

AMENDED FORMER MUNICIPAL BUILDING NON-CONDEMNATION REDEVELOPMENT PLAN

BLOCK 53 LOT 3

CLINTON TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

May 7, 2015
Amended March 10, 2017





COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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B U R G I S
ASSOCIATES, INC.

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**Clinton Township
Hunterdon County, New Jersey**

**Prepared for Clinton Township
BA# 3022.07**

The original document was appropriately signed and sealed on May 7, 2015 in accordance with the State Board of Professional Planners. A Redevelopment Plan Amendment for the site was subsequently prepared on March 10, 2017.

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1.0 INTRODUCTION

Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Clinton Township Council designated Block 53 Lot 3 “an area in need of redevelopment” by Resolution No. 51-15, dated April 22, 2015. In that Resolution, the Council directed the Township Planning Board to prepare a ‘non-condemnation’ redevelopment plan for the property commonly known as the Township’s Former Municipal Building site. A previous version of this Redevelopment Plan, dated May 7, 2015, was prepared by Burgis Associates, Inc., which was adopted by the Township Council in 2015.

The approximately 0.92-acre parcel, identified as Block 53 Lot 3 in municipal tax records, is located in the Annandale Historic District in the Annandale Village area of the Township. A portion of the existing historic building is being preserved in recognition of its historic uses as the Fox/Seals General Store and later the Township’s Municipal Building. The building has remained vacant for a period of approximately fifteen years and exhibits deteriorating conditions.

This Redevelopment Plan Amendment is the product of several Mayor and Council and Planning Board meetings, conversations with the State’s Historic Preservation Office and public work sessions at which alternative uses, intensities-of-use and concept designs for the site were discussed. The Plan is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the plan’s underlying 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.

As detailed herein, the Plan Amendment is intended to better facilitate the redevelopment of the site by accommodating modifications to the site plan and a mixed use development approach. The proposed deviations from the adopted Redevelopment Plan include the rehabilitation of the original portions of the historic structure for restaurant and housing use, the development of a new multifamily building fronting Center Street and outdoor dining space, among other site improvements. The restaurant will occupy the first floor of the historic structure with two residential units on the second floor while the new multifamily building will consist of ten residential units, for a total of twelve housing units on site. This differs from the original Plan which proposed a single building consisting of additions to the historic building exclusively for multifamily use with fourteen units. The continued features of the Plan include the southerly public parking facility to be subdivided from the existing parcel, the vacating of a segment of Washington Street and an affordable housing component.

2.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) PROCESS

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 120-14 dated December 10, 2014. 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 February 6, 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.

