(s) for development to the Township Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Township Council. In addition, the execution of the agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Township Council and redeveloper from mutually agreeing to an amendment of the Amended Redevelopment Plan as it affects the redeveloper's property from time to time or at any time.



## Application for Development

The application for development shall include a major subdivision and/or site plan that shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in the Township Land Use Ordinance (Chapter 126) and the corresponding development application checklist.

## Planning Board Review

1. **Review.** Site plan or subdivision review shall be conducted by the Bridgewater Township Planning Board pursuant to N.J.S.A. 40:55D-1 *et seq.*
2. **Deviations from “Mandatory Components” and “Use Regulations.”** The Planning Board may not grant deviations from the requirements of the Redevelopment Plan contained under “Mandatory Components” or “Use Regulations.” Any deviations of these sections shall require an amendment to the Redevelopment Plan to be adopted by Township Council.
3. **Deviations from “Bulk Requirements.”** The Planning Board may grant deviations from the standards of the Redevelopment Plan contained under “Bulk Requirements.” Consideration of such deviations shall be undertaken pursuant to a process that is analogous to the statutory requirements contained at N.J.S.A. 40:55D-70.c of the New Jersey Municipal Land Use Law for the consideration of variances.
4. **Design Exceptions.** The Planning Board may grant exceptions from the requirements of the Redevelopment Plan contained under “Performance and Design Requirements” and Article XXIV Design Details and Criteria contained within the Township Land Use Ordinance (Chapter 126). Consideration of design exceptions shall be undertaken pursuant to the statutory requirements contained at N.J.S.A. 40:55D-51.
5. **Submission waivers.** The Planning Board may grant waivers from submission requirements, except where compliance with submission requirements is necessary to determine compliance with “Mandatory Components.” Consideration of submission waivers shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.
6. **Public Notice.** An application requesting a deviation or exception from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a and -12b.
7. **Prior Approvals.** Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Township Land Use Ordinance (Chapter 126) shall not require additional, separate approval by the Planning Board.

## Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law at N.J.S.A. 40:55D-1 *et seq.* except to the extent they may be modified by an agreement with a redeveloper.



## NEW DEFINITIONS

All definitions contained in §126-2 Definitions shall apply, except where specified and/or modified herein:

- **Age-Restricted Multifamily Dwellings** –Housing limited to occupancy by persons that are 55 years of age or older with no children under 19 years of age in permanent residence.
- **Data Center** – A use consisting of equipment used for data storage, data processing, computing, telecommunication or internet services and which constitutes an off-site or remote accessory facility to the use(s) that it serves. Regular access to the information stored within, or services performed by, a data center is available only via telecommunication or internet utilities. Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies and security facilities.

**APPENDIX A – TOWNSHIP RESOLUTION #24-12-05-282**

**RESOLUTION**

**DESIGNATING THE PROPERTIES IDENTIFIED AS BLOCK 221, LOTS 1.02, 1.03, 1.04, 2.00, & 2.01 (1200 , 1210 AND 1220 ROUTE 22) ON THE TAX MAP OF TOWNSHIP OF BRIDGEWATER AS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION) PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.) AND DIRECTING THE TOWNSHIP'S REDEVELOPMENT PLANNER AND PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN**

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

**WHEREAS**, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Redevelopment Law, the Township Council (the "Council") of the Township of Bridgewater (the "Township") must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations to the Council; and

**WHEREAS**, the Council, by Resolution #24-08-15-221, authorized and directed the Planning Board to conduct an investigation with respect to the property commonly known as Block 221, Lots 1.02, 1.03, 1.04, 2.00 & 2.01 on the tax map of the Township of Bridgewater (the "Study Area"), to determine whether the Study Area satisfies the criteria set forth in Section 5 of the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment, which designation would permit the Borough to utilize all of the redevelopment powers, excluding Eminent Domain pursuant to N.J.S.A. 40A:12A-8(c) (as designated, a "Non-Condemnation Redevelopment Area"); and

