



WASHINGTON BOROUGH DOWNTOWN REDEVELOPMENT PLAN

Borough of Washington | Warren County, New Jersey

August 2022

Adopted by the Borough Council on September 20, 2022

Prepared by:

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



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Funding for the plan was provided through a grant from the New Jersey Highlands Council as part of the Borough's Plan Conformance initiatives.

ACKNOWLEDGMENTS

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Introduction

The Borough of Washington is located in the southern portion of Warren County and is entirely surrounded by Washington Township. The Borough is a “crossroads” community with its downtown located at the intersection of Routes 31 and 57, two major roadways in the region. The Borough’s downtown is a prominent, if underutilized, center of commercial activity, providing goods and services to nearby municipalities.

The Borough’s location is in close proximity to several major transportation links. The Morris Canal runs along the north end, while the Morris & Essex Railroad runs through the southern portion of the Borough. Much of the development of the Borough’s downtown can be attributed to the generation of a niche market in the late 19th century to the early 20th century. At the time, the Borough served as a hub for the manufacturing of musical instruments, primarily organs and pianos. Several of the Borough’s Victorian style homes and public buildings were built during this period.

The automobile made the Borough more accessible to and from the Lehigh Valley and New York City. These areas gradually became employment centers for Borough residents. Several apartment complexes and residential buildings were constructed during the later part of the 20th century to serve the growing population.

The Borough eventually faced a decline due to the development of strip shopping malls and supermarkets along major highways within the region. In addition, rapid growth of big-box commercial stores increased automotive usage, leading to suburban sprawl. Large commercial supermarkets and several shopping centers are located near the Borough, providing shopping and entertainment alternatives to the Borough’s downtown.

Over the past decade, the increase in online shopping from online marketplaces such as Amazon and E-bay, as well as directly from brands that once occupied brick and mortar stores, has created another challenge for local businesses. These alternatives provide competition which have negatively impacted the Borough’s downtown.

In 2002, the Borough produced the Downtown Revitalization Plan that outlined a vision and action plan for revitalizing the downtown business district (“Downtown”).

In 2009, the Borough designated the Downtown area as an Area in Need of Redevelopment and adopted the Downtown Redevelopment Plan, which provided an opportunity for redevelopment within the Borough’s commercial core and created incentives to create and enhance a traditional town center with vibrant streetscapes, quality open space, pedestrian comfort, and adequate parking.

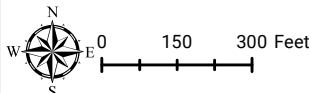
Since 2009, several sites within the downtown have been redeveloped. A CVS opened in the Fall of 2021, Taco Bell opened in early 2022, as well as other projects, such as the Towne Center located at Block 95 and Lots 3 and 4, receiving Board approval at the end of 2013. Additional businesses have opened within the downtown over the past decade. Restaurants, both for dining in and to-go orders, bakeries, the Buttsville Brewery, New Jersey School of Woodwork, and other uses have made downtown Washington Borough their home.



Statutory Requirements

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plan of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.



2020 Aerial

Downtown Redevelopment Plan - Washington Borough, NJ



Source: NJDEP, NJOGIS, NJDOT, NJGIN

Location and Description

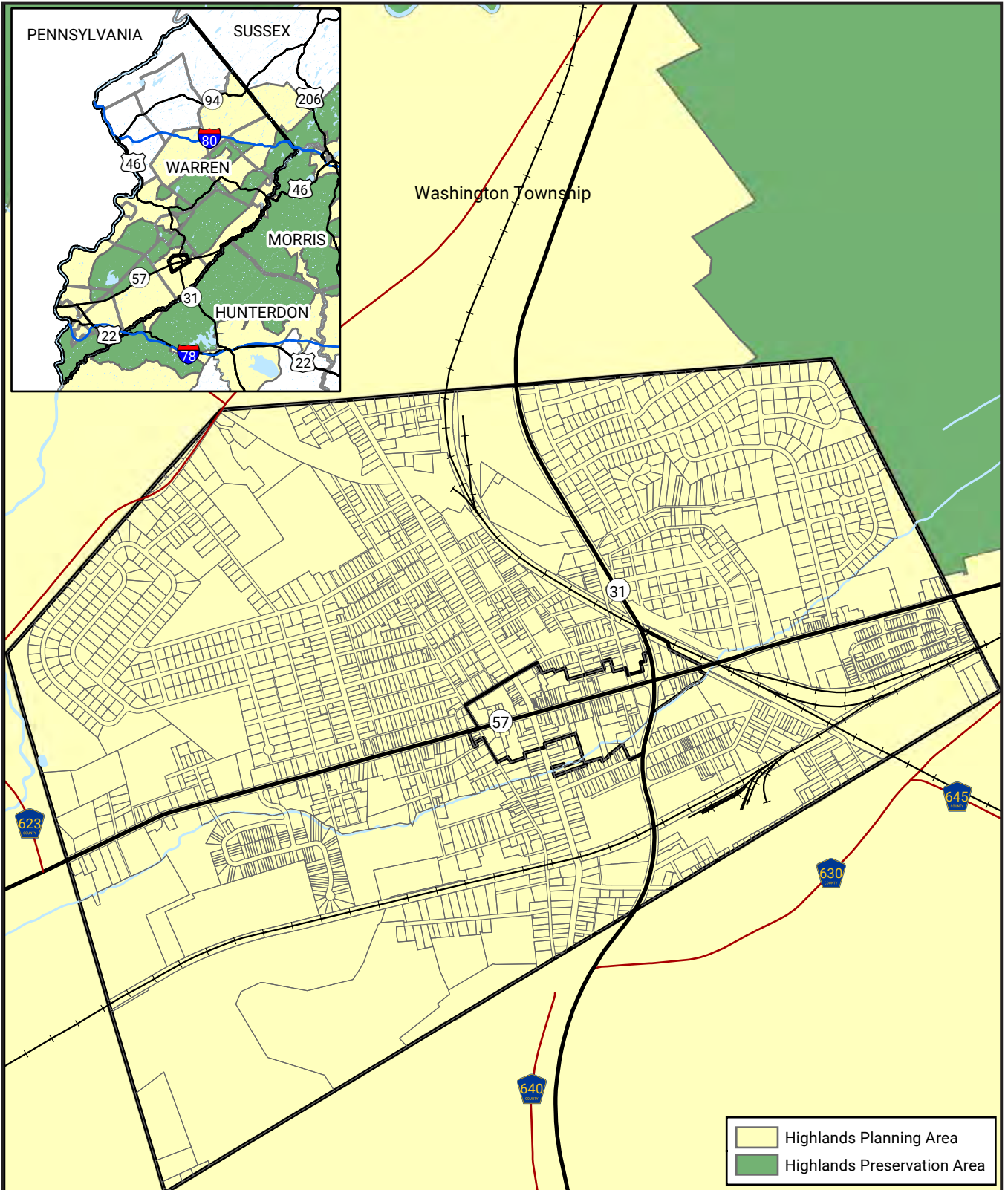
Washington Borough is a 2.0 square mile developed community located in northwest New Jersey in the County of Warren. The Borough is surrounded entirely by Washington Township. The Borough is bisected by State Routes 31 and 57. The Borough can be characterized as a rural municipality and, according to the State Development and Redevelopment Plan (SDRP), is located in Rural Planning Area 4 and Rural Environmentally Sensitive Planning Area 4B. Washington Borough was designated a Town Center in 1999 and is continuing its Center Designation through Highlands Plan Conformance, as growth is encouraged within designated Highlands Centers in the Planning Area.

The Downtown Redevelopment Area is located in the heart of the Borough, including the area surrounding the intersection of Route 57 (Washington Avenue) and Route 31. The Borough is located approximate 9 miles north of the interchange between Interstate 78 and Route 31, and approximately 12 miles south of Interstate 80.

The entirety of Washington Borough is located within the Planning Area of the Highlands. The Borough is in the process of conforming its land development regulations to the Highlands Regional Master Plan. The Borough has petitioned the Highlands Council for Plan Conformance as a Highlands Center.

The Highlands District map shows the locations of the Planning Area and Preservation Area within and surrounding the Borough and the Region. The Downtown Redevelopment Area is also located within the Planning Area.





Source: NJDEP, NJOGIS, NJDOT, NJGIN

Highlands Preservation and Planning Area

Downtown Redevelopment Plan - Washington Borough, NJ



Existing Conditions

Existing Land Uses

The Borough's Downtown Redevelopment Area is composed of 41.5 acres (including roadways) across approximately 163 properties. The land uses within the Redevelopment Area primarily consist of a combination of commercial, residential, and mixed-use buildings. Restaurants, retail stores, personal service establishments, as well as education centers are all located within the Borough's downtown core.

Washington Avenue (Route 57) serves as the Borough's "Main Street" and is the primary focus of commercial activity within the Redevelopment Area. The majority of the mixed-use commercial/residential properties are located along Washington Avenue, with residential properties scattered throughout. The majority of purely residential properties (consisting of 1-4 units) are located along Vanatta Street and to the east of Washington Avenue's intersection with Route 31.

The following chart details the existing land uses within the Redevelopment Area based upon the Borough's 2021 Tax Assessment Records and a site visit conducted in June 2021.

Existing Land Use				
Category	Acres	Percentage	# of Lots	Percentage
Residential (1-4 units)	7.7	23.1%	59	36.2%
Apartments (5+ units)	0.4	1.2%	2	1.2%
Mixed Use	3.6	10.8%	42	25.8%
Proposed Mixed Use (Town Center)	1.6	4.8%	2	1.2%
Commercial	8.8	26.4%	25	15.3%
Utilities	0.9	2.7%	1	0.6%
Church & Charitable	1.7	5.1%	4	2.5%
Public Property	0.8	2.4%	4	2.5%
Parking Lots (private)	2.6	7.8%	5	3.1%
Parking Lots (public)	2.2	6.6%	7	4.3%
Vacant Lots	0.7	2.1%	2	1.2%
Vacant Buildings (no tenants)	2.3	6.9%	10	6.1%
Total	33.3	100.0%	163	100.0%

Source: Based upon site visit conducted in June 2021 and 2021 Tax Assessment Records

The Existing Land Use map shows the location of the existing land uses within the Downtown Redevelopment Area.

