

# BEAVER BROOK HOMESTEAD NON-CONDEMNATION REDEVELOPMENT PLAN

BLOCK 60.03 LOT 26

CLINTON TOWNSHIP  
HUNTERDON COUNTY, NEW JERSEY

December 16, 2015  
Rev. as of December 21, 2015





COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
A S S O C I A T E S , I N C .

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**Clinton Township  
Hunterdon County, New Jersey**

**Prepared for Clinton Township  
BA# 3022.14**

The original document was appropriately signed and sealed on December 21, 2015 in accordance with the State Board of Professional Planners.

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# CONTENTS

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<b>1.0 Introduction</b> .....	<b>1</b>
<b>2.0 Local Redevelopment and Housing Law (LRHL) Process</b> .....	<b>2</b>
<b>3.0 Study Area Conditions</b> .....	<b>4</b>
<b>4.0 Redevelopment Plan Statutory Criteria</b> .....	<b>17</b>
<b>5.0 Redevelopment Plan</b> .....	<b>18</b>
5.1 Description of the AH-4 District .....	18
5.2 Plan Goals .....	18
5.3 Permitted Principal Uses .....	19
5.4 Permitted Accessory Uses.....	19
5.5 Area and Bulk Regulations.....	20
5.6 Building Form and Mass.....	20
5.7 Historic Architectural Features.....	21
5.8 Unit and Bedroom Distribution .....	22
5.9 Parking, Loading and Circulation .....	22
5.10 Signage .....	22
5.11 Infrastructure .....	22
5.12 Landscaping .....	23
<b>6.0 Plan Concept</b> .....	<b>25</b>
<b>7.0 Consistency to Other Plans</b> .....	<b>27</b>
Clinton Township 2015 Master Plan Reexamination Report & Master Plan Amendment.....	27
Community Design Guidelines.....	27
State Development and Redevelopment Plan.....	28
Highlands Regional Master Plan.....	29
<b>8.0 Compliance with Local Redevelopment and Housing Law (LRHL)</b> .....	<b>30</b>
<b>9.0 General Provisions</b> .....	<b>31</b>
9.1 Zoning Map and Ordinance .....	31
9.2 Site Plan Review .....	31
9.3 Amendments to Redevelopment Plan .....	31
9.4 Severability.....	31

## 1.0 INTRODUCTION

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Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Clinton Township Council designated Block 60.03 Lot 6 an “area in need of redevelopment” by Resolution #131-15, dated December 9, 2015. In that same Resolution, the Clinton Township Council directed the Township Planning Board, and the Board engaged Burgis Associates, Inc., to prepare a ‘non-condemnation’ redevelopment plan for the site commonly known as the Beaver Brook Homestead. This report is the culmination of the Planning Board’s efforts.

The 10.65 acre site is located at the northeast corner of Beaver Avenue and Austin Hill Road in the Annandale section of the Township. It is developed with several structures including an historic main house and accessory buildings. The site has remained vacant for over 10 years, with the exception of a tenant house which is currently being rented for residential use. As determined in the Area in Need of Redevelopment Study, the property met minimally four of the eight ‘area in need’ LRHL criteria, enabling the Township to designate the site as an area in need of redevelopment. These criteria generally related to the dilapidated, obsolete and unsafe conditions of the existing buildings and grounds as well as its potential for smart growth development.

This Plan set forth herein seeks to facilitate the development of the site as a 100 percent affordable multifamily housing development, along with the adaptive reuse of the existing main house structure as a clubhouse serving the site’s residents. This Plan envisions a maximum of sixty-six units on the site, constructed around a central open space amenity. The Plan is designed to affirm the statutory requirements set forth in the LRHL, identify the Plan’s principal goals and objectives, enumerate permitted use, area and bulk regulations governing the redevelopment of the site, and indicate the Plan’s relationship to local, regional and state land use planning objectives. Recommendations for the restoration of historically significant components of the main house, architectural guidelines for all proposed buildings and provisions for open space are also included, among other development requirements.

## 2.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) PROCESS

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In 1992, the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. The LRHL was ultimately designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation as evident in its preamble which states that:

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

The LRHL provides the statutory authority for municipalities to designate an "area in need of redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the Governing Body has the power to cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

When authorized by the Governing Body, the Planning Board has the power to conduct a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The Township Council directed the Planning Board to undertake such a study by Resolution #107-15, dated October 14, 2015. The Planning Board prepared its study and presented its findings and conclusions that the site met the criteria to enable the Township to designate the site an 'area in need of redevelopment' in a report dated November 2, 2015.

