



Liberty Avenue Redevelopment Plan

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Liberty Avenue Redevelopment Plan

Block 3401, Lot 10
Block 3503, Lot 1.01
Block 3504, Lot 2
Block 3701, Lot 2.01
Block 3702, Lot 1

*Township of Union
Union County, New Jersey*



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

CEJ Project No. UJT1107

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Introduction

I. INTRODUCTION

This "Liberty Avenue Redevelopment Plan" is prepared for two designated Areas in Need of Redevelopment ("Redevelopment Areas") within the Township of Union, Union County, New Jersey. The Redevelopment Area has a combined total area of over 37 acres, and is located at the intersection of Ridge Drive and Springfield Road/Liberty Avenue.

The properties were formerly used by Bed Bath and Beyond as their headquarters. Since going out of business, the sites are no longer being utilized.

As described in greater detail in the Area in Need Study, the five parcels are as follows:

- **Block 3401, Lot 10**
- Lot 10 in Block 3401 is a 4.7-acre parcel with frontage on Springfield Road. The lot contains a one-story office building with several hundred surface parking stalls.



Figure 1: Redevelopment Area. See Appendix for full-sized map

- **Block 3504, Lot 2**

- Lot 2 in Block 3504 is over 19 acres and is located at the southwest corner of Liberty Avenue and Ridge Drive. The lot contains a two-story office building with several hundred surface parking stalls.

- **Block 3503, Lot 1.01**

- Lot 1.01 in Block 3504 is a 9.38-acre parcel located at the northwest corner of Liberty Avenue and Ridge Drive. The lot contains a one- and two-story office building with several hundred surface parking stalls.

- **Block 3702, Lot 1**

- Lot 1 in Block 3702 is a surface parking lot at the southeast corner of Liberty Avenue and Rahway Avenue.

- **Block 3701, Lot 2.01**

- Lot 2.01 in Block 3701 is a 2.08-acre parcel on the east side of Liberty Avenue between Ridge Drive and Springfield Road.

II. THE NEED FOR REDEVELOPMENT

A. Local Redevelopment Housing Law Requirements

This document has been prepared in accordance with Section 7 of the LRHL, which requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.
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 that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject

to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement units shall not be credited against a prospective municipal obligation under the "Fair Housing Act," if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

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.

B. Authorization

On April 12, 2023, the Union Township Committee adopted Resolution #2023-172 authorizing Colliers Engineering & Design to conduct a preliminary investigation to determine whether Block 3503, Lot 1.01; Block 3504, Lot 2; Block 3702, Lot 1; and Block 3401, Lot 10 (the "Study Area") can be designated as an area in need of redevelopment pursuant to the LRHL.

On April 25, 2023, the Union Township Committee adopted Resolution #2023-185 clarifying Resolution #2023-172 to specify that the Committee is authorizing the Planning Board to determine if the Study Area qualifies as a Non-Condemnation Area in Need of Redevelopment.

On June 27, 2023, pursuant to the Planning Board's recommendation the Township Committee adopted Resolution 2023-238 declaring that Block 3503, Lot 1.01; Block 3504, Lot 2; Block 3702, Lot 1; and Block 3401, Lot 10 qualifies as an Area in Need of Redevelopment in accordance with the findings of the Area in Need Study.

On December 5, 2023, the Union Township Committee adopted Resolution #2023-374 authorizing Colliers Engineering & Design to conduct a preliminary investigation to determine whether Block 3701, Lot 2.01 (the "Study Area") can be designated as a Non-Condemnation Area in Need of Redevelopment pursuant to the LRHL.

On February 13, 2024, pursuant to the Planning Board's recommendation, the Township Committee adopted Resolution 2024-109 declaring that Block 3701, Lot 2.01 qualifies as an Area in Need of Redevelopment in accordance with the findings of the Area in Need Study.

This Redevelopment Plan for the two designated Areas in Need of Redevelopment provides a framework for the redevelopment of the subject properties, setting forth standards and guidelines for land uses and design of said development.

Vision & Goals

III. PLAN VISION & GOALS

A. Vision

The Redevelopment Plan seeks to create a framework to achieve the goals and objectives of encouraging commercial development to stimulate additional economic activity in Union Township.

B. Goals and Objectives

The Goals of this Redevelopment Plan mirror the following Goals as expressed in the 2021 Master Plan:

Goal 1: Support desirable non-residential development.

- Identify zoning ordinance improvements that can respond to changing economies and market demands.

Goal 2: Focus warehouses and related uses along Springfield Road and Liberty Avenue where such uses are already established so as to limit new visual or traffic impacts on other areas of the community.

- Encourage the improvement of properties in disrepair.

Goal 3: Encourage sustainability and resilience as part of development.

- Electric Vehicle (EV) charging infrastructure, green building, and other environmental considerations should be encouraged as part of new development, rehabilitation, or redevelopment.

Redevelopment Standards

IV. REDEVELOPMENT STANDARDS

This chapter of the Redevelopment Plan provides the land use requirements to allow for the redevelopment of the Liberty Avenue Redevelopment Area.

The provisions of this Redevelopment Plan shall supersede the existing C/I (Commercial/Industrial) zoning in accordance with New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.c).