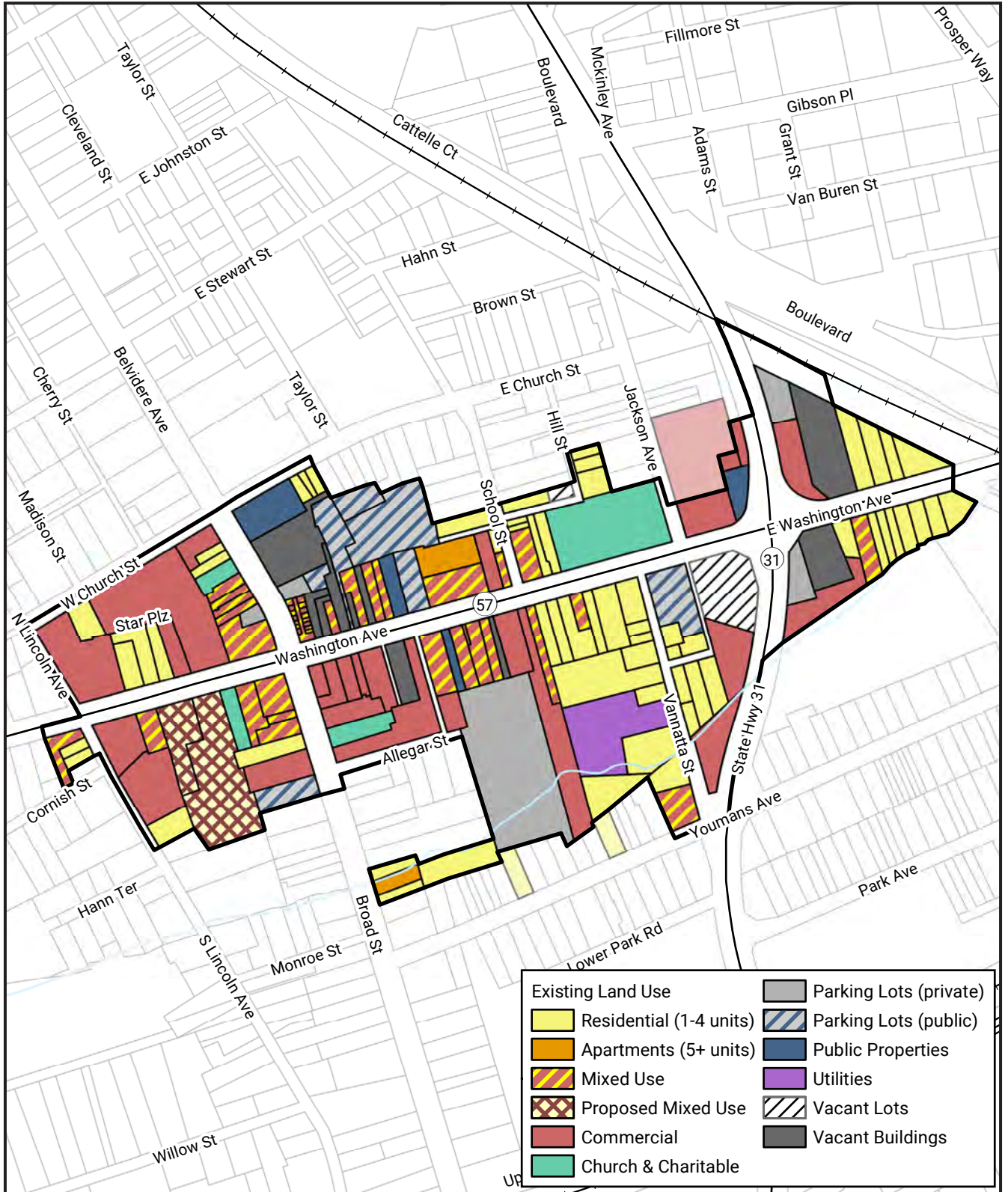
As shown in the chart above, approximately 37.2% of the Redevelopment Area consists of active commercial uses as either standalone buildings (1-story), or as part of existing mixed-use (commercial/residential) projects. Commercial properties include restaurants, retail shops, banks, personal service establishments, offices, and other commercial uses.

Residential properties, consisting of 1-4 units, comprise 23.1% of the Redevelopment Area, and 36.2% of the number of lots within the Redevelopment Area. There are two existing properties containing apartments, one is located to the rear of Block 24 Lot 19 and the other is located off of Broad Street, adjacent to the Shabbecong Creek.

There are 10 buildings within the Redevelopment Area that are currently vacant, including several buildings located at the northeastern intersection of Washington Avenue and Belvidere Avenue (Block 24 Lots 27, 29, 30, 32, and 33), the former QuickChek/CVS Pharmacy (Block 24 Lot 36), the Washington Theater (Block 80 Lot 2), and a 3-story building that was formerly used as office space by Warren County (Block 65 Lot 3). The Redevelopment Area also has two vacant lots, including the former Mobil/Lukoil Gas Station (Block 81 Lot 8), which is undergoing remediation, as well as a small property, located on Hill Street that is owned by the United Methodist Church.

Parking Lots, that are both publicly owned and privately owned, occupy approximately 14.4% of the Redevelopment Area. The majority of the publicly owned parking lots are centrally located in the downtown, located north of Washington Avenue and to the east of Belvidere Avenue. The largest privately-owned parking lot, owned by Gibson's Gym, is located to the south of Washington Avenue, and is accessible via Allegar Street and curb cut along Washington Avenue.

There are 4 properties within the Redevelopment Area that are publicly owned. One of the properties serves as an alleyway, leading to the surface parking lot owned by Gibson's Gym. A small park, formerly known as the "Pocket Park" and renamed by the Borough Council in 2021 as Veterans Park, is located adjacent to the access aisle to the Borough parking lot, located north of Washington Avenue. The NJ Department of Transportation owns a small lot at the intersection of Washington Avenue and Highway 31, that is currently developed with landscaping, flag poles, and a monument sign. The US Post Office is also located within the Redevelopment Area at the southeastern corner of Belvidere Avenue and Church Street.



Source: NIDEP, NJGIS, NJDOT, NJCIN

Existing Land Use
 Downtown Redevelopment Plan - Washington Borough, NJ

HGA
 HEYER, GRUEL & ASSOCIATES
 June 2022

Environmental Constraints

The Shabbecong Creek flows through the southern portion of the Redevelopment Area. The Creek is identified as a Riparian Area and as a Highlands Open Water Protection Area. Riparian Areas are identified in the Highlands Council Regional Master Plan as the integration of flood prone area, riparian soils, wetlands and streams, and wildlife corridors. Highlands Open Water Protection Area is a 300-foot buffer around Highlands Open Waters, which are defined by the Highlands Act as all springs, streams, wetlands, and bodies of surface water, whether natural or artificial, that are located wholly or partially within the boundaries of the Highlands Region.

Highlands Open Waters buffers provide or contribute to habitat, stormwater and flood water management and filtration, water quality protection, temperature moderation, aquatic ecosystem integrity and channel integrity.

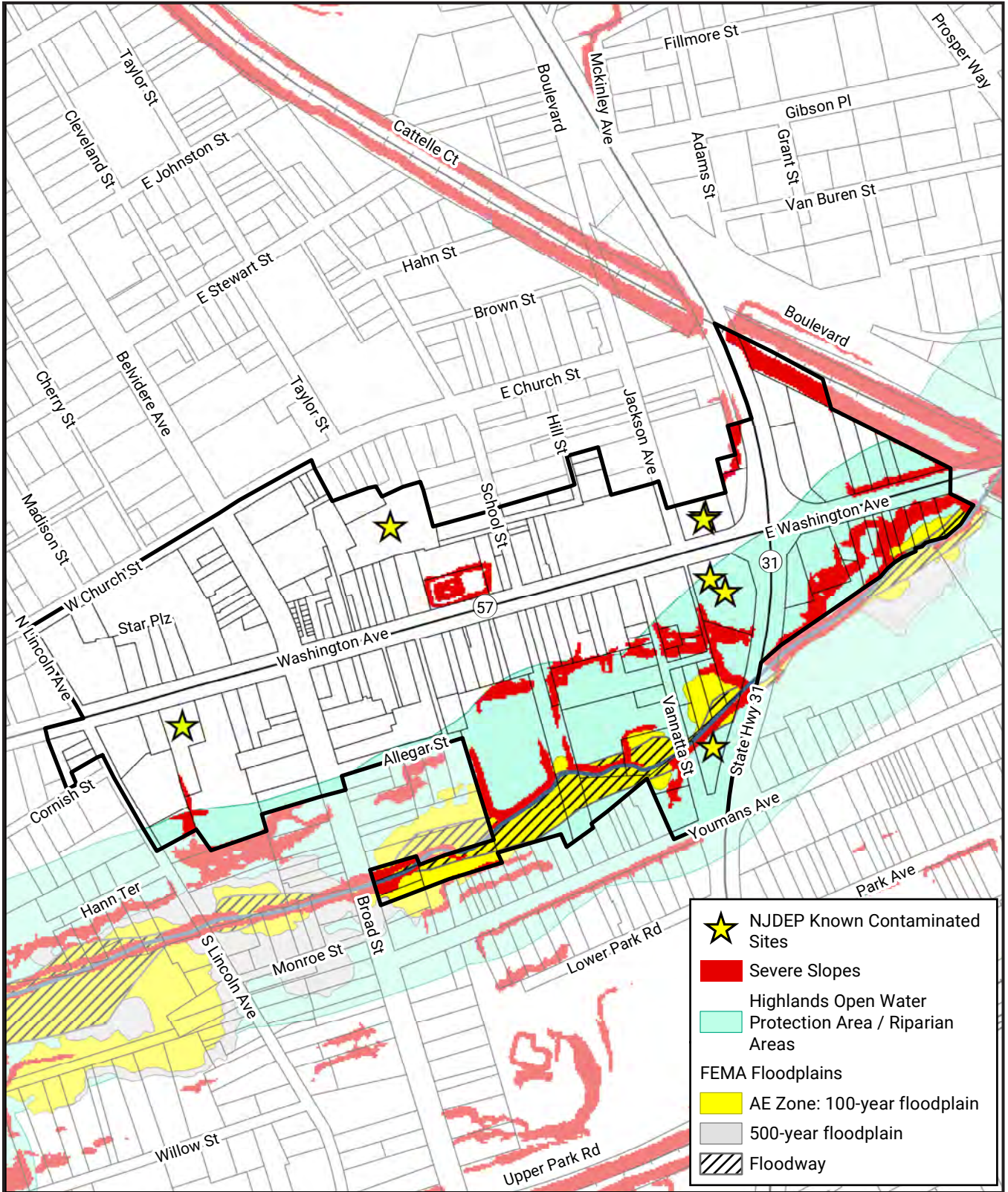
Further, the Shabbecong Creek is identified by NJDEP as a Freshwater 2-Trout Maintenance (FW2-TM) waterway and is a Category 1 (C1) waterway. C1 waterways are surface waters that are protected from any measurable change to existing water quality, because of their exceptional ecological significance, recreational significance, water supply significance, or fisheries resource. Since the Shabbecong Creek is identified as being a trout maintenance waterway, the waterway is relatively free of chemical or biological contaminants. Wild trout are important indicators of high-water quality and the ability of waterways to support reproducing trout populations is recognized and protected through NJDEP regulatory programs.