The Planning Board is also authorized to make recommendations concerning a redevelopment plan and prepare a plan as determined to be appropriate. The Board may also make recommendations concerning a determination if an area is in need of rehabilitation. This report represents the Board's recommendations regarding a redevelopment plan for the site.

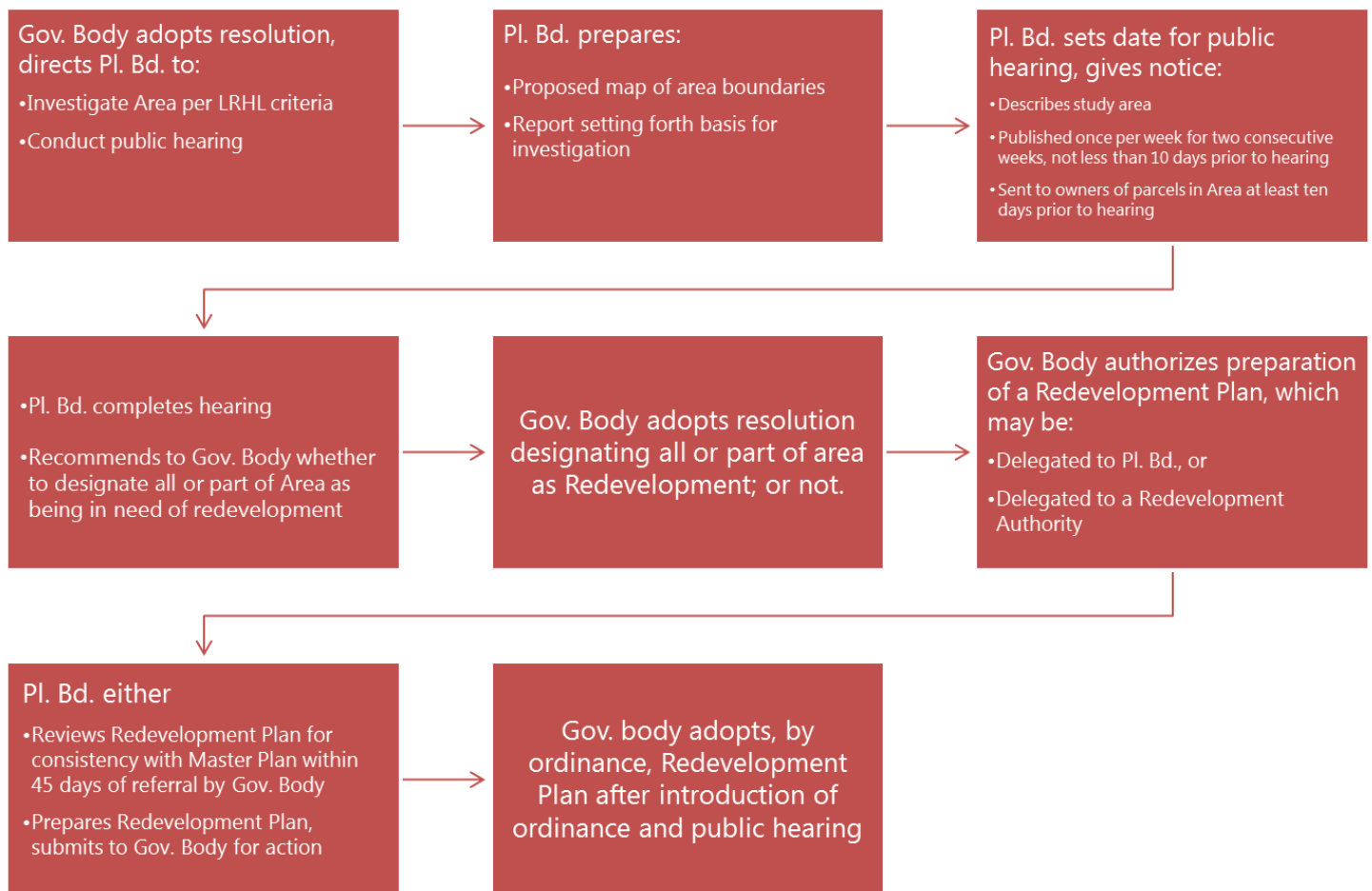
In 2013, the LRHL was amended to mandate that municipalities, at the inception of this process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Council's initial resolution directing the planning board to prepare their analysis, whether the municipality will proceed to study the area within the context of a "condemnation" or "non-condemnation" redevelopment procedure. This amendment was designed to enable property owners and the public to understand at the outset if land acquisition would ever be considered as part of the

process. In this instance, the Township Council by Resolution chose the “non-condemnation” approach to the Area in Need of Redevelopment study.

