

ORDINANCE 2023-22

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY
OF WARREN, STATE OF NEW JERSEY ADOPTING A FOURTH
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
HAWK POINTE VILLAGE REDEVELOPMENT AREA**

WHEREAS, the Redevelopment Plan for the Hawk Pointe Village Redevelopment Area dated December 16, 2016, ("Redevelopment Plan"), was duly adopted in accordance with the requirements of the LRHL and general law; and

WHEREAS, the Redeveloper, Asbury Farms Urban Renewal (AFUR), had previously requested that certain amendments be made to the Redevelopment Plan and that those amendments were duly considered and adopt into the Redevelopment Plan, amended December 18, 2018, as memorialized in Township Ordinance #2018-13, further amended October 20, 2020, as memorialized in Township Ordinance #2020-07, and further amended January 12, 2022, as memorialized in Township Ordinance #2022-04; and

WHEREAS, it was anticipated, as part of the Redevelopment Plan, that the capacity of the Hawk Pointe Sewage Treatment Plant (HPSTP), located on Township tax parcel identified as Block 65, Lot 4 (Redevelopment Area 4) was to be expanded (from approximately 92,000 gpd to 150,000 gpd) and that this increase in plant capacity is necessary for the full buildout of the Redevelopment Plan; and

WHEREAS, the Redeveloper made application, on the behalf of the plant operator, being New Jersey American Water Company (NJAW), to the New Jersey Department of Environmental Protection (NJDEP) and secured a Treatment Works Approval for this expansion; and

WHEREAS, environment constraints under the NJDEP Flood Hazard Area regulations, at N.J.A.C. 7:13, prohibit the sewer plant expansion from being constructed wholly within the boundaries of Block 65, Lot 4 and necessitate that a portion of the expanded plant facilities be constructed on tax parcel Block 65, Lot 4.34; and

WHEREAS, tax parcel Block 65, Lot 4.34 is the same lands as Redevelopment Plan Area 8, currently undeveloped, and the permitted principal uses for Area 8 do not explicitly allow structures and equipment for utilities and the Redeveloper, therefore, has proposed that the Redevelopment Plan be amended to allow for construction of said structures and equipment within Area 8 by amending Section 9.10A of Redevelopment Plan by adding use “5) Structures and equipment for utilities including but not limited to Sewer Treatment Plant Equalization Tanks”; and

WHEREAS, the necessary amendments to the Redevelopment Plan have been prepared and have been made part of this Ordinance as Exhibit A; and

WHEREAS, this Redevelopment Plan amendment shall be referred to the Land Use Board for review and recommendation concerning same in accordance with the provisions of N.J.S.A 40A:12A-7 prior to the final adoption of the within ordinance and Revised Plan; and

WHEREAS, the Governing Body hereby determines that the requested Redevelopment Plan modification is appropriate; is in compliance with the dictates of the LRHL; and will result in the successful redevelopment of the subject Property, which has been declared to be an "area in need of redevelopment."

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Washington, County of Warren and State of New Jersey, that the revised pages of the Redevelopment Plan in the form attached hereto as Exhibit A, are hereby adopted.

BE IT FURTHER ORDAINED that any prior Ordinances, or parts thereof, that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by Law, as the "Ordinance Adopting Amendments to the Redevelopment Plan for The Hawk Pointe Village Redevelopment Area, Township of Washington."

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Washington held August 16, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting of the Township Committee to be held on September 20, 2023 at 6:30 pm or as soon thereafter as the matter may be heard at the Municipal Building, 211 Route 31 North, Washington, NJ 07882 at which time all persons interested will be given an opportunity to be heard concerning such Ordinance.

Ann Kilduff, RMC
Township Clerk

Redevelopment Plan
for the
Hawk Pointe Village Redevelopment Area



Block 65 Lots 1, 3.03, 8, 9, 11, 12, 13, 14, 15, 16 and portions of
Lots 2 and 4;
Block 65.01 Lots 1, 1C0001 (condo unit 4) and 1C0002 (condo unit 3);
Block 65.02 Lot 1

Washington Township
Warren County

December 16, 2016
Revised December 18, 2018
Revised September 14, 2020
Revised January 12, 2022
Revised August 8, 2023

Kevin W. Smith

Township Planner
NJ License # 33LI00472000

08/08/2023

Date

- F. Maximum impervious coverage: 50%
- G. Minimum building setback from an interior road or driveway shall be at least 20 feet.
- H. The architecture for Planning Area 7.1 shall be consistent in design with the architecture of the Planned Village District.
- I. Building materials are to stone, manufactured stone and brick material. Clapboard and wood can be used for minor building treatment. Excluding windows, garages and doorways, each structure shall have a Minimum of 30% of the building in stone, manufactured stone and/or brick.
- J. Physical buffers should be provided to assure that light diffuses and does not penetrate or create a visual intrusion or nuisance to any residential dwellings within or outside the Planning Area.
- K. In order to provide continuity throughout the village, a significant commitment to handicap accessible bike, cart and pedestrian connections within the commercial area of the village shall be provided.