Portions of the Redevelopment Area are also constrained by steep slope protection areas. Steep slope protection areas are defined by the Highlands Council as areas that have grades that are 15% or greater, or, if in a Riparian area, 10% and greater. The Downtown Redevelopment Area has several areas that are classified as severe slopes, which are all lands with slopes of 20% or greater as well as lands within Riparian Areas with slopes of 10% and greater. The majority of the severe slopes are located within the Riparian Area associated with the Shabbecong Creek.

Adjacent to the Shabbecong Creek are FEMA Floodplains. The southern portion of the Redevelopment Area is constrained by the 100-year floodplain and its associated floodway. Portions of this area currently undeveloped, however, there are existing structures located within the floodplain and the floodway. The 100-year floodplain are areas with a 1% annual chance of flooding. The floodway is defined by FEMA as “the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.” Structures are permitted within the 100-year floodplain; however, new development should comply with FEMA and NJDEP floodplain regulations. Within the floodway, structures are not encouraged, and no new structures should be located, although it should be noted that

there are existing structures within this area. The Redevelopment Area includes approximately 2.7 acres of the 100-year floodplain including 1.8 acres of the floodway.

Several sites in the Redevelopment Area are identified by NJDEP as Known Contaminated Sites. These sites include the municipal parking lot located to the north of Washington Avenue (Block 24 Lot 24.01), the redeveloped CVS property that was formerly the Delta gas station (Block 26 Lot 5.01), the former Lukoil Gas Station that is currently a vacant lot (Block 81 Lot 8), the proposed Town Center property (Block 95 Lot 3), and Munheisen Bagel and Deli (Block 81 Lot 1).



Source: NJDEP, NJOGIS, NJDOT, NJGIN

Environmental Constraints
 Downtown Redevelopment Plan - Washington Borough, NJ

June 2022

Key Opportunity Sites

There are several key properties within the Downtown Redevelopment Area that would have a significant impact on the revitalization efforts within the Area.

The former Mobil/Lukoil Gas Station property (Block 81 Lot 8) represents a unique opportunity for the Borough; the property is located at the southwestern intersection of Washington Avenue and Route 31 and is currently undergoing remediation. The site is poised to be redeveloped in a manner that can create a gateway to the Borough's downtown. Directly across the street, on Block 26 Lot 5.01, a new CVS was constructed at the location of the former Delta Gas Station and convenience store. Any new development proposed at the former Mobil/Lukoil site should be compatible with the provisions of this Plan to ensure new development is appropriate for the Borough.

Further, the Washington Theater, located at the southeastern corner of the Washington Avenue and Route 31 intersection, is also poised for redevelopment. Building upon the new construction of the CVS, this intersection could be revitalized in a way that is compatible with the requirements of this Redevelopment Plan as well as the aesthetics of the Borough's downtown. The Washington Theater received a Certificate of Eligibility by the New Jersey Department of Environmental Protection Historic Preservation Office on June 21, 2017.



The Washington Theater



Stover Building

The Stover Building, located at 1 West Washington Avenue, is a landmark within the Borough. However, over the years, the exterior façade of the building has become disfigured. The Stover Building should be renovated in a manner that is compatible with the Borough's historical heritage that capitalizes upon its cornerstone presence within the downtown. The exterior of the first floor of the building should be renovated to have a more inviting streetscape presence.

Directly across the street, the Wells Fargo Bank, located at 2 Washington Avenue, recently received Land Use Board approval in June 2022 to convert the upper stories from office space into residential apartments, while maintaining the bank on the first floor. The first floor of the existing structure is currently vacant; the Wells Fargo bank only operates an ATM at this location. However, the property has an unused drive thru and an awkward parking arrangement.

Should the bank no longer operate on the site, the site should be redeveloped to remove the nonconforming drive-thru and reduce the width of the curb cut leading to Washington Avenue. A better parking arrangement behind a garden wall and a landscaped buffer could be used to screen the parked cars from the roadway.

Portions of the existing downtown that consist of one-story structures have the potential to be expanded into two- and three-story buildings, with either office space or residential units on the upper stories while maintaining commercial uses on the first floor.



Wells Fargo Bank



Existing 1-Story Buildings

Should these 1-story building be renovated into 2 or 3-story structures, the facades, overall structure height, and setbacks should be compatible with one another.

Due to the configuration of the existing lots under separate ownership, several buildings along the Washington Avenue corridor appear mismatched. (See below) Adjacent properties under separate ownership should be cognizant of one another and be redeveloped with special attention paid to the front façade along Washington Avenue and public rights-of-way. Details regarding sign placement, façade materials, and the height of the first floor should be complimentary to one another.



Further, several existing buildings within the Redevelopment Area with vacant storefronts have the ability to be redeveloped and/or rehabilitated in a manner that will contribute to the overall redevelopment of the Borough's downtown.



Vision for the Downtown

This Plan envisions a vibrant Downtown that includes a healthy mix of commercial and residential space within a functional and coherent architectural theme. Vibrant, pedestrian-friendly streetscapes with ornamental lighting, seating, outdoor cafes, and public art will serve to attract people of all ages.

Plan Principles and Vision Statement

The following principles are the benchmarks by which the process of implementing this Plan will be measured:

1. The Downtown will provide an experience of shopping, dining, socializing, and entertainment.
2. The Residential Area will foster a vibrant business environment. The ground floor of each building along the main portion of the Borough's downtown will have mercantile and service businesses allowing residential uses on the upper stories.
3. The Redevelopment Area will provide a unique living experience that will include higher density residential units incorporated with parks, plazas and other public spaces.
4. The Redevelopment Area will be a vibrant, well-maintained, safe, clean and attractive place that is both functional and convenient to the public. Entrances, open spaces, and architecture will coordinate with the pedestrian circulation system.
5. The Redevelopment Area will be friendly to the needs of pedestrians while providing convenient access to those who take advantage of public transportation, bicycles, and motor vehicles. The Plan includes bike racks, indoor storage facilities and locker rooms where appropriate and feasible.

Goals and Objectives

LAND USE AND DESIGN GOALS

1. Provide incentives to update commercial space in the Redevelopment Area through new construction, rehabilitation and/or redevelopment.
2. Ensure that new commercial space caters to consumer needs not yet met by existing viable businesses.
3. Maintain the Washington Avenue orientation of the existing Downtown to enhance the function and character of the area.
4. Replace gaps in street frontage, such as off-street parking areas, with viable retail and mixed-use buildings.
5. Develop a direct access to the Shabbecong Creek while utilizing the area adjacent to this creek for public open space and resiliency.

6. Establish a restaurant and entertainment center that provides convenience goods and services within the Redevelopment Area.
7. Use zoning and design standards to reinforce pedestrian-scaled storefront design.
8. Prohibit development in the Redevelopment Area that would disrupt the unique pedestrian character of the Downtown.
9. Encourage one-story buildings in the Redevelopment Area to redevelop/renovate into two- or three-story buildings that are more appropriate for the Downtown.
10. Encourage adjacent property owners to align development and improvements, such as shared parking and façade improvements, that create a well-designed and architecturally pleasing downtown.

PEDESTRIAN CIRCULATION GOALS

1. Create a welcoming environment for pedestrians throughout the Redevelopment Area.
2. Investigate the use of multiple mid-block pedestrian crossings on Route 57 that utilize appropriate crosswalk design to afford safe pedestrian crossing.
3. Maximize pedestrian connections within the Redevelopment Area and adjacent neighborhoods.
4. Provide for pedestrian circulation to Route 31 from the Redevelopment Area.
5. Investigate the feasibility of developing a pedestrian corridor along the Shabbecong Creek as a connector to the adjacent residential neighborhoods.

VEHICULAR CIRCULATION GOALS

1. Reduce the negative impacts of vehicular traffic on the pedestrian environment to the extent possible.
2. Retain traffic on Route 57 to maintain commercial viability.
3. Incorporate traffic calming measures on Route 57 and its intersection with Route 31.
4. Divert truck traffic from residential streets.

PARKING GOALS

1. Consolidate small parking areas and strongly encourage shared parking facilities in order to maximize the use of existing parking areas.
2. Encourage adjacent property owners to utilize access easements and create unified parking areas.
3. Employ environmentally conscious and pedestrian friendly design principles in the redevelopment of parking areas.
4. Centralize new parking facilities and phase the construction of parking facilities.
5. Adopt parking regulations tailored to support mixed-use development in the Redevelopment Area.

6. Maintain on-street parking, where possible, throughout the Redevelopment Area.

PRESERVATION OF RESIDENTIAL NEIGHBORHOODS GOALS

1. Preserve existing viable neighborhoods that abut the Redevelopment Area.
2. Target properties in decline for renovation efforts.

HISTORIC PRESERVATION GOALS

1. Adopt architectural, design and signage standards consistent with the Borough's historic character.
2. Provide for the rehabilitation of older structures and encourage adaptive reuse.
3. Maintain, enhance, and preserve the quaint, historic character of the Downtown and ensure that the new infill development is consistent with the historic nature of older buildings.
4. Preserve the Victorian building character of the western end of the Downtown while ensuring continuity in the character of the Redevelopment Area.

The Relationship of the Plan to Borough Land Development Regulations

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Plan. The Plan supersedes the use and bulk provisions of the Borough Zoning and Land Development (Chapter 94) for the Redevelopment Area unless specifically referenced. Other Borough regulations affecting development that are in conflict are superseded by this Plan. However, engineering standards, performance standards and definitions shall apply unless otherwise noted herein.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Borough’s Land Use Board. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Land Use Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Any deviations from bulk standards shall require “c” variance relief. The Land Use Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

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

Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment to the Borough of Washington Zoning and Land Development Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Borough’s Zoning and Land Development Ordinance.