The accompanying chart depicts the two-fold process set forth in the LRHL, namely the designation of a site as an area in need of redevelopment (Step 1), and the preparation of the plan (Step 2, which is undertaken if the Council designates the area an ‘area in need of redevelopment’). This chart identifies the process the Planning Board and Council is required to follow, beginning with the Council adoption of their resolution to direct the Planning Board to study whether the site can meet the criteria to enable it to be designated an ‘area in need of redevelopment’, through to the preparation and adoption of a redevelopment plan.

Through this process, the LRHL grants the municipality the power to, amongst other things, adopt a redevelopment plan, which identifies how an area will be developed; issue bonds for redevelopment; acquire property (where the Council had initially vote to proceed with a ‘condemnation’ approach, which is not applicable in this instance); lease or convey property without having to go through the public bidding process; collect revenue from a selected developer; and grant tax exemptions and abatements.

The following diagram summarizes the LRHL Redevelopment process.



### 3.0 STUDY AREA CONDITIONS

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The 10.65 acre study area, commonly known as the Beaver Brook Homestead, is located in Annandale Village at 70 Beaver Avenue. It is identified as Block 60.03 Lot 26 in Township tax records. The irregularly shaped parcel is situated at the northeast corner of Beaver Avenue and Austin Hill Road, with 384 feet of frontage on Beaver Avenue and 729 feet on Austin Hill Road. The site is immediately adjacent, and to the west of Annandale Hose Company No. 1, with the Annandale Train Station approximately one half-mile northeast of the property.

The southern portion of the site is developed with five buildings. These are identified as the main building, tenant building, smith and ice houses, and tenant house shed. In addition, the stone foundations of the previously razed dairy and cattle barns remain intact, along with the grain silo adjacent to the dairy barn foundation, and a stone wall near the easterly property line.

Historical records indicate that these several structures were built and modified at various times by different owners. It is estimated that the original components of the main house were constructed around 1760 as two separate houses which were later joined by a central structure in 1833, likely when the property's several barns were also built. The tenant house was developed in approximately 1906 at about the same time the main house was renovated with the addition of its westerly two-story porch, front porch and attic dormer windows.

Two recent attempts at revitalizing the property were never realized. The first instance was when Clinton Township purchased the property in 1989, with the intention being to develop the site as a municipal office complex. Then in 2007, the property was sold to its current owner who received site plan approval to develop the site with a mix of retail space and apartments distributed in several of the existing buildings and in proposed new structures. Since purchase of the property, the current owner also recently renovated the tenant house which is being rented for residential use. The approved plan for mixed use development was eventually abandoned as it was deemed financially unviable.

The northern half of the site is undeveloped and environmentally constrained with steep slope conditions and a stream course along the northerly property line, with associated wetlands and flood plains at its northwest corner. The property generally slopes downward from north to south toward Beaver Avenue with additional steep slope areas near the center and southwest corner of the property.

Surrounding development includes:

- North: single family detached homes.
- South: commercial and office uses across Beaver Avenue.
- East: Annandale Hose Company No. 1 and single family homes in the Annandale Historic District.
- West: Church of the Nazarene and NJDOT facility.

The following aerial image provides a general overview of the subject area.



Image 1: Subject Site Aerial Image





The following photographs were taken during a site inspection of the property in October 2015. They depict the dilapidated conditions of the various existing structures as well as the need for site improvement. These conditions are exemplified by damaged roofs, siding and entranceways, significant deterioration of the main house interior, and collapsing portions of the rock wall, among other physical deficiencies. The largest and oldest structure, the main house, exhibits holes in the walls, ceilings and floors throughout its interior with outdated and decrepit materials, and likely structural impairment. This structure and two exposed barn foundations pose safety hazards to the public and residents of the property, while the site as a whole represents a visual, social and economic detriment to the community.

Image 2: Main House and Frontage along Beaver Avenue





Image 3: Southwest Corner of the Main House



Image 4: Rear of the Main House





Image 5: Main House Interior



Image 7: Main House Interior





Image 8: Main House Interior



Image 9: Main House Interior





Image 10: Main House Interior



Image 11: Tenant House





Image 12: Tenant House and Rear Shed



Image 13: Smith House





Image 14: Rear of Smith House



Image 15: Ice House





Image 16: Dairy Barn Foundation and Silo



Image 17: Cattle Barn Foundation





Image 18: Stone Wall along Easterly Property Line



Image 19: Stone Wall along Easterly Property Line



The site is located in the OB-2 Office Building Zone. The zoning requirements are noted below.

