

# Route 1 Area 19 Redevelopment Plan

Township of Woodbridge  
Middlesex County, New Jersey



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# Route 1, Area 19 Redevelopment Plan

Township of Woodbridge



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## I. INTRODUCTION

This Redevelopment Plan represents an opportunity to improve and better utilize commercial space along Route 1 in the Iselin section of Woodbridge Township. This plan will foster the transformation of the property into a productive commercial use along this heavily traveled stretch of Route 1 North and South. This non-condemnation Redevelopment Area should be a highly desirable location for business to thrive.

The redevelopment of the Route 1 Area 19 Area presents unique challenges. This area is currently in the Route One Corridor Redevelopment Area. In response to the physical and economic conditions along the Route One Corridor the, the Township Council requested that the Planning Board evaluate that certain properties at that intersection as an “area in need of redevelopment” on August 4, 1998, April 6, 1999, and August 3 1999. The Council concluded that the Area did meet the criteria to be designated as “area in need of redevelopment” on November 3, 1999 and adopted the Route One Corridor Redevelopment Plan for said Area.

The redevelopment of the Route One Corridor has continued over the years with new redevelopment plans adopted along Route 1. These areas include Route 1 Area 1, Route 1 Area 2, Route One Area 7, and Route 1 Area 15, Route 1 Area 16, Route 1 Area 17 and Route 1 Area 18. This Redevelopment Plan is in furtherance of redevelopment efforts along Route 1.

### STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40:A 12A-1, et. seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive 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;
- Proposed land uses and building requirements in the project area;
- 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 in the existing local housing market;

- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans 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 Plans adopted pursuant to the “State Planning Act.”

## PLANNING CONTEXT

The Township of Woodbridge is 24.2 square miles in size and located in northeastern Middlesex County. The Township of Woodbridge is bordered by Clark Township, the City of Rahway, the City of Linden, and Union County to the north; the Borough of Carteret, the Arthur Kill and the City of Perth Amboy to the east; the Raritan River to the south; and Edison Township to the west.

The Iselin section of the Township is generally bound by Edison Township to the west, Colonia to the north, Menlo Park Terrace and Woodbridge to the south, and Avenel to the east. The Iselin section of the Township consists of mostly residential neighborhoods, commercial uses along Route 1 and Route 27, and the Metropark Rail Station and its nearby office areas. The subject property is located along Route 1.

The Route 1 Area 19 Area is located on the center island of Route 1 in Iselin. The Area consists of one (1) parcel, having frontage on both Route 1 North and South. The Iselin section of the Township is generally bound by Edison Township to the west, Colonia to the north, Menlo Park Terrace and Woodbridge to the south, and Avenel to the east. The Iselin section of the Township consists of mostly residential neighborhoods, commercial uses along Route 1 and Route 27, and the Metropark Rail Station and its nearby office areas. The subject property is located in an office area near Metropark.

The Route 1 Area Route 19 is located along Route 1 in Iselin. The property sits on a center island and can be accessed from Route 1 North and South. It is located North of Green Street and South of Route 35. The Area consists of one (1) parcel, having

frontage on Route 1 North and South. The total acreage of the redevelopment area is approximately three acres. The following property comprises the redevelopment area: Block 404.01, Lot 20.

