

# ADOPTED ORDINANCE CITY OF RAHWAY, NEW JERSEY

No. O-20-24

## AN ORDINANCE ADOPTING THE "BLOCK 312 REDEVELOPMENT PLAN" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

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

**WHEREAS**, the City Council of the City of Rahway (the "City Council") adopted Resolution No. AR-184-23 on August 7, 2023 authorizing and directing the Planning Board of the City of Rahway (the "Planning Board") to undertake a preliminary investigation to determine whether the properties Block 312, Lots 1.01, 3, 4.01, 4.02, 4.03, and 4.04 (hereinafter, the "Study Area") should be declared a Condemnation Area in Need of Redevelopment;

**WHEREAS**, in accordance with the City Council's directives in Resolution No. AR-184-23 the Planning Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A.12A-5 and N.J.S.A. 40A:12-6, and

**WHEREAS**, as part of the preliminary investigation, the City's consultant, Heyer, Gruel & Associates (the "Planner") prepared a study entitled "Block 312 Redevelopment Study" (the "Investigation Study") and at a duly noticed public hearing held on September 26, 2023, presented the Investigation Study to the Planning Board for its consideration in determining whether the Study Area should be designated as an area in need of redevelopment; and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Planning Board concluded that there was sufficient credible evidence to support findings that satisfy criteria set forth in the Redevelopment Law for designating the Study Area as a Condemnation Redevelopment Area including the power of eminent domain to acquire any property in the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and memorialized in a Resolution from the Planning Board dated September 26, 2023, the Planning Board recommended to the City Council Block 312, Lots 1.01, 3, 4.01, 4.02, 4.03, and 4.04 be designated as a Condemnation Redevelopment Area; and

**WHEREAS**, the City Council considered the Planning Board's recommendation at a duly noticed meeting on October 10, 2023; and

**WHEREAS**, at the City Council's public meeting, members of the general public were given an opportunity to be heard and to address questions concerning the potential designation of the Study Area as a Condemnation Redevelopment Area; and

**WHEREAS**, the City Council accepted the recommendation of the Planning Board to declare the Study Area as a Non-Condemnation Redevelopment Area and adopted resolution AR-220-23 Council Meeting designating the Study Area as a Condemnation Area in Need of Redevelopment; and

**WHEREAS**, the City has prepared a proposed Redevelopment Plan for the Redevelopment Area entitled "Block 312 Redevelopment Plan," outlining the planning, development, and redevelopment of the Redevelopment Area in accordance with the provisions of N.J.S.A. 40A.12- 7;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Rahway, County of Union and State of New Jersey, that the Redevelopment Plan attached hereto as Exhibit A and incorporated herein is adopted.

**BE IT FURTHER ORDAINED**, that the Mayor and Council hereby amends the zoning district map of the City of Rahway to reflect the rezoning of the Block 312 Redevelopment Area by the Redevelopment Plan.

**MOTION:** Parson      **SECOND:** Brooks  
**YES:** Councilmembers Brooks, Brown, Gibilisco, Mojica, Newbury, Parker, Parson  
**NO:** Miles  
**ABSTAIN:** None  
**ABSENT:** Councilmember Timmons

**INTRODUCTION:** June 10, 2024  
**ADOPTION:** July 8, 2024

Vannie D. Parson, Council President

APPROVAL Raymond A. Giacobbe, Mayor

ATTEST Heather Capone, City Clerk

# City of Rahway

Union County, New Jersey

## Block 312

## Redevelopment Plan



May 13, 2024

Prepared by:



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**Block 312 Redevelopment Plan**

**City of Rahway**

**Union County, New Jersey**

Reviewed by the City of Rahway Planning Board: \_\_\_\_\_

Adopted: \_\_\_\_\_

**Prepared by**



**Heyer, Gruel & Associates**

Community Planning Consultants  
236 Broad Street  
Red Bank, New Jersey 07701  
732-741-2900

The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3.(b).

A handwritten signature in black ink, appearing to read 'J. Barree', is written over a horizontal line.

John Barree, AICP, PP #6270, LEED Green Associate

*Assistance Provided by Bailey Surbrook, Associate Planner*

**Acknowledgements**

**Mayor and Council**

Raymond A. Giacobbe, Mayor

Al Parker, First Ward

Karla Timmons, Second Ward

Vannie Deloris Parson, Third Ward, President

David Brown, Fourth Ward

Danielle Newburry, Fifth Ward, Vice President

Joseph D. Gibilisco, Sixth Ward

Jeffrey Brooks, At Large

Joanna Miles, At Large

Jeremy E. Mojica, At Large

**Planning Board**

Raymond A. Giacobbe, Mayor

Eric Miles, Mayor's Designee

Karla Timmons, Commissioner

Kyle Gustofson, Commissioner

Robert Simon, Commissioner

Ruta Padulo, Commissioner

Alexander Shipley, Commissioner

William Cladek, Commissioner

Christopher Brown, 1<sup>st</sup> Alternate Commissioner

Karina Delgado, 2<sup>nd</sup> Alternate Commissioner

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Karl P. Kemm, Esq, Board Attorney

Peter Bondar, PE, Board Engineer

Steven Decker, Board Secretary

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## **INTRODUCTION**

The Block 312 Redevelopment Area is an approximately 1.2 acre (+/-53,000 square foot) set of properties located at 65-73 E Milton Avenue (Block 312, Lot 1.01), 97 E Milton Avenue (Block 312, Lot 3), 1348 Pierce Street (Block 312, Lot 4.01), 1340 Pierce Street (Block 312, Lot 4.02), 1334 Pierce Street (Block 312, Lot 4.03), and 1349-53 Fulton Street (Block 312, Lot 4.04). The Redevelopment Area consists of six parcels that are developed with mixed-use retail/residential, restaurant, parking lot, and single-family residential uses. The Redevelopment Area is bound to the north by East Milton Avenue, to the west by Fulton Street, to the east by Pierce Street, and to the south by adjacent offices and single-family residences, beyond which is East Emerson Avenue. Several of the structures within the Redevelopment Area are vacant, substandard, and dilapidated, rendering them unsafe for occupancy.

In resolution AR-184-23, adopted on August 7, 2023, the City Council of Rahway authorized the Planning Board to undertake an area in need of redevelopment investigation of the properties located at Block 312, Lots 1.01, 3, 4.01, 4.02, 4.03, and 4.04. On September 26, 2023, the Planning Board held a public hearing that concluded that the properties met the statutory criteria to be designated as an area in need of redevelopment. The Planning Board made a recommendation to the City Council concurring with the report and testimony. At its October 10, 2023, meeting the City Council adopted resolution AR-220-23 designating Block 312, Lots 1.01, 3, 4.01, 4.02, 4.03, and 4.04 as a "condemnation" area in need of redevelopment.

The purpose of this Redevelopment Plan is to establish the standards under which the Redevelopment Area can be redeveloped pursuant to the statutory requirements set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) (the "LRHL"). The plan envisions the demolition of the existing structures on the site and the construction of a new mixed-use residential building with retail on the ground level facing the Rahway train station and residential apartments located on the floors above.

**STATUTORY REQUIREMENTS**

The Redevelopment Plan is a formal planning document for the Redevelopment Area. According to the local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7), 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 facilities and other 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 to the redevelopment plan to:
  - a. The master plans 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" PL 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 (C52:27D-304), that are to be removed as a result of the 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 zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Redevelopment Plan addresses each of the statutory requirements.

**EXISTING CONDITIONS**

**AREA AND SITE DESCRIPTION**

The Redevelopment Area is located within the heart of Rahway’s Central Business District, opposite the Rahway Train Station. The Rahway Train Station occupies a strategic location as part of the NJ Transit rail system as the Northeast Corridor and the North Jersey Coast rail lines converge at that location. The Northeast Corridor line provides transit service between Trenton to the south and New York City to the north, while the North Jersey Coast rail line provides transit service between Bay Head in the south and New York City in the north. In the fourth quarter of fiscal year 2022, the Rahway Rail Station had an average weekday ridership count of 1,732 passengers. In fiscal year 2019, prior to COVID-19, the Rahway Station had an average weekday ridership count of 3,175 passengers.