Land Use Plan

The Plan proposes the following five Land Use districts:

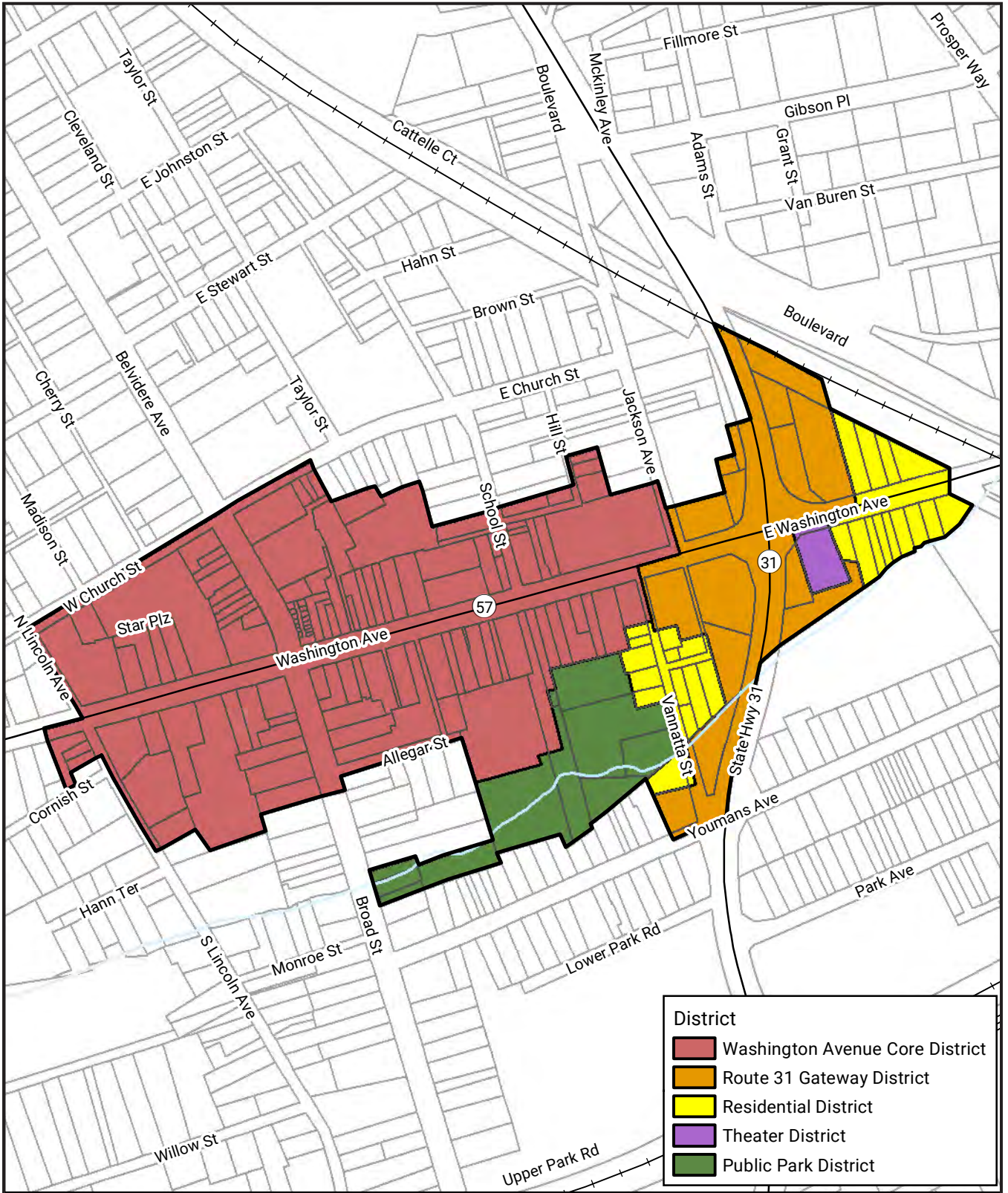
- Washington Avenue Core District
- Route 31 Gateway District
- Theater District
- Residential District
- Public Park District

The approximately 41.4-acre area has been divided into five districts as depicted in the Land Use District Map.

The evaluation of any proposal submitted under this Plan shall be based upon the sections of this Plan entitled “Relationship of Plan to the Borough Land Development Regulations,” “District Standards,” and “Design Standards.”

Affordable Housing

Any residential or mixed-use development producing 5 or more residential units shall be required to provide 20% of the units as affordable to moderate, low, and very low income households in accordance with the executed Settlement Agreement between the Borough of Washington and Fair Share Housing Center. See the Administrative and Procedural Requirements section of this Plan for more information regarding affordable housing within the Area. Affordable units created within the Redevelopment Plan shall be subject to the Borough’s Affordable Housing Ordinance (Article VIII of the Borough’s Land Development Ordinance).



Source: NJDEP, NJOGIS, NJDOT, NJGIN

Land Use Plan / Redevelopment Area Districts
 Downtown Redevelopment Plan - Washington Borough, NJ



Definitions

All definitions in Article III Definitions and Word Usage, Chapter 94 Zoning and Land Development of the Borough of Washington Ordinance shall apply to this Plan, except as noted herein.

Artisan Studio: A place of work for an artist, artisan, or craftsperson which is required to include a retail shop to purchase products produced on the premises, and may also include the application, teaching or performance of the arts. Artisans shall include those engaged with sculpture, painting, drawing, woodwork, dance, instrumental music, jewelry making, soap making, and candle making. In no event shall hazardous materials be permitted to be stored on site or used for the trade.

Bar: An establishment in which alcoholic beverages and food are served for on-site consumption, primarily by the drink.

Brewpub: An establishment licensed as a restricted brewery by the State of New Jersey under N.J.S.A. 33:1-10, where malt alcoholic beverages are brewed and manufactured, served and consumed on the premises, and which is operated in conjunction with a restaurant use that possesses a plenary retail consumption license. Such uses shall be used principally for the purpose of providing meals to its customers with adequate kitchen and dining room facilities immediately adjoining licensed brewery facilities.

Cidery and Meadery: An establishment licensed by the State of New Jersey as a cider and meadery under N.J.S.A. 33:1-10, producing hard cider and/or mead, including the sale and distribution of the product to licensed wholesalers and retailers, and including the retail sale of the product at retail to consumers on the licensed premises for consumption on or off the premises, and the offering of samples for consumption on the premises.

Craft Distillery: An establishment licensed by the State of New Jersey as a craft distillery under N.J.S.A 33:1-10, to manufacture distilled alcoholic beverages to rectify, blend, treat and mix distilled alcoholic beverages, and to sell and distribute the products to licensed wholesalers and retailers. The distillery may sell the product at retail to consumers on the licensed premises for consumption off the premises or, in connection with a tour of the distillery, the retail sale or offering of samples for consumption on the premises.

Craft Brewery: An establishment licensed by the State as a limited brewery under N.J.S.A 33:1-10, to manufacture malt alcoholic beverages to sell and distribute the products to licensed wholesalers and retailers. The craft brewery may sell and serve the product at retail to consumers on the licensed premises for consumption on the premises but only in connection with tours of the brewery, or for consumption off premises, and to offer samples for sampling purposes only pursuant to an annual permit issued by the State. A craft brewery shall not sell food or operate a restaurant on the licensed premises

Health Club and Fitness Studios: An establishment that houses exercise equipment and space for the purposes of physical exercise which may include group fitness classes.

Home Office: An office conducted in a residential unit occupied by its proprietor or operator which does not involve the presence of customers at the office or the transmission of goods other than documents, either electronically or by mail, to or from the office. In no event shall a Home Occupation, as defined by the Borough's Zoning and Land Development Ordinance, be considered a Home Office.

Hotel: A facility offering transient lodging accommodations to the general public and that may include additional facilities and services, such as a restaurant or tavern and meeting rooms. In no event is access to individual rooms provided exterior to the building.

Medical Offices: An establishment that provides medical and health-care services.

Mural: A large image painted directly on an exterior wall of a building.

Personal Services: Establishments primarily engaged in providing services involving the care of a person or their personal goods or apparel, including but not limited to barber/beauty salon, nail salon, shoe repair, tailors, laundry, and similar services. In no event shall massage parlors (including all non-certified and/or unlicensed medicinal massage therapy) operating without appropriate certifications and licenses required by federal, state and local law be considered Personal Services.

Restaurant: A commercial establishment where food and drink are prepared, served by waiters/waitresses, and consumed on the premises.

Restaurant, fast food: A commercial establishment where food and drink prepared for immediate consumption are purchased at a counter and eaten on the premises, in the purchaser's automobile, or off the premises. Bakeries, delicatessens, ice cream parlors, and candy shops, are examples of restaurant, fast food.

Retail Services: The rendering of services or entertainment, as opposed to products, to the general public. Retail Services shall include theaters, amusement and recreation services and facilities, studios for the instruction of the arts, including dance studios, music, gymnastics or martial arts, museums and galleries. Cooking classes, escape rooms, pottery and painting classes, and other instructional classes shall be considered retail services. Retail services shall not include outdoor services or amusement parks.

Retail Stores: Establishments engaged in the selling or rental of goods or merchandise (usually to the general public for personal use or household consumption) and in rendering services incidental to the sale of such goods. In no event shall a retail store include adult shops or adult media stores, pawn shops or other similar institutions, establishments that advertise that over 90% of the merchandise purchased be sold for \$1 or less, or shops displaying or selling paraphernalia used for the ingestion or injection of illegal drugs be considered retail stores.

Tavern: An establishment in which alcoholic beverages are served, primarily by the drink, that offers a menu of food items. Packaged liquors may also be served or sold.

Winery Salesroom: An establishment licensed by the State as a winery sales room under N.J.S.A 33:1-15, that is owned and operated by the holder of a plenary winery license or out of state winery license issued by the State under N.J.S.A. 33:1-10, where wine produced by the licensee is sold at retail in original packages for consumption on or off the premises, and for the offering of samples.

Washington Avenue Core District Standards

Permitted Principal Uses

1. Residential (upper stories only for properties fronting on Washington Avenue, Broad Street, and/or Belvidere Avenue)
2. Restaurants
3. Restaurants, fast food
4. Bars and taverns
5. Retail stores and shops
6. Retail services
7. Personal services, excluding on-site dry cleaning
8. Health clubs and fitness studios
9. Craft distilleries
10. Craft breweries
11. Brewpubs
12. Cideries and meaderies
13. Winery salesroom
14. Artisan studios
15. Banks, savings and loan institutions, and other fiduciary institutions, without drive-thru
16. Professional offices
17. Business offices
18. Medical offices
19. Educational institutions
20. Public purposes and quasi-public uses
21. Public parking facilities
22. Private parking lot on Block 95 Lot 10
23. Drive-thru as accessory to fast food restaurant uses subject to the following conditions:
 - a. Minimum Lot Size – 30,000 square feet
 - b. Corner lots which front on Washington Avenue.
 - c. Only one curb cut shall be permitted per street, unless there are existing curb cuts approved by the New Jersey Department of Transportation (NJDOT).
 - d. Where there are existing and NJDOT-approved curb cuts, those curb cuts may be utilized to provide access. However, each existing curb cut shall be limited to one-way traffic and a maximum driveway width of 12 feet.
 - e. On the secondary street, one two-way curb cut shall be permitted.
 - f. There shall be no parking or drive aisle between the building and the Washington Avenue right-of-way.
 - g. The drive-thru shall be designed to stack a minimum of 8 cars and shall be designed to not interfere with parking and on-site vehicle circulation.
 - h. Where an outdoor dining area is proposed, the building may be set back a maximum of 25 feet. Where an outdoor dining area is not proposed, a maximum building setback of 15 feet shall be required.