Figure 1: Redevelopment Area Parcel Map

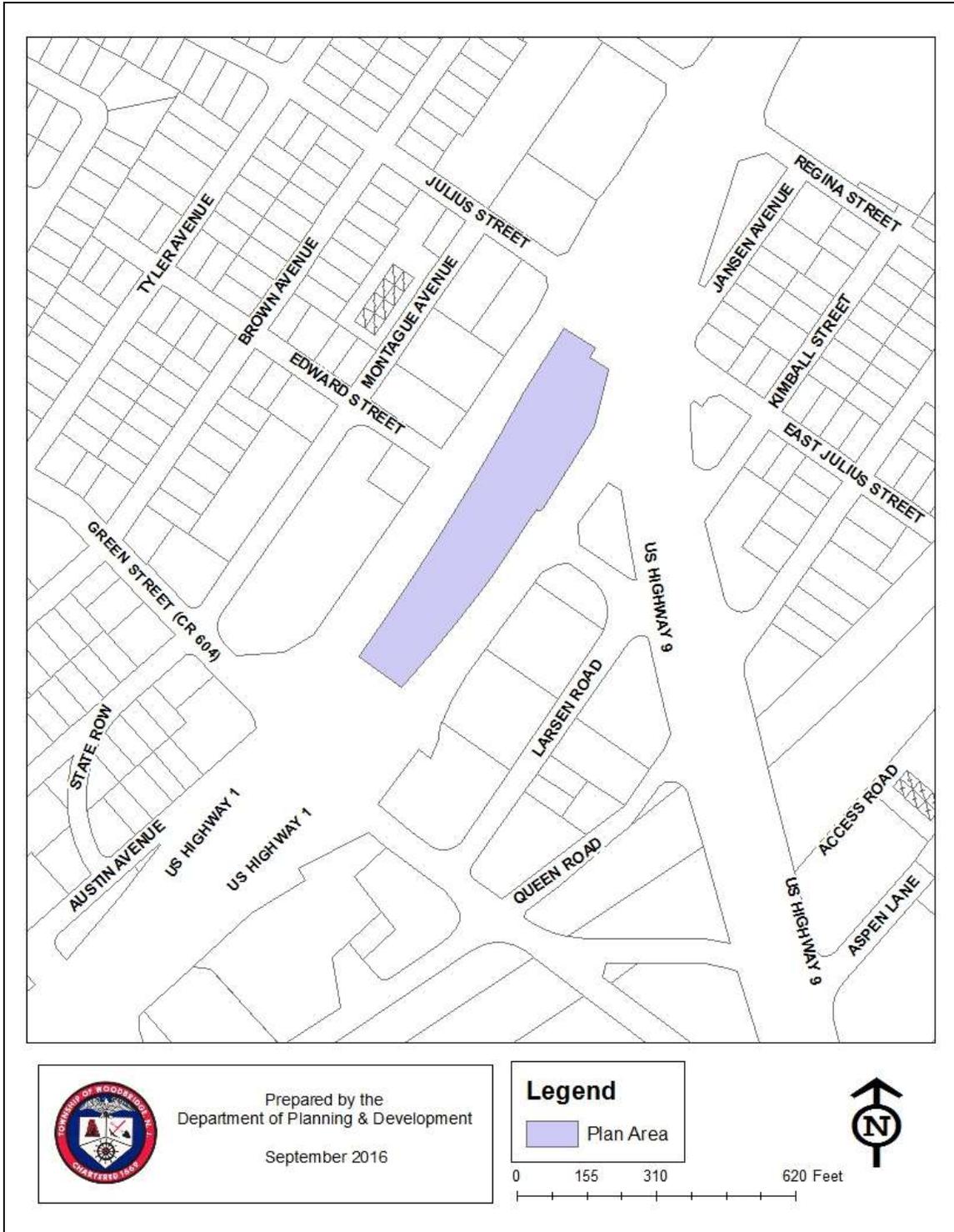
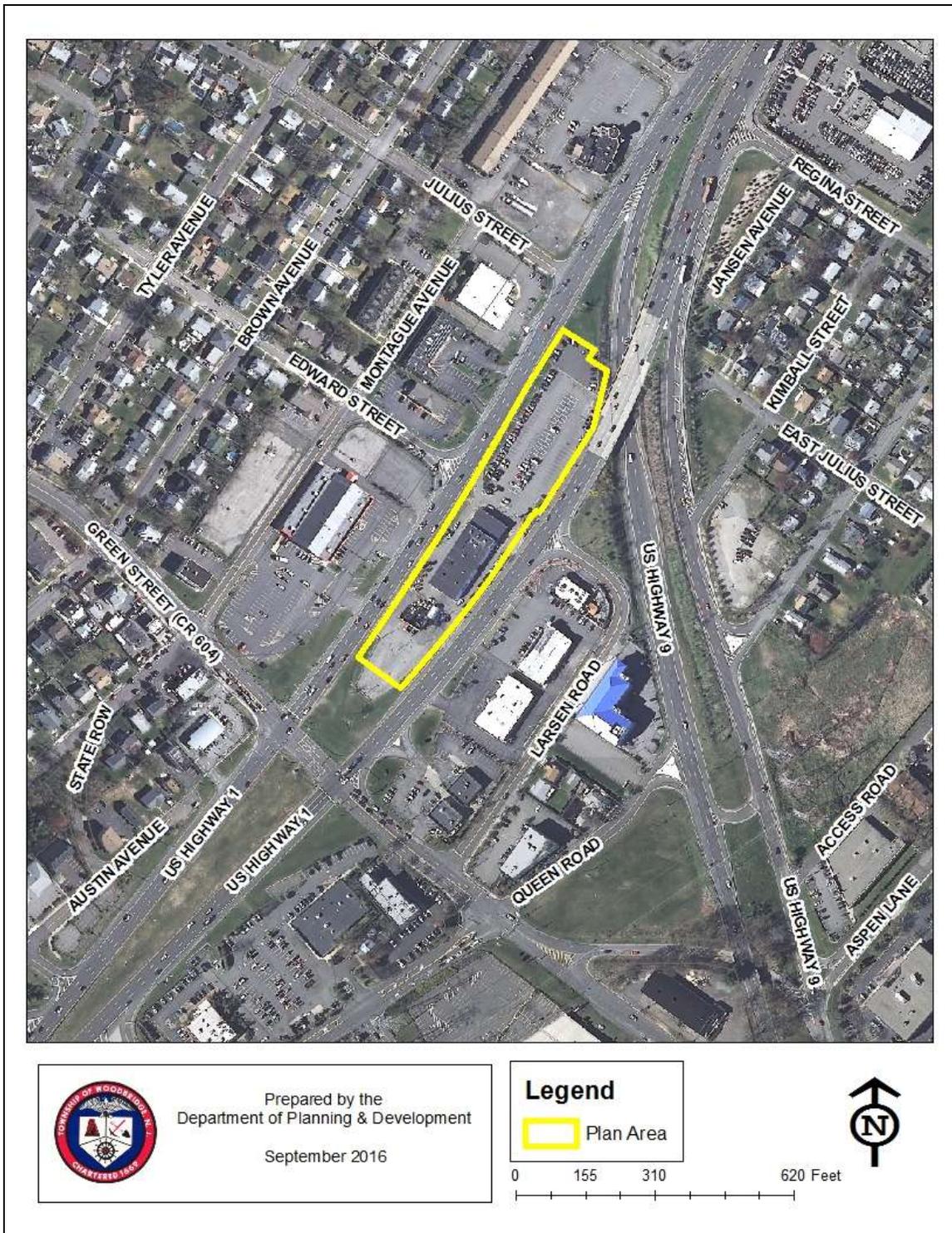


Figure 2: Redevelopment Area Aerial Map



## HISTORY OF WOODBRIDGE

Woodbridge Township is the oldest original Township in the State of New Jersey. It was settled in 1664 and was granted a Charter by King Charles II on June 1, 1669. Woodbridge proper has a rich history, which included the Cross Keys Tavern where George Washington spent the night on April 22, 1789. Washington was traveling by stagecoach to his inauguration in New York City the following day.