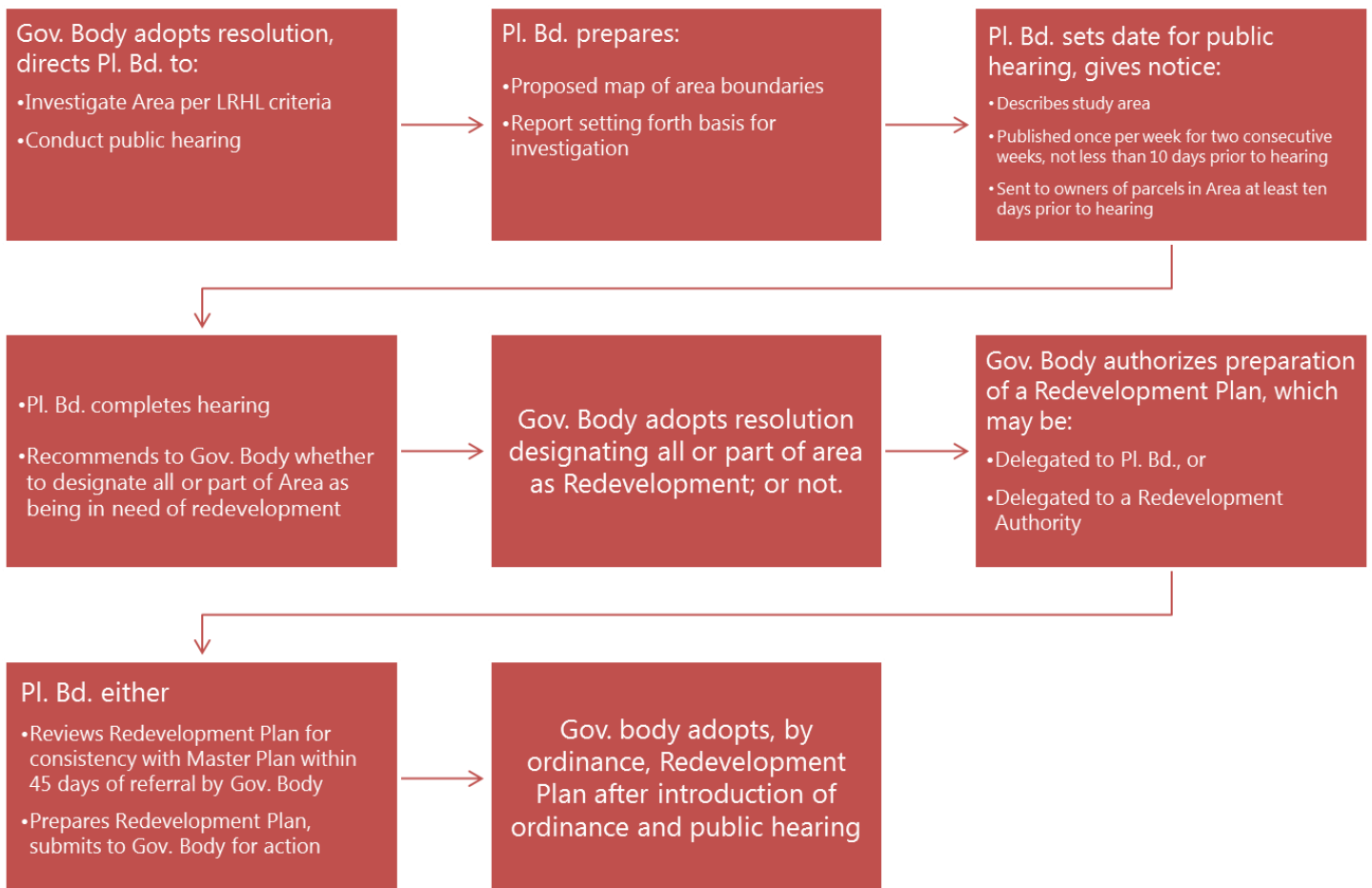
In 2013 the LRHL was amended to mandate that municipalities, at the inception of this process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Council's initial resolution directing the Planning 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

The approximately 0.92-acre subject site, identified as Block 53 Lot 3 in municipal tax records, is a flag-shaped parcel located in the Annandale Village area of Clinton Township. It is located at the southeast corner of the West Street and Washington Street intersection. The lot's dimensions include 172 feet of frontage on West Street and 353 feet on Washington Street. It also extends eastward to Center Street with 68 feet of frontage on that right-of-way

The site's existing two-story building has remained vacant for approximately fifteen years. It was initially developed and occupied as a general store, and later as the Township's Municipal Building. The building has a footprint of 9,253 square feet and a total gross floor area of 18,506 square feet. In its current state, the building is characterized by deteriorating physical conditions which have become a public safety issue. The site is included in the Annandale Historic District, which is listed on the State and National Registers of Historic Places. The property is considered a "contributory" to the historic character of the district. Development surrounding the site primarily consists of single-family detached homes, with a house of worship adjoining the lot immediately to the south. Several multi-family residential developments and the Annandale train station are located within walking distance.

Based on a review of New Jersey Department of Environmental Protection (NJDEP) maps and information, surveys of the site and other relevant data, it has been determined that there are no known environmental constraints affecting the property. The aerial map below provides a general overview of the site as well as the surrounding development pattern.