The Redevelopment Area is currently developed with a mix of uses. Lot 1.01 contains a 2-story mixed use building, constructed in 1932, with retail and restaurant uses on the ground floor and residential units on the second floor. Lots 3, 4.01, 4.02, and 4.03 are all developed with single-family residences constructed in the early 1900s. These buildings are currently vacant and exhibit clear signs of dilapidation. Lot 4.04 contains a 2-story vacant structure, constructed in 1930, which formerly served as a restaurant, and is now used as a municipal parking lot.



*Lot 3 (97 E Milton Ave) (6-7-23)*



*Lot 4.03 (1334 Pierce St.) (6-7-23)*



*Block 4.04 (1349-53 Fulton St.) (6-7-23)*



*Lot 1.01 (65-73 E Milton Ave) (Google Maps June 2022)*

The surrounding land use consists of other single-family residences, offices, retail, restaurant, and government uses. The Wall Hotel, a 16-story building, is located directly across from the Redevelopment Area and the Rahway City Hall is located just a block to the east of the Redevelopment Area. The primary commercial core of Rahway is located within a short walking distance of the site. The Redevelopment Area is well connected to resources within Rahway and throughout the region, as the Rahway train station is located adjacent to the site, and entrances to the Garden State Parkway and the New Jersey Turnpike are only a short drive away.



Figure 1 – Aerial (2020) of Redevelopment Area

**EXISTING ZONING**

The Redevelopment Area is in the City’s CBD-RA Central Business District Redevelopment Area Subdistrict CBD-2. The following are the standards for the CBD-RA Subdistrict CBD-2:

Permitted Principal Uses

- Convenience retail uses.
- Specialty and comparative retail uses.
- Restaurants.
- Eating and drinking establishments.
- Banks, excluding drive-in or drive-through banks.
- Professional offices.
- Medical and dental offices.
- Personal service use.
- Business service uses.
- Apartments above the ground floor.
- Live/work units.
- Civic and philanthropic uses.
- Public uses.
- Child-care centers.
- Cultural facilities.
- Commercial recreation uses.
- Parks and playgrounds.

A portion of the Redevelopment Area is also located within the Retail Core Overlay. In addition to the uses previously listed, the following principal uses are permitted within the retail core:

- Quasi-educational uses.
- General and business offices.
- Apartments.
- Personal service uses.

CBD-RA Subdistrict CBD-2 Bulk Standards

| Bulk Standard                       | Requirement   |
|-------------------------------------|---|
| <b>Principal Uses</b>               |   |
| Min. Lot Area                       | 4,000 SF  |
| Min. Lot Width                      | 40 feet   |
| Min. Lot Depth                      | 100 feet  |
| Min. Front Yard Setback             | 0 feet  |
| Min. Side Yard Setback              | 0 feet  |
| Min. Rear Yard Setback              | 10 feet   |
| Max Building Height                 | 4 stories/50 feet, 6 stories/75 feet for properties ≥ 20,000 SF |
| Min. Building Height in Retail Core | 2 stories   |
| Max Building Coverage               | 90%   |
| Max Lot Coverage                    | 100%  |

|                         |   |
|-------------------------|---|
| Max Gross Density       | 75 dwelling units per acre; 100 dwelling units per acre for properties $\geq$ 20,000 SF |
| Max Floor Area Ratio    | 4.0   |
| <b>Accessory Uses</b>   |   |
| Min. Front Yard Setback | 5 feet  |
| Min. Side Yard Setback  | 5 feet  |
| Min. Rear Yard Setback  | 5 feet  |
| Max Building Height     | 1 story/15 feet   |

The Redevelopment Area is also located within the HPO Historic Preservation Overlay Zone.

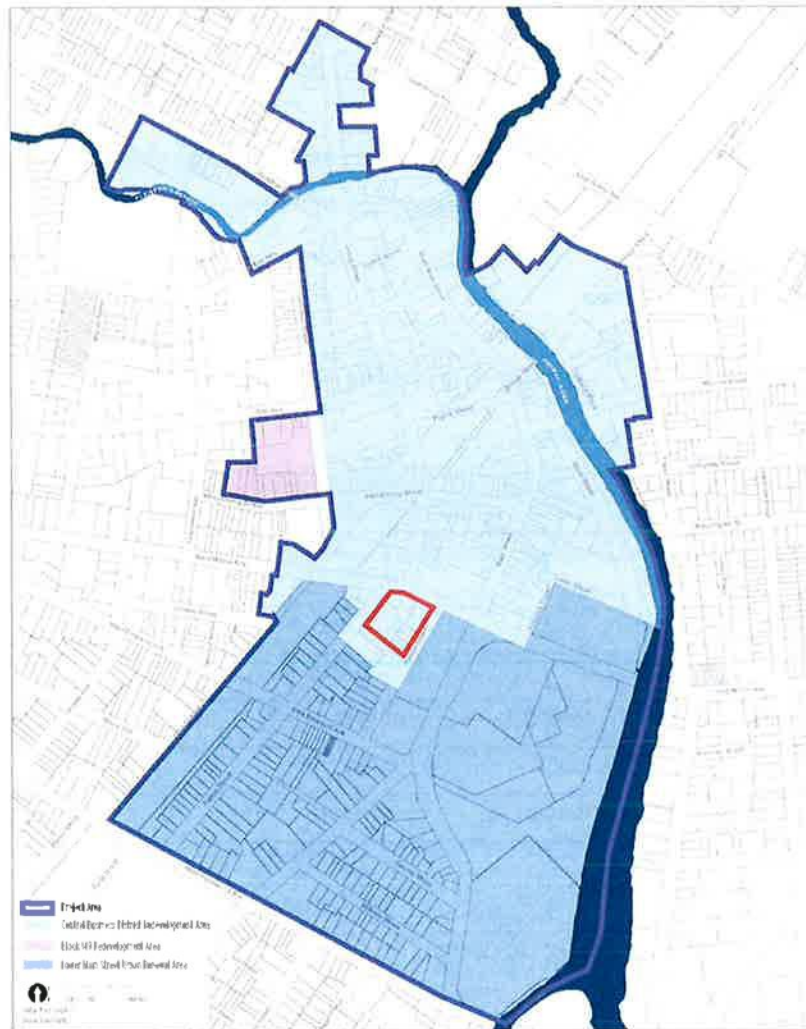


Figure 2 - Boundaries of 2013 Central Business District Redevelopment Plan (Redevelopment Area Outlined in Red)

## **PLAN PURPOSE, GOALS, AND OBJECTIVES**

### **PURPOSE**

The purpose of this Plan is to permit the Redevelopment Area to transform into a new mixed-used residential/commercial building which expands the supply of housing in downtown Rahway, takes advantage of the close proximity to the Rahway train station, and promotes an active, lively, and visually interesting streetscape at a major intersection.

### **PLAN PRINCIPLES**

#### Mixed-Uses and Transit-Oriented Development

This Plan requires that the site be developed with a mixed-use residential building with commercial space on the ground floor. Mixed-use buildings have numerous benefits, including improving the walkability of an area by ensuring residents live in close proximity to retail, commercial, and restaurant uses. In addition, the site is located across the street from the Rahway Train Station. As such, the ground floor commercial uses will be frequented by people utilizing the station. Residents of the building will also have easy access to the station and will be able to utilize it to commute to places such as Newark and New York City, thereby reducing their dependency on automobiles to access prominent work opportunities in the region.

#### Architectural Design

This Plan includes architectural design standards which will ensure that the building is constructed of durable materials, complementary to existing buildings in downtown Rahway, and that on-site parking is well integrated into the overall design and form of the building. In addition, the plan includes standards guiding the building's form, which will ensure that each residential unit has ample access to natural daylight.

#### Sustainable Design

This Plan encourages the incorporation of sustainable building techniques into the design of the building, including ensuring the building is "solar-ready" and that the building includes ample electrical vehicle charging stations. Sustainable buildings have several benefits, including lowering the operational costs of the building, creating a healthy environment for residents, and reducing the environmental impact of new construction.

#### Streetscape Design

This Plan includes standards which will ensure that the streetscape is comfortable and appealing to pedestrians by requiring the planting of trees along the public right-of-way to provide shade to pedestrians, and by permitting outdoor seating and dining opportunities.