## MASTER PLANNING AND ZONING DESIGNATION HISTORY

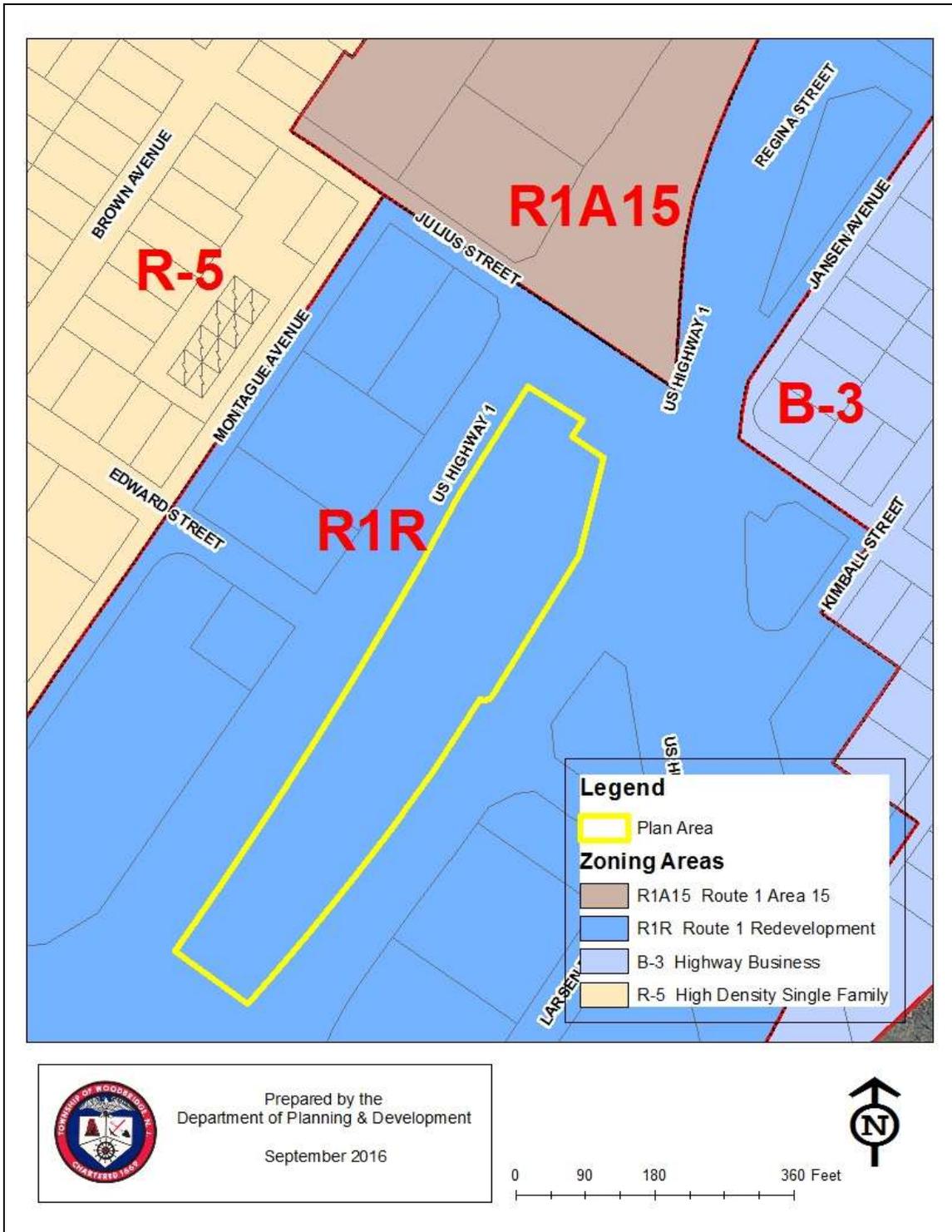
The Township Master Plan recognizes that the current land use for this area is commercial. The current zoning for this area is Route One Corridor Redevelopment. The land use and zoning have not changed since the 2009 Master Plan and the 2016 Master Plan Reexamination. The Master Plan recommends this area continue to be utilized as redevelopment.

## PLAN GOALS

The overall goal of this Redevelopment Plan is to address the existing conditions that have negatively impacted the Area and comprehensively upgrade the area for redevelopment. The Township aims to reach the following goals:

- To stimulate economic investment in the Area
- To promote commercial growth along commercial corridors
- To promote the effective use of all the Redevelopment Area properties and to increase property tax base
- To promote the conservation of energy resources and promote the utilization of renewable energy sources
- To provide for appropriate buffers and transitions from residential uses to commercial and industrial areas
- To improve the physical appearance of the Area.

Figure 3: Current Zoning



## RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND USE AND DEVELOPMENT ORDINANCE (APPLICATION & PROCESS)

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. This Plan supersedes the use and bulk provisions of the Township Land Use and Development Ordinance (Chapter 150) for the Redevelopment Area unless specifically referenced. Other Township regulations affecting developments that are in conflict are superseded by this Plan; however, existing engineering standards, performance standards and definitions shall apply.

In connection with site plan or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers of design standards from the requirements 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, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this 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.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviations from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township’s Zoning Board of Adjustment. 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. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified as N.J.S.A. 40:55D, et seq.

Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment to the Township of Woodbridge Land Use and Development Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Ordinance.

## II. ROUTE 1 AREA 19 REDEVELOPMENT AREA ZONING STANDARDS

The purpose of this Redevelopment Zone is to enhance current opportunities for this commercial property; to promote compatible land use development of attractive building groups; and to improve and provide for the efficient and safe traffic flow within.