Image 1: Subject Site Aerial Image



Form No. 2919 Former Municipal Building Site Aerial		Subject Site []	
Project No. 2919.09	Date 02.03.15	Title TB	Sheet No. XXX
Form No. 2919 Former Municipal Building Site Area in Need of Redevelopment Study <small>Clinton Township, New Jersey</small>			
B U R G I S ASSOCIATES, INC. <small>Company of American Land Development and Design Landscape Architecture</small> 24 Westwood Avenue Westwood, NJ 07675 P: 201.666.1811 F: 201.666.2599 www.burgis.com			

The existing two-story building is characterized by deteriorating, dilapidated conditions with significant structural deficiencies including large holes in the building, interior damage, water infiltration, and mold. The deteriorating nature of the building is exemplified by the large holes in the building which exposes portions of the building's interior to the outside elements. This concern is further compounded by neighbors' complaints of debris falling from the building and being blown into adjacent yards posing public health and safety hazards to neighborhood residents including children and other passersby. The following series of photos were taken during a site inspection of the property which illustrates the existing adverse conditions and demonstrates the need for substantial improvements to the site.

Image 2: Frontage along West Street



Image 3: Frontage along West Street (2)



Image 4: Southerly Side of Building and Parking Lot



Image 5: Building Interior



Image 6: Building Interior (2)



Image 7: Building Interior (3)



Image 8: Building Interior



The subject site is located in the OB-2 Office Building Zone with area and bulk requirements illustrated in Table 1.

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

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

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 Former Municipal Building (FMB) Redevelopment Area Zone. Specifically, this Redevelopment Plan Amendment is designed to facilitate the redevelopment of the site including the rehabilitation of portions of the existing historic structure for mixed used development, a new multifamily building fronting Center Street and subdivision of the southerly area of the site for public parking. This differs from the original Plan which only proposed the renovation of the historic structure for multifamily housing along with the public parking area. The Plan was amended to address feasibility issues, divide the building bulk in a manner more consistent with the scale of the surroundings and reduce the number of housing units. The proposed site improvements are ultimately intended to revitalize the site as a walkable community amenity that complements the District's development pattern and conditions.

5.1 DESCRIPTION OF THE FMB REDEVELOPMENT AREA ZONE

The FMB Redevelopment Area Zone shall encompass Block 53 Lot 3 in Township tax records.

5.2 PLAN GOALS

The goals of this Redevelopment Plan Amendment include the preservation of the original portions of the existing historic structure for adaptive reuse as a restaurant and housing, development of a new multifamily building, creation of affordable housing and development of public parking where such facilities are scarce.

5.3 PERMITTED PRINCIPAL USES

The following shall be permitted as principal uses within the FMB Redevelopment Area Zone:

1. Multifamily residential use;
2. Restaurant use restricted to the first floor of the historic structure fronting West Street.

5.4 PERMITTED ACCESSORY USES

Permitted accessory uses in the FMB Redevelopment Area Zone include:

1. Surface parking areas;
2. Outdoor dining facilities associated with the permitted restaurant use;
3. Outdoor recreation facilities;
4. Uses which are customarily incidental to the principal permitted use in the Zone.

5.5 AREA AND BULK REGULATIONS

Development within the FMB Redevelopment Area Zone shall conform to the area and bulk standards set forth in Table 2 below.

Table 2: Clinton Township FMB Redevelopment Area Zone Regulations

Requirement	FMB Redevelopment Area Zone
Max. Density	12 units/ac
Min. Lot Area	
Mixed Use Lot	30,000 sf
Public Parking Lot	11,000 sf
Min. Depth, as Measured from West St.	
Mixed Use Lot	300 ft
Public Parking Lot	170 ft
Min. Lot Width	65 ft
Min. Setback to Building:	
From West St.	15 ft
From Washington St.	10 ft
From Center St.	20 ft
From Other Lot Lines	10 ft
Max. Building Height	2 ½ stories/40 ft
Max. Building Coverage	25%
Max. Impervious Coverage	75%

5.6 UNIT AND BEDROOM DISTRIBUTION

The Redevelopment Plan Amendment proposes to rehabilitate the original portions of the existing principal structure to accommodate a mix of uses, including a restaurant on the first floor and two (2) one-bedroom residential units on the second floor. The new multifamily building fronting Center Street will include a total of ten (10) units consisting of six (6) two-bedroom units and four (4) one-bedroom units. In addition, the Plan requires one (1) of the twelve (12) permitted units to be dedicated for qualified affordable housing. The proposed elevations and floor plan for the new multifamily building are shown on an accompanying sketch for illustrative purposes.