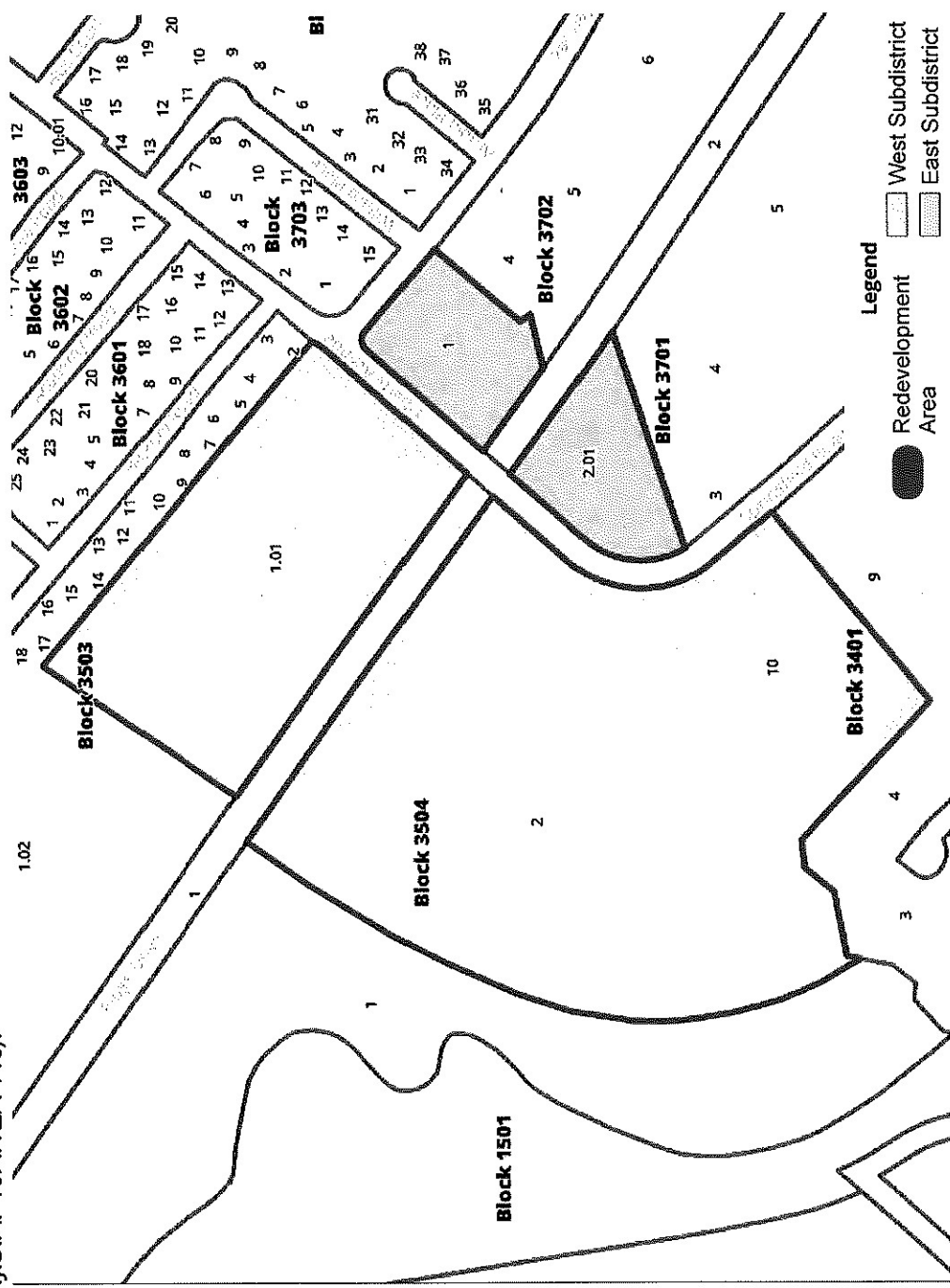


Figure 2: Subdistrict map. See Appendix for full-sized map.

A. Definitions

DISTRIBUTION AND FULFILLMENT CENTER – Buildings used primarily for the receipt, storage, and/or distribution of goods and cargo. Ancillary office and employee uses customary and incidental to the principal use are permitted.

DISTRIBUTION AND FULFILLMENT CENTER, MAJOR – Distribution and Fulfillment Centers with greater than 100,000 square feet of gross floor area and/or 15 or more loading bays or docks. In buildings with multiple tenants, thresholds shall calculate cumulatively for the structure.

DISTRIBUTION AND FULFILLMENT CENTER, LARGE – Distribution and Fulfillment Centers with between 50,000 and 100,000 square feet of gross floor area and fewer than 15 loading bays or docks. In buildings with multiple tenants, thresholds shall calculate cumulatively for the structure.

DISTRIBUTION AND FULFILLMENT CENTER, SMALL – Distribution and Fulfillment Centers with between 10,000 and 49,999 square feet of gross floor area and no more than three loading bays or docks. In buildings with multiple tenants, thresholds shall calculate cumulatively for the structure.

WAREHOUSE – Buildings used primarily for the long-term indoor storage of goods and cargo. Warehouses are not open to the public for retail sales, and have limited truck traffic. Self-storage facilities shall not be considered warehouses.

B. Permitted Principal Uses

Any use not specifically permitted herein shall be considered prohibited.

- 1. West Subdistrict.
 - a. Distribution and Fulfillment Center, Major.
 - b. Distribution and Fulfillment Center, Large.

- c. Distribution and Fulfillment Center, Small.
 - d. Warehouse.
 - e. Research laboratories.
 - f. Data centers.
 - g. Offices.
 - h. Indoor and Outdoor Recreation Facilities.
 - i. Instructional use.
 - j. Fitness Centers.
 - k. Indoor Agriculture.
 - l. Public parks.
 - m. Self-storage facilities.
 - n. Public Utility Buildings & Facilities.
 - o. Schools, public and private.
 - p. Manufacturing.
2. East Subdistrict.
- a. Any principal use currently permitted in the NC Neighborhood Commercial zone.
 - b. Any principal use currently permitted in the CC Corridor Commercial zone.
 - c. Surface parking.
 - d. Outdoor storage of non-commercial passenger vehicles as defined by NJSA 13:20-7.1.

C. Permitted Accessory Uses

- 1. Office space customary and incidental to permitted warehouse, distribution, and fulfillment centers, not to exceed 15 percent of total floor area.
- 2. Fences and walls, including those for sound mitigation, in accordance with §170-1216.
- 3. Security and guard buildings.
- 4. Outdoor storage of non-hazardous materials, in the West Subdistrict only.
- 5. Signs.
- 6. Off-street parking and loading.
- 7. Uses customary and incidental to

- permitted uses, including but not limited to employee cafeterias and locker rooms.
- 8. Solar Installations, roof or carport.
- 9. Electric Vehicle Charging Stations.
- 10. Trash enclosures and compactors.
- 11. Site utilities.

D. Bulk Standards

- 1. Only in the case of the reuse or conversion of existing buildings or parking areas or portions thereof, setbacks existing at the time of adoption of this Redevelopment Plan shall be considered conforming. Regrading, restriping, and/or repaving do not constitute a new parking area
- 2. Any new building or parking area, including additions, expansions or extensions are subject to compliance with the bulk requirements established herein.
- 3. Flag lots shall not be permitted.
- 4. Ridge Drive shall not provide vehicular access to any use in the Redevelopment Area beyond 150 feet from the front lot line as measured along the side lot line.

5. Accessory Structures – West Subdistrict

- a. Minimum required setbacks of accessory structures and areas for the outdoor storage of materials:
 - i. Side: 30 feet
 - ii. Rear: 30 feet
 - iii. Front: accessory structures and accessory outdoor storage areas are prohibited in required front yards.
 - iv. Minimum setbacks for accessory security and guard buildings not exceeding 100 square feet may be reduced to 20 feet from all property lines. Security and guard buildings with greater than 100 square feet remain subject to the regulations above.