### *Permitted Uses:*

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

### **Principal Uses:**

Advertising agencies  
Advertising specialty offices  
Amusement center  
Antique sales  
Apparel  
Appliance stores  
Art galleries  
Artist's supplies  
Assisted Living Facilities (Age Restricted)  
Audiovisual equipment  
Automotive parking lots and garages  
Auto supplies, parts and accessories (not including used or junk parts)  
Bakery shops  
Banks  
Barbershops  
Beauty and cosmetic shops  
Beer, ale and liquor sales  
Bicycle shops  
Blueprinting and Photostatting  
Book, periodical and newspaper sales  
Broadcasting studios and offices  
Business equipment sales  
Business machine  
Business offices  
Business schools

Butcher shops or meat markets (no slaughtering permitted)  
Cafeterias  
Camera and/or photographic supply stores  
Candy sales  
Card shops  
Caterers  
Carpet rug and floor covering stores  
Ceramic products  
Children's gyms/play places  
China shops  
Cigars and tobacco sales  
Cleaner pickup or laundry pickup  
Clothing and pressing establishments  
Clothing or accessory stores  
Clubs  
Cocktail lounges  
Coin dealer  
Cosmetic shops  
Costume rentals  
Credit union offices  
Curtain shops  
Dance schools  
Dairy products, retail  
Daycare facilities  
Delicatessens  
Delivery services  
Department stores  
Diners  
Display equipment  
Drug stores  
Dry cleaning and linen supply  
Dry goods sales  
Eating establishments (non-drive-in, non-fast-food)  
Electrical supplies  
Employment agencies  
Exterminators  
Fabric shops  
Finance companies  
Fire protection equipment sales, (nonautomotive)  
Fitness centers  
Floor covering

Florists  
Food products  
Fruit and vegetable markets  
Funeral services  
Furniture sales  
Fur shops  
General office buildings  
Gift shops  
Glassware  
Greeting card shops  
Grocery stores  
Gyms  
Hairdressers  
Hardware stores  
Hobby shops  
Home furnishings  
Home improvement offices  
Hotel/motel  
Household appliances  
Ice cream shops  
Insurance companies  
Interior decorating establishments  
Jewelry stores  
Kitchen equipment  
Laundry and dry cleaning  
Lawn maintenance services offices  
Leather goods and luggage  
Libraries  
Liquor stores  
Locksmiths  
Luncheonettes  
Mail order houses  
Management consultants' offices  
Medical clinics and offices (outpatient)  
Metalware  
Museums  
Musical instruments stores  
Newsstands  
Notaries  
Nursing Homes  
Office Buildings

Office Equipment and Supplies  
Optical goods  
Optometrists  
Package liquor stores  
Paint, glass and wallpaper  
Parking lots and garages  
Pet shops  
Pharmacies  
Phonographic sales and service  
Photographic studios  
Physical culture and health establishments  
Police and fire stations  
Printers' offices and establishments  
Private schools  
Professional offices  
Public utilities' offices  
Real Estate and insurance  
Record shops  
Recreational uses  
Restaurants (non-drive-through)  
Restaurants (drive-through and fast food)  
Sandwich shops (non-drive-in)  
Savings and Loan association  
Seafood stores  
Senior Housing (age restricted)  
Shoe or hat repair shops  
Skating rinks  
Snack bars (non-drive-in)  
Special foods  
Sporting goods  
Stamp and coin stores  
Stamp redemption centers  
Stationery stores  
Supermarkets  
Surgical and medical supplies  
Tailors  
Taverns and inns  
Telephone and telegraph offices  
Telephone answering service/offices  
Television-radio sales and repairs  
Theaters

Toy shops and hobbies  
Travel agencies  
Travel ticket offices  
Uniform rentals and sales  
Variety stores  
Veterinary hospitals  
Wallpaper stores  
Window cleaning services  
Women's clothing

Any and all similar uses, as documented to, and reviewed and approved by the Municipal Agency. The Municipal Agency has approval overall.

### **Conditional uses**

The following conditional uses are permitted subject to approval of the municipal agency and the special conditions of this Redevelopment Plan:

- Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first aid squads.
- Churches, synagogues, parish houses and similar religious uses
- Automotive gasoline stations
- Automotive service stations
- Automotive repair garages
- Car washes
- Automotive sales and service and used car sales lots
- Landscaping, nurseries and garden supply sales.
- Trailer and mobile home sales, recreation equipment sales, swimming pool sales and boat marine sales.
- Quasi-public uses, including clubs, lodges and similar uses

- Hospitals, nonprofit.

***Bulk Standards:***

*Principal Building:*

- Minimum lot size: one (1) acre
- Minimum lot width: 100 feet
- Minimum lot depth: 100 feet
- Minimum front yard setback: 20 feet
- Minimum rear yard setback: 10 feet
- Minimum side yard setback: 15 feet
- Minimum total side yard setback: 50 feet
- Maximum lot coverage: 50%
- Minimum gross floor area: 2,000 square feet
- Maximum building height: 35 feet
- Maximum distance between buildings: More than one principal building on a lot shall provide a minimum open unoccupied area between buildings equal to the height of the adjoining building or buildings, but not less than 8 feet.
- Maximum floor area ratio: 1:1

*Accessory Buildings:*

- Accessory buildings shall be set back one foot for each one foot of building height, but not less than 15 feet from a property line
- All accessory structures shall not exceed the height requirements applicable to the principal structures
- Security and/or guards outposts are not considered accessory buildings

*Green Buildings:*

- All buildings are encouraged to be LEED-certified buildings
- Proposed energy saving techniques shall be considered as part of architectural plans and renderings
- New development or rehabilitation of existing buildings should employ green building practices (refer to the Township's Green Building Checklist)