**Table 1: Clinton Township OB-2 Zone Regulations**

Requirement	Offices, Shops, etc.	One-Family Dwellings	Two-Family Dwellings
Min. Lot Area	20,000 sf	9,000 sf	11,250 sf
Max. Depth of Measurement	200 ft	150 ft	150 ft
Min. Lot Width			
At Street	100 ft	35 ft	45 ft
At Building	100 ft	54 ft	68 ft
Min. Front Yard Setback	35 ft	35 ft	35 ft
Min. Rear Yard Setback	60 ft	40 ft	40 ft
Min. Side Yard Setback	20 ft	10 ft	10 ft
Max. Stories/Height	2 ½ stories/35 ft	2 ½ stories/35 ft	2 ½ stories/35 ft
Max. Building Coverage	N/A	20%	20%
Max. Density	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
Max. Impervious Coverage	60%	N/A	N/A

The OB-2 Zone permits a variety of office uses, personal service establishments, retail uses of less than 5,000 square feet, restaurants, child care centers, municipal uses, and one and two family dwellings. It also permits apartments above the aforementioned permitted non-residential uses on lots of minimally ten acres in area. Houses of worship and public and private schools are permitted conditional uses in the Zone.

## 4.0 REDEVELOPMENT PLAN STATUTORY CRITERIA

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Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the subject area sufficient to indicate the following:

1. The 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 housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.



## 5.0 REDEVELOPMENT PLAN

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The following section identifies the goals and regulations intended to serve as the basis for the redevelopment of the subject area, which shall be referred to as the AH-4 Affordable Housing District. Specifically, this Redevelopment Plan is designed to facilitate the redevelopment of the site, including the rehabilitation of the main house to accommodate a maximum of sixty-six multifamily housing units and associated site improvements in a manner that complements the site's surrounding development pattern and conditions. The Plan envisions the design to incorporate a central open space amenity and appropriate landscape features along the street frontage to enhance the visual character of the site, along with the retention of existing larger specimen trees, to the extent practicable. The architectural design will be such that, where units have their rear building walls fronting an exterior public right of way, the façade facing the street shall be designed to provide the imagery of a front building wall façade.

### 5.1 DESCRIPTION OF THE AH-4 DISTRICT

The AH-4 Affordable Housing District shall constitute Block 60.03 Lot 26 in Township tax records.

### 5.2 PLAN GOALS

The primary goal of this Redevelopment Area is to facilitate the development of a one hundred percent affordable multifamily housing development to satisfy a portion of Clinton Township's affordable housing obligation in accordance with the following principles:

1. Promote historic preservation through the restoration and adaptive reuse of the main house as a community center and/or other uses customarily incidental to the proposed multifamily development.
2. Facilitate a comprehensive integrated approach to redevelopment of the site through the plan for multifamily development consistent with the character of the adjacent Annandale Historic District and existing historic components of the site. Specifically, the redevelopment shall provide architectural and site plan characteristics as prescribed below, open space amenities sufficient to contribute to the rural character of the community and parking and circulation adequate to accommodate the proposed development and to facilitate connectivity of the surrounding neighborhood.
3. Implement a unified integrated design that ensures the proper relationship and visual and physical linkages of building locations, parking, landscape amenity, architectural elements, public open spaces, environmental features, vehicular and pedestrian circulation features, access to the surrounding road network and utilities.
4. The overall approach to the site's redevelopment shall incorporate specified smart growth principles including compact building design; creation of a range of housing opportunities and choices; fostering of walkable neighborhoods; promotion of a distinctive, attractive community with a strong sense of place; preservation of open space and critical environmental areas; encouraging growth in a community with existing established

infrastructure; making development decisions predictable, fair and cost-effective; and encouraging citizen and stakeholder participation in development decisions.

### **5.3 PERMITTED PRINCIPAL USES**

The following shall be permitted as principal uses within the AH-4 Affordable Housing District: Multifamily housing.

### **5.4 PERMITTED ACCESSORY USES**

Permitted accessory uses in the AH-4 Affordable Housing District include:

1. Surface parking areas;
2. Indoor and outdoor recreation facilities;
3. Community room serving the residents of the facility.
4. Uses which are customarily incidental to the principal permitted use in the zone including leasing, management and maintenance offices.

## 5.5 AREA AND BULK REGULATIONS

Development within the AH-4 Affordable Housing District shall conform to the area and bulk standards set forth in Table 2 below.

**Table 2: Clinton Township AH-4 Redevelopment Area Zone Regulations**

Requirement	AH-4 Redevelopment Area Zone
Max. Density (gross density)	6.2 du/ac
Min. Lot Area	10 ac
Min. Lot Depth (meas from Beaver Ave)	500 ft
Min. Lot Width (meas along Beaver Ave)	350 ft
Min. Front Yard Setback:	
Along Beaver Ave	65 ft*
Along Austin Hill Road	30 ft
Min. Side Yard Setback	25 ft**
Min. Rear Yard Setback (meas to North Lot Line)	300 ft
Min. Distance Between Building Walls:	
Wall to Wall	30 ft
Wall to Parking	15 ft
Max. Building Height	3 stories/40 ft
Max. Building Coverage (based on gross area)	15%
Max. Impervious Coverage (based on gross area)	30%

\*Provided that, 15% of the linear frontage of Beaver Ave may include buildings that extend to within 30 feet of the Beaver Ave right of way.

