

Belleville Turnpike Redevelopment Plan

2011

New Jersey Meadowlands Commission



As adopted by NJMC Resolution #11-37 on September 28, 2011.
This plan supersedes in its entirety the Belleville Turnpike Redevelopment Plan
adopted on February 28, 1996 by Resolution #96-07, June 26, 2002 by
Resolution # 02-28, February 23, 2005 by Resolution #05-31 and October 13, 2006
by Resolution #06-82.



Belleville Turnpike Redevelopment Plan

New Jersey Meadowlands Commission

2011

Lori Grifa, Chairperson

James V. Bocchino, Commissioner

Mauro DeGennaro, Commissioner

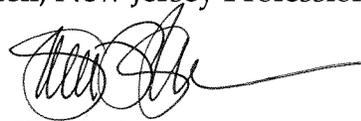
Jay C. Nadel, Commissioner

Thomas Quirico, Commissioner

Arleen F. Walther, Commission

Marcia A. Karrow, Executive Director

It is certified that all copies of this document are in conformance with the one that was signed and sealed by Sara Sundell, New Jersey Professional Planner License No. 5527.



Sara Sundell, P.E., P.P.
Professional Planner # 5527

TABLE OF CONTENTS

I.	REDEVELOPMENT PLAN STATUTORY CRITERIA	5
A.	Requisite Plan Information	5
B.	Specific Plan Requirements	5
1.	Site Description	5
2.	Plan Relationship to Local Objectives	6
3.	Transportation Infrastructure	7
4.	Public Utilities	7
5.	Recreation Facilities	7
6.	Community Services	7
7.	Land Use	7
8.	Significant Relationships to NJMC Master Plan and Development Regulations	7
9.	Smart Growth and Sustainability	10
II.	POTENTIAL IMPLEMENTATION STRATEGIES	11
A.	Powers of the Redevelopment Agency	11
B.	NJMC Involvement	12
III.	SELECTED LAND USE OPTION	13
A.	Redevelopment Standards	13
1.	Definitions	13
2.	Other Standards Not Discussed Herein	14
IV.	LAND USE STANDARDS	15
A.	Purpose	15
B.	Land Uses	15
1.	Permitted Uses	15
2.	Special Exception Uses	15
3.	Use Limitations	16
C.	Design Criteria	18
1.	Lot Area and Density Requirements	18
2.	Sustainable Design	18
3.	Circulation	19
4.	Parking and Loading Requirements	19
5.	Landscaping	20
6.	Building Façade	20

7. Utility Connections	20
8. Improvements within Rights-of-Way	21
9. Drainage	21
10. Signage	21
11. Environmental Performance Standards	21
D. Additional Application Requirements	21
1. Project Impact Assessment	21
2. Traffic Impact Analysis	22
3. Riparian Rights	22
4. Affordable Housing Considerations	22
5. Redeveloper Requirements	22
6. Approvals of Other Governmental Entities	25
V. SELECTED REDEVELOPMENT PLAN	26
A. Implementation Strategies	26

I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. Requisite Plan Information

The New Jersey Meadowlands Commission's (NJMC) enabling legislation authorizes the Commission to prepare and adopt redevelopment plans. N.J.S.A. 13:17-21 provides general guidelines for the elements of such a plan. The detailed criteria for the preparation of the redevelopment plan are set forth in N.J.A.C. 19:3-5 *et seq.* This subchapter of the NJMC regulations states the framework for the identification of areas in need of redevelopment and provides the procedure to carry out and effectuate the redevelopment of an area.

As set forth in N.J.A.C. 19:3-5.8(a), redevelopment plans shall include the following information:

1. An outline for the development, rehabilitation or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements;
2. Proposed land uses and building requirements in the redevelopment area; and
3. The relationship of the redevelopment plan to the NJMC Master Plan.

