

Martin Street Redevelopment Plan

Township of Woodbridge
Middlesex County, New Jersey



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Martin Street Redevelopment Plan

Township of Woodbridge

Prepared by
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INTRODUCTION

The Martin Street Redevelopment Area consists of two (2) former auto salvage yard properties in Avenel section of the Township. The property is accessible from Martin Street and is situated near U.S. Highway Route 1. The site is approximately 3.5 acres.

This Redevelopment Plan represents an opportunity to improve and better utilize the redevelopment area. This Redevelopment Area should be a highly desirable location for a business to thrive.

The redevelopment of this property presents unique challenges. In response to the physical and economic conditions in this area, the Township Council requested that the Planning Board evaluate certain properties as an “area in need of redevelopment” on April 19, 2022. The Council concluded that the Area did meet the criteria to be designated as “area in need of redevelopment” on August 2, 2022.

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A: 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 Avenel section of the Township is generally bound by the City of Rahway and the City of Linden to the north, the Borough of Carteret to the east, St. Georges Avenue to the west, and the Port Reading Railroad to the south. The Avenel section consists of residential neighborhoods, commercial uses along Route 1, and industrial uses concentrated in the north-eastern portion of this section of town.

The redevelopment area is comprised of the 750 Martin Street (Block 896, Lot 88) and an adjacent lot with the address of Sidney Avenue (Block 896, Lot 1). The two lots have a combined area of 3.5 acres. The redevelopment area is in close to proximity to U.S. Highway Route 1. The redevelopment area only has street frontage along Martin Street. Immediately north of the redevelopment area is Randolph Avenue, which is unimproved west of Martin Street. The municipal border dividing the Township of Woodbridge and the City of Rahway is along the center line of Randolph Avenue. The Sidney Avenue property is landlocked and is only accessible from 750 Martin Street.