*Additional Standards:*

*Parking:*

- Off-street parking and loading areas shall be coordinated with the public street system serving the Area to reduce conflicts with through traffic, obstruction with pedestrian circulation, and vehicle thoroughfares
- All car parking spaces shall be nine (9) feet in width and eighteen (18) feet in depth
- Aisles accommodating two-way traffic shall be a minimum of twenty four (24) feet in width
- Minimum off-street parking spaces. Off-street parking spaces for the storage or parking of passenger vehicles of occupants, employees and patrons of main buildings and structures hereafter erected or enlarged shall be provided and kept available in amounts not less than specified in this Redevelopment Plan

The minimum required number of parking spaces to be provided in connection with uses in the zone shall be in accordance with the following regulations:

- [1] Auditoriums, recreational establishments or other places of public assembly, including public schools: one (1) parking space for each three (3) fixed seats at capacity, or one (1) space for each three (3) memberships in a swim club, or one (1) parking space for each one (100) square feet of gross floor area in cases where the capacity is not determined by the number of fixed seats or swim club membership.
- [2] Bowling alleys: four (4) parking spaces for each lane.
- [3] Clubs: one (1) parking space for each one hundred (100) square feet of gross floor area.
- [4] Hospitals: one (1) parking space for each three hundred (300) square feet of gross floor area.
- [5] Hotels/motels: one (1) parking space per room, plus one (1) parking per employee on the maximum shift, plus one (1) parking space per two hundred (200) square feet of gross floor area of meeting room, restaurants and cocktail lounges.

- [6] Offices, office buildings, office-research buildings (not including medical and dental): one (1) parking space for each three hundred (300) square feet of gross floor area, not including stairways and other common areas.
- [7] Offices (medical and dental): one (1) parking space for each one hundred (100) square feet gross floor area.
- [8] Retail home furnishing stores: one (1) parking space for each five hundred (500) square feet of gross floor area.
- [9] Restaurants or taverns (non-drive-through or non fast-food franchise): one (1) parking space for each one hundred (100) square feet of gross floor area.
- [10] Restaurants (drive-through/fast-food): one (1) parking space for each one hundred (100) square feet of gross floor area.
- [11] Retail stores, personal services or custom shops or studios: one (1) parking space for each two hundred (200) square feet of gross floor area.
- [12] Automotive uses, including automotive gasoline stations, automotive service stations, automotive repair garages, automotive sales and services, automotive sale lots, and automotive washes: a minimum of three (3) parking spaces plus one (1) parking space for each six (6) fuel dispensers plus one (1) parking space for each service bay plus one (1) parking space for each one thousand six hundred (1,600) square feet of vehicle display area, plus one (1) space for each one thousand (1,000) square feet of building area devoted exclusively to vehicle washing.
- [13] Banks: one (1) parking space for each two hundred (200) square feet of gross floor area.
- [14] Police and fire stations and post offices: one (1) space for each two hundred fifty (250) square feet of gross floor area.
- [15] Churches and synagogues: one (1) space for each two (2) fixed seats, or one (1) for each seventy-two (72) inches of

benches, at capacity, plus one (1) parking space for each one hundred (100) square feet of gross floor area for assembly and meeting rooms.

- [16] Other uses not specifically listed: the same requirement as for the most similar listed use, as determined by the Administrative officer.
- [17] Mixed uses: The total requirement shall be the sum of the requirements of the component uses computed separately.
- [18] Theaters. Theaters shall provide one (1) parking space for each three and ½ half (3.5) seats.

*Circulation:*

- Curbs cuts and site driveways shall be sized to accommodate the safe access and egress of large tractor trailers and emergency services equipment

*Loading:*

- Loading and unloading shall be provided according to the following schedule:

GROSS FLOOR AREA	SPACES REQUIRED
Less than 4,000	0
4,000 to 25,000	1
25,001 to 50,000	2
50,001 to 75,000	3
75,001 to 100,000	4
Each Additional 50,000	Additional 1

- Loading spaces shall be at least 12-feet in width and 50-feet in length.
- Loading may be located within the front yards
- Loading need not be screened from public view

### *Landscaping:*

- Landscaped area required. A minimum of fifteen percent (15%) of the property shall be devoted to landscaped areas in addition to all required buffers.
- All street trees and on-site deciduous shade trees shall not be less than 2 ½ inches in diameter, measured at four (4) feet above the root crown.
- Low shrubs (being 18”-36”) in height shall be utilized to buffer parking areas from public view.
- Any trees removed as part of development shall be replaced in accordance with the Township’s Tree Ordinance.

### *Buffering and Screening:*

- Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming
- Any dumpster shall be screened from public view with fencing and/or landscaping

### *Lighting:*

- Accent lighting on buildings is encouraged
- Lighting shall be shielded to prevent glare on adjacent residential properties
- Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicular movements without causing any off-site glare
- Parking lot, truck parking and truck court lights shall not exceed 40 feet in height and shall contain decorative fixtures

### *Utilities:*

- Wherever practical, consideration should be given to relocating above ground utilities to underground

*Signage:*

The following signage requirements shall apply within the Redevelopment Area:

- Up to two (2) freestanding entrance/directory signs shall be permitted for each building with a maximum total sign area not to exceed 220 square feet per sign.
- Maximum freestanding sign height not to exceed 35 feet.
- No freestanding sign or any part thereof shall be located closer than 5 feet to any lot line.
- Freestanding signs must have a monument base with planters.
- Up to four (4) building signs shall be permitted for each building with a maximum total sign area not to exceed 60 square feet per sign.
- Building signs are permitted to project 8 inches from the building, although one (1) building sign may project up to 14 inches from the building.
- Up to 11% of the front façade shall be permitted for signage; up to two (2) façade signs are permitted per side

**Conditional Uses:**

(1) Conditional Uses.