5.7 HISTORIC ARCHITECTURAL FEATURES

The Redevelopment Area is located in the Township's Annandale Historic District, which is listed on both the State and National Registers of Historic Places. As such, the architectural and site plans should be consistent with the surrounding character of the District. The rehabilitation of the existing historic building must adhere to the Secretary of the Interior's rehabilitation standards. For both the existing and new structures, building orientation, form, materials and architectural features must be consistent with the character of the District. Similarly, site features including, but not limited to, landscaping, lighting, fencing and paving should also be harmonious with the District's character and reflective of its historic period of significance. The redeveloper of the site shall be required to demonstrate consistency of proposed site and building features with historical precedents in the District, as determined to be appropriate.

5.8 PARKING, LOADING AND CIRCULATION

Parking and loading requirements for the FMB Redevelopment Area Zone shall comply with New Jersey Residential Site Improvement Standards (RSIS) for multifamily and affordable housing units. In accordance with the unit and bedroom distribution proposed in the Redevelopment Plan Amendment, those requirements are as follows:

Table 3: Proposed Bedroom Distribution

Unit Type	Parking Requirement	Number of Units	Total Parking Requirement
Efficiency/One Bedroom	1.8*	6	10.8
Two Bedroom	2.0*	6	12
Total		12	23**

*Parking requirement for Garden Apartment housing unit type per RSIS standards.

**Fractional parking spaces in excess of one-half shall be counted as one parking space when determining the total required parking for an entire site per RSIS standards.

As depicted in the accompanying conceptual site plan, 27 parking spaces including 3 handicap spaces are proposed for the area of site with the proposed restaurant and multifamily uses. As 23 spaces are required for the residential units per Table 3 above, the 4 remaining spaces will be designated for the restaurant use. In addition, 32 spaces are proposed for the southerly parking area to be subdivided. Any additional parking required for the restaurant use shall be satisfied in this public parking area. However, the restaurant area and seating shall be limited consistent with an appropriate balance of onsite and offsite parking.

Sidewalks along the right-of-way shall be installed and/or repaired as necessary along the West Street and Center Street frontages as required by RSIS.

5.9 SIGNAGE

1. Signage requirements for the FMB Zone shall be consistent with Article XVI §165-109 of the Clinton Township Code in all respects except as otherwise regulated herein.
2. One (1) wall-mounted identification sign for the restaurant use shall be permitted on the front façade facing West Street in accordance with Article XVI §165-109.
3. A second identification sign for the restaurant use not to exceed 25 square feet shall be permitted as a freestanding sign in the front yard along West Street, not to exceed 5 feet in height, or as a wall-mounted sign on the south façade of the historic building facing Beaver Avenue.

5.10 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 in this regard to meet the demands of the proposed redevelopment consisting of restaurant and multifamily uses.

