

PSEG - Sewaren Redevelopment Plan

Township of Woodbridge
Middlesex County, New Jersey



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PSEG – Sewaren Redevelopment Plan

Township of Woodbridge

Prepared by
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INTRODUCTION

This Redevelopment Plan represents an opportunity to improve industrial space in the Sewaren section of Woodbridge Township. This plan will foster the transformation of properties into productive industrial use. The Redevelopment Area should be a highly desirable location for a business to thrive.

The redevelopment of the PSEG Power LLC (PSEG) - Sewaren area presents unique challenges. In response to the physical and economic conditions at this site, the Township Council requested that the Planning Board evaluate certain properties as a “non-condemnation area in need of redevelopment” on September 30, 2015. On October 7, 2015, the Township Council designated the area as a “non-condemnation area in need of redevelopment.”

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 the Redevelopment Plan;
- Any significant relationship of the Redevelopment Plan to:
 - A) The Master Plans of contiguous municipalities;
 - B) The Master Plan of the County in which the municipality is located;and;

- C) The State Development and Redevelopment 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 Sewaren section of the Township is generally bound by the Port Reading section of Woodbridge Township to the north, the Arthur Kill waterway the east, the Woodbridge River to the west, and the City of Perth Amoby to the south.

The PSEG – Sewaren area is located along Cliff Road in Sewaren and has extensive frontage along the Arthur Kill. The Area consists of three (3) parcels with a total area of approximately 130 acres. The following properties comprise the redevelopment area: Block 756.01, Lot 1.01; Block 756, Lot 2, and Block 760, Lot 1.01. (Note: Tax Map lots 1.02, 1.03, and 9 of Block 760 have been consolidated with Lot 1.01 of Block 760.)

HISTORY OF SEWAREN

The Sewaren section of Woodbridge Township was commonly referred to as “Boynton Beach” from the late 1800’s to the early 1900’s and was known as a popular summer destination for leisure and recreation. The Sewaren shoreline slowly started to change after the 1920’s. Many of the popular vacationer amenities were lost to fires and were not rebuilt by their owners. Companies began to locate large industrial facilities along parts of the shore to take advantage of the Arthur Kill waterway. Local residents continued using the Sewaren beach until the 1960’s. Over time however, the beach eroded and the infrastructure needed for recreational use of the shore fell in disrepair.

In the 1990’s the Township of Woodbridge took steps to revitalize the Sewaren shore. Taking advantage of federal and state grants, the Township made infrastructure improvements to the shore, including new bulkheads, an attractive riverwalk, a boat launch, and a new park. Today, the Sewaren shore is well maintained for locals and visitors to enjoy.