(2) Approval required. A conditional use is permitted use only as specified by this chapter and may be granted in accordance with the standards and specifications of this section. No permit shall be used issued for a conditional use unless an application is submitted to and approved by the municipal agency. It shall be submitted and distributed in the same manner as prescribed for all applications in the Land Use Procedural Ordinance.

(3) Standards for approval. The following standards and conditions are required to be met in order to receive municipal agency approval for specific conditional uses as indicated:

- (a) Government buildings and services. Government buildings, such as municipal buildings, libraries, and schools, shall provide the municipal agency with the following:

- [1] A set of plans, specifications and plot plan and a statement setting forth the need and purpose of the installation.
- [2] Proof is furnished to the municipal agency that the proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located, further provided that the design of any building in connection with such facility conforms to the general character of the zone and will in no way adversely affect the safe and comfortable enjoyment of property rights of the Redevelopment Zone in which it is located; that adequate and attractive fences and other safety devices will be provided; and that sufficient landscaping, including shrubs, trees and lawn, are provided and will be periodically maintained.
- [3] Landscaping and buffer requirements as specified in this chapter shall apply.

(b) Churches, synagogues, parish houses and similar religious uses, including parochial and private schools.

- [1] All regulations for the Redevelopment district in which the use is to be located shall be complied with.
- [2] Parking shall be provided in accordance with the requirements of this article.
- [3] Where parking areas are adjacent to a residential zone, a twenty-five-foot-wide buffer strip, including fences and shrubs, no less than eight (8) foot high shall be provided.
- [4] Landscaping and buffering shall be provided in accordance with this section.

(c) Plant nurseries, nursery stock supplies and sales and garden landscape supplies.

[1] With the exception of the landscape plants, shrubs and trees, all materials shall be contained within a building, except that open storage and sales areas may be maintained in a side or rear yard, provided that such open storage and sales area are contiguous to the building and are encircled by a fence of a design which is homogeneous to the adjacent building and provided approval by the Municipal Agency is granted.

[2] An eight-foot-high solid fence shall be so designed as to screen all materials and supplies, except plant materials, from public view.

(d) Trailer and mobile home sales, recreation equipment sales, swimming pool sales and boat and marine equipment sales. All materials shall be contained within a building, except that open storage and sales areas may be maintained in a side or rear yard, provided that such open storage and sales areas are contiguous to the building and provided approval by the Municipal Agency is granted.

(e) Automotive uses. Automotive gasoline stations, automotive service stations, automotive repair garages, automotive sales and services, automotive sales lots and automotive washes shall be permitted in the zone, provided that such uses satisfy the criteria set forth in this section. All automotive uses specified herein may be established as joint uses with other automotive uses, provided that such joint uses collectively satisfy the criteria set forth in this section.

[1] The following activities, where appropriate, are to occur entirely on-site within specifically designated areas:

[a] Parking for customers and employees while on premises.

[b] Storage of vehicles left by customers to await service.

[c] Storage of other vehicles.

[d] Vehicle sales display areas.

[e] Loading or unloading of vehicles transported to or from the site.

- [f] Buildings within which repair, service or other work shall take place.
  - [g] Other areas within which repair, service or other work shall take place.
  - [h] All permitted uses established in conjunction with automotive uses shall be clearly accessory in nature.
  - [i] No more than one accessory use may be established in conjunction with the enumerated automotive uses.
  - [j] No more than three automotive related uses may operate on a site.
  - [k] Structure housing accessory uses shall be no longer than 2,500 square feet.
  - [l] All other requirements for the zone.
- [2] Designated areas for specified activities may be shared by mixed uses, but designated areas shall be used solely for the activities approved.
- [a] Parking areas shall be used only for parking of vehicles by customers and employees.
  - [b] Storage of sale or rental cars, trucks, trailers, boats or other vehicles shall be limited to areas specifically designated and approved for that purpose.
  - [c] Repair and service work shall be confined to designated areas.
  - [d] To storage of cars, trucks, trailers, boats or any other vehicles not being services or repaired on the premises of an automotive gasoline station, automotive service station or automotive repair garage shall be prohibited.

- [e] Storage of any vehicle requiring body work or which is inoperable because of major repairs required shall be permitted only in designated areas at an automotive repair garage or automotive sales and service.
- [3] Designated areas for vehicular storage or display need not conform to standards for parking but shall be segregated from parking areas. Storage areas shall be screened from view to a height of eight (8) feet. Display areas shall be separated with a height of not less than five (5) feet.
- [4] Sites shall be limited to locations as follows:
- [a] Automotive car washes and automotive gasoline stations shall be located where pedestrians traffic at peak hour is projected to be less than fifty (50) persons.
  - [b] Automotive car washes shall be located where vehicle stacking will not impede the free flow of traffic on adjoining properties and public rights-of-way.
  - [c] Storage or display of rental of vehicles is permitted only as an accessory to an automotive sales and service use.
  - [d] Vehicle towing or transport services shall be permitted only as an accessory to an automotive service station, automotive repair garage or an automotive sales and service use.
- [5] Buildings shall be designed to preserve sufficient open area to establish conforming parking areas in the amount of one space for each three hundred (300) square feet of gross floor area. Said open area may be designated for other uses.
- [6] When located adjacent to any property in a zone permitting residential usage or a residential use, automotive uses shall:
- [a] Maintain between any outdoor activity other than parking and the residentially zoned property.