### Comprehensively Development

It is the intent of this plan that the Redevelopment Area be developed with a single-cohesive building. The site currently contains 6 lots. To support the comprehensive development of the site, the existing lots will need to be merged into one parcel for development.

### **GOALS AND OBJECTIVES**

1. Promote Transit Oriented Development (TOD).
2. Promote compact mixed-use development at a scale consistent with existing development.
3. Expand the number of housing options available within downtown Rahway.
4. Enhance the character of the Central Business District near the Rahway Train Station, including the development of a visually interesting streetscape.
5. Encourage sustainable design elements in the construction of new structures.
6. Incorporate electric vehicle charging stations and infrastructure to support the modernization and electrification of public and private vehicles.

### **RELATIONSHIP OF THE PLAN TO THE CITY LAND DEVELOPMENT REGULATIONS**

Per the LRHL at N.J.S.A. 40A:12A-7.c, redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. The Redevelopment Plan shall supersede the existing CBD-RA Central Business District Redevelopment Area Zone.

When utilizing the standards in this Redevelopment Plan, City regulations affecting development that are in conflict are superseded by this Plan. Other standards and submission requirements, not specifically enumerated herein as detailed in the City of Rahway Zoning Ordinance shall apply. Unless otherwise noted, definitions in this Plan are consistent with the City's Zoning Ordinance and Land Development Regulations. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the municipal Zoning Ordinance and Official Zoning Map.

No deviations from the Redevelopment Plan standards may be granted which would require a "d" variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the City Council. Requests for "d" variance relief shall not be heard by the City's Zoning Board of Adjustment.

Any deviations from bulk and other specific standards shall require "c" variance relief where noted in the Plan. The Planning 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.

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.



The Planning 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.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified in applicable City Ordinances and by N.J.S.A. 40:55D-1, et seq.

All developments shall be submitted by the designated redevelopers and shall follow the process set forth in the Administrative and Procedural Requirements section of the Plan.

## LAND USE PLAN

### PURPOSE

The Land Use Plan provides the standards which guide the redevelopment of the Area in a manner which promotes the goals outlined in the "Plan Principles, Goals, and Objectives" section of this Plan.

### DEFINITIONS

The following definitions apply to the uses and standards described in this Plan. Any uses not specifically defined herein shall have the same meaning as in the City of Rahway Code.

1. **Roof Top Restaurant or Bar:** An establishment, with or without a plenary retail consumption license, which serves food, and drink to patrons and has outdoor seating either on the building's rooftop or on an outdoor terrace located on any level above the ground level. A roof top restaurant or bar may also have indoor seating.
2. **Roof Top Dining:** A seating area located outside, either on the building's rooftop or on an outdoor terrace located on any level above the ground level, that is used by patrons to consume food and drinks prepared by an associated restaurant or bar.
3. **Outdoor Amenity Space:** An outdoor space which provides amenities to residential tenants, which may include seating areas, parks, gardening areas, fitness centers, grilling areas, lounging areas, or any other type of amenity typically associated with residential development. Outdoor amenity space may be provided within a courtyard, on a roof-top, or on a terrace.
4. **Courtyard:** An open to sky space which is surrounded on three or four sides by a building.

**USE STANDARDS**Principal Permitted Uses

1. Mixed-use residential and commercial building, with residential units located above the ground floor. Residential lobbies, parking, and other accessory uses shall be permitted on any floor. Non-residential use(s) shall be located on the ground floor and may be located on the second floor and roof top. The following non-residential uses are permitted:
  - a. Retail uses, including convenience, specialty or comparative
  - b. Personal service
  - c. Eating and drinking establishments including restaurants with or without plenary retail consumption licenses.
  - d. Medical and dental offices
  - e. Child-care centers
  - f. Commercial recreation uses
  - g. Co-working offices, which are office spaces occupied by multiple companies or users with shared work spaces, amenities, and facilities.
  - h. Fitness
  - i. Civic and philanthropic uses.

Permitted Accessory Uses

1. Off-street parking structure
2. Electric vehicle charging stations
3. Recreational facilities for on-site residents
4. Fitness center for on-site residents
5. Business center or lounge for on-site residents
6. Lounge and general amenity space for on-site residents
7. Leasing office
8. Outdoor amenity space
9. Roof-top restaurant or bar
10. Roof-top dining
11. Other customarily incidental uses accessory to a permitted principal use.
12. Photovoltaic solar panels

**BULK AND ADDITIONAL STANDARDS**

The requirements for the Redevelopment Area shall be as specified in the table and subsections below. Any deviation from these standards shall require variance relief pursuant to the standards of N.J.S.A. 40:55D-70c. In some cases, specific sections of the City Ordinance are cited by number and title. If the Ordinance is re-numbered, the new section with the corresponding title shall apply for the purposes of this Plan.

General Bulk Standards

The height, area, and yard requirements for the properties in the Redevelopment Area shall be as specified in the table below.

| <b>Bulk Standards</b>   | <b>Requirements</b>   |
|---|-----------------------|
| Minimum lot area  | 50,000 SF             |
| Setback from East Milton Avenue   | 0 feet                |
| Setback from Fulton Street  | 0 feet                |
| Setback from Pierce Street  | 0 feet                |
| Minimum Setback from Block 312, Lot 5 (see Figure 3 below)  | 10 feet               |
| Maximum lot coverage (all impervious surfaces)  | 100%                  |
| Min. Building height (stories/feet)   | 5 stories / 54-feet   |
| Max. Building height (stories/feet)**   | 12 stories / 140-feet |
| Min. Ground Floor Height  | 12 feet               |
| Maximum building coverage   | 97%                   |
| Maximum floor area ratio  | No maximum            |
| <b>Notes:</b>   |                       |
| *Fences, walls, trash enclosures, stairs, ramps, dog run, mechanical, and utility equipment are permitted to be located within the required side-yard setback. Fences, walls, trash enclosures, mechanical, and utility equipment shall not exceed a height of 6-feet from proposed grade if located within the required setback from Block 312, Lot 5. |                       |
| **Appurtenances, including mechanical equipment, shall be permitted to exceed the maximum height by up to 8-feet provided they do not occupy more than 10% of the roof area. Solar panels shall not be  |                       |

considered a rooftop appurtenance for purposes of calculating occupied roof area. Elevator overruns shall be permitted to exceed the maximum height by up to 15-feet, provided that they do not occupy more than 5% of the roof area. Elevator overruns and roof-top appurtenances shall be setback from the edge of the roofline by at least 10-feet. Interior space for a roof-top restaurant, bar, or amenity space shall be permitted to exceed the maximum height by 12-feet, provided that it occupies no more than 20% of the roof area and is setback at least 10-feet from the primary vertical plane of any street facing façade.