**WHEREAS**, the Planning Board authorized the firm of Clarke Caton Hintz, (the "Planning Consultant") to conduct an investigation and perform a study pursuant to N.J.S.A. 40A:12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to determining whether or not the Study Area should be designated as a Non-Condemnation Redevelopment Area, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a Non-Condemnation Redevelopment Area; and

**WHEREAS**, the Redevelopment Law further requires the Planning Board, prior to conducting such public hearing, to publish notice of the hearing in a newspaper of general circulation in the municipality once each week for two consecutive weeks, with the last publication made no fewer than ten days prior to such public hearing; and

**WHEREAS**, the Redevelopment Law further requires notice to be mailed to the last known owner(s) of the subject properties, as listed in the Borough's assessment records, at least ten (10) days prior to such public hearing; and



**WHEREAS**, the Planning Board caused the aforementioned notices to be published at least ten (10) days before the October 15, 2024, public hearing date; and

**WHEREAS**, the Planning Consultant prepared a Preliminary Investigation Report dated September 30, 2024 (the "Report"), a copy of which Report has been on file and available to the public at least ten (10) days before the public hearing date; and

**WHEREAS**, the Planning Board reviewed the Report, received testimony from the Planning Consultant, conducted a public hearing on October 15, 2024, and found that there was substantial evidence to support a finding that the entire Study Area meets redevelopment criteria since it collectively meets criteria 'd' and 'h' as contained in N.J.S.A. 40:12A-5 of the Redevelopment Law, and recommended, by Resolution dated November 19, 2024, that same be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Council has determined that, based upon the recommendation of the Planning Board, the Study Area should be designated as a Non-Condensation Redevelopment Area under the Redevelopment Law, with such designation authorizing the Township and Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, except the power of Eminent Domain; and

**WHEREAS**, the Council now desires to authorize and direct the Planning Board to prepare a redevelopment plan for the Study Area and to present same to the Council pursuant to N.J.S.A. 40A:12A-7(f).

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Bridgewater, Somerset County, New Jersey as follows:

- Section 1. The foregoing recitals are incorporated herein as if set forth in full.
- Section 2. The recommendations and conclusions of the Planning Board are hereby accepted, and adopted by reference herein, by the Council.
- Section 3. Based on the findings and recommendations of the Planning Board as to the Study Area, the Council hereby designates the Study Area as a Non-Condensation Redevelopment Area pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law.
- Section 4. The Council authorizes and directs the Planning Board to prepare a redevelopment plan for the Study Area and to present same to the Council pursuant to N.J.S.A. 40A:12A-7(f).
- Section 5. The Township Clerk shall forward a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs, as the transmittal pursuant to Section 6b(5)(c) of the Redevelopment Law.
- Section 6. The Township Clerk shall serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Non-Condensation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection to the designation and stated, in or upon the written submission, an address to which notice of the determination may be

sent, such service to be in the manner provided by Section 6 of the Redevelopment Law.

Section 7. This Resolution shall take effect immediately.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
	✓	Kirsh	✓			
✓		Kurdyla	✓			
		Norgalis	✓			
		Pedroso	✓			
		Ring				✓

Adopted: December 5, 2024

I hereby certify this is a true and exact copy of a resolution adopted by the Bridgewater Township Council on December 5, 2024

Grace W. Njuguna  
Grace Njuguna, RMC, Township Clerk

## **APPENDIX B – PLANNING BOARD RESOLUTION**

## RESOLUTION

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER RECOMMENDING ADOPTION OF A REDEVELOPMENT PLAN FOR THE AREA IN NEED OF REDEVELOPMENT KNOWN AS BLOCK 221, LOTS 1.02, 1.03, 1.04, 2, AND 2.01 (1200, 1210, AND 1220 ROUTE 22) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.