Figure 1: Redevelopment Area Parcel Map

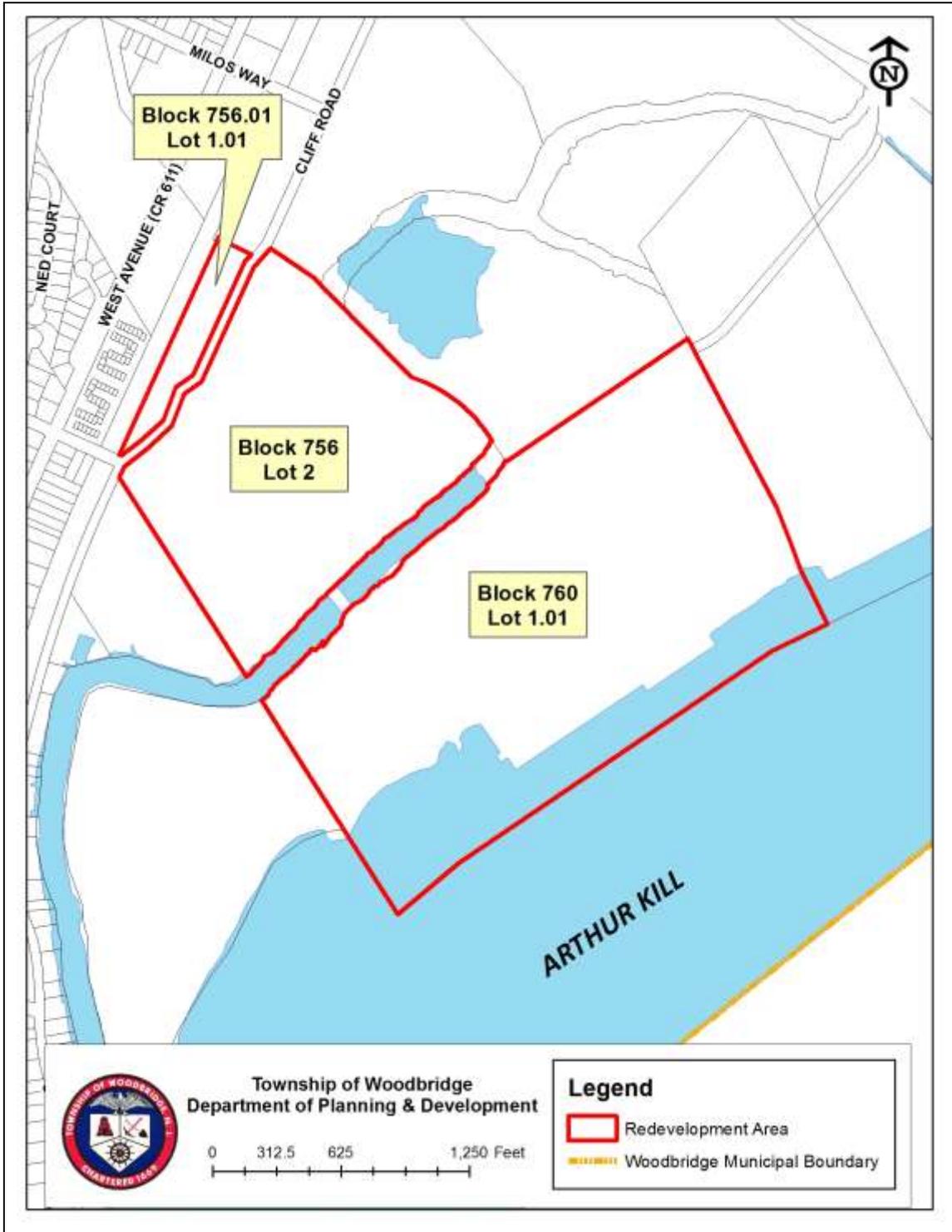


Figure 2: Redevelopment Area Aerial Map



MASTER PLANNING AND ZONING DESIGNATION HISTORY

The Township Master Plan recognizes that the current land use for this area is utilities. The redevelopment area is currently zoned M-2: Heavy Industrial Zone. The Master Plan proposes the M-2 zone designation for this area.