\*\*Decks, porches and similar design elements may protrude a maximum of 6 feet from a building wall into a required front, side or rear setback.

## 5.6 BUILDING FORM AND MASS

This redevelopment proposal for 66 multifamily units distributed in multiple buildings shall be implemented with consideration to building form, mass, architectural features and design elements incorporated as follows:

1. All buildings should relate harmoniously with other onsite features and buildings.
2. Existing and proposed onsite features should assist in the determination of building orientation in order to preserve visual access to natural or man-made community focal points.

3. Architectural features shall be used to create interest and variety and shall include staggered unit setbacks, changing rooflines and roof designs, and alterations in building height. No flat roof structures are permitted.
4. Large horizontal buildings should be broken into segments having vertical orientation with alternating front and rear façade setbacks to generate the appearance of smaller individual buildings/units. No more than 30 feet of front or rear building wall is permitted without providing a break in the façade of an acceptable method of articulation.
5. Buildings with expansive blank walls should be discouraged.
6. Side and rear elevations should receive architectural treatments comparable to front facades, particularly those facing Beaver Avenue, Austin Hill Road, the central green, parking areas and Annandale Hose Company No.1 property.
7. Buildings should be encouraged to incorporate elements that provide a visually attractive environment through the use of varied decorative and architectural features at entrances, corners, windows and rooflines.
8. "Human scale" of development should be encouraged through the use of windows, doors, porches and columns.
9. Building colors and materials shall have a complimentary palate that is consistent with the existing main house, surrounding community and general theme of the development.

## 5.7 HISTORIC ARCHITECTURAL FEATURES

Specific components of the existing main house have been deemed historically significant, warranting the preservation and restoration of its oldest structural exterior elements. These features include the east-west oriented central massing, northwest wing, westerly two-story porch, front porch and attic dormer windows. Not included are the one-story northeast wing and stone kitchen area at the easternmost segment of the house.

The Redevelopment Area is located immediately west of the Annandale Historic District consisting of a variety of architectural styles including Colonial Revival, Queen Anne and Italianate, and is listed on both the State and National Registers of Historic Places. Prospective architectural plans are encouraged to reflect the surrounding character of the District and reaffirm the area's historic character, along with maintaining and complementing the historic features of the main house, to the extent possible. New building construction should accentuate entrances with columns, porches and balconies and incorporate architectural features such as gables, dormer windows, window treatments, decorative trim and materials representative of the aforementioned period styles.



## **5.8 UNIT AND BEDROOM DISTRIBUTION**

The Redevelopment Plan proposes to develop the site with a maximum of sixty-six (66) units of multifamily affordable housing. The housing units will be allocated pursuant to the requirements of the New Jersey Council on Affordable Housing. Multiple buildings shall be permitted to accommodate the proposed number of multifamily units for the purposes of mitigating the impacts of large horizontal building walls and providing for a site design that is harmonious with the site's features and surrounding community.

## **5.9 PARKING, LOADING AND CIRCULATION**

Parking and loading requirements for the AH-4 Zone shall comply with New Jersey Residential Site Improvement Standards (RSIS) for multifamily and low- and moderate-income housing units, provided that where it is determined that, based upon anticipated occupancy and the proximity of this development to mass transit facilities, a reduced parking ratio may be appropriate, the Township could consider a reduction in the required number of parking spaces. In no event should this be less than 1.7 spaces per dwelling unit. All parking areas a pedestrian walkways shall be adequately landscaped, screened and lighted.

Vehicular ingress/egress to the site shall be restricted to Austin Hill Road to minimize the number of potentially conflicting turning movements along Beaver Avenue as well as provide adequate sight lines for turning movements onto Beaver Avenue.

In addition to parking requirements, the Redevelopment Area shall have sidewalks installed along the length of the site's Beaver Avenue and Austin Hill Road frontages, to the extent practicable, to promote safe and efficient pedestrian mobility in the area.

## **5.10 SIGNAGE**

Signage requirements for the AH-4 Zone shall be consistent with Article XVI §165-109 of the Clinton Township Code governing sign regulations in the VR Zone.

## **5.11 INFRASTRUCTURE**

The Redevelopment Area is serviced by both public water and sewer utilities, with water and sewer conveyance lines at the property. There is sufficient capacity to meet the demands of the proposed redevelopment.