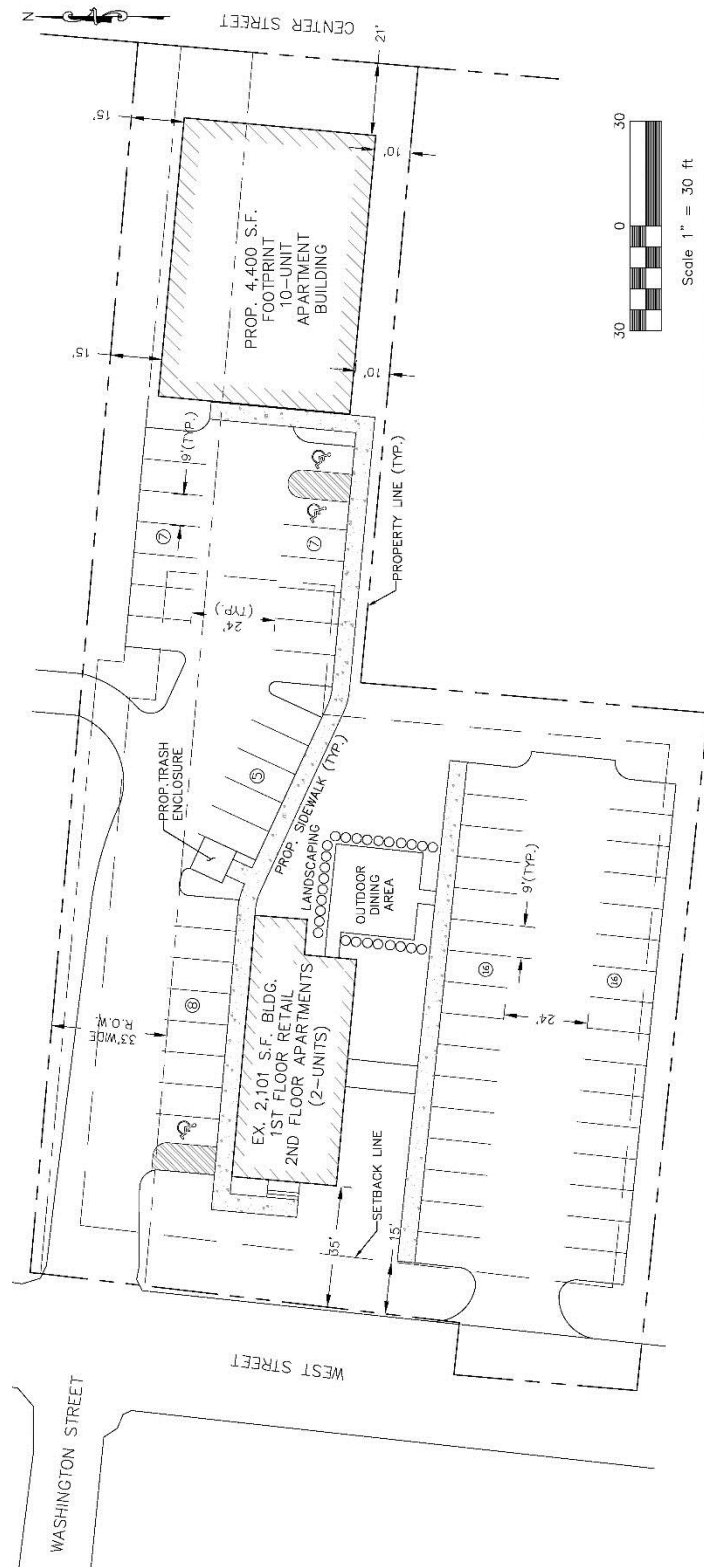
5.11 LANDSCAPING AND LIGHTING

Any site plan shall be required to provide a variety of plant material to enhance the character of the site, including plantings in landscape beds, and perimeter trees and shrubs. Specifically, site landscaping and lighting shall include the following:

1. The site shall have a comprehensive landscaping and lighting plan which includes areas around the buildings and public parking facilities to be subdivided from Lot 3.
2. Landscape plants shall be selected with a preference for those which provide seasonal interest, tolerance to disease, pests and drought, compatibility with the Annandale Historic District and native species.
3. Landscape beds with informal configurations should be located throughout the side along buildings and in open areas.
4. Street trees are required along West and Center Streets.
5. Landscape screening is required along property lines shared with residential properties, parking areas, mechanical equipment, dumpster enclosures and outdoor dining areas.

6. Fencing with traditional materials and forms is permitted to enhance screening along property lines and for the dumpster enclosure.
7. Extensive hedgerows of single plant species are discouraged.
8. Exterior lighting fixtures shall be consistent with the Historic District's period of significance.

6.0 CONCEPTUAL PLAN



Proposed New Multifamily Building Elevations



Left Elevation
Scale: 1/8"=1'-0"

Front Elevation
Scale: 1/8"=1'-0"



Right Elevation
Scale: 1/8"=1'-0"

Rear Elevation
Scale: 1/8"=1'-0"

Proposed New Multifamily Building Floor Plan

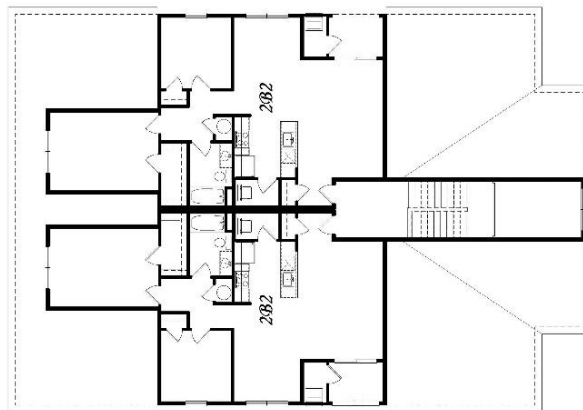


1st Floor Building Plan
Scale: 1/8" = 1'-0"