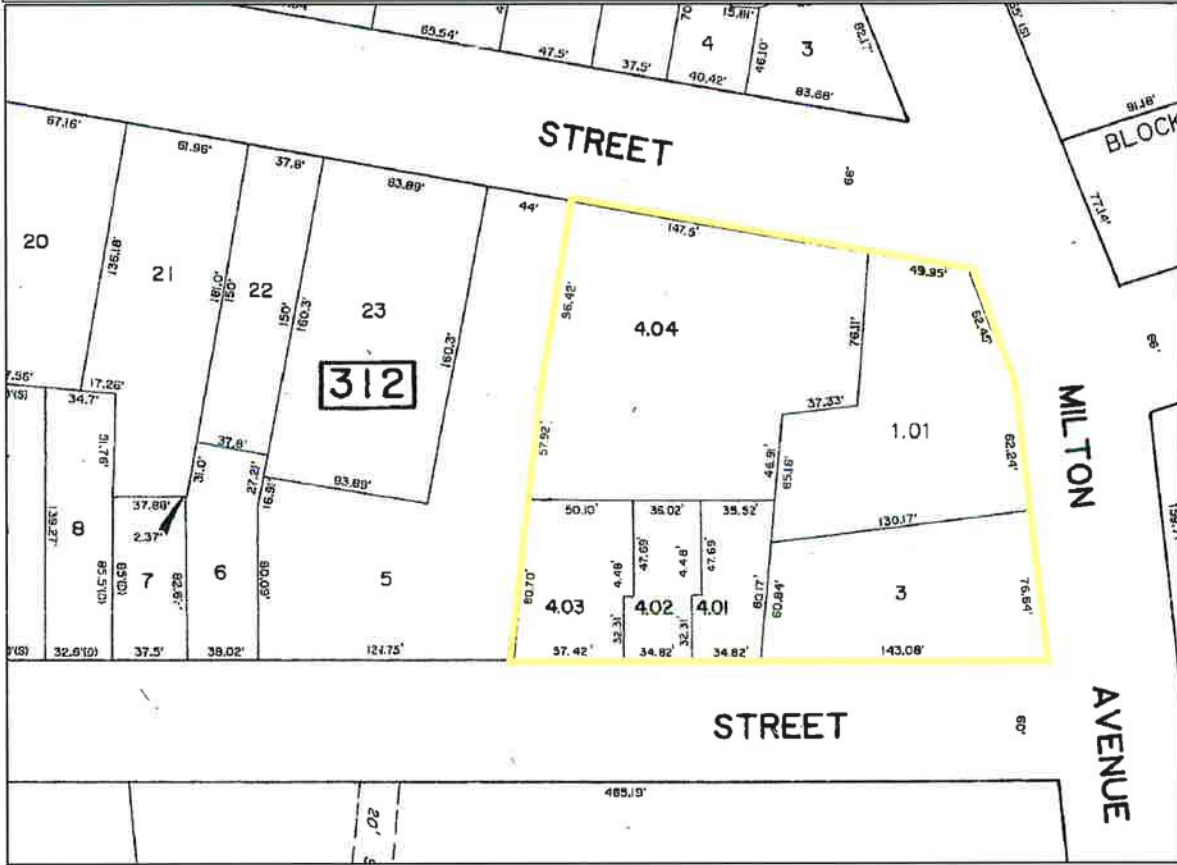


Figure 3 - Excerpt of Tax Map Sheet 88 Showing Area Boundaries

**Minimum Parking and Loading Space Requirements**

1. Required minimum off-street parking shall adhere to the provisions indicated in the table below.

| Parking     |  |
|-------------|--|
| Use         | Required Parking Spaces  |
| Residential | 1.42 spaces per residential dwelling unit. Tandem parking spaces are permitted as long as both |

|                      |  |
|----------------------|--|
|                      | spaces are assigned to the same unit. Each unit must have at least 1 assigned parking space. |
| Non-Residential Uses | No minimum parking requirements  |

2. One loading space for residential move in and deliveries shall be provided either off-street or on Pierce Street.
3. Loading other than trash collection is prohibited on Fulton Street.
4. Any loading space proposed in the public right-of-way is subject to city approval.
5. Curb cuts and loading shall not be permitted on East Milton Street.
6. A minimum of one (1) bicycle parking space for every four (4) residential units shall be provided on site.

Electrical Vehicle Standards

1. Electric vehicle charging stations shall be provided in accordance with the New Jersey "Model Statewide Municipal Electric Vehicle (EV) Ordinance."
  - a. Per the Model Ordinance, multiple dwelling developments with five or more units shall:
    - i. Prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces;
    - ii. Within three years following the date of the issuance of the certificate of occupancy, install EVSE in an additional one-third of the original 15 percent of Make-Ready parking spaces; and
    - iii. Within six years following the date of the issuance of the certificate of occupancy, install EVSE in the final one-third of the original 15 percent of Make-Ready parking spaces.
    - iv. Throughout the installation of EVSE in the Make-Ready parking spaces, at least five percent of the electric vehicle supply equipment shall be accessible for people with disabilities.
  - b. A parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking. As

a result of the discount, the requirement of 1.42 spaces per unit shall be effectively reduced to a requirement of 1.28 physical spaces per unit.

- c. The location of EVSE equipment shall be subject to review and approval by the Rahway Fire Department.

#### Accessory Building Standards

1. It is the intent of this Plan that the Redevelopment Area be developed with a single cohesive building. No accessory buildings detached from the principal building are permitted.

#### Signage Standards

1. All signage shall adhere to the standards set forth in City Ordinance §421-49, "Signs," except as noted in the sections below.
2. No signage shall be installed at a height greater than 20-feet above grade, where the mounting height is measured from the top of the sign to grade.
3. Building Identification Sign
  - a. Up to three façade-mounted building identification signs shall be permitted with a maximum area of 200 square feet each.
  - b. A maximum of one façade mounted building identification sign shall be permitted on each façade.
  - c. Building identification signs shall not project more than one foot from the building façade.
4. Commercial Tenant Facade Signs
  - a. Exterior signs identifying the names or uses of the commercial tenants or occupants of the premises may be affixed to the building and shall occupy no more than 10% of the front façade area of the building, per store front, with a maximum size of 50 square feet per façade sign.
  - b. The maximum permitted height of any façade sign shall be 3.5-feet.
  - c. Signage bands shall be sized and located to maintain the architectural integrity of the building. Individual tenant façade signs shall be permitted to utilize corporate logos, trademarks, and colors without limitations, but shall fit their signage within the designated sign band area.
  - d. Each establishment shall be permitted to have one façade sign per frontage that it occupies. No establishment shall be permitted to have more than two façade signs.

5. Projecting signs.

- a. Projecting signs associated with a storefront must not exceed 8 square feet.
  - i. The outermost edge of a projecting sign must not extend more than 4-feet from the building to which it is attached.
  - ii. The bottommost edge of a projecting sign must not be less than 8-feet from the ground.
  - iii. Projecting signs must project from a building at an angle perpendicular to the sidewalk.
  - iv. When more than one storefront occupies a single building, all projecting signs must be hung at the same height.
  - v. Projecting signs must be two-faced.

6. Temporary Leasing Signs.

- a. One (1) temporary sign per street frontage such as a banner, is permitted for the purpose of advertising and announcing that the property on which the sign is located is for sale or rent, provided that such sign shall be displayed for only as long as any residential units or commercial space located on the property is for sale or lease, but not to exceed two (2) years from the completion of the project and the commencement of sales or leasing.
- b. Temporary leasing signs shall not exceed an area of 500 square feet.
- c. Temporary signs can be located on any portion of the property provided that the sign is not located within five (5) feet of the property line of an adjoining property.
- d. Temporary signs shall be maintained in good condition and shall be removed immediately if damaged.

7. Window Signs.

- a. Window signs identifying a business that occupies the window where the sign is located shall not occupy more than 20% of the total area of the window in which the sign is located.
- b. Window signs other than those identifying the business occupying the storefront shall not occupy more than 5% of the total area of the window in which the sign is located.
- c. Storefront window film covering up to 100% of the window shall be permitted for residential portions of the ground floor occupied by office space, loading areas, mail and package rooms, and fitness centers. The film shall not be permitted on lobby windows.

8. Sidewalk signs.

- a. Sidewalk signs shall be permitted, provided they meet all the following restrictions:
  - i. For restaurants with sit-down dining, they must be used for daily specials and menus.
  - ii. For retail establishments, they must be used to promote sales, promotions of limited duration, or goods sold or services provided on the premises.
  - iii. Sidewalk signs may be no more than 2-feet wide and 3-feet high.
  - iv. Sidewalk signs must be placed either flat against the building or located in a building alcove off the sidewalk. The sign may be placed at the curb, provided that a 5-foot-wide, unobstructed path shall be maintained at all times on the sidewalk.
  - v. Sidewalk signs shall be located in front of where the commercial or retail space is located.
  - vi. Sidewalk signs shall not restrict pedestrian or vehicular traffic.

9. Signs designating entrances or exits to or from a parking area are permitted and shall not exceed 10 square feet each.

10. Signage Illumination.

- a. Signs may be internally or externally illuminated.
- b. Lightbox signs are prohibited.
- c. External light sources used to illuminate signage shall be placed in a manner as to avoid any glare on the public right of way or on adjacent properties. External lights used for the purpose of sign illumination shall consist of spotlight lamps, "gooseneck" lamps, backlighting, or similarly designed lighting fixtures.

Other Standards

1. Residential Unit Mix

- a. A maximum of 50% of the provided residential dwelling units may have two (2) bedrooms.
- b. No residential dwelling units may have three (3) or more bedrooms.