- b. Maximum building height of accessory structure: 14 feet
 - c. Maximum gross floor area of accessory structure: 300 square feet
- 6. Accessory Structures – East Subdistrict**
- a. Minimum required setbacks of accessory structure:
 - i. Side: 10 feet
 - ii. Rear: 10 feet
 - b. Maximum building height of accessory structure: 14 feet
- 7. Permitted accessory fences and walls may encroach into required yard setbacks to within five feet of any property line if the remaining outside setback is planted with year-round shrubbery, hedges, evergreens, or other suitable plantings of sufficient height and density to constitute an effective screen and to provide maximum protection and immediate screening.**

E. Parking, Loading and Circulation Requirements

- 1. Parking required
 - a. In the case of mixed-use sites, the total number of parking spaces required shall be calculated on a per use basis.
 - b. Parking for office space ancillary to warehouses, distribution and fulfillment centers, and industrial uses is included in those requirements and not calculated as a separate use.
 - c. Parking may be surface parking or structured parking.
 - d. Warehouses: 1 for each 5,000 square feet of gross floor area or 1 for each employee on the largest shift, whichever is greater.
- a. Self-Storage facilities: 1 per 10,000 square feet of gross floor area.

Table D.1: Bulk Requirements - West Subdistrict

	Distribution and Fulfillment Center, Major	Distribution and Fulfillment Center, Large; Manufacturing	All other permitted uses
Minimum Lot Area	9 acres	5 acres	80,000 sf
Minimum Lot Frontage	200'	200'	200'
Minimum Setback to Liberty Ave./Springfield Rd.	70'	70'	70'
Minimum Side Yard Setback	75'	75'	20'
Minimum Rear Yard Setback	75'	75'	50'
Minimum Structure Setback from Residential zone or use	100'	75'	75'
Minimum Parking Stall Setbacks			
from Liberty Ave./Springfield Rd.	30'	30'	30'
from residential zone or use	50'	40'	40'
from all other rights-of-way or lot lines	10'	10'	10'
Minimum Drive Aisle Setbacks			
from Liberty Ave./Springfield Rd.	30'	30'	30'
from residential zone or use	25'	20'	20'
from all other rights-of-way or lot lines	10'	10'	10'
Maximum Building Height (feet)	45'	45'	45'
Maximum Building Height (stories)	3	3	3
Maximum Building Coverage	50%	50%	50%
Maximum Lot Coverage	80%	80%	80%

* See V.D.1 and D.2 above for setback exceptions on existing conditions

Table D.2: Bulk Requirements – East Subdistrict

Minimum Lot Area	15,000 sf
Minimum Lot Frontage	60'
Minimum Lot Width	150'
Minimum Lot Depth	100'
Minimum Front Yard or Right-of-Way Setback	10'
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	20'
Minimum Parking and Drive Aisle Setback from Liberty Ave./ Springfield Rd.	10'
Maximum Building Height (feet)	35'
Maximum Building Height (stories)	3
Maximum Building Coverage	30%
Maximum Lot Coverage	80%

- b. Distribution and Fulfillment Centers, all types: 1 for each 3,000 square feet of gross floor area or 1 for each employee on the largest shift, whichever is greater.
 - c. All other uses, refer to municipal code §170-1301.
 - d. Warehousing, distribution and fulfillment center, and self-storage parking requirements are inclusive of ancillary office and amenity space accessory to the principal use.
2. Loading required
 - a. Warehouses, Distribution and Fulfillment Centers, all types: first berth required at 5,000 sf, second berth at 40,000 sf, and one additional for each 35,000 sf thereafter.
 - b. All other uses, refer to municipal code §170-1301.
 - c. Loading spaces may be located only in the rear or side yard.
 - d. No loading zones may obstruct site circulation.
 3. Parking stall size, loading size, and drive aisle dimensions shall comply with municipal code §170-2601.
 - a. Stall and aisle dimensional requirements shall be waived for the outdoor storage of non-commercial passenger vehicles.
 4. Electric Vehicle Charging
 - a. Parking must comply with Electric Vehicle Supply requirements found within the municipal code (§170-2605) and State Statute Chapter 171.
 5. Overnight parking of trucks and/or delivery vehicles not associated with an on-site principal use shall be prohibited.

6. Long-term truck storage shall be prohibited.
7. No queuing of trucks shall be permitted in front yards, nor onto the public right-of-way. Stacking and standing shall be accommodated in side or rear yards.
8. Trucks shall be limited to designated truck routes through the township.
9. Idling of parked vehicles shall be prohibited.
10. Sidewalks
 - a. Sidewalks must be provided from car parking areas to building entrances.
 - b. Sidewalks must be provided or maintained along all rights-of-way in accordance with municipal standards.

F. Signage Requirements

1. Signage shall comply with the municipal zoning code Article 14 (Signs).

Design Standards

V. DESIGN STANDARDS

The purpose of the guidelines in this Section is to provide direction in the design and implementation of this Plan.

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the municipal code.

A. Signage Requirements

1. Signage shall comply with the municipal zoning code Article 14 (Signs).

B. Building Design

1. Blank facades exceeding 100 feet in length shall not be permitted along right-of-way frontages.
2. To mitigate the appearance and perception of a large monolithic building, developers may consider, but are not limited to the following: decorative patterns on exterior finishes, metal or synthetic paneling, fenestration, horizontal banding, and vegetated “green” walls or espaliers, or a combination thereof.
3. Roofs
 - a. All rooftop mechanical equipment shall be screened from view from all right-of-way vantage points with a material harmonious to that used in the facade of the structure.
 - b. Roof structures and

- c. apurtenances required to operate and maintain the building may be erected above the height limits prescribed by this Plan but in no case more than 12 feet.
 - c. Any rooftop structure or appurtenance covered by this subsection must be set back from any streetfront facade by a distance of one foot for every foot of rooftop structure or appurtenance height.
 - d. Fire or parapet walls may be erected above the height limits prescribed by this Plan up to a maximum height of six feet from the roof of the top story.
4. Green Buildings are encouraged by the Environmental Commission subject to §170-1508.
5. Solar
 - a. Rooftop solar panels and carport solar panels over parking areas are permitted, subject to §170-1508.