Figure 1: Redevelopment Area Parcel Map

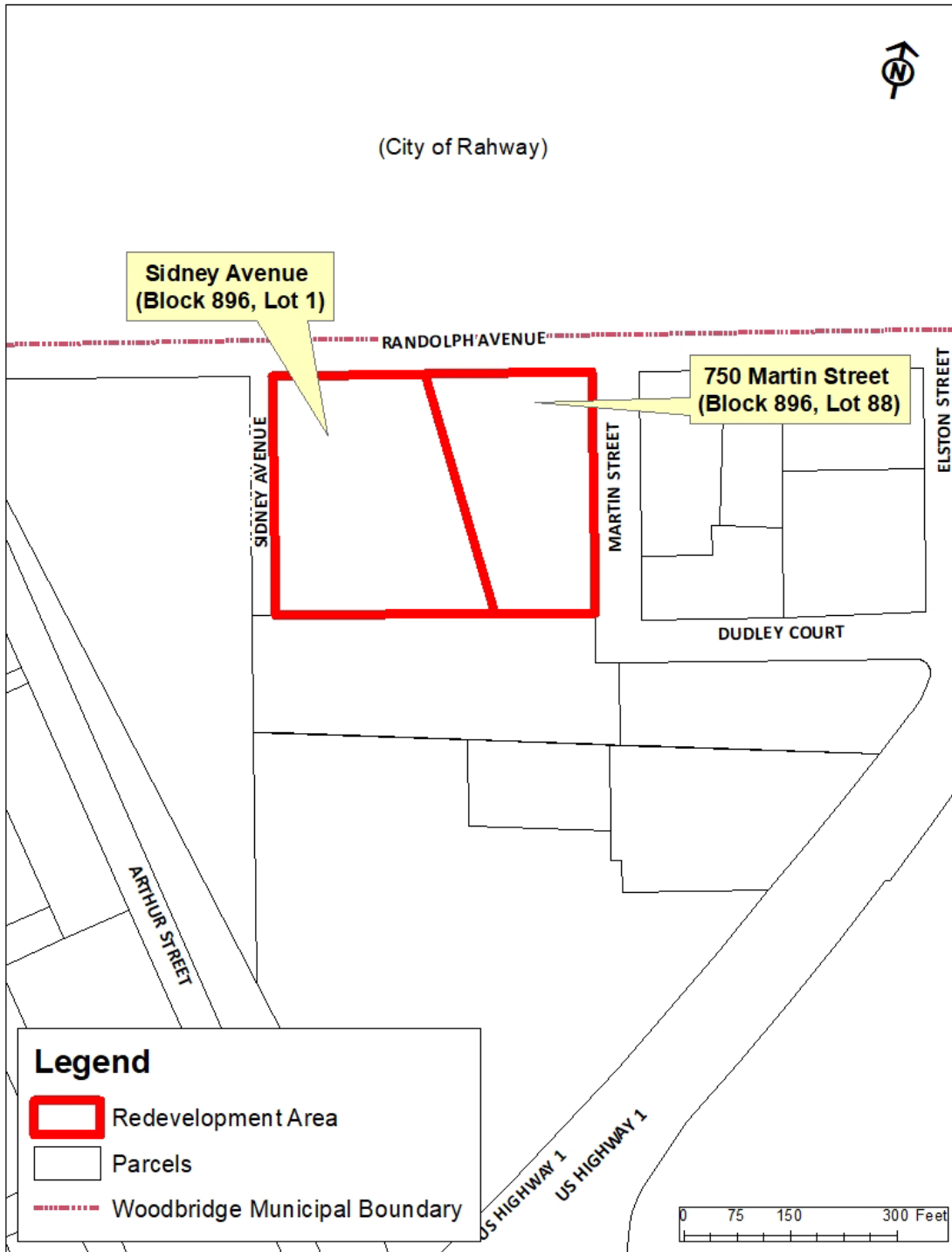


Figure 2: Redevelopment