2. Residential Unit Size

- a. The minimum gross floor area per residential dwelling unit shall be 500 square feet for a one-room studio or efficiency unit, 700 square feet for a one-bedroom unit, and 900 square feet for a two-bedroom dwelling unit.



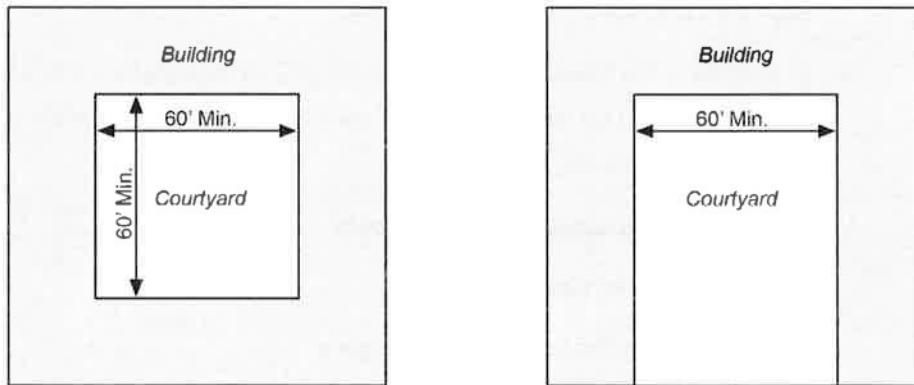
3. Ground Floor Commercial:
  - a. A minimum of 3,500 square feet of ground floor commercial or retail space shall be provided.
  - b. The ground floor commercial or retail space shall be located along the intersection of Fulton Street and East Milton Avenue. The commercial or retail space shall, at a minimum, have 25-feet of frontage along Fulton Street, and a minimum of 100-feet of frontage along East Milton Avenue.
4. Tenant Amenity Space:
  - a. A fitness center for on-site residential tenants shall be provided. The fitness center shall have a minimum area of 1,200 square feet.
  - b. In addition to the fitness center, a minimum of 2,000 square feet of interior amenity space shall be provided for on-site residential tenants. The required amenity space may consist of, but is not limited to, the following:
    - i. Business center/co-working space
    - ii. On-site recreational facilities
    - iii. Lounges and general amenity space
  - c. A minimum of 3,000 square feet of outdoor amenity space shall be provided for on-site residential tenants. The required amenity space may consist of, but is not limited to, the following:
    - i. Outdoor courtyard
    - ii. Roof-top amenity space
    - iii. Outdoor terrace space
    - iv. Outdoor lounges and seating areas
  - d. An outdoor terrace for on-site residents is required to be located on the second floor overlooking the intersection of Fulton Street and East Milton Avenue with a view towards the Rahway Train Station. The outdoor terrace is required to have a minimum size of 750 square feet. The square footage of the outdoor terrace may count towards the minimum square footage of outdoor amenity space that is required to be provided for on-site residential tenants.

**5. Parking Structure:**

- a. A structured parking garage is not permitted to have frontage on East Milton Avenue.
- b. Access to the parking structure shall be provided from either Pierce Street or Fulton Street.
- c. A structured parking garage may only include one entrance/exit for vehicles per street along which the structured parking garage has frontage.

**6. Building-Form:**

- a. Walls on the opposing sides of a courtyard shall be spaced a minimum of 60-feet apart. See the diagrams below for an illustration of the standard.



*Examples of Building's with a Courtyard. On the left are the minimum requirements for a building with a courtyard surrounded on all four sides, and on the right is the minimum requirements for a building with a courtyard surrounded on three sides but which is open on the fourth side.*

- b. Buildings with a height of 8-stories or greater are not permitted to have a courtyard which is surrounded on all four sides.

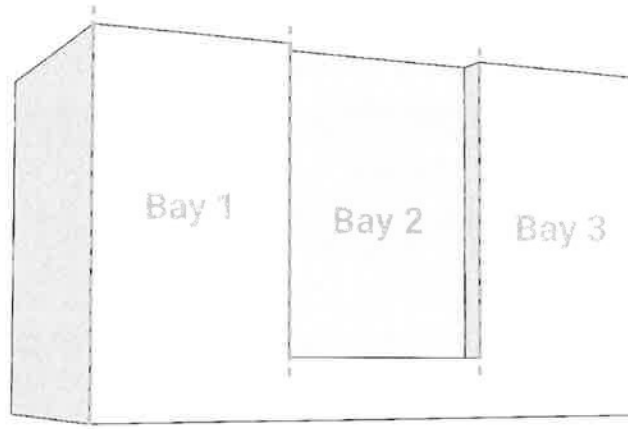
## DESIGN STANDARDS

The following standards apply to all new construction in the Redevelopment Area. Any deviation from these standards should be considered by the Planning Board and may be granted as a design exception pursuant to the standard for exceptions from site plan regulations at N.J.S.A. 40:55D-51.a. Where design or engineering standards are not specified in this Plan, the standards set forth in the City Ordinance shall apply. In some cases, specific sections of the City Ordinance are cited by number and title. If the Ordinance is re-numbered, the new section with the corresponding title shall apply for the purposes of this Plan.

### Architectural Design Standards

#### 1. Vertical Massing

- a. The street-facing planes of buildings shall be broken down so that they appear as a series of distinct bays to prevent long, flat facades. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bay definition should extend through all levels of the building, except where horizontal massing changes in the façade plane or upper-story step backs are provided to break up the bulk of the building.



*Example of distinguishing a building façade using bays*

- b. Bays should be defined by the two approaches described below:
  - i. Dimensional Variation:
    1. Bay definition shall include variation by dimensional elements such as columns, pilasters, and changes in façade plane. Those distinguishing dimensional features should each have a depth of at least five inches and a width of east one foot, so as to create significant shadow lines that help create a sense of depth in the façade.

- ii. Texture/Pattern/Material Variation:
  - 1. Bay definition should also include textural, pattern and/or material variation, such as window size and rhythm of spacing, pattern of balconies, variation in surface material and pattern, and gutters or expansion joints. These variations should be distinguished by texture, pattern and/or material, not just color.
  - c. Bays and other projections above the ground floor shall be permitted to extend into the public right-of-way by up to three (3') feet subject to approval by the City. No more than 50% of a façade shall be permitted to include projections into the right-of-way. Projections into the right-of-way are not permitted on the ground level. Projections into the right-of-way must maintain a clear height above the ground level of at least 20-feet.
- 2. Horizontal Massing: Buildings should be broken up into a base and upper floors as described below.
  - a. Base:
    - i. The bases of buildings should be highlighted architecturally and differentiated from upper floors in order to visually ground the building. This should include varied fenestration, varied materials, horizontal banding, detailing, and varied textures or patterns. The base may be the lowest one or two floors.
    - ii. The pattern of window openings within a building's base should be related to the building's vertical bay pattern.
  - b. Upper Floors:
    - i. The Upper levels of a building shall be distinguished from the base by horizontal belt courses or cornices; or by changes in material, façade detailing, or fenestration pattern and proportion.
- 3. Corner Elements and Focal Points:
  - a. Architectural focal points and/or corner elements should be provided at street intersections to create a visual emphasis. These elements may include:
    - i. Contrasting façade materials.
    - ii. Contrasting façade shapes, such as rounded rather than flat.
    - iii. Additional detailing at the roofline, such as deep bracketed cornices and taller parapets.

#### 4. Building Materials:

- a. The building shall be constructed of high-quality materials. Primary materials shall consist of brick, masonry, stone, precast and cast stone, cementitious panels, manufactured stone, or stucco (excluding EIFS). No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building. Building materials should harmonize with materials used in surrounding developments.
- b. The primary materials shall be complemented with appropriate accent materials. Accent materials may include painted and nonreflective metals, glass, cementitious panels, aluminum, wrought iron, matte finish ceramic, slate, terra cotta, cultured stone and wood clapboard siding.
- c. Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a "pasted-on" appearance. All facades should utilize the same materials, building design and quality of appearance. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.
- d. Grates associated with heating and cooling units shall be designed to blend into the building facades.