- b. In accordance with State Senate Bill 3352, all new warehouses of 100,000 square feet or larger must be “solar-ready” or secure up to 40 percent of roof space for solar arrays.

C. Screening and Landscaping

- 1. All portions of the property not utilized by buildings or paved surfaces shall be landscaped, with a combination of fencing, shrubbery, lawn area, ground cover, rock formations, trees, and native plantings. A complete site plan showing all proposed planting shall be required for review and approval by the Planning Board.

2. Fences and walls

- a. Fences and walls shall comply with code §170-1216 unless otherwise regulated herein.
- b. Fences and walls shall not exceed six (6) feet in height in side and rear yards. Fences and walls shall be prohibited in front yards.
- c. Residential buffer required
 - i. Lots adjacent to residential uses or zones must provide a six-foot-high wall or vinyl board-on-board fence parallel to such lot lines.
 - ii. The Planning Board may consider accessory structure height variances for sound-barrier walls in excess of six (6) feet where located along residential lot lines. Submission documents demonstrating this need shall include detailed wall elevations, landscape buffer plans, sound attenuation report, and other supporting

- iii. documentation.
Fences or walls along residential lot lines shall be set back a minimum of five feet to accommodate a vegetative buffer.
- iv. On the residential side of any wall or fence, regardless of wall or fence height, a row of evergreen shrubs at least four feet high at planting of a type which may be expected to form a year-round dense screen at least six feet high within three years is required. Such screening shall be maintained in good condition at all times.
- v. The retention of existing trees in the buffer area may supplement the requirements of 3.b above at the discretion of the Board.
- 3. All HVAC and mechanical equipment shall be adequately screened from view by landscaping or as approved with another means of concealment.
- 4. All loading areas shall be landscaped and screened sufficiently to obscure the view of the parked vehicle and loading platforms from any public street and the front yards of adjacent uses to the greatest extent practicable. Such screening shall be by an extension of the building, a fence or wall, planting, or a combination thereof.
- 5. Any outdoor storage areas shall be screened sufficiently to obscure visibility from any public street and the front yards of adjacent uses to the greatest extent practicable. Such screening shall be by an extension of the building, a fence or wall, planting, or a combination thereof.

6. Parking lot landscaping
 - a. Each off-street surface parking lot for passenger vehicles shall have a landscaped island of 200 square feet for every 30 parking spaces. Half of said landscaped areas shall have shrubs no higher than three feet; half shall have trees with branches no lower than seven feet. Such landscaped spaces shall be distributed throughout the parking area in order to break the view of long rows of parked cars.
 - b. The perimeter of all parking areas, as well as areas adjacent to driveways, shall be landscaped in accordance with §170-2602.C.

D. Lighting

1. Parking lot lighting shall be provided in accordance with §170-2602.

E. Refuse

1. All refuse storage must be located in or adjacent to the loading area.
2. Where a building does not require a loading area, all refuse must be enclosed by a permanent masonry structure, located within the rear yard, and set back at least 20 feet from any property line.
3. Dumpsters shall not be visible from public rights-of-way.

F. Stormwater

1. Site development shall be subject to drainage and stormwater management control as detailed in zoning code §170-2506.
2. Green infrastructure, including but not limited to green roofs, is encouraged.

Administration & Implementation

VI. IMPLEMENTATION

A. Properties to be Acquired

This Redevelopment Plan encourages the owners of private properties situated within the Redevelopment Area to apply for designation as a redeveloper in order to carry out redevelopment in accordance with this Plan. With the consent of the property owner, a contract purchaser may apply for redeveloper designation. As this Plan is based upon an Area in Need of Redevelopment designation, Section 16 of the Local Redevelopment and Housing Law generally provides that the redevelopment powers are available with the adoption of a redevelopment plan. The township is not authorized to take or acquire private property by condemnation in furtherance of this redevelopment plan. Therefore, no private property is identified for acquisition other than through private sale between a willing buyer and seller.

B. Effect of Plan

The Redevelopment Plan supersedes the existing zoning.

C. Zoning Map Revision

The Official Zoning Map of Union Township is hereby amended to create a Liberty Avenue Redevelopment Plan Area, consisting of the designated blocks and lots:

- Block 3503, Lot 1.01
- Block 3504, Lot 2
- Block 3702, Lot 1
- Block 3401, Lot 10
- Block 3701, Lot 2.01

D. Definitions and Standards

All terms or definitions shall rely on those set forth in the Township of Union Land Development ordinance.

Any zoning, design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable standards set forth the municipal code.

E. Relocation Plan

No dislocation is anticipated with this plan.

F. Tax Abatement Program

By designating this area as An Area in Need of Redevelopment, Union Township has the authority to offer long-term tax exemptions or abatements as a financial incentive to encourage rehabilitation and/or redevelopment of the area, in accordance with N.J.S.A. 40A:20-1 et seq. Union Township may, but is under no obligation to, offer such incentives.

VII. AMENDMENTS AND DURATION

A. Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the LRHL. To the extent that any such amendment materially affects the terms and conditions of duly executed redevelopment agreements between one or more Redevelopers and Union Township, the provisions of the Redevelopment Plan amendment will be contingent upon the amendment of the Redevelopment Agreement to provide for the Plan amendment.

B. Deviations from Redevelopment Plan Requirements

Variation from one or more of the specific development requirements set forth in this Redevelopment Plan may be necessary in certain circumstances for the effective redevelopment of the Rehabilitation Area or to meet state or federal permit requirements.

1. The Planning Board may grant deviations from standards contained herein, which shall be considered analogous to variance relief pursuant to N.J.S.A. 40:55d-70(c) or design exceptions pursuant to N.J.S.A. 40:55d-51, provided that the Redeveloper satisfies the statutory criteria for such relief as set forth in the Municipal Land Use Law.
2. Deviations that would be analogous to use variance relief pursuant to N.J.S.A. 40:55d-70(d), shall require an amendment to the Redevelopment Plan in accordance with the procedures set forth in the Local Redevelopment and Housing Law. Any such amendment shall be conditioned upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Redevelopment Plan.

C. Certificates of Completion and Compliance

Upon the inspection and verification by the Mayor and Township Committee that the

redevelopment of a parcel subject to a Redevelopment Agreement has been completed, a Certificate of Completion and Compliance will be issued to the Redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain in effect until Certificates of Completion have been issued for the designated Area in Need of Rehabilitation, or until the Redevelopment Plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Mayor and Township Committee.

D. Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

VIII. REVIEW PROCEDURES

A. Recommendations for Redevelopment Agreement Provisions

While this Redevelopment Plan provides an outline for the redevelopment of the Area, the details of how the redevelopment will be implemented and site operation parameters will need to be specified in a redevelopment agreement that is negotiated between the municipality and the redeveloper(s).

No development application shall proceed to the Union Township Planning Board for approval until after a redevelopment agreement is executed by the township in accordance with Section 9 of the Local Redevelopment and Housing Law. The Union Township Mayor and Township Committee, acting as the Redevelopment Entity, may waive the requirement of a redevelopment agreement prior to site plan approval in circumstances that are in the public interest or where the financing of the redevelopment project is impacted.

In addition, this Plan recommends the following provisions be incorporated or addressed in the Redevelopment Agreement:

1. Pursuant to the Statewide Non-Residential Development Fee Act, a development fee of 2.5% of the increase in the equalized assessed value will be imposed on the development as a contribution to the Affordable Housing Trust Fund.

B. Escrows

At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the township and the professional consultants retained by the township to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the township on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

C. Processes

1. The Township of Union Mayor and Township Committee, acting as the Redevelopment Entity, shall review all proposed redevelopment projects within

the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant Redevelopment Agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Planning Board for site plan approval.

2. As part of its review, the Redevelopment Entity shall require the Redeveloper(s) to submit proposed site plan applications to a subcommittee of the Redevelopment Entity prior to the submission of such applications to the Planning Board. Such subcommittee may include members of the Redevelopment Entity and any other township staff and/or professionals as determined necessary and appropriate by the Mayor and Township Committee. The subcommittee shall make its recommendations to the full Redevelopment Entity granting the redeveloper authorization to proceed to the Planning Board for development approval.
3. In undertaking its review, the Redevelopment Entity shall determine whether the proposal is consistent with this Redevelopment Plan and relevant Redevelopment Agreement(s). In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the Plan.
4. Following this determination, all development applications shall be submitted to the Union Township Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq.
5. The Planning Board shall deem any application for site plan approval subject to this Redevelopment Plan incomplete if the a redevelopment agreement with a designated Redeveloper has not been so executed by the Redevelopment Entity.

Relationship to Other Plans

IX. RELATIONSHIP TO LOCAL OBJECTIVES

In addition to the Redevelopment Plan's specific goals and objectives, the LRHL requires that the Redevelopment Plan indicate its relationship to definite local objectives regarding land uses, population density, traffic and public transportation, public utilities, recreational and community facilities, and other public improvements. This will ensure that the goals and objectives of the Redevelopment Plan are consistent with or will support the broader community-wide goals of the Union Township Master Plan, the master plans of contiguous municipalities, the master plan of Union County, and the State Development and Redevelopment Plan. This is a requirement of the LRHL intended to link redevelopment planning to the regional planning goals and objectives.

A. Master Plan Goals Advanced by Redevelopment

As incorporated into the Redevelopment Plan's Goals and Objectives above, the 2021 Municipal Master Plan lays the framework for the future planning of Union Township.

The first Master Plan Land Use goal supported by this Redevelopment Plan is to “*support desirable non-residential development.*” The Master Plan instructs the township to “*identify zoning ordinance improvements that can respond to changing economies and market demands.*” The Master Plan goes on to address the increasing eCommerce market and the need to consider how those demands fit into land use and circulation decisions. The Master Plan Circulation Goals, therefore, includes the need to “*ensure circulation remains responsive to emerging technologies and trends.*”

The redevelopment of the Area will also encourage the improvement of a site that is currently vacant, aligning with the Master Plan goal to “*establish realistic market driven and financially feasible redevelopment plans that attract new development and encourage redevelopment or rehabilitation of existing properties where possible.*”

Lastly, the 2021 Master Plan places a high value on sustainability, looking to “*encourage sustainability and resilience as part of development,*” which will be achieved in this Plan through encouraging solar energy systems and requiring EVs.

B. Consistency with Plans of Adjacent Communities

Union adjoins Springfield, Kenilworth, Roselle Park, Elizabeth, and Hillside in Union County; and, Irvington, Maplewood, and Millburn in Essex County. However, the Redevelopment Area is only in proximity to Springfield.

The area of Springfield nearest the Redevelopment Area is zoned OS-GU (Open Space-Government Use), which is a linear zone along the bank of the Rahway River. This undeveloped green and woodland space provides significant buffer to the S-75 (Single Family Residential) zone beyond.

The Township of Springfield's most recent Master Plan Reexamination is from 2017, which refers back to the 1997 Master Plan. No goals or concerns discussed in these reports address the site or uses in question with this Redevelopment Plan; thus, there is no inconsistency.

C. Union County Master Plan

The 1998 Union County Master Plan has among its goals and objectives, *"to facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities and to revitalize the urban centers and corridors within the county,"* and to *"promote new development and redevelopment that is consistent and compatible with existing settlement patterns."* The Liberty Avenue Redevelopment Plan is consistent with both of these goals.

In Union County's 2005 Cross-Acceptance Report (with the State Plan, further discussed below), it was recognized that *"due to the Township's built-out nature, Union will most likely experience growth through redevelopment and density-appropriate infill activities."*

D. State Development and Redevelopment Plan (SDRP)

The 2001 State Development and Redevelopment Plan (SDRP) includes eight statewide goals:

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 residents of New Jersey.
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.

These goals are intended to fulfill the vision of the State Planning Act, in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved.

Union Township is located within the Metropolitan Planning Area ("PA-1") of the

SDRP. The intent of PA-1 is to provide for much of the state's future development; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. The Redevelopment Plan has a significant relationship to the SDRP by advancing many of the numbered objectives for the PA-1 Metropolitan Planning Area, including:

1. **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
3. **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
8. **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Additionally, the Redevelopment Plan has the potential to advance two of the eight goals of the SDRP:

- **Revitalize the State's Cities and Town Centers** – Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
- **Promote Beneficial Economic Growth** – Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents. Provide infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards. Encourage partnerships and collaborative planning with the private sector and capitalize on the State's strategic location, and economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.