9.10 REDEVELOPMENT PLANNING AREA 8

Redevelopment Planning Area 8, located between Redevelopment Area 4 and Redevelopment Area 9 comprises approximately 1.6 acres. Redevelopment Area 8 offers an outstanding example of integrating life's opportunities and challenges as a population ages and becomes increasingly dependent on others while holding onto one's personal independence that is so very important. Unlike the conventional institutions of Assisted Living and Memory Care, which are often isolated from the general population and may require leaving friends and familiar surroundings, Area 8 offers something different. The buildings in Redevelopment Area 8 are integrated into the fabric of the commercial and senior community of Hawk Pointe. It offers a living arrangement that supports life transition in familiar surroundings and within an environment that includes the general public.

Street-level commercial is conveniently located on the ground floor of the Assisted Living facility. These commercial uses are an extension of the commercial uses found in Redevelopment Areas 4 and 5. First floor restaurants, retail shops and personal services are used by the general public as well as by those living in either of the buildings. Visiting friends and relatives will be encouraged to walk the generous sidewalks along the boulevard with the resident and together experience the wide variety of options that the town commercial center offers. It is hoped that the residents of these buildings will be indistinguishable from the members of the general public. The following are development requirements.

A. Permitted Principal Uses:

- 1) Restaurants, retail, office, wellness and personal service uses consistent with permitted uses in the PVD zone: Ground Floor, street side
- 2) Assisted Living Apartments: First and Second Floor
- 3) Assisted Living Apartments: Third Floor
- 4) Beds and lodging for Memory Care for Alzheimer patients, medical memory support services: Permitted on all floors of the Memory Care building

- 5) Structures and equipment for utilities including but not limited to Sewer Treatment Plant Equalization Tanks.

B. Permitted accessory uses:

- 1) Other uses and structures customarily incidental to a principal permitted use.
- 2) Public and private parking
- 3) Fences and walls not exceeding 6' in height
- 4) Signs
- 5) Medical support services, office, cafeteria, lounges and conference areas.
- 6) Bus stop locations

- C. As viewed from the street, the Assisted Living facility shall have the general streetscape character as shown for Building I and Building J.
- D. A commercial leasable area shall have a maximum of 30,000 square feet shall be permitted on the ground floor only, (below the Assisted Living apartments). The location shall be on the boulevard as shown on Figure 3.
- E. A total maximum of 30-60 Assisted Living units are permitted in the building.
- F. A total maximum of 30 Memory care units (beds) are permitted in the facility.
- G. Up to 50% of Assisted Living units shall be 2-bedroom units and the balance shall be 1-bedroom units.
- H. The upper floor units in an Assisted Living facility shall be no less than 800 square feet in habitable area. The maximum size of the apartment in an Assisted Living facility shall be no greater than 1,200 s.f.
- I. Memory Care shall be located in proximity to the Assisted Living facility in general conformance with Figure 3.
- J. Maximum improved coverage 60%
- K. The units in the Assisted Living facility and Memory Care facility shall not be age-restricted.
- L. Principal Buildings shall be limited to 3 stories and 45 feet in height.
- M. Maximum Accessory Building Height shall be 25 feet.
- N. Minimum building setback from a road or driveway shall be at least 15 feet.
- O. The affordable housing set-aside for memory care and assisted living facilities shall be 10%.

REDEVELOPMENT PLAN – REVISION HISTORY

December 16, 2016	Original Plan
December 18, 2018	Revised and reissued in whole, WTC Ordinance No. 2018-13
October 20, 2020	Revised and reissued in whole, WTC Ordinance No. 2020-07
February 15, 2022	Replace: Pg 1 - Cover Sheet; Pg 27 – Revised Section 7.11D; Pg 58 – Revised “Summary of Total Residential Housing In Redevelopment Area”, WTC Ordinance No. 2022-04 adopted on 02/15/22.
August 8, 2023	Replace: Pg 1 - Cover Sheet; Pg 54 & 55 – Revised Section 9.10A to add permitted use 5); and Pg 59 – Update Revision History, all as approved by WTC Ordinance No. 2023-22 adopted on 09/20/2023.