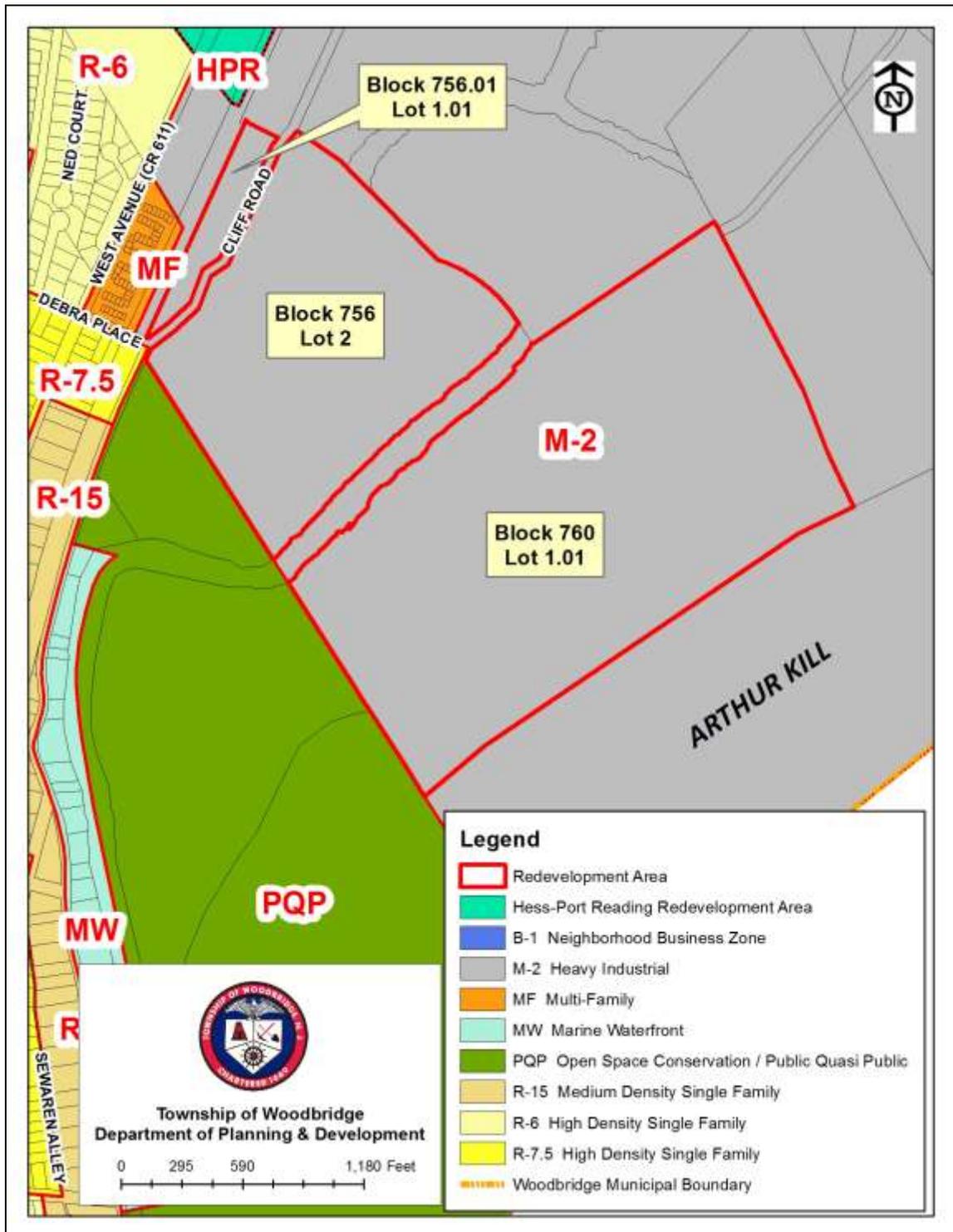
According to old Township Zoning Maps, the redevelopment area has been designated for heavy industrial since 1940. The 1960, 1975, and 1979 Zoning Maps all depict the redevelopment area as being in the M-2 Heavy Industrial Zone. The M-2 Heavy Industrial zoning designation in this area is consistent with historic land use practices in New Jersey of placing industrial sites on waterways.

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 the effective use of all the Redevelopment Area properties and to increase property tax base;
- To develop a safe and modern industrial site;
- To improve the physical appearance of the Area;
- To redevelop land occupied by obsolete structures and uses;
- Creation of a new power-generating resource;
- Forge a partnership between municipalities providing solutions to energy demands for the larger Middlesex region, and the State as a whole;
- To exclude residential uses from industrial areas;
- To maintain safe access to Alvin Williams Memorial County Park.

Figure 3: Existing 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.

PSEG - SEWAREN REDEVELOPMENT AREA ZONING STANDARDS

It is the intent of this Plan to encourage the redevelopment of the Area by improving current infrastructure to existing businesses.

The following standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other district-specific standards. The general design standards apply to all zones. The evaluation of any proposal submitted under the Redevelopment Plan shall be based upon sections of this Redevelopment Plan entitled Relationship of Plan to the Township Land Development Regulations including District and Design Standards.

Purpose: The purpose of this Redevelopment Zone is to enhance current industrial properties and encourage new development within those properties, including a power generation facility; to provide places of employment; and to ensure that new development is compatible with existing land development.