B. Specific Plan Requirements

1. Site Description

This redevelopment plan is for Block 150, Lots 30, 30.01, 31, 33, 34, 35.01, 35.02, 36, 37, 38, 39, 40, 41, 42, 43, 44.01, and 45.01, and Block 150.01, Lots 52.01, 52.02, 52.04, 64.01, & 64.02 in the Town of Kearny. The entire redevelopment area totals approximately 79 acres.

The redevelopment area is generally bounded to the north by the 1-E Landfill, to the east by Belleville Turnpike (Route 7), to the south by New Jersey Transit's Boonton Line and the Kearny Freshwater Marsh. To the west of the redevelopment area is a mix of light and heavy industrial land uses that are outside of the Meadowlands District.

2. Plan Relationship to Local Objectives

The District's 1972 official zoning regulations and map initially designated the subject area as being in the Research Distribution Park Zone. This zone was intended to accommodate research, office, and warehouse facilities in a park-like environment, with substantial amounts of landscaped open space. Permitted land uses included establishments for scientific research and development, manufacturing, processing, and fabricating facilities, office facilities and warehouse facilities.

The original Hackensack Meadowlands Comprehensive Land Use Plan, dated 1970, suggested that the lands to the north of the subject area were going to be transformed from landfills into DeKorte State Park, a green oasis in a heavily developed and populated region. The areas to the south and east, which were and remain wetlands, were designated to be developed for "special land uses of regional importance." A high degree of open space (40% minimum) and environmental sensitivity were placed in the regulations as requirements for these special use developments. The area to the west, outside of the Meadowlands District, was and is developed with a high intensity industrial land use pattern. The subject area was not environmentally sensitive and was thus designated for development. The objective of the designated land use pattern, therefore, appears to be one of transition between the parklands and special uses, and the heavy industrial uses.

The updated NJMC Master Plan, adopted on January 8, 2004, designates twenty planning areas in the Hackensack Meadowlands District. The Belleville Turnpike area is in the employment center designation. Employment centers contain a mix of land uses such as office, warehouse-distribution, and industrial facilities.

The original Belleville Turnpike Redevelopment Plan, dated February 28, 1996, permitted distribution facilities only. As this industry continues to evolve, the expansion of complementary uses has been recognized as beneficial to the Plan. Thus, additional related industrial uses have been reexamined in previous amendments and in this current amendment.

Therefore, to successfully encourage coordinated growth in the Belleville Turnpike Redevelopment Area, a balance of other interrelated land uses has been incorporated into the Plan. Further goals of the redevelopment plan consist of attracting desirable ratables and jobs, as well as providing for orderly development and the public health, safety, and welfare.

3. Transportation Infrastructure

Since the inception of the initial plan, Barszcewski Street has been reconstructed to accommodate the truck and automobile traffic generated by the development to date. A developer within the redevelopment area has designed the required traffic signal at the intersection of Barszcewski Street and Belleville Turnpike and has submitted the design to the NJDOT.

4. Public Utilities

Within the redevelopment area, the North Jersey District Water Supply Commission provides potable water and PSE&G provides both gas and electricity. The Passaic Valley Sewerage Commission (PVSC) provides wastewater treatment.

5. Recreation Facilities

There are no public recreation facilities currently located within the redevelopment area. An extension of Meadows Path has been proposed for this area to link the existing trail system north of the site with Hudson Meadows Park in Kearny (outside of the Meadowlands District). The Kearny Marsh, located just south of the redevelopment area, was purchased by the NJMC for preservation in 2002. Gunnell Oval and Harvey Field are two municipal recreation facilities located outside of the District on Schuyler Avenue.

6. Community Services

The development scenarios proposed for the redevelopment area are non-residential uses; they are not expected to increase the demand for educational or cultural facilities. The demand for municipal police, fire, and emergency medical services shall be identified in any Project Impact Assessment (PIA) required at the time of development application.