- [b] A twenty-five (25) foot buffer.
  - [1] An eight-foot-high visually solid fence, wall or landscape screen.
  - [2] Adequate noise control measures to attenuate vibrations and audible sound to conform to all laws and ordinances in effect for residential areas.
- [b] Limited vehicles to not more than two (2) axles and not more than ten (10) ton gross vehicle weight.
- [c] Prohibit a facade sign on that facade of the building that faces a zone permitting residential uses.
- [d] Prohibit the placement of a freestanding sign within one hundred (100) feet of a zone permitting residential uses.

[7] In addition to the conditional use criteria enumerated above, said uses shall also be subjected to the following zoning requirements which shall not be conditional criteria for the use:

- [a] Setbacks. The front setbacks shall be not less than forty (40) feet. The side setbacks shall not be less than fifteen (15) feet and a total side yard setback shall not be less than fifty (50) feet. The rear yard setback shall not be less than forty (40) feet. Where one of the yards adjoins a residential zone, the commercial use shall maintain not less than the setbacks required in that zone. A cantilevered cover or canopy may be permitted to extend into the front yard, provided that it is at least twenty (20) feet from any front property line and maintains the required setback of the zone.
- [b] Parking. Not more than five (5) vehicles may be stored in the area between the street and the setback line of the principal building.

[c] Curb cuts and driveways.

- [1] On a corner lot, a driveway shall be at least twenty-five (25) feet from the street intersection, as measured along the property lines.
- [2] Driveways shall be no less than twenty-five (25) feet and no more than thirty (30) feet wide. The driveway shall be flared or slanted at the curblines to facilitate auto ingress and egress.
- [3] Curb cuts shall be no less than ten (10) feet from any adjacent property line.
- [4] Any two (2) driveways giving access to a single street shall be separated by a curbed island of at least fifty (50) feet.
- [5] A raised curb of at least six (6) inches in height shall be provided along the street property lines, except for driveway openings.
- [6] There shall not be more than two (2) curb cuts providing access to any one (1) street.

[d] Signs

- [1] Freestanding signs. One (1) freestanding sign shall be permitted, provided that the aggregate area of all sides of the sign shall not exceed seventy-five (75) square feet.
- [2] Facade signs. Facade signs shall be allowed on front or side facades so as to not exceed fifteen percent (15%) of the square footage of the facade on which it is located.

- [3] Other signs. Other signs that may be required by state or federal law shall be allowed, but no other advertising signs shall be permitted.
- [e] Lighting. No strings of multiple lights shall be permitted.
- [f] Pavement. All parking, access and driveway areas shall be paved with a permanent surface, such as macadam, with proper drainage so as not to affect adjacent property owners.
- [g] Location of fuel dispensers. All dispensers shall be on curbed safety islands which shall be a minimum of twenty-five (25) feet from any adjacent property line and twenty (20) feet from any public right-of-way.
- [h] Accessory buildings. All lifts, lubrication equipment, service pits and goods for sale shall be located within an enclosed building. With the exception of such items as wiper blades, oil and tires, outdoor displays of products for sale or rental shall not be permitted. Accessory buildings shall not be permitted, except for the temporary storage of trash or garbage.
- [i] Fuel tanks. Fuel storage tanks shall be placed underground and at least ten (10) feet from any structure. Tanks having a capacity of six thousand (6,000) gallons or more shall be located at least a minimum distance from any structure according to the following schedule:

Gallons	Minimum Separation (Feet)
6,000	20
12,000	25
20,000	30
50,000	40
Unlimited	50

- [j] Landscaping buffers and screening shall be provided as follows:
  - [1] A minimum landscaped area five (5) feet wide shall be provided along all property lines abutting public streets, except where curb cuts are permitted.
  - [2] All buffers and landscaped areas shall be protected from adjacent parking areas by curbs, or concrete, metal or wood bumpers at least six (6) inches in height and securely anchored into the ground.
  - [3] Service areas and parking areas shall be screened from abutting property. A minimum of a six-foot architecturally solid fence shall be erected on all property lines, except the front property line.

[8] Quasi-public uses. Quasi public uses, such as clubs, social organizations and other public gathering places not publicly owned. Not commercial in nature and not specifically listed in this section shall adhere to the following:

- [a] Parking shall be provided in accordance with the requirements of this section.
- [b] Where parking areas are adjacent to a residential zone or use, a twenty-five (25') foot wide buffer strip, including fences and shrubs, no less than eight (8) feet high shall be provided.
- [c] Landscaping and screening shall be provided in accordance with the requirements of this Article.

### III. PLAN RELATIONSHIP WITH OTHER PLANS

#### RELATIONSHIP TO THE TOWNSHIP MASTER PLAN

The Township of Woodbridge's last comprehensive Master Plan was prepared in February 2009 and Reexamination was prepared in 2016. The Master Plan recommended this area be devoted to redevelopment.

The Master Plan adopted the following goals that are relevant to this Plan:

- To encourage and control commercial development by limiting regional commercial and office development to major highway corridors.
- To continue attracting premier Retail, Industrial, and Office end users to the Township.
- To expand and protect the Township's ratable base through the attraction and retention of nationally known and respected companies.
- To expand retail and service activities in appropriate locations to meet the future shopping needs of Township residents.

#### MASTER PLANS OF ADJACENT MUNICIPALITIES

The Route 1 Area 19 Redevelopment Area is located along Route 1 and not near any adjacent municipalities. This Redevelopment Plan is not expected to have an adverse impact on any adjacent municipalities.

#### MIDDLESEX COUNTY PLANS

##### *Middlesex County Growth Management Strategy*

Between 1990 and 1995, Middlesex County prepared phased Growth Management Strategy to address infrastructure need, regional design and growth management strategies. The County was subdivided into four regions. Woodbridge Township is located in the northeast region, as were all neighboring municipalities.