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:

- Power generating facilities and ancillary infrastructure, including fossil and renewable energy generating facilities
- Warehouses, wholesale sales, storage and distribution
- Light industrial/manufacturing
- Public utility uses, including electrical substations, transmission and distribution facilities, switchyards, storage yards, maintenance shops, and office/administrative buildings
- Fabrication and assembly of metal products
- Fabrication of paper products, such as the following: bags; books, bookbinding, boxes and packaging materials; office supplies; and toys
- Fabrication of wood products, such as the following: boats; boxes, cabinets and woodworking; furniture; and toys
- Fabrication of concrete and plastic products
- Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing and distribution
- Television and radio studios and antennas
- Cell tower antennas and cell antennas

- Other permissible industrial uses comprising any of the following: brush and broom manufacturing; electronic products; glass and glass products, including soluble glass and derivative products; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods manufacturing, except curing, tanning and finishing of hides; and sporting goods manufacturing
- Newspaper and publishing plants
- Manufacturing and assembly of light or heavy machinery
- Manufacturing of food products
- Manufacturing of spirituous liquors
- Laboratories, including manufacturing, but not clinics, comprising any of the following: biological, chemical, dental, pharmaceuticals and sustainability, research, and technology
- Petroleum refining, oil storage for wholesale purposes or accessory to a plant for the refining of crude oil or the manufacture of petroleum products, including pipelines for the transportation of oil and refined products accessory to such storage, refining or manufacturing uses
- Railroad classification, freight or storage yards, railroad shops and all appurtenances thereto
- Green technology development and green manufacturing
- Chemical manufactures not involving noxious odors or danger from fire or explosives
- Concrete central mixing and proportioning plants
- Manufacturing of metal and metal products, processing, fabrication and assembly
- Solar Panel Field/power generation
- Steam processing and generation
- Municipal facilities

Prohibited Uses:

- Waste Transfer Stations, including any facility whose primary function is the collection and storage of solid waste for transfer to landfills or other treatment or disposal facilities
- All other uses not specifically permitted above are prohibited

Accessory Uses:

- Offices connected to the principal use; private garage space for the storage of vehicles operated exclusively as part of a permitted use; signs, fences and

hedges, parking and other customary accessory uses and structures which are clearly incidental to the principal structure and use

- Parking for public access; educational; and/or recreational facilities

Bulk Standards

Principal Building:

- Minimum lot size: 10 acres; and non-contiguous properties that are under common ownership and designated as a single redevelopment may be considered as a single lot for the purposes of meeting the minimum lot size under the bulk standards
- Minimum lot width: 200 feet
- Minimum lot depth: 300 feet
- Minimum front yard setback (measured from the future street right-of-way): 50 feet
- Minimum rear yard setback: 40 feet
- Minimum side yard setback: 20 feet
- Minimum total side yard setback: 40 feet
- Maximum structure coverage: 45%
- Maximum impervious coverage: 100% for each individual lot and 85% for the entirety of the redevelopment area
- Maximum building height: 150 feet
- Maximum accessory infrastructure height, including stacks: 320 feet
- Number of parking spaces: 1 parking space for each employee at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided

Additional Standards for Power Generation Facility:

- Facility must use natural gas as the primary resource for power generation
- Process wastewater can only be discharged into the Arthur Kill in accordance with NJDEP permitting requirements or directed towards the municipal sanitary sewer system in accordance with Township of Woodbridge and Middlesex County Utility Authority requirements.
- Use of Best Available Control Technology
 - Dry low-emissions combustors
 - Selective Catalytic Reduction for NOx control
 - Oxidation Catalyst
 - Continuous Emissions Monitoring Systems

- All air-permitting requirements of the NJDEP must be met and documented to the Township (as NJDEP is the authority issuing air emissions permits)
- Noise Attenuation: All appropriate fixtures and processes must be implemented to ensure ambient noise controls (including, but not limited to: vent silencers; low noise fans; etc) in compliance with State regulations

DESIGN STANDARDS

These design standards shall be applied with the use and bulk requirements detailed in this Redevelopment Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the Redevelopment Area. The following standards shall apply:

Access and Circulation:

- Driveways: minimum of 15 feet wide. Maximum width of driveway, exclusive of curb-to-curb return radii, shall not exceed 40 feet. Curb return radius shall be a minimum of 15 feet
- Cul-de-sacs: Minimum turn-around radius shall be 50 feet
- Curb Cuts: The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 100 feet to the intersection of the pavement of the two public roads. Curb cuts shall be located at least 10 feet from abutting property line. Curb cuts for any two driveways serving the same property shall be at least 50 feet apart
- Driveways and/or travel aisles shall provide unobstructed access for vehicles and personnel in conformance with building code requirements for emergency access, building maintenance, and garbage collection access and clearance
- Pedestrian circulation must be provided from the parking lots on an individual lot to all buildings and all sidewalk areas designated to accommodate pedestrian activity
- Internal pedestrian walkways within a parking lot must be distinguished from the driving surface by use of pavers, brick, integrally colored, or scored concrete

- Except for roadways providing access to a public road, internal roadways within the property shall not be closer than 10 feet to any property line except in the front yard, where internal roadways shall not be closer than 40 feet

Parking:

- Minimum parking space - perpendicular or angled: 9 feet x 18 feet
- Minimum parking space - parallel: 10 feet x 22 feet
- Minimum aisle width: 24 feet wide for two-way perpendicular parking, 16 feet wide for one-way sixty-degree parking, 13 feet wide for one-way forty five-degree parking
- Number of spaces:
 - Power Generating Facilities: 1 parking space for each employee at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided
 - Public Utility Facilities: 1 parking space for each employee at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces for “manned facilities.” A minimum of two (2) parking spaces shall be provided for “unmanned facilities.”
 - Light Industrial - Manufacturing, Assembly and Fabrication: 1 parking space for each employee employed at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided
 - Warehouse and Distribution Facilities: 1.25 parking spaces per 1,000 square feet of gross floor area, or 2 spaces per 1,000 square feet of leaseable area
 - Multi-tenant industrial parks: 1 parking space per 700 square feet of building.
 - Office, Office-Research: 4 parking spaces per 1,000 square feet of gross floor area, not including stairways and common areas
 - R&D, high-tech industries, flex-space buildings: 3 parking spaces per 1,000 square feet

- Off-street parking and loading areas should be coordinated with the public street system serving the Area to reduce conflicts with through traffic, obstruction with pedestrian circulation, and vehicle thoroughfares
- Dead-end aisles are prohibited
- If upon credible testimony, it is determined a specific use requires less than the number of stalls required above, a parking plan showing the requisite number of stalls must be provided, however, the number of spaces installed shall be in accordance with the user’s requirements. All remaining space shall be appropriately landscaped. Stormwater management shall be sized for parking buildout

Loading and Unloading:

- Minimum size: 14 feet in width x 55 feet in length with 15 feet minimum vertical clearance
- Additional space for maneuvering, depending on the arrangement of the loading/unloading facilities, shall be provided
- Number of spaces:

Gross Floor Area (square feet)	Minimum Spaces Required
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	1 additional

- Location: Loading areas, outside storage, and service areas shall be located in areas of low visibility such as at the side or rear (non-street side) of buildings
- Screening: All loading areas shall be screened from adjacent public roads and adjacent residential properties by 6 feet high fence. Screening materials must be the same as, or of equal quality to, the materials used for the primary building and landscaping
- Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. All service areas must be screened with a combination of low walls, decorative fencing and/or landscaping

Buffering and Screening:

- A minimum 10-foot landscaped buffer shall be required along all public rights-of-way and adjacent to residential uses. No parking or internal roadways shall be permitted in the buffer
- Any industrial 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 outdoor storage or display of goods, materials and/or equipment shall be screened from view from any public right-of-way and residential uses to the satisfaction of the Planning Board using a combination of fencing, coniferous and deciduous plantings and/or berming
- The trash collection facility area shall at least be enclosed by an opaque block wall or solid wood fence at least six feet in height and landscaped on all street frontages

Storage of Materials:

- The height of baled, palletted, or otherwise consolidated materials stored outdoors shall be limited to 15 feet
- All other exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, secured, and maintained in good condition
- Storage for flammable materials shall be in nonflammable containers