Permitted Accessory Uses and Structures

The following uses and structures shall be permitted as accessory to a permitted principal use. In addition, customarily incidental accessory uses, and structures shall be permitted.

1. On-site storage of goods incidental to the daily conduct of the on-site principal use within buildings.
2. Signs in accordance with the requirements in this Plan.
3. Outdoor dining areas for restaurants.
4. Onsite parking associated with a permitted principal use.
5. Common amenity spaces associated with a residential use.
6. Roof-mounted Photovoltaic (Solar) energy systems.
7. Electric Vehicle Charging Stations and Make-Ready Parking Spaces in accordance with P.L. 2021, c. 171, which was signed into law on July 9, 2021, and the DCA Model Electric Vehicle Ordinance.

Height, Area, and Yard Requirements

The height, area, and yard requirements for the properties in the Washington Avenue Core District shall be as specified in the tables below. Any deviation from these standards will require variance relief pursuant to the MLUL at N.J.S.A. 40:55D-70c.

Minimum lot area	5,000 sq. ft.
Minimum lot width	50 feet
Minimum front yard setback (Washington Avenue)	0 feet
Maximum front yard setback (Washington Avenue)	10 feet
Minimum front yard setback (all other streets)	5 feet
Minimum side yard setback (each)	0 feet
Minimum rear yard setback	15 feet
Maximum building coverage	80%
Maximum lot coverage	90%
Minimum building height (stories / feet)	2 stories / 25 feet
Maximum building height (stories / feet)	4 stories / 50 feet
Minimum first floor floor-to-ceiling height	12 feet
Orientation of primary entrance	Street facing façade
In no event shall parking be permitted between the principal building and the right-of-way	
Additional disturbance within the Highlands Open Water Protection Area is subject to Highlands Council Regulations	

Route 31 Gateway District Standards

Permitted Principal Uses

1. Restaurants
2. Restaurants, fast food
3. Bars and taverns
4. Retail stores and shops
5. Retail services
6. Personal services, excluding on-site dry cleaning
7. Gyms and fitness studios
8. Craft distilleries
9. Craft Breweries
10. Brewpubs
11. Cidery and Meadery
12. Winery Salesroom
13. Artisan studios
14. Hotels
15. Banks, savings and loan institutions, and other fiduciary institutions, without drive-thru
16. Professional offices
17. Business offices
18. Medical offices
19. Educational institutions
20. Public parking facilities
21. Public purposes and quasi-public uses
22. Mixed-use projects consisting of the above permitted uses with residential units on the upper stories.
23. Drive-thru as accessory to fast food restaurant uses subject to the following conditions:
 - a. Minimum Lot Size: 30,000 square feet
 - b. All access to the site shall be provided to the site from Route 31.
 - c. There shall be no parking or drive aisle between the building and the right-of-way.
 - d. The drive-thru shall be designed to stack a minimum of 8 cars and shall be designed to not interfere with parking and on-site vehicle circulation.

Permitted Accessory Uses and Structures

The following uses and structures shall be permitted as accessory to a permitted principal use. In addition, customarily incidental accessory uses and structures shall be permitted.

1. On-site storage of goods incidental to the daily conduct of the on-site principal use within buildings.
2. Signs in accordance with the requirements in this Plan.
3. Outdoor dining areas for restaurants.
4. Parking associated with the permitted principal use.
5. Common amenity spaces associated with a residential use.
6. Roof-mounted Photovoltaic (Solar) energy systems.
7. Electric Vehicle Charging Stations and Make-Ready Parking Spaces in accordance with P.L. 2021, c. 171, which was signed into law on July 9, 2021, and the DCA Model Electric Vehicle Ordinance.

Height, Area, and Yard Requirements

The height, area, and yard requirements for the properties in the Route 31 Gateway District shall be as specified in the tables below. Any deviation from these standards will require variance relief pursuant to the MLUL at N.J.S.A. 40:55D-70c.

Minimum lot area	10,000 sq. ft.
Minimum lot width	70 feet
Minimum front yard setback	25 feet
Minimum side yard setback (each)	5 feet
Minimum side yard setback (combined)	10 feet
Minimum rear yard setback	25 feet
Maximum building coverage	50%
Maximum lot coverage	80%
Maximum building height (stories / feet)	3 stories / 40 feet
Minimum first floor floor-to-ceiling height	12 feet
Orientation of primary entrance	Street facing façade
In no event shall parking be permitted between the principal building and the right-of-way	
Additional disturbance within the Highlands Open Water Protection Area is subject to Highlands Council Regulations	

Theater District

The intention of this District is to redevelop or rehabilitate the property while also preserving the existing front façade and marquis of the former Washington Theater.

Permitted Principal Uses

- | | | |
|--|---|--|
| 1. Multi-family residential | 7. Banks, savings and loan institutions, and other fiduciary institutions, without drive-thru | 11. Educational institutions |
| 2. Restaurants | 8. Professional offices | 12. Public purposes |
| 3. Bars and taverns | 9. Business offices | 13. Mixed-use projects consisting of the above permitted uses with residential units on the upper stories. |
| 4. Retail stores and shops | 10. Medical offices | |
| 5. Retail services | | |
| 6. Personal services, excluding on-site dry cleaning | | |

Permitted Accessory Uses and Structures

The following uses and structures shall be permitted as accessory to a permitted principal use. In addition, customarily incidental accessory uses and structures shall be permitted.

1. Signs in accordance with the requirements in this Plan.
2. Outdoor dining areas for restaurants.
3. Onsite parking associated with a permitted principal use.
4. Common amenity space associated with the residential component.
5. Roof-mounted Photovoltaic (Solar) energy systems.
6. Electric Vehicle Charging Stations and Make-Ready Parking Spaces in accordance with P.L. 2021, c. 171, which was signed into law on July 9, 2021, and the DCA Model Electric Vehicle Ordinance.

Height, Area, and Yard Requirements

The height, area, and yard requirements for the properties in the Theater District shall be as specified in the table below. Any deviation from these standards will require variance relief pursuant to the MLUL at N.J.S.A. 40:55D-70c.

Minimum lot area	15,000 sq. ft.
Minimum lot width	60 feet
Maximum building height (stories/feet)**	4 stories / 48 feet
Maximum lot coverage	80%
Orientation of primary entrance	Washington Avenue facade
The third and fourth stories of the building shall be setback a minimum of 3.5 feet from the first and second story of the existing theater façade along Washington Avenue.	
Vehicular access to the Theater may be provided via access easements on adjacent properties in the Route 31 Gateway District or the Residential District.	
In no event shall parking be permitted between the principal building and the right-of-way.	
**The building height shall be measured along the Washington Avenue frontage. The Redevelopment Area is subject to Highlands Council and NJDEP regulations	

Projects that are proposed to restore and preserve the entirety of the existing Theater, including the marquis sign, shall be subject to the existing location and setbacks of the existing Theater on the property.

Projects that restore and preserve the front façade and marquis of the building along Washington Avenue are subject to the bulk standards below.

Minimum front yard setback	3 feet
Minimum side yard setback	3 feet
Minimum combined side yard setback	10 feet
Minimum rear yard setback	0 feet
Maximum building coverage	70%

Residential District

The intention of the Residential District is to create a district that reflects the existing residential development within the Redevelopment Area. However, commercial uses shall also be permitted within this district as mixed-use structures with commercial uses on the first floor and residential on the upper stories. Parking is required to be provided on site for the residential and commercial uses.

Permitted Principal Uses

1. Single-Family Dwellings
2. Two-Family Dwellings
3. Multi-Family Residential
4. Mixed use with commercial on the first floor and residential on the upper floors consisting of the following commercial uses:
 - a. Retail stores and shops
 - b. Retail services
 - c. Artisan studios
 - d. Professional offices
 - e. Business offices
 - f. Medical offices
5. Public parking facilities
6. Public purposes and quasi-public uses

Permitted Accessory Uses

1. On-site storage of goods incidental to the daily conduct of the on-site principal use within buildings
2. Home offices
3. Signs in accordance with the requirements of this Plan.
4. Parking associated with a principal permitted use
5. Roof-mounted Photovoltaic (Solar) energy systems.
6. Electric Vehicle Charging Stations and Make-Ready Parking Spaces in accordance with P.L. 2021, c. 171, which was signed into law on July 9, 2021, and the DCA Model Electric Vehicle Ordinance.

Height, Area, and Yard Requirements

The height, area and yard requirements for the properties in the Residential District shall be as specified in the tables below. Any deviation from these standards will require variance relief pursuant to the MLUL at N.J.S.A. 40:55D-70c.

One- and Two-Family Dwelling Bulk Standards	
Minimum lot area- One Family Dwelling	5,000 sq. ft.
Minimum lot area- Two Family Dwelling	6,500 sq. ft.
Minimum lot width	50 feet
Minimum front yard setback	25 feet, or the average setback of the adjacent properties within 100 feet on either side of the property along the same street frontage
Minimum side yard setback	6 feet
Minimum combined side yard setback	12 feet
Minimum rear yard setback	25 feet
Maximum building coverage	40%
Maximum lot coverage	50%
In no event shall parking be permitted between the principal building and the right-of-way.	
Parking shall be required to be provided on site in accordance with the standards in this Plan.	
*The Redevelopment Area is subject to Highlands Council and NJDEP regulations	

Multi-Family and Mixed-Use Bulk Standards	
Minimum lot area- Multi-Family Residential	8,000 sq. ft.
Minimum lot area- Mixed Use	8,000 sq. ft.
Minimum lot width	50 feet
Minimum front yard setback	25 feet, or the average setback of the adjacent properties within 100 feet on either side of the property along the same street frontage
Minimum side yard setback	5 feet
Minimum combined side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum building coverage	40%
Maximum lot coverage	70%
Maximum building height (stories / feet)	3 stories / 38 feet
In no event shall parking be permitted between the principal building and the right-of-way.	
Parking shall be required to be provided on site in accordance with the standards in this Plan.	
*The Redevelopment Area is subject to Highlands Council and NJDEP regulations	

Public Park District Standards

Permitted Principal Uses

1. Public park and open space.

Permitted Accessory Uses and Structures

The following uses and structures shall be permitted as accessory to a permitted principal use. In addition, customarily incidental accessory uses and structures shall be permitted.