Area Aerial Map

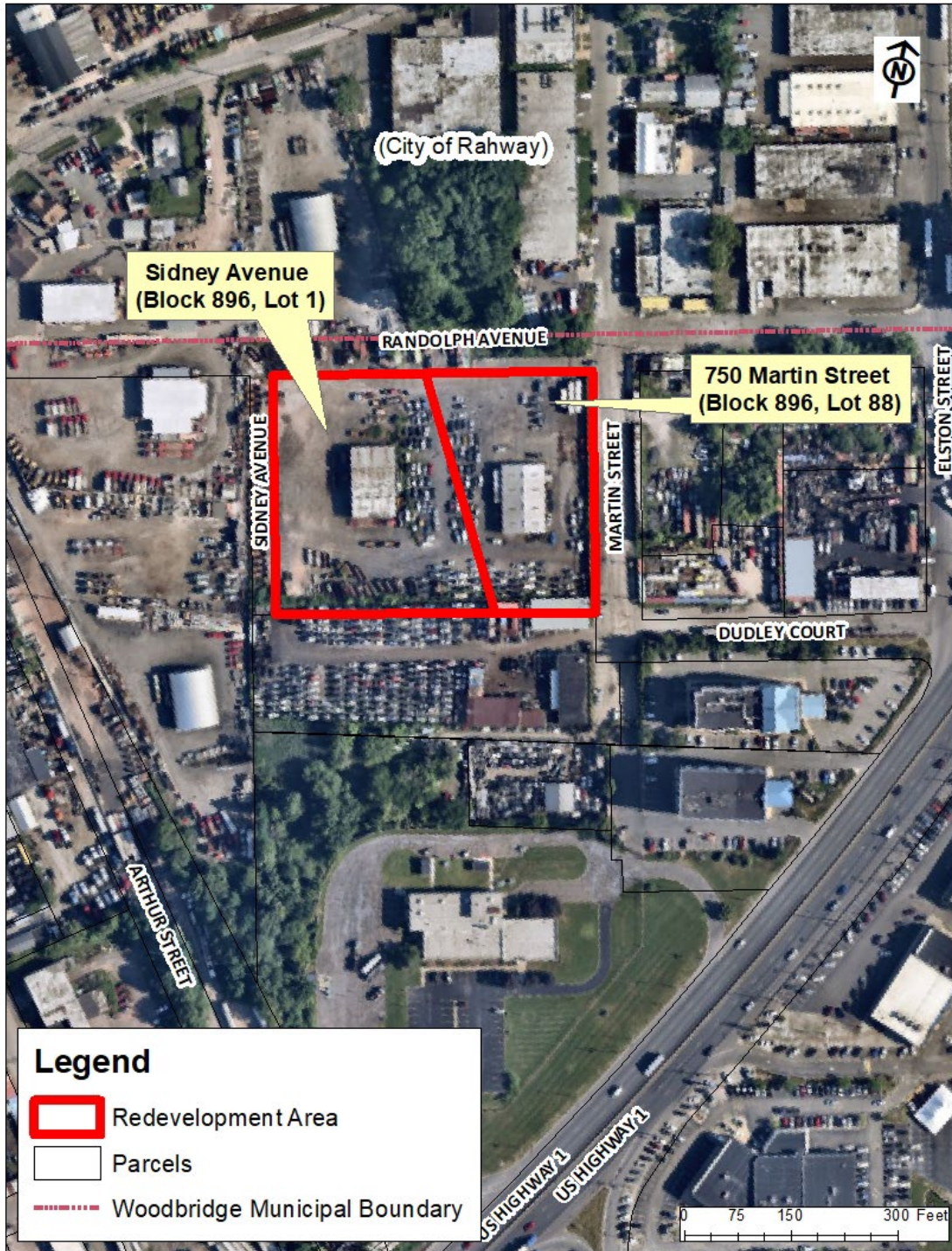
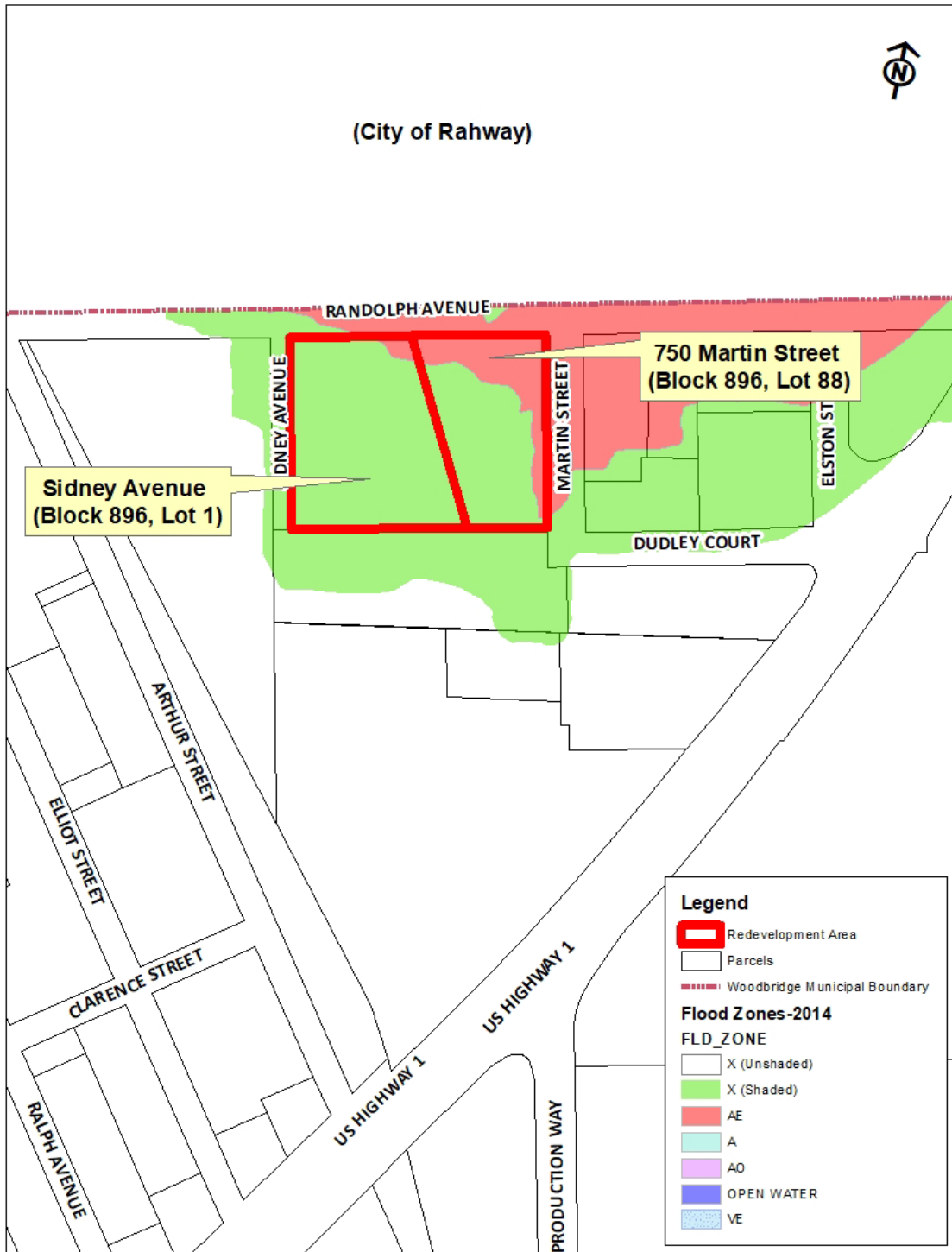