1B - 724 sq ft
2B - 1,024 sq ft
2B2 - 583 sq ft



2nd Floor Building Plan
Scale: 1/8" = 1'-0"



Half Story Building Plan
Scale: 1/8" = 1'-0"

7.0 CONSISTENCY TO OTHER PLANS

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 its Master Plan, Township Housing Plan, Hunterdon County Master Plan, State Development and Redevelopment Plan.

CLINTON TOWNSHIP 2015 MASTER PLAN REEXAMINATION REPORT

The Township of Clinton adopted its most recent Master Plan Reexamination Report in November, 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. Reduce nonresidential zones in scale and intensity.

The site is identified as a new redevelopment zone, thus eliminating the site's current OB-2 Office Building zoning. This change in designation will therefore reduce the scale and intensity of the OB-2 Zone.

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

A total of twelve (12) residential units are being proposed in the Redevelopment Plan, one (1) of which is designated for affordable housing to 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 existing historic building and new multifamily building will provide a unique arrangement of housing in the Township. In addition, one (1) of the twelve (12) residential units will be designated for affordable housing. The site is located within walking distance to the Annandale Train Station.

CLINTON TOWNSHIP HOUSING PLAN

The Township's 2016 Housing Plan designates the subject area, referred to in the Plan as the Fox/Seals and Former Municipal Building Site, for affordable housing including the preservation of the historically significant components of the existing structure with associated site improvements.

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 and rehabilitate historic structures and districts.

The subject site is located in the Annandale Historic District. The a portion of the property's existing building will be preserved in recognition of its historic uses as the Fox/Seals general store and former Township Municipal Building and will be retrofitted for adaptive reuse to accommodate a mix of uses including a restaurant and housing. The restaurant will provide a unique amenity in the District which promotes walkability.

B. Enhance villages and hamlets as communities of place.

The subject site is a contributory to the Annandale Historic District and located adjacent to the VR Village Residential Zone. The preservation and improvement of the historically significant site and its principal structure complements its surrounding neighborhood's sense of place and the overall quality of life of the community. The improvements being proposed in the Redevelopment Plan will significantly enhance the aesthetic character of the site and provide unique housing opportunities in the Township while promoting sustainability through the adaptive reuse of the structure with unique housing options, an affordable housing component, efficient land use and encourages walking as a mode of transportation. The restaurant will serve as an amenity to the District and as a community gathering place.

The site is adjacent to the VR Village Residential Zone which encompasses a variety of historic properties and structures of a similar character. The Community Design Guidelines include the Village Character Zone which encourages a mix of land uses and edges of right-of-ways defined with street trees and multi-story buildings with a variety of decorative architectural features. The Redevelopment Plan proposes to restore the existing structure with exterior details and materials that are consistent with the character of the VR Zone and original features of the building. The new building will also be designed to reflect the historic character of the District.

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 goals of the Redevelopment Plan are comprehensive in scope in its proposal to redevelop the site for adaptive reuse and ultimately become an asset to the surrounding community. The site has remained vacant for a period of approximately 15 years and is an eyesore to the neighborhood as well as public health hazard in its existing condition, with debris falling off the existing principal structure and blowing into adjacent properties.

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

A total of twelve (12) multifamily housing units including one (1) affordable unit are being proposed. This housing development in particular is unique to the Township in that it offers alternative unit types and in comparison to the majority of the Township's large lot, detached single-family housing options. Public water and sewer services are readily available at the subject site.

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

The original components of the existing building will be preserved in recognition of its historical uses as the Fox/Seals general store and Township's Municipal Building.

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 housing and a commercial use on a developed lot with adequate infrastructure within an existing community while preserving a historically significant structure for adaptive reuse.

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)

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 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.
- 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 as the site is Township owned and currently unoccupied.
- 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

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. 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. Redevelopment proposals shall be substantially consistent with the conceptual site plan depicted in this Redevelopment Plan Amendment

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.