## 5.12 LANDSCAPING

Landscaping shall be provided to promote a desirable visual environment, accentuate building design, define entranceways, screen parking, building walls and equipment, mitigate adverse visual impacts and provide windbreaks for winter winds and summer cooling for buildings. Plants and other landscape materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture, and color. The selection of plants should be considered in terms of susceptibility to disease, insect and other pest damage, wind and ice damage, habitat, soil conditions, growth rate, longevity, root pattern, maintenance requirements, etc. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged.

Additional landscaping provisions are as follows:

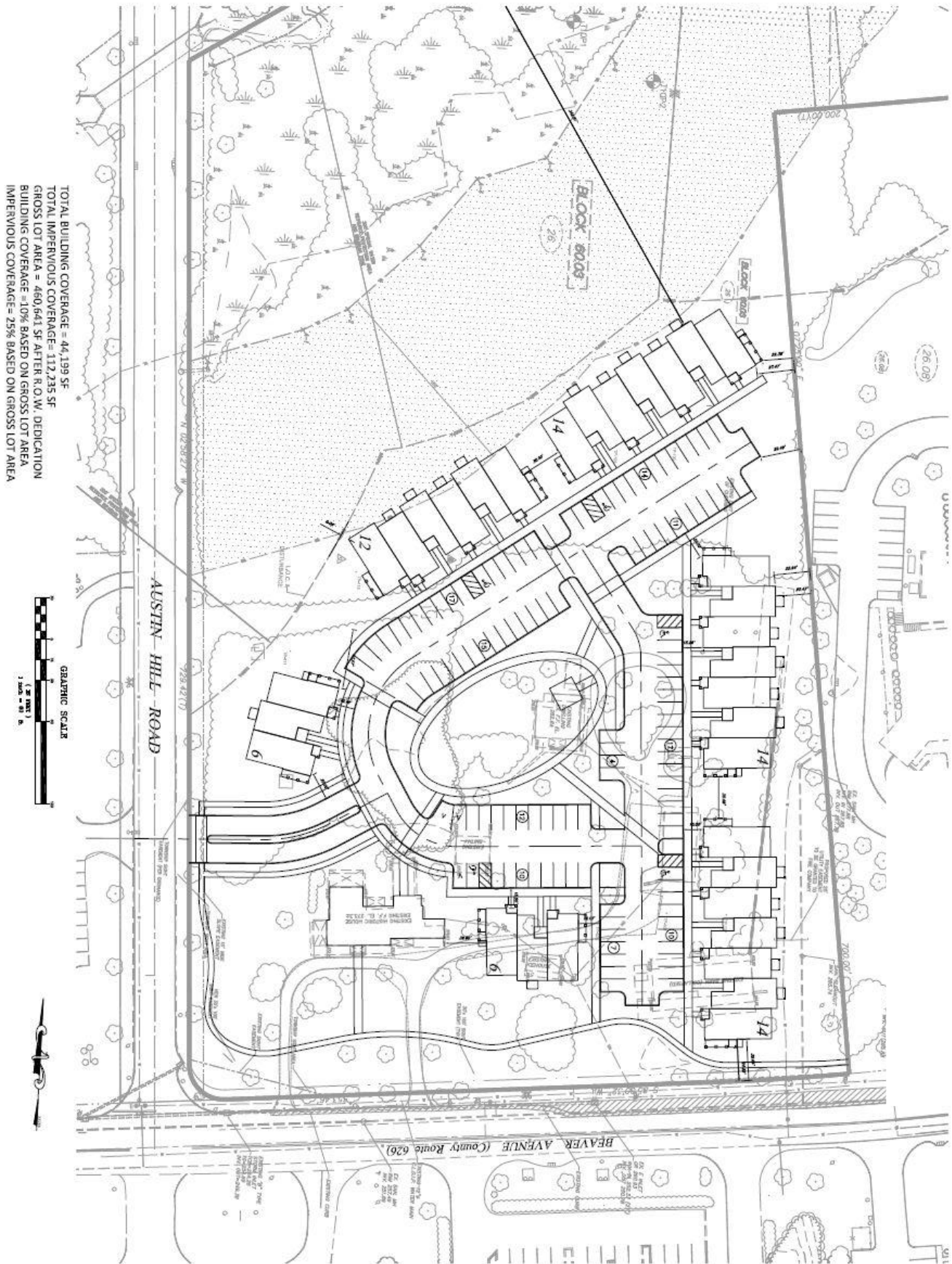
1. The landscape plan for the site shall include a variety of trees, shrubs, annual and/or perennial beds, ground cover, grasses and/or other plant material, as determined to be appropriate, to generate seasonal interest; provide screening for buildings, parking areas and equipment from Beaver Avenue, Austin Hill Road and adjacent Annandale Hose Company No. 1; enhance the site's overall sense of place; and contribute to the rural character of the community.
2. Existing mature trees should be preserved to the extent practicable, particularly in the site's front yard along Beaver Avenue. The locations, species and calipers of existing trees contained within the existing developed area of the site shall be provided for the Township's consideration with a distinction of those designated for preservation.
3. Adequate screening shall be provided near the southeast corner of the site where the proposed building wall is closest to Beaver Avenue.
4. The Township should consider installing additional trees and shrubs along the westerly area of the Annandale Hose Company No.1 property to provide supplemental screening from the fire house and westbound Beaver Avenue.
5. Screening shall provide a year-round visual buffer in order to minimize adverse impacts from the site on adjacent properties and public right-of-ways.
6. The main entrance road to the site should include street trees on each side of the roadway, and such trees should be of a different variety from the trees planted in the parking area.
7. Parking rows longer than 20 spaces should have landscaped islands at least 6 feet in width to break the pavement.