#### 5. Windows and Façade Transparency

- a. The building shall maintain a distinction between upper floor windows (floors above the second story) and lower floor windows (first two floors of the building). The storefront windows on the lower floors should be primarily transparent, whereas the window openings for the upper floors should be smaller.
- b. A minimum of 60% of the lower floor storefront area facing East Milton Avenue (calculated as the area inside the structural bay) shall be transparent glass.
- c. On the upper floors, windows should be separated by vertical structural members. The upper floor windows should have multiple panes. A minimum average of 25% of the façade of all the upper floors should be transparent glass.

#### 6. Canopies or Awnings

- a. Canopies or awnings made from durable, non-fabric, materials are permitted above windows or doors. No canopy shall extend more than 5-feet from the building exterior. No canopy shall be less than 10-feet above the grade level of the sidewalk.
- b. Canopies or awnings shall be permitted to encroach into the right-of-way subject to authorization by the City Council.
- c. Canopies or awnings shall be perpendicular to the building façade and shall not have vertical support columns. The image below provides an example of a permitted canopy or awning type:



Figure 4 – Example architectural awning / canopy. (Source: [preachtreeawnings.com](http://preachtreeawnings.com))

- d. No signage, other than building identification shall be permitted on canopies or awnings.

## 7. Balconies

- a. Upper-level balconies are permitted. Balconies shall either be fully recessed within the building plane or be flush with the building plane.
- b. Balconies are not permitted to overhang beyond the primary face of the building's façade. However, balconies may be located atop and within building bays which overhang the right-of-way.
- c. "Juliet" or French balconies (shallow balconies typically connected to French doors) are prohibited.

## 8. Parking Structures

- a. The façade of a parking structure shall include windows or similar openings. Parking structure openings should include decorative glazing and/or grill work.
- b. Parking structure openings shall mimic the design and pattern of the windows utilized throughout the rest of the building.

#### Off-Street Parking, and Loading Standards

1. Parking and loading requirements shall adhere to the standards in City Ordinance §349-5, "Off-street parking," except as noted in the sections below.
2. Off-street parking
  - a. Off-street parking in a surface lot is prohibited.
  - b. Off-street parking spaces shall be located within a structured parking garage.
3. Off-street loading
  - a. Off-street loading spaces are not permitted to be located along East Milton Avenue.
  - b. Off-street loading spaces shall be at least 14-feet in width and 55-feet in length and shall have a minimum vertical clearance of 15-feet. Additional space for maneuvering, depending on the arrangement of the loading facilities, may be required.
  - c. Off-street at or above ground loading facilities shall be screened from neighboring properties by a solid wall or fence.

#### Circulation Standards

1. Site Circulation shall adhere to the standards set forth in City Ordinance §349-4, "Circulation," except as noted in the section below.
2. Sidewalks along Pierce Street, East Milton Street, and Fulton Street are required. A minimum clear-width of 6-feet shall be provided at all times along these sidewalks. Seating, trash receptacles, and trees are encouraged to be incorporated into the design of the sidewalk but shall be placed so they do not reduce the clear-width of the sidewalk to less than 6-feet unless traffic control equipment or street signs reduce the available width. If the sidewalk clear-width is reduced below 6 feet, the reduction shall be minimized to the extent possible and under no circumstances shall the clear-width be reduced below 4 feet.

#### Landscape and Streetscape Standards

1. The redevelopment area is exempt from the landscaping requirements included in City Ordinance §349-7, "Landscaping and buffering."

2. Shade trees shall be planted along streets spaced at an average of 35-feet on center.
  - a. Trees shall be spaced evenly to the extent possible, but the space between trees shall be permitted to vary to accommodate driveways, building entrances, sight lines, traffic control equipment, and other obstructions.
  - b. Trees shall be three inches to four inches in caliper which shall be measured six inches from the ground level after planting.

#### Lighting Standards

1. All sidewalks, building entrances, parking, loading, and driveway areas shall be illuminated adequately at night.
2. Illumination levels
  - a. Building entrances and exits shall be illuminated with a minimum of one footcandle and a maximum of five footcandles.
  - b. Off-street loading and driveway areas shall have a minimum average illumination of one footcandle throughout. At no point shall off-street loading and driveway areas be illuminated with less than 0.5 footcandles or more than three footcandles.
  - c. In any other area required to be illuminated, the light intensity provided at any point at the ground level shall be a minimum of 0.3 footcandles, and a maximum of one footcandle.
  - d. The illumination at the property lines around the perimeter of the Redevelopment Area shall not exceed 0.5 footcandles, with the exception of sidewalks located within the public right-of-way.
  - e. Pedestrian walkways, including public sidewalks along Pierce Street, Fulton Street, and East Milton Avenue, shall be illuminated with a minimum of 0.5 footcandles.
3. Fixtures, used for the purpose of site lighting, shall have a mounting height not to exceed 20-feet measured from the ground level to the center line of the light source.
4. The spacing of exterior lighting fixtures shall not exceed five times the mounting height of the fixture.
5. All fixtures shall be designed to obscure the source of light to prevent visible glare that may create a nuisance for the occupants of neighboring properties or the public.
6. All lighting fixtures used for exterior and site lighting shall use LED lamps.
7. Light fixtures shall specify a Kelvin value not to exceed 5,000K.



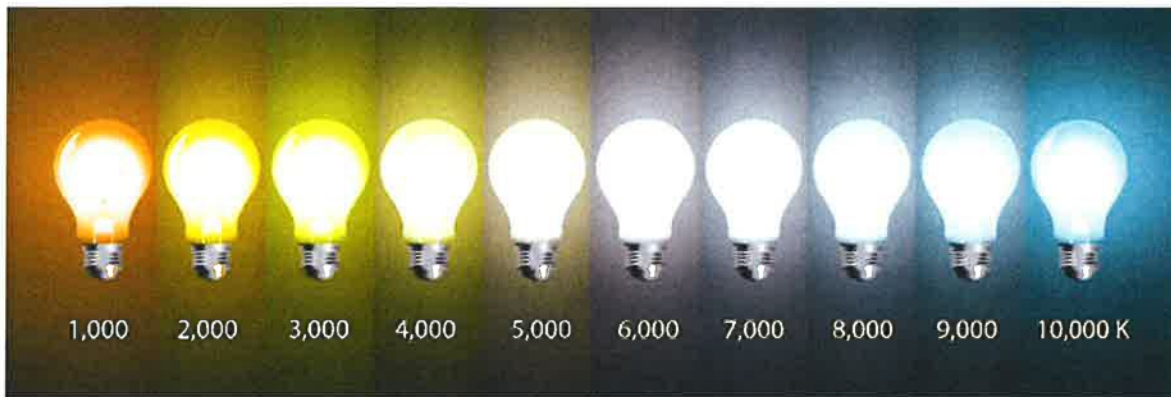


Figure 4 – Kelvin Color Temperature Scale (Source: Larson Electronics)

#### Recycling and Refuse Collection Standards

1. An area for the storage of recycling and refuse shall be provided within rooms located within the primary building. A separate room for the storage of recycling and refuse shall be provided for the residential portion of the building and the commercial/retail portion of the building. The recycling and refuse storage rooms shall be accessible via doors with direct access to grade on the ground level. The doors and loading shall be accessible via either Fulton Street or Pierce Street.

#### Fences and Walls Standards

1. Permitted fencing and freestanding wall types:
  - a. Board-on-board
  - b. Solid Masonry
2. No fence or freestanding wall is permitted within any front yard. A fence or freestanding wall is only permitted to be located within the lot area adjacent to Block 312, Lot 5 as shown in Figure 3.
3. No fence or freestanding wall shall exceed a height of 6-feet.
4. Fences and freestanding walls shall be maintained in an aesthetically pleasing manner; any failure to do so shall be subject to the Building Inspector's order to repair or replace the wall in accordance with the requirements of this section.
5. A finished side of all fences or freestanding walls shall be on the outside facing away from the lot on which it is erected.