Figure 3: Environmental Conditions Map



Most of the study area is in the Moderate Flood Hazard Area (Zone X (Shaded)). The northeastern corner of the subject property, land along the eastern property line and some land along the northern property line are in the Special Flood Hazard Area (Zone AE) or a high risk flood area.

MASTER PLANNING AND ZONING DESIGNATION HISTORY

The Official Zoning Map for the Township of Woodbridge designates the redevelopment area as the M-1/SR Light Industrial Zone. According to older zoning maps, the redevelopment area was in the M-1 Light Industrial Zone prior to being in the M-1/SR subzone. The purpose of the M-1/SR Zone is to recognize areas of existing salvage/recycling operations, yet to provide for their aesthetic improvement and eventual conversion to other light industrial uses.

The Township's Master Plan was adopted in February 2009 and reexamined in 2016. Over the past 14 years, the Township has been engaged in redevelopment. The Master Plan states:

“As a fully-built out community, development opportunities within the Township exist primarily through the rehabilitation and redevelopment of existing properties. The Township's goal is to improve the physical appearance of the Township and generate new ratables for the Township.”

The 2009 Master Plan adopted the following relevant goals to the redevelopment area:

- 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.
 - By permitting a range of industrial lot sizes and uses within industrial districts.
 - To exclude residential uses from industrial areas.

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 improve the physical appearance of the Area;
- To provide a healthy environment for all whom live and visit this property and the Town;
- To improve the quality of life and health of people who live in the vicinity of the redevelopment area;
- To take advantage of current market demands in warehousing and logistics and the Township's unique location in the state's highway system.

COMMUNITY HEALTH

Redevelopment of any site within the Township which is either outdated and/or not fully productive promotes community health. New construction promotes a reduction in the nuisance (and overall anxiety of residents and flood inundation dealing with a nuisance) of properties.