8. Landscaping within sight triangles shall not exceed a mature height of 30 inches. Shade trees shall be pruned up to an 8 foot branching height above grade.
9. Tree spacing should be a maximum 40 feet, unless another vertical element such as a decorative light fixture or blade sign is installed between the trees, then a maximum of 60 feet should be permitted.
10. Trees along the parking areas and main entrance driveway should be planted in a formal arrangement, while informal planting may be provided along the site's frontages, open spaces and other landscaped areas.
11. Trees should be installed with a minimum caliper of 2.5 to 3 inches.
12. The proposed central green shall contain an open grass area for passive recreational use and should include trees and planting beds around its perimeter for aesthetic enhancement, shade and spatial definition. The central green should also be designed with appropriate linkages and relationships to the existing main house, new buildings and parking and circulation facilities.
13. Foundation plantings, including trees and shrubs, should be appropriately planted along building walls, porches, decks and at-grade equipment to break up extended building walls, soften rigid building lines and screen visually unappealing components. These plantings shall be provided with variation in height to complement and provide pedestrian scale to the proposed architectural design of the buildings.
14. Areas not improved with buildings, structures, and other man-made improvements should be landscaped with trees, shrubs, ground cover, street furniture, sculpture or other design amenities.

## 6.0 *PLAN CONCEPT*

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The following concept plan provides one detailed assessment of how the site can be redeveloped, which includes the development of 66 multifamily units. The plan depicts a specified distribution of buildings, access, internal circulation pattern, associated surface parking, and open spaces amenities in an effort to maximize efficiency of the site's configuration. This proposed arrangement of amenities takes into consideration the site's existing features and characteristics including its northerly environmentally sensitive areas and required buffers, frontages along Beaver Avenue and Austin Hill Road, main house conditions, context within Annandale, and rural character of the community. In addition, a central green space is proposed as well as the adaptive reuse of the main house as a community center for the development.



## 7.0 CONSISTENCY TO OTHER PLANS

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The following section identifies the relationship of this Redevelopment Plan to a number of other Plans and local, regional and State goals and objectives in accordance with NJSA 40A:12A-1 et seq. These include the Township's most recent Reexamination Report of its Master Plan, Township Community Design Guidelines, and State Development and Redevelopment Plan.

### CLINTON TOWNSHIP 2015 MASTER PLAN REEXAMINATION REPORT & MASTER PLAN AMENDMENT

The Township of Clinton adopted its most recent Master Plan Reexamination Report and Master Plan Amendment by memorializing Resolution on December 7, 2015 which largely reaffirms many of the community's longstanding master plan goals and objectives. The Reexamination Report identifies several goals and objectives pertaining to the Redevelopment Plan as follows:

- A. Protection of environmentally sensitive areas, recharge areas and groundwater aquifers through development standards and open space acquisition.

The northern portion of the site encompassing environmentally sensitive features including a stream course, wetlands, flood plain and steep slopes shall remain undeveloped and kept as open space.

- B. Satisfy present and future housing needs, especially for low- and moderate-income housing.

A total of a maximum sixty six residential units are being proposed in the Redevelopment Plan, all of which are for low- and moderate-income housing. These affordable housing units will help address the Township's State-mandated fair share affordable housing obligation.

- C. Expand housing availability by providing opportunities for housing types for all ages and income groups.

The site is to be redeveloped to accommodate multifamily housing for lower income households, thereby increasing the pool of multi-family units, and in particular, units to be occupied in a manner that will assist the Township in meeting its affordable housing obligation.