Appendix

A. Appendix A | Resolution 2023-172 (4/11/23) and 2023-185 (4/25/23)

Resolutions authorizing an Area in Need of Redevelopment Study

R E S O L U T I O N

**COLLIERS ENGINEERING AND DESIGN
PROFESSIONAL PLANNING SERVICES
LIBERTY AVENUE REDEVELOPMENT**

WHEREAS, the Township of Union desires to engage a professional engineering firm for professional planning services in association with a proposed redevelopment area within the Township located at 700 Liberty Avenue B3503 L 1.01, 650 Liberty Avenue B3504 Lot 2, 685 Liberty Avenue B3702 L1 and 200 Springfield Road B3401 L10, with the overall property consisting of approximately 36.65 acres currently zoned C/I – Commercial Industrial; and

WHEREAS, the Township requested and received a detailed scope and fee estimate from Colliers Engineering and Design dated January 11, 2023 for an area in need of redevelopment investigation and a Redevelopment plan preparation for a fee not-to-exceed \$46,000.00; and

WHEREAS, funds are available in Capital Account 3-01-20-100-269 to compensate the person or firm selected to advise the Governing Body in connection with the foregoing; and

WHEREAS, the availability of said funds has been certified by the Local Finance Officer; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40a:11-1) et. Seq. requires that the Resolution authorizing the award of Contracts for “Professional Services” without competitive bids must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Union in the County of Union that:

1. The Chairman of the Township Committee and the Township Clerk are hereby authorized and directed to enter into an agreement with Colliers Engineer and Design, for professional planning services associated with the Liberty Avenue Redevelopment for a fee not to exceed \$46,000.00.
2. This Contract is awarded without competitive bidding as a Professional Service in accordance with 40a:11-5(1)(a) of the Local Public Contracts Law, because the said Colliers Engineering and Design is authorized to practice a recognized profession.
3. The contractor agrees to comply with all affirmative action Regulations pursuant to N.J.S.A. 10:21-1 et seq. (p.l. 1975 C.127. N.J.A.C. 17:27)
4. A notice of this action shall be published in the Local Source.

I, EILEEN BIRCH, Clerk of the Township of Union, in the County of Union, do hereby certify that the above is a true copy of RESOLUTION NO. 2023-172 adopted at a REGULAR TOWNSHIP COMMITTEE MEETING held on the 11th day of April 2023.

In Witness Whereof, I have hereunto set my hand and the seal of the Township of Union this 12th day of April 2023.



EILEEN BIRCH
Township Clerk

Approved as to form by:
Daniel Antonelli, Township Attorney
Engineering January 2023

Resolution No. 2023-185
Twp. Meeting: 4-25-23

RESOLUTION

WHEREAS, the Township of Union awarded an agreement to Colliers Engineering and Design for professional planning services in association with a proposed redevelopment area within the Township located at 700 Liberty Avenue Block 3503, Lot 1.01, 650 Liberty Avenue Block 3702, Lot2, 685 Liberty Avenue Block 3702, Lot 1 and 200 Springfield Road Block 3401, Lot 10, with the overall property consisting of approximately 36.65 acres currently zoned C/I (Commercial Industrial) by Resolution No. 2023-172 for a fee not-to-exceed \$46,000.00; and

WHEREAS, it wasn't specified that Colliers Engineering will be doing a Non-Condemnation Area in Need of Redevelopment study.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Union in the County of Union hereby amends Resolution 2023-172 to reflect the Non-Condemnation AIN Redevelopment study.

I, **EILEEN BIRCH**, Clerk of the Township of Union, in the County of Union, do hereby certify that the above is a true copy of **RESOLUTION NO. 2023-185** adopted at a **REGULAR TOWNSHIP COMMITTEE MEETING** held on the 25th day of April 2023.

In Witness Whereof, I have hereunto set my hand and the seal of the Township of Union this 26th day of April 2023.



EILEEN BIRCH
Township Clerk

Approved as to form by:
Daniel Antonelli, Township Attorney

B. Appendix B | Resolution 2023-238 (6/27/23)

Resolution designating Area in Need of Redevelopment

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UNION, COUNTY OF UNION, NEW JERSEY DESIGNATING THE PROPERTIES COMMONLY KNOWN ON THE TOWNSHIP TAX MAPS AS BLOCK 3504, LOT 2 (650 LIBERTY AVENUE), BLOCK 3503, LOT 1.01 (700 LIBERTY AVENUE), BLOCK 3702, LOT 1 (685 LIBERTY AVENUE) AND BLOCK 3401, LOT 10 (1200 SPRINGFIELD ROAD) AS AN 'AREA IN NEED OF REDEVELOPMENT' 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.* (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the township committee ("Township Committee") of the Township of Union (the "Township") must authorize the planning board of the Township (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 3504, Lot 2 (650 Liberty Avenue), Block 3503, Lot 1.01 (700 Liberty Avenue), Block 3702, Lot 1 (685 Liberty Avenue), and Block 3401, Lot 10 (1200 Springfield Road) (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, Colliers Engineering & Design (the "Planning Consultant") conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report of the above-referenced Study Area in accordance with the Redevelopment Law, dated May 2023 (the "Study"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, as set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on May 25, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment for the reasons set forth in the Study and further recommended such designation pursuant to *N.J.S.A. 40A:12A-5* of the Redevelopment Law; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board formally recommended that the Township Committee designate the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee has determined that, based upon the recommendations of the Planning Board set forth herein, the Study Area should be designated an

area in need of redevelopment under the Redevelopment Law, with such designation authorizing the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UNION, NEW JERSEY AS FOLLOWS:

- Section 1. The foregoing recitals are incorporated herein as if set forth in full.
- Section 2. The recommendations and conclusions of the Planning Board as set forth in full herein are hereby accepted by the Township Committee.
- Section 3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment without the power of eminent domain, pursuant to the Redevelopment Law (the "Non-Condemnation Redevelopment Area").
- Section 4. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.
- Section 5. The Township Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Non-Condemnation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.
- Section 6. This Resolution shall take effect immediately.

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Florio					X	Figueiredo	X				
Delisfort	X										
Bowser	X										
Cavadas	X										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

I, EILEEN BIRCH, Township Clerk of the Township of Union, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the Municipal Committee of the Township of Union at a meeting held on June 27, 2023 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the Township of Union, this 28th day of June 2023.