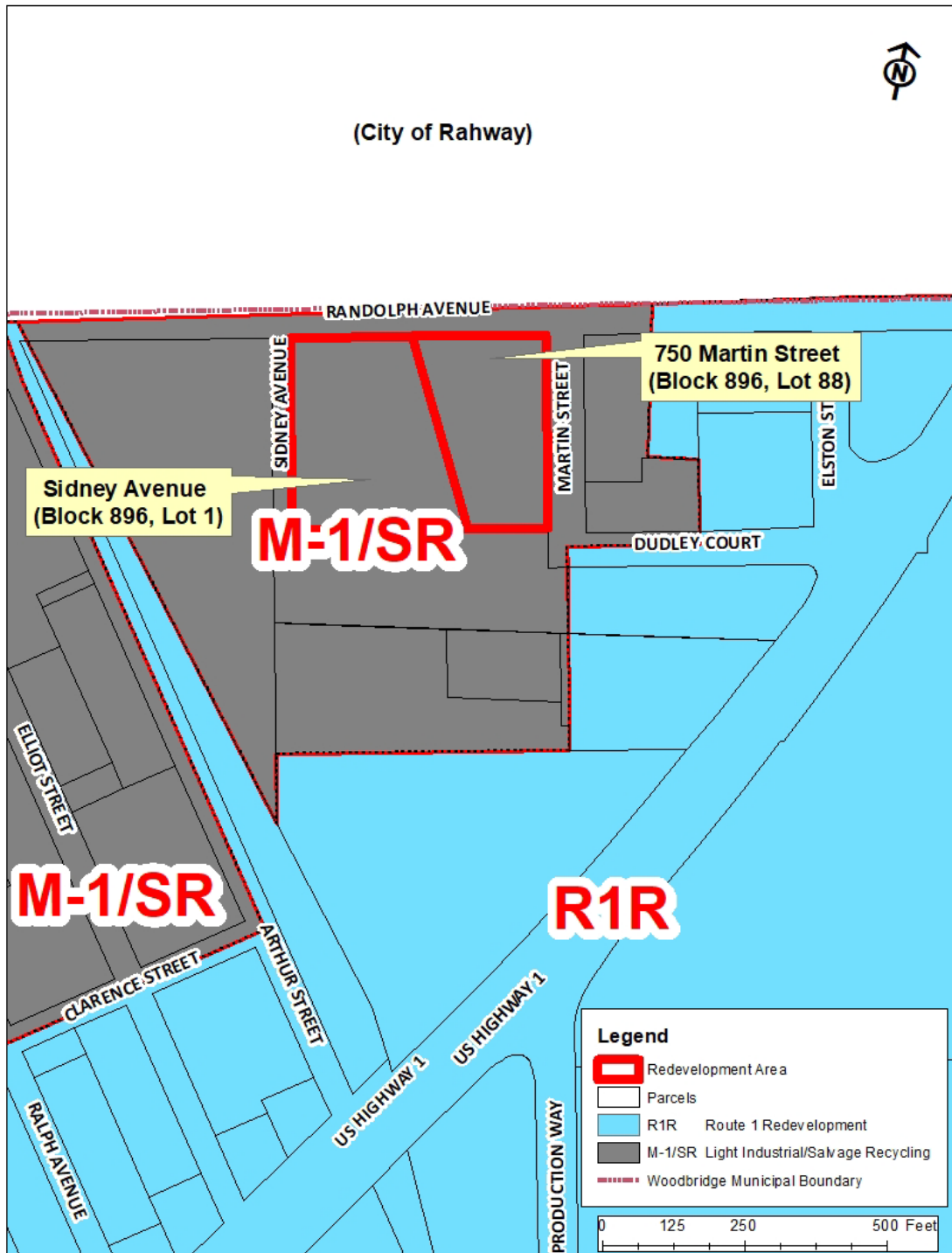
COMMUNITY RESILIENCY

This Plan promotes resiliency to climate change by requiring new development to comply with all municipal and state stormwater regulations, including any requirements for green infrastructure.

AFFORDABLE HOUSING

Any construction of new housing units presents an opportunity to contribute to the Township's affordable housing stock and must be provided in accordance with the relevant case law, statutes and regulations in effect at the time of an approval for development of the property.

Figure 4: Existing Zoning Map



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.

MARTIN STREET REDEVELOPMENT AREA ZONING STANDARDS

The following standards contain information pertaining to the purpose of the zone; the permitted and accessory uses; bulk standards; and other district-specific standards. 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: To provide a commercial or industrial site with appropriate site improvements, promoting cohesive development of the area.

Permitted Uses:

- Manufacturing and assembly
- Warehouses, wholesale sales, storage and distribution
- Fabrication and assembly of products
- Warehouse and distribution satellite facilities, including fleet parking, maintenance and repair, for off-site warehouse and distribution uses
- General office and research buildings
- Green energy producing entities and their structures
- Green technology and laboratory or utility buildings
- Electric vehicle fleet charging parking facilities
- Blending, mixing of product including chemicals
- Research and development, including activities of an engineering, medical or scientific nature;
- Data processing and computer operations;
- Governmental, educational or cultural facilities;
- Self-Storage facilities
- Contractor's yard facilities
- Building materials yard and facilities
- Construction equipment sales, rental, maintenance and repair
- Fleet sales, leasing, maintenance, and repair
- Public utility electric or gas substation
- Taxi, limousine, or car rental dispatch, maintenance, repair, and associated parking
- In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort

Bulk Standards:

- Minimum lot size: 1 acre;

- Minimum lot width: 150 feet;
- Minimum lot depth: 200 feet;
- Minimum front setback: 40 feet;
- Minimum side setback: 5 feet;
- Minimum rear setback: 20 feet
- Maximum building coverage: 65%;
- Maximum impervious lot coverage: 90%;
- Maximum building height: 2 stories or 35 feet

Accessory Buildings:

- Accessory buildings shall be set back one foot for each one foot of building height, but not less than 5 feet from a property line
- All accessory structures shall not exceed the height requirements applicable to the principal structure
- Security and/or guard outposts are permitted as part of the overall site design and are not considered accessory buildings