1. Public facilities typically found in support or consistent with public park space such as kiosks, walking trails, and community centers.
2. Green stormwater management facilities

Parking

Minimum Vehicle Required Parking

The following minimum parking requirements shall apply for the Redevelopment Area. Where multiple uses exist on a site, or within a building, the requirement for each use shall be calculated separately based on the floor area allotted to that use. The total parking requirement shall be the sum of the individual requirements.

Use	Number of Spaces
Multi-family dwelling units	RSIS: One-bedroom/studio: 1.8 spaces Two-bedroom: 2.0 spaces Three-bedroom: 2.1 spaces
One- and Two-Family Dwellings	RSIS: Two-bedroom: 1.5 spaces Three-bedroom: 2.0 spaces Four-bedroom: 2.5 spaces Five-bedroom: 3.0 spaces
Commercial Uses within the Washington Avenue Core District, except for hotels	1 space per 500 gross square feet
Hotels	1 space per room plus 1 space per employee
Medical, Professional, and Business Offices	1 space per 275 square feet of gross floor area
Restaurants, taverns, breweries, distilleries, wine-tasting rooms, cideries and meaderies	1 space per 3 seats; 1 space per 50 square feet of gross floor area for restaurant, fast food

Additional Parking Standards

- In no event shall parking be permitted between the principal building and the right-of-way.
- Should on-site parking not be feasible, parking shall be provided utilizing shared parking facilities.
- Public parking lots located within 100 feet of the property may be utilized to off-set commercial parking requirements only.

DESIGN STANDARDS

These standards are meant to encourage design that is consistent with the historic character of downtown and incorporate principles of sustainability.

Architectural Design Standards

The following standards apply to all development in the Redevelopment Area. Deviations shall be considered design standard exceptions per N.J.S.A. 40:55D-51.

GENERAL

- All new/infill development, additions, alterations, renovations to building facades, and modifications of buildings shall comply with the architectural standards of this Plan and shall be subject to review by the Land Use Board prior to approval. Changes to the colors, materials, and overall aesthetics of approved applications shall require amended site plan approval.
- New buildings shall relate to public streets both functionally and visually.
- All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances.
- The façade of buildings abutting public parking lots shall be complimentary to the front façade of the development.

BUILDING MATERIALS

- Materials are the most identifiable element of the built environment and shall be of high quality. Materials used shall be durable and long-lasting, and appropriate to both the climate and visual environment of the region. Material samples and colors shall be provided for review and approval at the time of site plan application.
- EIFS (Exterior Insulation Finish Systems) are prohibited.

ARCHITECTURAL ELEMENTS

- Architectural elements that are not habitable, and do not occupy more than 5% of floor area of the first-floor level, may extend up to a height of 6 feet beyond the maximum building height. Elevator equipment on roofs is not subject to this restriction.
- All building façades that face a public right-of-way shall be treated as a front façade and shall utilize the same materials and decorative features.
- Street-facing blank walls are prohibited. In order to encourage a sense of community and promote public safety, windows, doors, public art, and other façade articulation shall be utilized to limit blank areas.

- Buildings greater than 50 feet in width shall be vertically broken up into “bays” and shall incorporate elements to create depth and visual interest. Projections, indentations, changes in materials/material colors, and other architectural features shall be utilized. It is encouraged that selected architectural ornamentation is based on the Borough’s historic character.
 - A horizontal division shall define the ground floor from the upper floors on the street-facing façades of mixed-use buildings.
 - Roof-mounted appurtenances such as mechanical equipment, amenity space, or other features shall be set-back from the roof edge at a distance equal to the height of the appurtenance. These features shall be designed to blend in with the overall architectural design of the building and shall employ screening when deemed necessary by the Board.
 - Opening for windows and windowpanes shall have a vertical dimension greater than or equal to the horizontal dimension.
- Street facing façade transparency
 - Residential buildings shall have a minimum street facing façade transparency of 25%.
 - Commercial and mixed-use building shall have a minimum first floor street facing façade transparency of 60%. Upper stories shall have a minimum street facing façade transparency of 20%.
 - The visible light transmittance of all transparency and glazing shall be at least 70%.

BALCONIES

- Terraces and balconies shall be permitted. The design of these elements shall be compatible with the architectural style of the building and shall contribute to the visual interest. All balconies shall be of the “Juliet” style or recessed into the building and shall not project into the right-of-way. Balconies facing the right-of-way shall not extend more than 24 inches from the front of the façade.
- Balconies and terraces shall not be used for outdoor storage of materials, trash/recycling, laundry, grill, etc., so as not to create a fire hazard or other nuisance. The landlord shall prohibit the use of balconies and terraces from such uses in its residential lease and/or Master Deed to the extent the residential units are condominiums. Further, balconies and terraces shall be kept free of clutter as a means to maintain the overall aesthetics of the building façade. Enclosure of balconies shall be prohibited.
- Glass parapets or glass railings are prohibited.
- Rear porches and decks are permitted, provided they are not visible from the right-of-way.

AWNINGS

- Awnings shall be permitted. In no event shall an awning be permitted to extend more than 4 feet from the face of the building.
- Awnings shall be designed to be compatible with the overall aesthetics of the building. In developments with multiple first floor tenants, either all entrances to the tenant space shall have awnings, or none of the tenant space shall have awnings.
- Awnings shall have a metal structure covered with canvas or a similar material.
- The bottom edge of an awning shall be a minimum of 8 feet above grade.

STOREFRONTS

- The maximum height of the sill above the sidewalk shall be 30 inches.
- Entrances shall be recessed so that doors do not open into the sidewalk's flow of pedestrians.
- Each individual use on the ground floor is required to have its own primary entrance.
- Security gates are not permitted.

FRONT PORCHES

- Front porches shall be permitted and encouraged for residential buildings within the Redevelopment Area.
- Front porches shall comply with the setback regulations.

Signage

Signage shall be used to identify businesses located on the premises and to aid in the circulation into, throughout, and out of the site. Signage shall be in accordance with the below standards. Where there is a conflict between Borough Ordinance and this Plan, the Plan shall supersede.

All signs within a development shall be designed in a manner that is complimentary to one another and to the overall development and aesthetic of the site.

INDIVIDUAL SIGN AREA MEASUREMENTS

Sign area shall be measured by the means of the smallest shape that will encompass the extreme limits of all writing, logos, graphic illustration, pictures, or other display areas, along with any material or color forming an integral part of the background of the sign.

GENERAL SIGN REQUIREMENTS

- All signs shall have a coordinated theme throughout the site plan. The theme shall include the style and size of the lettering, sign material, colors, size, lighting, and background characteristics.
- Buildings shall be designed to include a “signage zone” above the commercial use frontage and integrated into the overall architectural design of the building.
- No sign shall be permitted which is not accessory to the business conducted on the property.
- All signs shall be legible and be of professional quality.
- The total sign area for sign or signs permitted on the face of any wall shall not exceed 20% of the area of the face of the wall upon which sign or signs are attached.

WALL SIGNS

Signs attached to building façade shall be permitted as follows:

- One (1) primary flat wall mounted sign shall be permitted to be located above the entrance to each storefront space.
- The total area of a wall sign shall not exceed 5% of the area of the face of the wall which it is attached.
- The maximum lettering height of wall signs shall not exceed 36 inches.
- Wall signs shall not project more than 3 inches from the surface of the building.
- No sign may project above the roofline.
- The maximum height of any wall sign shall not exceed 36 inches.

- Wall signs shall not be located above the first floor of the building, with the exception of the Theater District. The Theater District shall be required to restore and utilize the existing marquis sign as part of the proposed development.
- Wall signs may be externally illuminated utilizing gooseneck light fixtures or similar. In no event shall a wall sign be internally illuminated. Sign lighting shall be directed towards the sign and the building. In no event shall sign lighting be permitted to shine towards the sidewalk or street.

PROJECTING SIGNS

Projecting signs are signs that are attached and perpendicular to the storefront at a 90-degree angle located above an entrance. Projecting signs are permitted as follows:

- Not more than one projecting sign shall be permitted on the exterior wall of a business establishment which faces an abutting street. Corner lots shall be construed as having frontage on both streets, and a projecting sign shall be permitted for that establishment on both abutting streets.
- Projecting signs shall maintain a minimum distance of 10 feet above the sidewalk.
- Projecting signs shall not exceed 6 square feet in sign area.
- Projecting signs shall not project more than 3 feet from the wall to which they are attached.

WINDOW SIGNS

- Window signs shall be permitted throughout the Redevelopment Area.
- Window signs shall not exceed 20% of the total glazed area of the windows for storefronts on the first floor. For separate business located on the upper stories of a building, one window sign shall be permitted which does not occupy more than 5% of the total window area.
- Window signs shall pertain only to the business occupying that portion of the premises in which the window sign is located.
- Window signs shall be applied to the interior of the window.

DIRECTORY SIGNS

- One directory sign listing the tenants or occupants of a building or group of buildings shall be permitted where there are multiple tenants in a building.
- The directory sign shall not exceed 10 square feet and shall be designed to complement the architectural character of the building.

AWNING SIGNS

- Lettering and graphics on an awning shall not exceed an average height of 9 inches shall be restricted to the awning valance.
- A minimum distance of 1.5 inches shall be maintained between the edge of the lettering or graphics and the top and bottom of the valance.
- Backlit waterfall awnings shall be prohibited.

MONUMENT SIGNS

Monument signs shall only be permitted in the Route 31 Gateway District on properties that have lot frontage on Route 31.

- Monument signs shall be externally illuminated. Monument signs shall be required to utilize gooseneck or similar light fixtures, or utilize external illumination that is cast directly to the sign.
- Maximum sign area per side shall be 30 square feet. In no event shall a monument sign have more than two sides.
- Maximum height of a monument sign, measured from grade to the top of the sign shall not exceed 15 feet.
- The minimum setback of a monument sign from the property line adjacent to Route 31 shall be 10 feet.

PROHIBITED SIGNS

- Backlit and neon signs.
- Animated or moving signs.
- Billboards or roof-mounted signs.
- Signs for a product or business that does not occupy the premises.
- Illuminated signs which light source is directed towards the sidewalk or the street.

Lighting

Adequate lighting shall be provided for off-street parking, vehicle circulation, and pedestrian areas. All lighting shall be designed and installed to provide a controlled lighting level that maximizes energy efficiency and minimizes off-site spillage and glare.