 Eileen Birch, Township Clerk

C. Appendix C | Resolution 2023-374 (12/5/23)

Resolution authorizing an Area in Need of Redevelopment Study

R E S O L U T I O N

**COLLIERS ENGINEERING AND DESIGN
PROFESSIONAL PLANNING SERVICES
LIBERTY AVENUE REDEVELOPMENT
BLOCK 3701 L2.01**

WHEREAS, the Township Committee approved the professional planning services of Colliers Engineering and Design in association with a proposed redevelopment area within the Township located at 700 Liberty Avenue B3503 L 1.01, 650 Liberty Avenue B3504 Lot 2, 685 Liberty Avenue B3702 L1 and 200 Springfield Road B3401 L10, with the overall property consisting of approximately 36.65 acres currently zoned C/I – Commercial Industrial by Resolution 2023-172 dated 4-11-23; and

WHEREAS, the Township requested and received a detailed scope and fee estimate from Colliers Engineering and Design dated November 28, 2023 to include Block 3701 L2.01 for a non-condemnation area in need of redevelopment investigation and a Redevelopment plan preparation for a fee not-to-exceed \$12,000.00; and

WHEREAS, funds are available in Capital Account 3-01-20-100-269 to compensate the person or firm selected to advise the Governing Body in connection with the foregoing; and

WHEREAS, the availability of said funds has been certified by the Local Finance Officer; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40a:11-1) et. Seq. requires that the Resolution authorizing the award of Contracts for “Professional Services” without competitive bids must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Union in the County of Union that:

1. The Chairman of the Township Committee and the Township Clerk are hereby authorized and directed to enter into an agreement with Colliers Engineer and Design, for professional planning services associated with the Liberty Avenue Redevelopment Block 3701 L2.01 for a fee not to exceed \$12,000.00.

2. This Contract is awarded without competitive bidding as a Professional Service in accordance with 40a:11-5(1) (a) of the Local Public Contracts Law, because the said Colliers Engineering and Design is authorized to practice a recognized profession.

3. The contractor agrees to comply with all affirmative action Regulations pursuant to N.J.S.A. 10:21-1 et seq. (p.l. 1975 C.127. N.J.A.C. 17:27)

4. A notice of this action shall be published in the Local Source.

I, **EILEEN BIRCH**, Clerk of the Township of Union, in the County of Union, do hereby certify that the above is a true copy of RESOLUTION NO. 2023-374 adopted at a REGULAR TOWNSHIP COMMITTEE MEETING held on the 5th day of December 2023.

In Witness Whereof, I have hereunto set my hand and the seal of the Township of Union this 6th day of December 2023.



EILEEN BIRCH

Township Clerk

Approved as to form by:
Daniel Antonelli, Township Attorney
Engineering December 2023

D. Appendix D | Resolution 2024-109 (2/13/2024)

Resolution designating Area in Need of Redevelopment

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UNION, COUNTY OF UNION, NEW JERSEY DESIGNATING BLOCK 3701, LOT 2.01 ON THE TAX MAP OF THE TOWNSHIP (SURFACE PARKING LOT LOCATED AT 650 LIBERTY AVENUE) AS A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" 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. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the township committee ("Township Committee") of the Township of Union (the "Township") must authorize the planning board of the Township (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, on December 5, 2023, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of Block 3701, Lot 2.01 (surface parking lot located at 650 Liberty Avenue) (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, Colliers Engineering & Design (the "Planning Consultant") conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report of the above-referenced Study Area in accordance with the Redevelopment Law, dated January 2024 (the "Study"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, as set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on January 25, 2024, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment for the reasons set forth in the Study and further recommended such designation pursuant to N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board formally recommended that the Township Committee designate the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee has determined that, based upon the recommendations of the Planning Board set forth herein, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, with such designation authorizing the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UNION, NEW JERSEY AS FOLLOWS:

- Section 1. The foregoing recitals are incorporated herein as if set forth in full.
- Section 2. The recommendations and conclusions of the Planning Board as set forth in full herein are hereby accepted by the Township Committee.
- Section 3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment without the power of eminent domain, pursuant to the Redevelopment Law (the "Non-Condensation Redevelopment Area").
- Section 4. The Planning Consultant is authorized to prepare a redevelopment plan for the Non-Condensation Redevelopment Area, and said redevelopment plan is hereby referred to the Planning Board to review for consistency with the Township Master Plan.
- Section 5. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.
- Section 6. The Township Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Non-Condensation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.


Section 7. This Resolution shall take effect immediately.

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Bowser	X					Figueiredo	X				
Louis	X										
Frazier					X						
Florio	X										

X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent

I, EILEEN BIRCH, Township Clerk of the Township of Union, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the Municipal Committee of the Township of Union at a meeting held on February 13, 2024 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the Township of Union, this 14th day of February 2024.


 Eileen Birch, Township Clerk

E. Appendix E | Ordinance 5823

Ordinance adopting Redevelopment Plan

ORDINANCE NO.: 5823
TWP. MTG.: August 27, 2024

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Union in the County of Union, held on July 30, 2024 and that said ordinance will be further considered for final passage at a meeting of the Township Committee at the Municipal Building, 1976 Morris Avenue, Union, New Jersey on August 27, 2024 at 7:30 o'clock P.M., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning this ordinance. During the week prior to and up to the time for final passage, copies of said ordinance will be available in the Municipal Clerk's office, at no cost, in said Municipal Building, to the members of the general public who shall request a copy of same. This ordinance will also be posted outside the Municipal Clerk's office, as required by law.

EILEEN BIRCH
Township Clerk

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF UNION, COUNTY OF UNION,
NEW JERSEY ADOPTING THE "LIBERTY
AVENUE 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. (the "**Redevelopment Law**") authorizes a municipality to determine whether certain parcels of land in the municipality constitute "areas in need of rehabilitation" and/or "areas in need of redevelopment"; and

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

WHEREAS, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 3504, Lot 2 (650 Liberty Avenue), Block 3503, Lot 1.01 (700 Liberty Avenue), Block 3702, Lot 1 (685 Liberty Avenue), and Block 3401, Lot 10 (1200 Springfield Road) (hereinafter the "**Initial Study Area**"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on May 25, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Initial Study Area qualified as an area in need of redevelopment and recommended that the Township Committee designate the Initial Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, on June 23, 2023, the Township Committee accepted the recommendation of the Planning Board and adopted a resolution which designated the Initial Study Area as an "area in need of redevelopment (non-condemnation)" ("**Initial Redevelopment Area**") in accordance with the Redevelopment Law; and

WHEREAS, on December 5, 2023, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of Block 3701, Lot 2.01 (surface parking lot located at 650 Liberty Avenue) (hereinafter the “**Second Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on January 25, 2024, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Second Study Area qualified as an area in need of redevelopment for the reasons set forth in the Study and further recommended such designation pursuant to N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, on February 24, 2024, the Township Committee accepted the recommendation of the Planning Board and adopted a resolution which designated the Second Study Area as an “area in need of redevelopment (non-condemnation)” (the Initial Study Area and the Second Study Area collectively shall now be referred to as the “**Redevelopment Area**”) in accordance with the Redevelopment Law; and

WHEREAS, the Township Committee has commissioned, and the Township Planning Consultant has prepared, a redevelopment plan for the Redevelopment Area entitled “Liberty Avenue Redevelopment Plan”, dated June 19, 2024 (“**Redevelopment Plan**,” attached hereto as Exhibit A); and

WHEREAS, through introduction of the within ordinance, the Township Committee refers the Redevelopment Plan to the Planning Board for its review and comment, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, the Township Committee has considered the recommendations of the Planning Board and accepts same.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Union, County of Union, New Jersey that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7.
3. The zoning district map included in the zoning ordinance of the Township is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Township’s municipal code, as and where indicated.
4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.
5. This Ordinance shall take effect in accordance with all applicable laws.