**DECIDED: March 18, 2025**

**ADOPTED: March 18, 2025**

**WHEREAS**, the Township Council, by way of Resolution No. 24-08-15-221, dated August 15, 2024, authorized and directed the Planning Board to conduct an investigation of the property known on the Township tax maps as Block 221, Lots 1.02, 1.03, 1.04, 2, and 2.01 ("Redevelopment Area") to determine whether the Redevelopment Area met the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

**WHEREAS**, as part of its investigation, the Planning Board, via its Professional Planners, Michael Sullivan, AICP, ASLA, and Tristan Harrison, AICP, PP, prepared a Preliminary Investigation Report dated September 30, 2024 ("PIR") ; and

**WHEREAS**, on October 15, 2024 the Planning Board conducted a public hearing of the PIR in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, and recommended the Township Council designate the Redevelopment Area an Area in Need of Redevelopment; and

**WHEREAS**, the Planning Board's decision was memorialized by Resolution on November 19, 2024; and

**WHEREAS**, on December 5, 2024 the Township Council designated the Redevelopment Area an Area in Need of Redevelopment (non-condemnation) via

Resolution No. 24-12-05-282 and requested that a Redevelopment Plan be prepared; and

**WHEREAS**, the Township Redevelopment Planner, Michael Sullivan, AICP, ASLA, and Tristan Harrison, PP, AICP, prepared the “Greymark Office Tract Redevelopment Plan”, dated February 2025 (“Plan”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Plan must be referred to the Planning Board for identification of any provisions in the proposed Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate; and

**WHEREAS**, at its March 18, 2024 meeting, the Planning Board reviewed the Plan as well as testimony of Michael Sullivan, AICP, ASLA; and

**WHEREAS**, the Board specifically finds and concludes:

1. The 1990 Bridgewater Township Master Plan and subsequent Reexamination Reports include the following objectives:
  - Preserve the development character and quality of the Township;
  - Promote a well-balanced variety of residential, recreational public, commercial, industrial and conservation land uses;
  - Within the latitude afforded by the availability of vacant land, 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;
  - Coordinate growth with needed expansion of public facilities and services;



- Promote the conservation of natural systems which characterize Bridgewater Township;
- Reconcile uses along the highway corridors to correlate to zoning; and
- Identify the need to develop strategies which would enhance Bridgewater's quality of life.

The subject Plan advances all of these goals and objectives.

2. In April 2010 the Township adopted an amendment to its Land Use Element and Economic Element of the Master Plan that resulted in zoning changes to the Route 22 corridor, including the Redevelopment Area. This amendment established the following goals and objectives to promote commercial uses as demand for such uses declined:

- Protect the quality of life enjoyed by Bridgewater residents;
- Enhance and increase tax rateables through diversity of high-value uses;
- Support existing economic anchors and encourage reinvestment into existing facilities;
- Adjust to the contemporary needs of commerce and Bridgewater residents;
- Encourage long term, sustainable site planning;
- Enable more flexibility in development context and promote economic activity in appropriate locations; and
- Offer building design guidelines where appropriate.

The Township subsequently adopted the recommended zoning changes to the M-1B Zone District, including relaxation of minimum lot size and minimum floor area as well as the addition of permitted uses. However, these changes did not result in any new construction within the Redevelopment Area.

3. In December 2016 the Township adopted an amendment to its Land Use Element which recommended continued study of the Route 22 and other highway corridors with the intent to prioritize the retention of major corporations and employees, remain responsive to the needs of the corporate sector, and provide long-term stability of the Township's tax base and quality of life.
4. The subject Plan expands the range of permitted uses and further refines development regulations within the Redevelopment Area which advances the goals and objectives of the 2010 amendment to the Land Use Element and Economic Element of the Master Plan.
5. The subject Plan is consistent with the findings, goals, and recommended strategies contained within the 2016 amendment to the Land Use Element. The uses in the Plan are consistent with the Township's goals for strategic and adaptive economic development along the Route 22 commercial corridor. Additionally, the redevelopment standards in the Plan are consistent with the Township's policies for mitigating impacts on residential property related to traffic, aesthetics, and quality of life.