All site plan applications shall include comprehensive lighting plans that provide a method for illuminating external areas of the site. The following lighting principals shall be considered:

- Lighting shall be designed to minimize glare. All fixtures shall be shielded and/or cutoff to prevent light spillage and glare onto adjacent properties and into the street.
- All lighting fixtures shall utilize energy efficient bulbs and include dimmers, timers, and other methods to control the intensity of lighting, especially after business hours.
- Up-lighting on buildings may be utilized where appropriate to enhance building aesthetics; however, all up-lighting shall be angled to focus on the building façade and shall not extend beyond the roofline.
- Lighting plans shall avoid excessive “hot spots” and shall endeavor to create an even gradient throughout areas to be illuminated.
- Exterior areas on development sites should utilize bollards, pathway lighting, and other similar features to create a sense of security, while also limited glare and light-spillover onto adjacent properties.
- All lighting shall be downcast under a canopy or focused on the building façade. In no event shall lighting from a building be permitted to shine directly into the street or impact the ability to operate a motor vehicle.
- Illumination levels shall adhere to the following standards:
- Illumination levels at the side or rear property line abutting a residential use or zone shall not exceed 0.1 footcandles.
- Illumination levels at the ground level shall not exceed 1.0 footcandles.
- Where a use demands specialized lighting requirements that may be outside the standards contained in this plan (such as bank ATM, or other similar use), the applicant may demonstrate compliance with IESNA (Illuminating Engineering Society of North America) best practices, subject to review and approval by the Board.
- In no event shall lighting be permitted to be a yellow, red, green or blue beam, not be rotating, pulsating or of other intermittent frequency.

Fences and Walls

Fences and walls located within the Redevelopment Area shall comply with the following:

- Solid fences shall be permitted only in the side and rear yards.
- Fences located in the side and rear yards shall be a maximum of six feet tall.
- Fences located in the front yard on residential sites shall be a maximum of three feet tall and 50% transparent. No fences shall be permitted in the front yard on commercial properties, unless used to fence in outdoor dining areas.
- Chain link fencing shall be prohibited.

Landscaping, Screening and Buffering

- Street trees shall be installed on both sides of the street and shall be spaced between 25 and 35 feet on center. Street trees shall have a minimum diameter of 2.5 inches measured three feet above the ground. Native species shall be preferred.
- A landscaped buffer of at least 10 feet in width shall be provided when a commercial property or parking lot abuts a residential use or zone.
- Buffer areas shall be planted with a combination of deciduous and evergreen trees and shrubs which shall be of a density that can obscure the glare of automobile headlights or other sources of illumination emanating from the premises year-round.
- A minimum 5-foot-tall solid fence may be provided interior to the buffer area within the side or rear yard of a property at the discretion of the Land Use Board. In no event shall a solid fence be permitted within the front yard.
- The use of invasive species in landscape plans shall be prohibited. The use of native species is strongly encouraged.

Utilities and Mechanical Equipment

Regulations for screening of mechanical equipment shall comply with the following additions:

- HVAC units should be energy efficient, appropriately sized models. Packaged Terminal Air Conditioners (PTAC) units and window air conditioning units are prohibited.
- Air conditioning units should not be placed into windows or any other openings visible from the street.
- Mechanical equipment and utilities shall not be located between the building and right-of-way.

- Mechanical equipment and utility meters shall be screened in a manner consistent with the architectural aesthetic of the building. Every effort shall be made to make utilities as visually unobtrusive as possible.
- To the extent permitted by public utilities, transformers and generators shall be located interior to the building, on the roof or vaulted underground within the pavement area of an adjacent street or sidewalk.

Sustainability Requirements

To the extent feasible, redevelopment projects shall include green infrastructure components to enhance stormwater management, reduce discharge to the Borough's sewer systems and conserve water. Compliance with the recommendations below shall be addressed during the site plan approval phase of a project before the Land Use Board.

- Green infrastructure such as bioswales, rain gardens, cool roofs, green roofs, and similar best practices shall be utilized as part of comprehensive stormwater management design to reduce area-wide stormwater impacts.
- Greywater recycling is encouraged as part of all projects. Greywater recycling entails the capture and reuse of water from washing machines, bathroom sinks, and showers to be used for non-potable purposes such as toilet flushing and irrigation. Most of the water used by residential buildings is classified as Greywater, and thus could be reused as opposed to directed into the Borough's sewer system.
- Where feasible, rain barrels and cisterns can be installed to capture roof run-off and be redirected for on-site landscape irrigation.
- All new electrical or electronic appliances provided by the developer, owner or management company shall meet Energy Star compliant requirements, including but not limited to: clothes washers, dishwashers, refrigerators, ventilation fans (including kitchen and bathroom fans), light fixtures in halls and common areas, and exit signs.

Parking, Circulation, and Loading

Parking, circulation, and loading design shall conform to the requirements in Borough Ordinance Section 94-53, except where noted below, which shall adhere to the requirements in this Plan.

- Off-street parking space dimensions shall be 9 feet wide and 18 feet in length.
- Bicycle racks are encouraged near the entrances to retail and other non-residential uses.
- Electric vehicle charging stations and make-ready parking spaces shall comply with the requirements of P.L. 2021, c. 171 and the DCA Model Municipal Electric Vehicle Ordinance.
- To the extent feasible, structured parking shall be wrapped with storefronts, building lobbies, and other active uses.
- Surface parking lots adjacent to any right-of-way shall be screened from public view. Appropriate screening techniques include evergreen buffers in sufficient width to screen parked vehicles year-round. Garden walls and sitting walls may also be incorporated into the buffer in order to create a separation between the parking lot and the pedestrian environment.
- One twenty-four-foot-wide two-way ingress and egress driveway shall be permitted to access the parking area.
- At least 5% of the parking lot shall be landscaped with tree and shrub plantings on landscaped islands reasonably distributed throughout the parking lot.

Refuse Storage and Collection

Any deviation from these standards will require design exception relief pursuant to the MLUL at N.J.S.A. 40:55D-51.

- All developments shall make provisions for the storage and collection of refuse and recyclables.
- Storage areas may either be indoors in an adequately sized location accessible to all building tenants, or in an exterior location with convenient access to building tenants and collection locations.
- Exterior refuse and recycling storage areas shall be screened with a durable enclosure consisting of block wall or solid fencing a minimum of six feet in height.
- It is strongly recommended that trash enclosures utilize a decorative gate.

Accessory Buildings

Accessory buildings shall be permitted within the Redevelopment Area, provided the structure is incidental to a Principal Permitted Use. The following standards shall apply to accessory buildings:

- The minimum distance of an accessory building to a property line or to a building on the same lot shall be 5 feet.
- Accessory buildings shall not exceed 15 feet in height.
- Accessory buildings may not occupy an area totaling more than 25% of the required rear yard or a maximum of 900 square feet, whichever is less.
- Accessory buildings may be erected in the side or rear yard only. If erected on a corner lot, it shall be setback from the side street to comply with the setback line applying to the principal building.



Streetscape Improvements

Development projects shall be required to provide streetscape improvements along the property's lot frontage. All streetscape improvements shall be coordinated with the Borough and the Business Improvement District. All improvements shall be consistent with existing streetscape improvements in downtown to create a cohesive environment. Recommended streetscape improvements shall include, but are not limited to: planters, benches, street trees, street lights, trash receptacles, and bike racks.

STREET TREES

Street trees contribute to the aesthetic environment of a downtown while also providing additional benefits. In addition to providing visual interest, softening building mass, and generally contributing to an attractive downtown, street trees help absorb water during rainfall, contribute to cleaner air, reduce energy costs by providing shade, and help combat noise. It is recommended that a variety of street trees are used to add visual interest to the downtown area. Native species should be utilized.

Street trees shall comply with the requirements in the Landscaping, Screening and Buffering section of this Plan.

STREETLIGHTS

There are existing pedestrian scale ornamental light fixtures along the Washington Avenue Streetscape, between Washington Avenue's intersections with South Lincoln Avenue and School Street. It is recommended that the use of the existing ornamental fixtures is carried out throughout the rest of the Redevelopment Area within the Washington Avenue Core District. Streetlights shall be spaced 35 feet apart.

BENCHES

Benches contribute to placemaking and provide a place for pedestrians to rest and/or watch activity on the street. There are existing benches located on Washington Avenue. It is recommended that benches are added throughout the Redevelopment Area, particularly in parks or plaza areas. New bench installations should be consistent with the existing benches used to ensure consistency throughout the Redevelopment Area.

TRASH RECEPTACLES

Trash receptacles are necessary to maintain a clean and orderly environment and can be used to contribute to placemaking. It is recommended that trash receptacles are placed throughout the downtown area and are a consistent design.

BICYCLE RACKS

It is recommended that bicycle racks be supplied throughout the Redevelopment Area. Bicycle racks will be especially important in the Downtown, given the proposed intensive mixed-use development.

PUBLIC ART AND MURALS

Public art can play a crucial role in communicating a municipality's heritage and create a sense of place where visitors instantly know they are in a vibrant downtown. Public art may include murals, mosaics, sculptures, decorative façades and other features associated with buildings and public spaces.

It is recommended that public art is strategically included throughout the redevelopment area, particularly on existing blank walls, or in public parks and plazas.

Murals are considered art and an integral part of placemaking within the Redevelopment Area. Murals shall be permitted in the Redevelopment Area and shall be exempt from the signage regulations and shall not contain commercial advertisements.

- Murals are strongly encouraged to be located on blank expanses of all walls facing alley ways and side streets. In no event shall a mural be permitted along a front façade of a building facing Washington Avenue or Route 31.
- Murals shall be designed in a manner compatible with the historic character of the Borough's downtown.
- In no event shall a billboard be considered a mural.
- Murals shall be subject to approval of the Borough's Redevelopment Agency and Land Use Board.
- No more than two square feet of the mural may contain the name of the artist, sponsor and/or product likeness
- Murals may not be mere extensions or enlargements of an existing sign.
- Murals shall become the property of the property owner following construction.
- Should an applicant propose a mural, the following shall be submitted for review and approval:
 - Site Plan showing the lot and building dimensions and indicating the proposed location of the mural
 - Pictures of the building elevations
 - A scaled drawing and color photo of the building elevation and placement of the mural

- A colored drawing of the proposed mural
- A description of the proposed maintenance schedule that includes the time frame for the life of the mural and method for removal, if applicable
- Written confirmation by the mural provider/installer that no damage or negative impact will occur to the wall surface that the mural is to be applied or affixed to.
- Written permission from the owner of the building to which the mural is intended to be applied, if the applicant is not the building owner
- An acknowledgement that the mural must be removed or covered if so ordered by the Zoning Officer for failure to maintain or for reaching a state of dilapidation.