Utility and Mechanical Equipment Standards

1. Roof-mounted mechanical equipment shall be positioned in such a way as to limit visibility from property lines and shall be screened from public view or be designed in such a fashion as to complement the architecture of the building.
2. Through-wall packaged terminal air conditioner units (PTAC) shall be permitted provided the louver / grate associated with the unit is flush with the exterior wall and the same width as the window above.
3. All structures shall be served by public water and public sewerage.
4. Removal and protection of utilities:
  - a. The permittee shall determine the existence and location of all underground utilities prior to beginning work and protect the same against damage. The permittee shall contact the NJ One-Call Service at 800-272-1000 prior to beginning all work and provide the City Engineer with the NJ One-Call confirmation upon request.
  - b. The permittee shall not interfere with any existing utility without the written consent of the City Engineer and the utility company or person owning the utility. If it becomes necessary to remove an existing utility, this shall be done by its owners.
  - c. No utility owned by the City shall be moved to accommodate the permittee unless the cost of such work is borne by the permittee. The cost of moving owned utilities shall be similarly borne by the permittee unless other arrangements are made with the person owning the utility.
  - d. The permittee shall support and protect all pipes, conduits, poles, wires, or other apparatus that may be in any way affected by the excavation work, and do everything necessary to maintain support, sustain, and protect them under, over, along or across such work for its duration.
  - e. Should any pipes, conduits, poles, wires or apparatus be damaged, the expense of repairs of same shall be the responsibility of and charged to the permittee, and their insurance and/or bond shall be liable therefore. The permittee shall be responsible for any damage done to any public or private property resulting from the breaking of any utility water pipes, sewer, gas pipe, electric conduit, or other utility, and their insurance and/or bond shall be liable therefore.

Stormwater Management

1. Stormwater management requirements shall adhere with the standards set forth in City Ordinance Chapter 361 "Stormwater Runoff," Chapter 362 "Stormwater Control for Nonresidential Major Development," and Chapter 363 "Storm Drains."

Green Building and Infrastructure/Sustainability Standards

1. Installation of roof-mounted solar panels is encouraged, but not required. However, the development shall be designed to be "solar ready" in anticipation of any future installation. This includes ensuring that the roofing structure and finish material can bear the structure required to add a solar photovoltaic array. In addition, there must be a 2" (minimum) conduit run that provides roof-to-electric panel room connectivity.
2. The development shall be constructed to include either a cool roof, a green roof, or some combination of the two.
  - a. Cool roofs are designed to reflect more sunlight and absorb less heat than a standard roof. Cool roofs are implemented through coatings, membranes, built-up layered roof, and other methods. A cool roof shall be specified to have a minimum 3-year aged solar reflectance of 0.55 or a solar reflectance index of 64.
  - b. Green roofs are designed to include a vegetative surface and substrate which provides for better stormwater management, better regulation of building temperatures, and reductions in the heat island effect. An additional benefit of green roofs is that they have been shown to increase the marketability of a building and provide a significant aesthetic benefit to building occupants.
3. It is encouraged that the development be designed to ENERGY STAR standards, but certification / registration is not required.
4. It is encouraged, but not required, that the development meet the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) requirements for green building design. These requirements include, but are not limited to, green building design goals that promote reduced water use; the use of sustainable, renewable, non-toxic, and locally produced materials; improved air quality; and environmentally conscious site planning. Formal LEED certification is encouraged but is not required.

**CONSISTENCY WITH OTHER PLANS**

The LRHL (N.J.S.A. 40A:12A-7.a(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township Master Planning documents.

**CITY OF RAHWAY**

The City's most recent Reexamination and Master Plan Update was adopted in May 2019. Prior to the Reexamination Report, the most recent amendments to the City's Master Plan were adopted in 2010. In January 2013, The City of Rahway adopted the Amended and Supplemented Central Business District (CBD) Redevelopment Plan. The 2013 CBD Redevelopment Plan fully encompasses the Redevelopment Area. The following goals, objectives, and information from these planning documents are relevant for consideration in the context of this Redevelopment Plan.

*Master Plan Reexamination Report (Adopted May 2019)*

- Maintain a proper balance between land uses so that the City's population is adequately served by a sound employment base and sufficient services.
- Provide an opportunity for the development of housing of various types and sizes, to meet the needs of people at various stages in their life cycle.
- Encourage adequate affordable housing opportunities, especially for young families and senior citizens.
- Encourage mixed-use development where appropriate, such as residential uses within selected commercial/retail zones.
- Ensure that new development on vacant or underutilized land is in keeping with existing neighborhood character.
- Encourage the revitalization of the downtown area of the City through partnerships between the public and private sectors.
- Optimize alternative modal choices within the City, in particular to access the railroad station. Access modes other than parking at the station should be encouraged (i.e, buses, jitney's, taxis, walking, bicycles, etc).

*Central Business Redcvelopment Plan (Adopted January 2013)*

- Redevelopment Goals
  - The elimination of substandard structures which, by reason of dilapidation, deterioration, age, and obsolescence and related factors, are unsafe or substantially impair the sound growth, planning, and function of this portion of the city.

- The revitalization of the Project Area with the inclusion of land uses of appropriate type, scope and scale to meet the demands of the market area.
- The stimulation of investment in the Central Business District of the City and the development of an attractive and visually appealing environment.
- The establishment of an economically viable and environmentally sound area which will serve to create an area conducive to a wholesome living and working environment beneficial to the safety, health and welfare of the community.
- Physical Objectives
  - Eliminate physical and functional deterioration by removing structures which are either substandard, functionally obsolete, or exert an adverse influence on the area.
  - Support private and public improvements intended to develop an attractive and aesthetically pleasing environment for residents, workers, shoppers and users of the area, and provide design regulations that further this objective.
  - Integrate historic preservation with redevelopment and rehabilitation efforts in a manner which best preserves historic assets while supporting development and redevelopment efforts.
- Land Use Objectives
  - Enhance the viability of the Project Area by supporting commercial and other nonresidential uses permitted by the Redevelopment Plan.
  - Support residential uses appropriate to the Project Area as a means of expanding the urban vitality of the area.
  - Enhance and expand the Rahway Arts District, such as by promoting land uses and design that complements the arts theme.
- Economic Objectives
  - Stimulate private investment in the Project Area by assembling redevelopment sites as necessary and appropriate development and related activities which will support increased employment opportunities, tax ratables and economic growth in the area and City.
  - Support private and public investment in the area which will tend to generate economic growth and expanded employment opportunities in the area and the City.
  - Encourage the growth and enhancement of the Rahway Arts District.

- Leverage private capital investment with available state and federal programs to support economic development.

## **REGIONAL**

### Union County Master Plan (Adopted in 1998)

Union County adopted its Master Plan in 1998. The Master Plan includes planning goals and objectives that target housing, land use, transportation/circulation, and economic development. The goals and objectives of the Union County Master Plan generally center around complementary land uses, preserving environmentally sensitive areas, providing a variety of housing types while increasing affordability, rehabilitating structures and revitalizing areas, and improving public facilities and infrastructure.

Specifically, the Redevelopment Plan is consistent with the following goals and objectives outlined in the Union County Master Plan:

- Revitalize urban centers and corridors within the County.
- Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.
- Encourage municipalities to zone for a variety of housing types and densities.
- Encourage the construction of multi-family apartment and townhouse units in either rental, condominium or fee simple ownership for all age groups, household types and income levels.

### Union County Transportation Master Plan (Adopted 2016)

Union County's Most Recent Transportation Master Plan was adopted in 2016. The 2016 Plan outlines a series of goals and objectives. This Redevelopment Plan specifically advances the following goal:

- Goal #6: Encourage and support programs and policies that create transportation options and enhance quality of life.
  - Promote compact, mixed-use development patterns which promote walkability and support transit.

### Adjacent Municipalities

The City of Rahway is bordered by the City of Linden, Clark Township, and Woodbridge Township. The Redevelopment Area is located within the heart of Rahway's Central Business District. As such, the Plan is likely to have no associated impact on these municipalities.

## **STATE**

### The New Jersey State Development and Redevelopment Plan (Adopted in 2001)

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies among various government levels with the purpose of attaining compatibility among local, county and state plans. The SDRP is a unique 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:

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

This Plan is broadly consistent with the SDRP and specifically advances stated goals 1, 3, 6 and 8 of the SDRP.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. This Redevelopment Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

- 1) Provide for much of the state's future redevelopment.
- 2) Revitalize cities and towns.
- 3) Promote growth in compact forms.
- 4) Stabilize older suburbs.
- 5) Redesign areas of sprawl.
- 6) Protect the character of existing stable communities.