Signage:

- A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas
- There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination

- No sign shall extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building, whichever is less
- Way-finding signage to direct visitors toward parking areas and activity centers is encouraged
- Directory sign – One free-standing sign is permitted for a multi-tenant development, not to exceed 6 feet in height and 30 square feet in size
- A comprehensive signage plan shall be submitted for each site which clearly indicates the location, dimension, area, color and materials of all existing and proposed permanent signs and provides a detail of each proposed sign
- Free-standing signs – Two free-standing signs are permitted for a single occupant project, each of which shall not exceed 50 square feet
- All signage shall be exterior illuminated only

Lighting:

- Uniformly-spaced street lights should be provided throughout the development along all internal streets, driveways, parking lots, and loading and service areas
- Lighting shall be shielded to prevent glare on adjacent properties
- Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicular movements, without causing any off-site glare
- Parking lot lights shall not exceed 20 feet in height

Landscaping:

- All setback areas fronting public roadways should be defined by a combination of low walls, decorative fencing and/or landscaping. The landscape area within should contain a variety of flowering trees, shrubs, perennials, annuals, and bulbs to complement the architecture and provide seasonal interest
- Landscape areas may also contain decorative lighting, and signage, which should be designed to complement the overall buffer design

Site Design:

- With the exception of those accessory structures or buildings associated with power generating facilities, no accessory structures or buildings shall be permitted in the front, side or rear yards

- Building types that are least industrial in appearance and function (such as offices, R&D, and flex-spaces) shall be located on the most visible part of the property, close to major roads
- Secondary entrances, where practical, should be provided to avoid conflicts between visitor and employee traffic
- Intersections of major roads with internal streets should be controlled by stop signs and/or traffic signals, subject to County and NJDOT permitting requirements and approvals
- On-street parking should be eliminated along major internal roadways (especially those shared by trucks and cars)
- All buildings are encouraged to be LEED-qualified buildings

Additional Standards:

- The facility shall be maintained in a clean and sanitary manner free of litter and any other trash or rubbish, shall be cleaned of loose debris on a regular basis, including mobile facilities. The site shall be maintained in a reasonable manner to deter rodents and other disease vectors
- During facility operation, dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels
- Noise levels shall conform to The New Jersey Department of Environmental Protection (NJDEP) noise regulations pertaining to stationary commercial and industrial sources, pursuant to the Noise Control Act of 1971, N.J.S.A. 13:1G-1 et seq.
- All properties must comply with the Woodbridge Township Property Maintenance Code

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. The Master Plan recommended this area be devoted to heavy industrial uses.

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

- To control industrial development by limiting industrial development to land suitable for industrial use, including sites with flat topography, good drainage and access to arterial and primary roadways;
- To control industrial development by permitting a range of industrial lot sizes and uses within industrial districts;
- To control industrial development by excluding residential uses from industrial areas.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The PSEG - Sewaren Redevelopment Area is located in the southeastern portion of the Township; the closest municipalities to the redevelopment area are the City of Perth Amboy to the south, and New York City (Borough of Staten Island) to the east. The redevelopment area does not abut the City of Perth Amboy and is separated from New York City by the Arthur Kill. The redevelopment plan is not anticipated to have an adverse impact to either the City of Perth Amboy or New York City.

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 Redevelopment Plan is consistent with the recommendations discussed in the Middlesex County Growth Management Strategy and will serve to offer some of "the retail development" contemplated for neighboring office workers.

Consistency with Middlesex County Master Plan

The PSEG - Sewaren 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 PSEG - Sewaren 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 (2001)

The PSEG - Sewaren 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.

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

The New Jersey Department of State has been preparing a new State Strategic Plan since 2012. The proposed plan has not been adopted by the State Planning Commission.

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.

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 the right to terminate any Redevelopment Agreement with a designated redeveloper subject to the terms and conditions of the Redevelopment Agreement.

DEVELOPMENT REVIEW

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In addition to any requirements of the Agency, major 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.

The Planning Board shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various phases of the project in compliance with the requirements of law and planning approvals.

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.