Parking and Loading Standards:

Off-street parking shall be provided at a minimum rate of:

- 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
- Minimum number of parking spaces for other uses shall comply with the requirements of the Township's Land Use and Development Ordinance.
- Warehouse satellite facilities used for warehouse distribution logistics where a building is present may have a minimum of one (1) parking space per 700 square feet of gross floor area, provided fleet vehicle drivers park their personal vehicle at the primary warehouse facility or use the fleet vehicle space for their personal vehicle.
- All parking spaces shall be 9 feet by 18 feet. Two-way drive aisles shall have a width of 24 feet.
- Aisles accommodating two-way traffic shall be a minimum of twenty four (24) feet in width
- Maximum curb cut width shall be 80 feet

Loading spaces shall be provided at a minimum rate of:

- Loading and unloading shall be provided according to the following schedule for manufacturing, warehouse & distribution, and similar uses:

| GROSS FLOOR AREA | 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 |

- Self-storage facilities and all other uses are required to have a minimum of one (1) loading space.
- Loading spaces shall be at least 12 feet in width and 50 feet in length or alternatively, can be provided at an at-grade drive-in door.
- Loading areas shall be located at the side or rear of buildings or within the front yard of an unimproved public right-of-way.

Lighting:

- Accent lighting on buildings is encouraged.
- Lighting shall be shielded to prevent glare on adjacent properties and the surrounding roadways.
- 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 lights shall not exceed 40 feet in height and shall contain decorative fixtures.
- Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on site. Site lighting shall be provided at the minimum level of 0.5 foot-candle to accommodate safe pedestrian and vehicular movements, without causing any off-site glare.

Buffering and Landscaping:

- Minimum landscape are required: ten percent (10%).
- All setback areas fronting public roadways shall be defined by a combination of decorative fencing and/or landscaping. The landscaped area within should contain a variety of flowering trees, shrubs, perennials, annuals and bulbs to complement the architecture and provide seasonal interest.

- Landscape design should be integrated into overall site design and plans should include a watering and maintenance schedule for each area.
- Any dumpster shall be screened from public view with fencing and landscaping.

Sustainability:

- All development is encouraged to incorporate green building practices.
- Solar Panels are permitted on buildings and on the top level of parking structures.
- “Make-Ready” electric vehicle parking spaces and installed electric vehicle supply equipment shall be installed according to state legislation.

Signage:

Signs shall be in harmony and consistent with the architecture of the building and related to the features of the building in terms of location, scale, color, lettering, materials, texture and depth.

The following is permitted:

- Façade signs: Exterior signs identifying or advertising the names or uses of the tenants or occupants of the premises may be affixed to the building and shall occupy no more than 10% of the front façade area of the building. Signs may be placed on all exposed sides of a building, provided that they do not total more than the 10% maximum limitation of the front façade
- One (1) freestanding entrance/directory sign shall be permitted for each building. Said signs shall not exceed 55 square feet per side; have a maximum height of 10 feet; and be located no closer than 10 feet to any lot line
- Tenant emblems or logos, excluding words and letters, may be placed in an amount not to exceed one (1) per each building side. Emblems are encouraged to be located above entrances, at a size appropriate to bring attention to the entrance

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 reexamined in 2016. The Master Plan recommended this area be devoted to be commercial.

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.
 - By permitting a range of industrial lot sizes and uses within industrial districts.
 - To exclude residential uses from industrial areas.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located in the Avenel section of the Township, adjacent to the Township border with the City of Rahway. The redevelopment plan is not anticipated to have an adverse impact on the City of Rahway.

STATE AND COUNTY PLANS

Consistency with Middlesex County Master Plan

The Redevelopment Plan is generally consistent with the elements of the Middlesex County Master Plan, a document that addresses sprawl and sustainability in the region. This Redevelopment Plan adheres 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)

This 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. The Redeveloper shall record a declaration in accordance with the Redevelopment Agreement, which will, among other things, include a covenant that the designated redeveloper, and his successors or assigns, shall devote the land to the uses specified in the Redevelopment Plan.
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, subject to the terms and conditions of the Redevelopment Agreement.
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

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 in compliance with the requirements of the Municipal Land Use Law.

DURATION OF REDEVELOPMENT PLAN

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.