**WHEREAS**, at the conclusion of the presentation, based on the foregoing findings, the Board took action recommending to the Township Council that the Plan be adopted subject to the edits and clarifications of record, which include: (1) there shall be a maximum building height, inclusive of roof mounted HVAC and other appurtenances; (2) provisions for assessing noise impacts and conducting pre and post-construction acoustical testing shall be in the redevelopment agreement for the subject property; (3) there shall be no access to the subject property from Adamsville Road; and (4) the redeveloper shall submit an impact statement (impacts to neighboring properties) with any data center site plan application and shall also conduct post occupancy impact testing as directed by the Planning Board.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Bridgewater, County of Somerset, New Jersey, as follows:

1. The Bridgewater Township Planning Board recommends that the Bridgewater Township Council adopt the Greymark Office Tract Redevelopment Plan, dated March 2025, as amended (Draft #3), and attached as Exhibit A, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

The undersigned, Secretary of the Bridgewater Township Planning Board, hereby certifies that the within resolution was adopted by this Board pursuant to N.J.S.A. 40:55D-10(g) and N.J.S.A. 40A:12A-6 at its meeting on Tuesday, March 18, 2025.

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NANCY PROBST, SECRETARY

## **APPENDIX C – ORDINANCE #25-05**

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 221 LOTS 1.02, 1.03, 1.04, 2, AND 2.01, ALSO KNOWN AS 1200 ROUTE 22 AND ADDING DEFINITIONS TO SECTION 126-2**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and,

**WHEREAS**, the Township Council, by way of Resolution No. 24-08-15-221, dated August 15, 2024, authorized and directed the Planning Board to conduct an investigation of the property known on the Township tax maps as Block 221, Lots 1.02, 1.03, 1.04, 2, and 2.01 ("Study Area") to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

**WHEREAS**, the Planning Board held a public hearing regarding the proposed redevelopment area on October 15, 2024, and adopted a resolution on November 19, 2024, recommending the Study Area be deemed an area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, the Planning Board adopted a resolution recommending the designation of a redevelopment area on November 19, 2024, in accordance with the Redevelopment Law; and

**WHEREAS**, The Township Council of Bridgewater, pursuant to Resolution #24-12-05-282, adopted on December 5, 2024, designated the Study Area as an area in need of redevelopment (Non-Condemnation), pursuant to the criteria established in the Redevelopment Law; and

**WHEREAS**, the Planning Board thereafter provided a Report and Recommendation in favor the proposed Redevelopment Plan to the Council pursuant to a resolution adopted March 18, 2024 in accordance with the Redevelopment Law; and

**WHEREAS**, the Township Council has reviewed and considered the Report and Recommendation of the Planning Board regarding the proposed Redevelopment Plan; and,

**WHEREAS**, the Redevelopment Plan meets the statutory requirements of the Redevelopment Law, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Bridgewater, in the County of Somerset and State of New Jersey, as follows.



## **Section I**

The redevelopment plan entitled “Greymark Office Tract Redevelopment Plan” dated March 20, 2025, prepared by Michael Sullivan, ASLA, AICP, and which is attached hereto, is adopted as if set forth at length herein.

## **Section II.**

Section 126-2 is hereby amended to include the following definitions:

Age-Restricted Multifamily Dwellings –Housing limited to occupancy by persons that are 55 years of age or older with no children under 19 years of age in permanent residence.

Data Center – A use consisting of equipment used for data storage, data processing, computing, telecommunication or internet services and which constitutes an off-site or remote accessory facility to the use(s) that it serves. Regular access to the information stored within, or services performed by, a data center is available only via telecommunication or internet utilities. Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies and security facilities.

## **Section III**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

## **Section IV**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

## **Section V**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law but, in no event, less than 20 days after its final passage by the Township Council and approval by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b).

**Adopted:** April 24, 2025

**Effective:** May 14, 2025