### COMMUNITY DESIGN GUIDELINES

Clinton Township's 2001 Community Design Guidelines were created to establish a vision for future development in the community consistent with the Township's existing goals. The Design Guidelines themselves present several additional goals that are advanced by the Redevelopment Plan being proposed including:



A. Preserve natural and open space resources within the Township.

The Redevelopment Plan, through building and impervious coverage limitations, effectively results in the preservation of a portion of the site as an open space amenity.

B. Preserve and rehabilitate historic structures and districts.

The proposed Plan is designed to retain the existing historic main structure on-site. This building is to be retrofitted for adaptive reuse as a community building serving the site's residents.

C. Enhance villages and hamlets as communities of place.

The subject site is adjacent to the surrounding Annandale Historic District and nearby Village Residential Zone. The preservation and improvement of this site and its principal structure complement the surrounding neighborhood's sense of place and the overall quality of life of the community. The improvements being proposed in the Redevelopment Plan will also enhance the aesthetic character of the site and provide unique housing opportunities in the Township while promoting sustainability through the adaptive reuse of the main structure. In addition, the inclusion of sidewalks along the site's Beaver Avenue and Austin Hill Road frontages will provide for greater pedestrian connectivity and walkability in the area.

## STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) has a number of goals and objectives that aim to revitalize the State's cities and towns by promoting the protection, preservation and development of a municipality's physical assets. The site is located in Planning Area 2 of the 2001 State Development and Redevelopment Plan Policy Map where the development of affordable housing is encouraged. The Redevelopment Plan furthers several of the SDRP's goals including:

Goal #1: Revitalize the State's cities and towns strategy.

The site, most of which has remained vacant for a number of years, will be redeveloped for affordable housing. The existing buildings and grounds exhibit the aforementioned deteriorated, obsolete and in some instances, unsafe conditions posing hazards to the surrounding community and residents occupying the tenant house. The proposed development aims to alleviate those conditions as well as improve the site to contribute to the character of the adjacent Annandale Historic District and that of the Township in general.

Goal #6: Provide adequate housing at a reasonable cost.

A total of sixty-six (66) multifamily housing units are being proposed for low- and moderate-income households. This housing development offers alternative unit types as compared to the Township's many large lot, detached single-family housing options. Sufficient public utilities will be made available to accommodate the development.

Goal #7: Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

The main house will be preserved and restored for use as a community center for the proposed development. In addition, the majority of the environmentally sensitive areas of the site will remain undeveloped and kept as open space. The proposed central green and front yards along Beaver Avenue and Austin Hill Road will provide passive recreation space and contribute to the site's open space.

Goal #8: Ensure sound and integrated planning and implementation statewide.

This Redevelopment Plan is consistent with State planning goals, policies, Plan and Plan Policy Map in its intention to provide affordable housing on a developed lot within an existing community while preserving a historically significant structure for adaptive reuse. The development approach to cluster

## HIGHLANDS REGIONAL MASTER PLAN

The following goals of the Highlands master plan are affirmed by this proposal:

- Goal #1: Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social and environmental constraints.
- Goal #2: Establish a region-wide, comprehensive approach to addressing housing needs within the context of preserving the character and environmental integrity of the Highlands.
- Goal #3: A comprehensive housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands.
- Goal #4: In "growth areas" to provide a realistic opportunity for the construction of a fair share of affordable housing for low- and moderate-income households.
- Goal #6: Promote where appropriate and permitted by the Land Use Capability Zone affordable housing within new residential and mixed use development, redevelopment or adaptive reuse projects.



## 8.0 COMPLIANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

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In accordance with the LRHL (NJSA 40A:12-A-1 et seq.), the following statements regarding statutory compliance are made:

- A. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities and other public improvements.
- B. The Redevelopment Plan outlines the proposed land uses and building requirements for the Redevelopment Area.
- C. The Redevelopment Plan does not require the acquisition of any privately owned properties or relocation of any residents or businesses.
- D. The Redevelopment Plan is substantially consistent with the Township of Clinton Master Plan. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

## **9.0 GENERAL PROVISIONS**

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### **9.1 ZONING MAP AND ORDINANCE**

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Land Use Regulations (Chapter 165) ordinances of the Township of Clinton regulating development on this site, Block 60.03 Lot 26. In all situations where development regulations are not specifically addressed herein, the Clinton Township Land Use Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Clinton Zoning Map.

### **9.2 SITE PLAN REVIEW**

Any site plan for the construction of improvements within the Redevelopment Area shall be prepared and submitted to the Planning Board in accordance with the Clinton Township Land Use Regulations, Chapter 165 of the Township Code.

### **9.3 AMENDMENTS TO REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

### **9.4 SEVERABILITY**

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.