This Plan directly advances stated goals 1, 2, 3, and 5 for Planning Area 1.

*Draft of the State Strategic plan (Released in 2012)*

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.

This Plan meets the following "Garden State Values" of the State Strategic Plan:

- Prioritize Redevelopment, infill, and existing infrastructure.
- Create high-quality, livable places.
- Diversify housing opportunities.

## **ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS**

### **REDEVELOPMENT ENTITY**

The City Council shall serve as the Redevelopment Entity to implement this Plan. The Redevelopment Entity must designate or conditionally designate a redeveloper prior to the submission of an application to the Planning Board for any approval based on the standards of this Redevelopment Plan to the Planning Board.

### **DESIGNATING REDEVELOPERS**

Only designated redevelopers shall be permitted to undertake development activity within the Redevelopment Area. Prior to designating a redeveloper, the Redevelopment Agency shall review the redeveloper's qualifications and concept plans. Concept plans shall be substantially consistent with the Redevelopment Plan. Redevelopers shall demonstrate experience undertaking similar projects and shall be subject to review of their financial and institutional capacity to complete the work.

### **REVIEW PROCESS**

- *Negotiation of Redevelopment Agreement:* The Rahway Redevelopment Agency shall be responsible for negotiating the terms and conditions of each redeveloper agreement by which specific entities are authorized to undertake redevelopment activities in accordance with the Plan. As part of such negotiations, the Rahway Redevelopment Agency shall review the conceptual project plans submitted by the proposed redeveloper and shall be authorized to include within the redeveloper agreement descriptions of such projects in sufficient detail to govern that which the redeveloper is authorized to construct.
- *Rahway Redevelopment Agency Review of Proposed Development Plans:* Prior to submission for formal development review by the Planning Board, each Redeveloper shall submit detailed plans to the Rahway Redevelopment Agency for its review. The Rahway Redevelopment Agency's approval of such submission shall be based on whether the plans conform to the Redevelopment Plan and the redevelopment agreement. If the Rahway Redevelopment Agency determines that the plans are non-conforming, the Rahway Redevelopment Agency shall advise the Redeveloper of the issues that give rise to such non-conformance. The Redeveloper shall then revise the plans and resubmit them as many times as necessary to receive approval from the Rahway Redevelopment Agency.



- *Planning Board Review of Development Plans:* After approval of the proposed plans by the Rahway Redevelopment Agency, the Redeveloper shall submit the plans to the Planning Board for its review and approval pursuant to the site plan review process outlined in the Municipal Land Use Law.

#### **DURATION OF REDEVELOPMENT PLAN**

This Redevelopment Plan shall be in full force and effect until the properties have been redeveloped and the final certificate of completion has been issued, at which time the Area will no longer be “in need of redevelopment” and the redevelopment powers shall expire. However, for the purposes of land use regulation, the development controls within the Land Use Plan section of this Plan, as may be amended, shall remain in effect and their application shall be governed by the Municipal Land Use Law, rather than the Local Redevelopment and Housing Law.

#### **AMENDING THE REDEVELOPMENT PLAN**

Upon compliance with the requirements of applicable law, the Rahway City Council may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate. All amendments to the Plan shall follow the procedure set forth in the LRHL.

#### **PROPERTY ACQUISITION**

Property acquisition through the use of eminent domain is authorized for all of the properties in this Plan. At this time, it is not anticipated that any properties will be acquired.

#### **CONVEYANCE OF LAND**

The Rahway Redevelopment Agency may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the Agency as a result of public action under this Plan. The Agency reserves the right to formulate an agreement under any of the above-referenced arrangements and to enforce resale covenants.

#### **RELOCATION ASSISTANCE**

The LRHL at N.J.S.A. 40A:12A-7.a(3) requires “Adequate provision for the temporary and permanent location, 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 local housing market.”

This Plan reserves the option to exercise eminent domain if necessary to facilitate a project in the public interest; however, it is not anticipated that these powers will be utilized. In the event that properties within the redevelopment area are acquired via eminent domain, a Workable Relocation Assistance Plan (WRAP) will be prepared in accordance with the requirements of the applicable statute.

**AFFORDABLE HOUSING UNITS**

No affordable units are identified to be removed as part of the implementation of the Redevelopment Plan. Therefore, no plan for the provision of comparable units is required.

**PLANNING BOARD  
CITY OF RAHWAY**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF RAHWAY  
MEMORIALIZING THE PLANNING BOARD'S REVIEW OF:**

**ORDINANCE NO. O-20-24 AN ORDINANCE ADOPTING THE  
BLOCK 312 REDEVELOPMENT PLAN  
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.  
40A:12A-1 ET SEQ.**

**WHEREAS**, in accordance with N.J.S.A. 40A:12A-6 of the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "**Redevelopment Law**"), the City Council of the City of Rahway (the "**City Council**") by Resolution AR-220-23 adopted on October 10, 2023, designated Block 312, Lots 1.01, 3, 4.01, 4.02, 4.03, and 4.04 on the tax maps of the City of Rahway as a condemnation area in need of redevelopment, known as the Block 312 Redevelopment Area (the "**Area**"); and

**WHEREAS**, in accordance with N.J.S.A. 40A:12A-7(e) of the Redevelopment Law the City Council on June 10, 2024, has referred Ordinance No. O-20-24, An Ordinance Adopting the "Block 312 Redevelopment Plan" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. along with the redevelopment plan for the Area, prepared by Heyer, Gruel & Associates entitled: "Block 312 Redevelopment Plan" dated May 13, 2024 (the "**Plan**"), to the Planning Board of the City of Rahway (the "**Planning Board**") to perform its review and issue its report in accordance with N.J.S.A. 40A:12A-7(e) of the Redevelopment Law; and

**WHEREAS**, at the June 25, 2024 regular meeting of the Planning Board, the Planning Board met to consider and review the Block 312 Redevelopment Plan (the "**Hearing**"); and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Rahway, and as further set forth on the record during the Hearing, that:

1. The Planning Board finds and concludes that the Plan is not inconsistent with, and is substantially consistent with the master plan and is designed to effectuate the master plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Planning Board of the City of Rahway, that:

1. The Recitals set forth above are incorporated as if fully set forth herein.
2. The Planning Board recommends that the City Council adopt the Plan and has no comments or recommendations regarding the Plan.
3. This Resolution shall constitute the Planning Board's report pursuant to N.J.S.A. 40A:12A-7(e).
4. The Planning Board hereby directs the Planning Board Secretary to cause this Resolution to be delivered to the Municipal Clerk of the City for distribution to the City Council.

The foregoing is a true copy of a Resolution adopted by the Planning Board of the City of Rahway at its meeting held on June 25, 2024.

  
 Steven Decker, Board Secretary  
 City of Rahway

| RECORD OF VOTE OF APPROVAL AND ON MEMORIALIZING RESOLUTION |   |     |     |        |        |
|--|---|-----|-----|--------|--------|
| M/S  | Name & Title  | AYE | NAY | ABSENT | NV/A/R |
|  | Jeffrey Robinson, Chairman; Class IV Member;<br>Environmental Commission Member | X   |     |        |        |
|  | William Hering, Vice Chairman, Class IV Member;<br>Board of Adjustment Member   |     |     | X      |        |
|  | Eric Miles, Class I Member; Mayor's Designee                                    |     |     | X      |        |
| S  | Karla Timmons, Class III Member; Council Member                                 | X   |     |        |        |
| M  | Kyle Gustofson, Class II Member   | X   |     |        |        |
|  | Alexander Shipley, Class IV Member  | X   |     |        |        |
|  | Robert Simon, Class IV Member   | X   |     |        |        |
|  | Ruta Padulo, Class IV Member  | X   |     |        |        |
|  | William Cladek, Class IV Member   |     |     | X      |        |
|  | Christopher Brown, 1 <sup>st</sup> Alternate                                    |     |     | X      |        |
|  | Karina Delgado, 2 <sup>nd</sup> Alternate                                       | X   |     |        |        |

**M = Motion, S = Second**  
**"X" Indicates vote**

**NV = Not Voting, A = Abstain, R = Recusal**