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Bowser	X					Figueiredo	X				
Terrell					X						
Frazier	X										
Florio	X										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

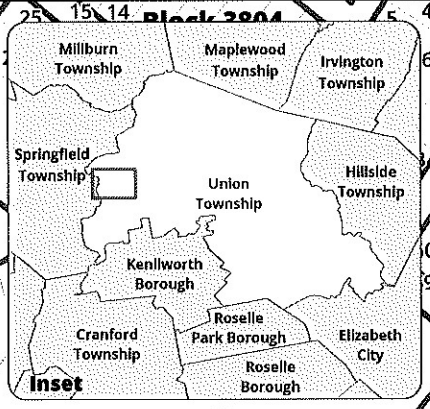
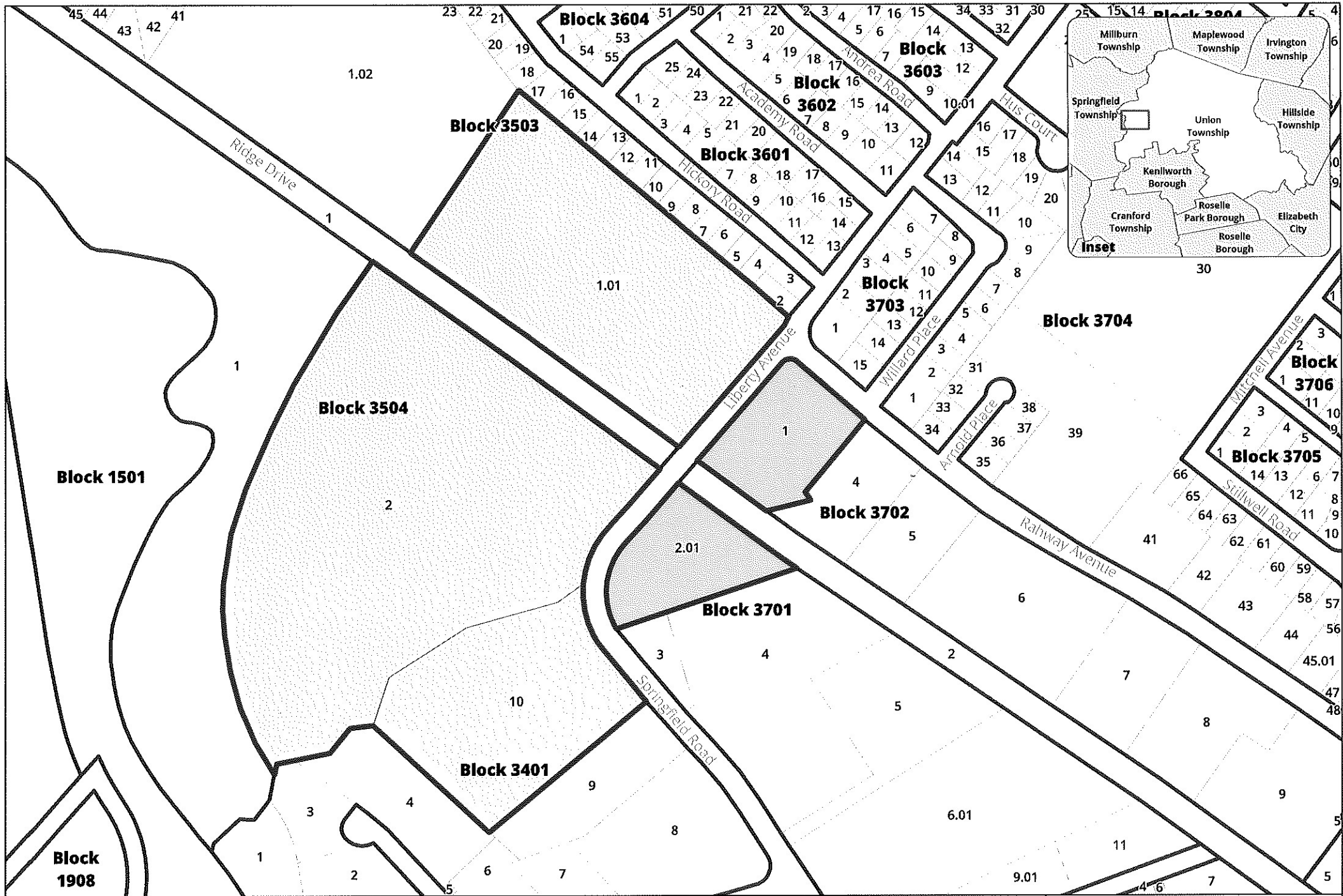
I EILEEN BIRCH, Township Clerk of the Township of Union, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the Township Committee of the Township of Union at a meeting held on August 27, 2024 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the Township of Union, this 28th day of August 2024.



Eileen Birch, Township Clerk

F. Appendix F | Subdistrict Map

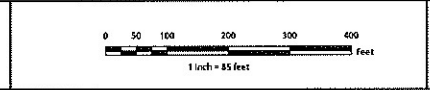


Legend

- Redevelopment Area
- West Subdistrict
- East Subdistrict

NOTE: THIS MAP CONTAINS DATA FROM THE LUPID, UNION COUNTY, AND LERMAP (SERIAL DATE OCTOBER 6, 2021) GIS DATABASES.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY LUPID AND IS NOT STATE OF COUNTY AUTHORIZED.

BLVDGDRGPROJECTS\MAPS\LIBERTY\2022\107243214_107243214.mxd



N

Colliers Engineering & Design

Tax Map Property Boundaries
Liberty Avenue Subdistrict Map
Township of Union, Union County, New Jersey

March 2024