Phase I of the plan found that large levels of public & private investment were

necessary to maintain infrastructure with the highest cost items being maintenance and improvement to sewers, parks and roads.

Phase II of the plan focused on managing actual growth pertaining to five specific case studies. None of the case studies focused on areas of Woodbridge.

Phase III of the study, three primary recommendations were made as part of the Metropark Case Study:

- Traffic congestion inhibits growth in the area. Access to Metropark is limited by the narrow rail underpasses and New Jersey Transit's parking expansion will place an even greater burden on local roads. Transportation management measures should be implemented intensively for this area;
- The NJ Transit parking deck project includes the construction of space for retail facilities to better serve commuter needs. Additional retail development to serve nearby office workers should be evaluated;
- Growth in this study area is limited by increasingly scarce buildable land and the need for increased sewage capacity in the Township. A stormwater management plan should be developed for the entire South Branch of the Rahway River drainage area in order to determine the most effective stormwater control measures.

This Route 1 Area 19 Plan is consistent with the recommendations discussed in the Middlesex County Growth Management Strategy.

### ***Consistency with Middlesex County Master Plan***

The Route 1 Area 19 Redevelopment Plan is generally consistent with the elements of the Middlesex County Master Plan, a document that addresses sprawl and sustainability in the region. The Route 1 Area 19 Redevelopment Plan relates directly to the goals, values and objectives of the Middlesex County Master Plan which aims to:

- Make fuller use of existing transportation lines and facilities. The County Plan anticipated that public transportation would achieve greater significance as a necessary alternative to the private automobile, with its attendant problems of pollution, energy availability, and congestion;

- Find a more feasible alternative to the present situation of “strip” commercial development found on major roads, and single-family homes on unnecessarily large lots;
- “Cluster” future growth around definable town centers and transportation facilities to include commercial and office employment as well as residential, with land use intensity decreasing as distance from the town center increases.

### ***New Jersey State Development & Redevelopment Plan***

The Route 1 Area 19 Redevelopment Plan is consistent and would effectuate, the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP.

- Revitalize the State’s cities and towns;
- Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value;
- Ensure sound and integrated planning and implementation statewide.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area.

The Policy Map also identifies “Centers”, locations into which development is to be directed, “Environs,” areas to be protected from future growth. The Township of Woodbridge falls in the ‘Metropolitan Planning Area’ (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment.

The State Plan’s planning objectives for the ‘Metropolitan Planning Area’ includes:

- Providing for much of the state’s future redevelopment;
- Revitalizing cities and towns;
- Redesigning areas of sprawl;
- Protecting the character of existing stable communities.

As of the writing of this Plan, a new State Plan is being developed, called “The State Strategic Plan: New Jersey’s State Development and Redevelopment Plan.”

This Plan will serve to meet each of these goals for the designated area.

## IV. IMPLEMENTATION OF THE REDEVELOPMENT PLAN

### REDEVELOPMENT ENTITY

The Woodbridge Township Redevelopment Agency will serve as the Redevelopment Entity.

#### *Phasing:*

- Projects may be developed in phases;
- The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections, subject to specific provisions in the redevelopment agreement.

### SELECTION OF DESIGNATED DEVELOPERS

Potential redevelopers will be required to submit to the Redevelopment Entity for review and approval prior to the designation of a redeveloper(s) at a minimum:

- Financial responsibility and capability;
- Estimated development cost;
- Estimated time schedule;
- Conceptual site plans including elevations;
- Fiscal impact analysis.

### APPOINTMENT OF A DESIGNATED REDEVELOPER

The Redevelopment Entity may select one or more redevelopers to participate in the implementation of the Redevelopment Plan.

As part of the process to be designated a redeveloper, the Redevelopment Entity will negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper(s) by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement.

A person or entity that owns or controls the parcels within the Redevelopment Area shall be given priority in the designation of Redeveloper, provided such person or

entity has appropriate development experience and financial resources, as this would minimize acquisition costs and delay.

#### CONDITIONS IN REDEVELOPMENT AGREEMENT(S)

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. Each Redevelopment Agreement will incorporate the pertinent aspects of the selected redeveloper's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A designated redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan and the Redevelopment Agreement.
3. Any necessary deed of conveyance shall include a restriction that the designated redeveloper and his successors or assigns shall devote land to the uses specified in the designated redeveloper's final plan and shall not devote such land to any other uses.
4. No designated redeveloper will be permitted to dispose of property until the issuance of the Certificate of Completion, unless the prior written consent of the Redevelopment Agency has been obtained.
5. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of Woodbridge and the Redevelopment Entity or by the purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
6. The Redeveloper(s) shall pay to the Redevelopment Entity an application fee for consideration of redeveloper as a designated redeveloper and will fund an escrow for the Agency's costs in implementing redevelopment.

7. The Redevelopment Entity and the Township of Woodbridge reserve the right to terminate any Redevelopment Agreement with a designated redeveloper subject to the terms and conditions of the Redevelopment Agreement.

#### DEVELOPMENT REVIEW

An application for preliminary and/or final site plan approval for uses authorized in this Plan may be filed by: (i) a redeveloper designated by the Redevelopment Entity; or (ii) an assignee of the redeveloper as approved by the Redevelopment Entity. In addition to any requirements of the Redevelopment Entity, preliminary and/or final site plans and/or subdivisions, with details sufficient to comply with the Municipal Land Use Law and Local Ordinance, shall be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

#### DURATION OF REDEVELOPMENT PLAN

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper, (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan will remain in effect for 30 years.

#### AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that the respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests may be materially affected by such amendment.