GARDEN AND SITTING WALLS

Garden walls and sitting walls shall be incorporated into the design whenever feasible. Garden walls and/or sitting walls can help to define the pedestrian environment and separate the sidewalk from private space and can be used to screen areas such as parking lots and utilities.

Garden walls and sitting walls shall be composed of durable materials that are complimentary to the overall aesthetics of a site and shall utilize durable materials such as stone or brick. Garden walls shall have a maximum height of 3 feet and sitting walls shall have a maximum height of 2.5 feet.

WAYFINDING SIGNAGE

Wayfinding is a valuable tool that can be utilized to create a more efficient circulation system. All signage should be developed consistent with the architecture of the Downtown. Such signage should relate to the features of the Downtown in terms of location, color, lettering, materials, texture and depth. Signs should be proportionate and complement the buildings, existing signs, and surroundings.

The Borough may work with owners of corner buildings to affix community directional signs to buildings. Such signs should not obscure, conflict with, or cover any architectural element or window and must be aligned with major building elements such as windows, trim, and structure lines.

The Borough, working with the Washington Business Improvement District, may also consider installing stand-alone directional signs, indicating the location of businesses within the downtown area.

Resiliency Standards

- Encourage green stormwater management in accordance with the Borough's stormwater management ordinance.
- New development and rehabilitation of existing structures adjacent to the Shabbecong Creek shall not be permitted to increase the current area of disturbance. It is strongly encouraged that properties abutting the Shabbecong Creek reduce disturbance and revegetate areas adjacent to the Creek when feasible.
- The Borough shall work with the New Jersey Department of Transportation to determine whether there is an opportunity to provide green infrastructure solutions along Route 57 to mitigate nuisance flooding events and potential flooding from the Shabbecong Creek.
- New structures, additions to buildings, substantial improvements to buildings, and repair of substantially damaged buildings shall be required to comply with the NJDEP's Flood Hazard Control Act (NJSA 58:16a-50 et seq.), Flood Hazard Control Act Rules (NJAC 7:13) and the Federal Emergency Management Agency (FEMA) Flood maps and regulations. This shall include relocating structures outside of the floodway and elevating the structure and utilities a minimum of 1-foot above the base flood elevation (BFE) for residential structures, or floodproofing the building if non-residential.

Conformance with Municipal Objectives

The Borough of Washington adopted its current Master Plan Reexamination Report on April 8, 2022. The 2022 Master Plan Reexamination Report notes that in 2007, there was need to maintain a strong business center by improving the downtown area, and that the Borough's downtown should continue to remain a priority for the Borough. Affordable housing, the need to provide an adequate supply of recreation land and protection of environmentally sensitive lands in the Borough, and conformance with the Highlands Regional Master Plan were other concerns in 2007 that continue to remain valid.

The 2022 Master Plan Reexamination Report also include recommendations to update the Downtown Redevelopment Plan to incorporate changes that have occurred in the Borough since the Downtown Redevelopment Plan was adopted in 2009, and to incorporate sustainability, water conservation and resiliency standards.

Relationship to Other Plans

State Development and Redevelopment Plan (SDRP)

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

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

This Plan meets stated goals 1, 3, 6, and 8 of the SDRP.

- The intended purpose of this Plan is to build upon the commercial development that has occurred in the Borough over the last decade and continue to revitalize downtown Washington Borough.
- This Redevelopment Plan promotes beneficial economic growth for residents of Washington.
- The Redevelopment Plan encourages compact, center-based development along Washington Avenue and Route 31, that promotes synergy for the commercial storefronts and residential units.
- The Redevelopment Plan promotes the production of high-quality new housing and includes a requirement that new residential housing provide an affordable housing set-aside to meet the Borough’s affordable housing obligation.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The 2001 SDRP identifies the Borough as a Rural planning area. According to the SDRP, PA-1 Metropolitan and PA-2 Suburban are the focus areas for providing much of the States future development and redevelopment. Within areas like the Borough, development is encouraged through center-based development. The Borough was designated as a State designated center on May 26, 1999, which expired on January 11, 2022. However, the Borough has petitioned the Highlands Council for Plan Conformance with the Highlands Regional Master Plan as a Highlands Center. Therefore, this redevelopment plan is entirely consistent with the State Plan.

State Strategic Plan

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

Warren County Strategic Plan

The Warren County Strategic Growth Plan was first adopted in December 2004 and revised in October 2005. This Plan meets the following goals in the Warren County Strategic Plan.

- Focus growth in existing centers and provide financial incentives to local government, school districts and developers to achieve this goal.
- Maintain and improve the existing transportation system to provide safe and efficient mobility and access.
- Encourage desirable development that provides local employment opportunities in existing centers.
- Increase educational and cultural opportunities.
- Provide a mix of housing types.

Highlands Regional Master Plan

In 2008, the Highlands Commission adopted The Highlands Regional Master Plan (RMP). The 2008 RMP identified Washington Borough as a Highlands Center. The overarching goal of the regional master plan with respect to the entire Highlands Region is to protect and enhance the significant values of the resources thereof in a manner which is consistent with the purposes and provisions of this act. This Redevelopment Plan supports the following goals of the Highlands Regional Master Plan:

Goal 1D: Protection, restoration, and enhancement of the Highlands open waters and riparian areas

The Downtown Redevelopment Plan does not permit new disturbance on properties adjacent to the Shabbecong Creek and encourages properties and development adjacent to the creek to minimize disturbance and revegetate areas, when possible.

Goal 2J: All existing and future development in the Highlands Region that use public water supply systems are served by adequate and appropriate infrastructure.

Goal 2K: All existing and future development in the Highlands region that use public wastewater treatment systems are served by adequate and appropriate infrastructure.

The entirety of the Downtown Redevelopment Area is located within the Borough's Sewer Service Area and has access to public water supply systems.

Goal 4A: Protection and preservation of the historic, cultural, and archaeological resources of the Highlands Region

Goal 5A: Provision of safe and efficient mobility within the Highlands, and between the Highlands and destinations outside of the region

One of the goals of the Downtown Redevelopment Plan is to provide mid-block crosswalks for pedestrians along Washington Avenue (Route 57) and to implement traffic calming measures throughout the downtown.

Goal 6 F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments of future use of land and development within the existing community zone.

The entirety of Washington Borough is a Highlands Center, and the Downtown Redevelopment Area is located in an existing developed area of the Borough. The Downtown Redevelopment Plan envisions compact, mixed-use development within the Washington Core District, while also providing a separate Route 31 Gateway district which allows for both commercial and residential development.

Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.

The Downtown Redevelopment Plan highlights several key properties that provide an opportunity for the redevelopment and reuse of the downtown, which includes brownfields and underutilized sites.

Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the Highlands region within the context of economic, social, and environmental considerations and constraints.

The Downtown Redevelopment Plan requires a 20% affordable housing set-aside within the Area for all new residential development.

Goal 9A: Reduction of Air Pollution through use of alternative and efficient modes of transportation and the use of renewable energy sources

The Downtown Redevelopment Plan requires electric vehicle and make ready parking spaces in accordance with applicable State Law.

Adjacent Municipalities

The Redevelopment Area addressed by this Plan is entirely surrounded by properties in the Borough of Washington. However, the Borough is completely surrounded by Washington Township. The Plan is substantially consistent with the Master Plan of the adjacent municipality.

WASHINGTON TOWNSHIP

Washington Township adopted their last Master Plan in 1997 and subsequently prepared Master Plan Reexamination Reports, with the most recent occurring in 2017. Washington Township is in the process of conforming to the Preservation Area of the Highlands Act and the Highlands Regional Master Plan.

The Township's 2007 Master Plan Reexamination Report notes that "the areas which are in immediate proximity to Washington Borough bear discussion. The two municipalities developed an understanding with respect to density and protection. While the area in the Borough will be high density, Washington Township should retain its rural zoning." The 2007 Master Plan further states that Washington Township should not seek a joint Center with Washington Borough, but any Center designation in Washington Township should be located along corridors that offer state highway access, public water and public sewer and an existing condition of higher residential, recreational, and commercial density.

The Washington Borough Downtown Redevelopment Plan envisions higher density within an already developed portion of the Borough and is proposed to be located along Washington Avenue (Route 57) and Route 31. This Redevelopment Plan is substantially consistent with the Master Plan of the adjacent municipality.

Administrative and Procedural Requirements

Duration of the Redevelopment Plan

The Redevelopment Plan shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Municipal Council.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Municipal Council of the Borough of Washington may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Redevelopment Entity

The Mayor and Borough Council of the Borough of Washington shall serve as the Redevelopment Entity to implement this Redevelopment Plan.

Designation of a Redeveloper

The Redevelopment Entity shall designate a redeveloper to effectuate a program of redevelopment as outlined in the LRHL.

Redevelopment Agreement

Any development or construction within the Redevelopment Area must be undertaken in accordance with a fully executed and binding Redevelopment Agreement with the designated Redevelopment Entity. The Redevelopment Entity shall enter into a Redevelopment Agreement with a designated Redeveloper prior to the commencement of a redevelopment project, including prior to the granting of preliminary and final site plan approval.

At a minimum, the Redeveloper shall be responsible for any necessary studies, connection fees, and installation costs associated with municipal infrastructure improvements, capacity enhancements, or upgrades required for the provision of water, sanitary sewer, and stormwater management for a development in the Area.

All sidewalks, curbing, street trees, streetscape improvements and traffic controls or road improvements required as part of a redevelopment project shall also be the responsibility of the Redeveloper.

Property Acquisition

Pursuant to this Redevelopment Plan, the Mayor and Council may acquire any property in the Redevelopment Area not already subject to a redevelopment agreement pursuant to all relevant statutes and regulations.

Relocation Assistance

If any property is to be acquired through the redevelopment process, the Redevelopment Entity shall be responsible for preparing a Workable Relocation Assistance Plan (WRAP) to ensure that relocation is accomplished in a manner consistent with the statutory requirements.

Affordable Housing Units

No affordable housing units are identified to be removed as part of the implementation of the Redevelopment Plan. Therefore, replacement of existing units is not required.

Provision of New Affordable Housing Units

Redevelopment Plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b).

Residential units shall be developed in conformance with the approved settlement agreement with Fair Share Housing Center, and all affordable housing units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable to households earning at least or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income, consistent with and as required by the Fair Housing Act.

Deed restrictions shall be filed ensuring that the affordability controls remain in place for at least 30 years pursuant to UHAC.