7. Land Use

In creating potential land use options for the area, the NJMC focused on creating uses that could be achieved in a reasonable time frame while advancing development objectives. The NJMC determined that the continuation of an industrial land use pattern remained most appropriate for the area. Traffic generation, building mass, and intensity of site development were factors utilized to ensure uses appropriate for the area. In addition, the following assumptions were made:

- a. Within the limits outlined in this plan, development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it or to the extent that the developer is willing to provide improvements that will support it.
- b. A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.
- c. A detailed traffic impact study, as set forth in N.J.A.C. 19:4-7.10 *et seq.*, shall be prepared identifying mitigating measures to be performed by the developer, if required.
- d. For any proposal that requires an improvement to mitigate an impact identified in the PIA in accordance with N.J.A.C. 19:4-10.10, the developer shall enter into an agreement with the NJMC within 60 days of issuance of a zoning certificate for the project.
- e. Appropriate buffers shall be provided adjacent to wetlands and/or environmentally sensitive areas.
- f. It is the sole responsibility of the developer to perform due diligence in order to determine if there is any contamination remaining from a former use of any site or from any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, in accordance with New Jersey Department of Environmental Protection requirements.

8. Significant Relationship to NJMC Master Plan and Regulations

a. Relationship to Master Plan

Since the adoption of the Belleville Turnpike Redevelopment Plan in February 1996, and amendments in June 2002, February 2005 and October 2006, portions of the area have been developed with regional distribution uses consistent with the redevelopment plan.

Several redevelopment area and open space acquisitions have been initiated in close proximity to the Belleville Turnpike tract. The land to the north was designated as part of the Meadowlands Golf Course Redevelopment Area, adopted February 2001 and amended in September 2001, July 2002, February 2003, and June 2005, and

subsequently renamed the Kingsland Redevelopment Area in May 2009 and revised in its entirety in January 2011. South of the redevelopment area is the 330-acre Kearny Marsh which has been acquired by the NJMC for the purposes of enhancement and preservation. Further south of the redevelopment area is the Kearny Area Redevelopment Area adopted in May 2000 and amended in March 2002 and July 2004.

Although Kearny's Master Plan does not fully address the redevelopment area because it is within the zoning jurisdiction of the NJMC, planning concepts embodied in the Kearny Master Plan and subsequent documents are compatible with the goals of the NJMC Master Plan and this redevelopment plan. Other than North Arlington, there are no other communities in close proximity to the subject tract. To the north of the site, the Borough of North Arlington has determined that Porete Avenue is an area in need of redevelopment. The potential land use patterns proposed for the Porete Avenue Redevelopment Area are industrial in nature and are compatible with these plans.

The NJMC Master Plan, adopted on January 8, 2004, designates twenty planning areas in the District. The Belleville Turnpike Redevelopment Area is in the planning area designated as Employment Center. The Master Plan states that employment centers may include a mix of land uses such as office, warehouse-distribution, and industrial facilities. The Plan calls for centers with a concentration of industrial and warehouse distribution businesses, with business and professional services, and encourages transportation facilities.

b. Relationship to NJMC Regulations

This amended Redevelopment Plan supersedes the existing zoning regulations and/or prior redevelopment plan(s) applicable to the redevelopment area, according to a rule adopted by the NJMC on May 18, 1995. Any zoning or planning standard not specifically addressed within this redevelopment plan will be subject to the NJMC District Zoning Regulations for appropriate review and regulatory criteria. Any redevelopment project must address relevant development regulations of the NJMC.

9. Smart Growth and Sustainability

The NJMC draws upon the State of New Jersey's principles of smart growth to guide land use decisions and develop strategies to address conservation challenges. In the District, smart growth principles such as economic growth and redevelopment are practiced, along with comprehensive planning, quality and range of land uses, and maintenance of an aesthetic environment. The adoption of smart growth principles in the District will facilitate decision making while keeping intact the NJMC's underlying zoning.

The NJMC adopted N.J.A.C. 19:4-6.6 to promote sustainable green building practices. Applicants to the NJMC are encouraged, but not required, to comply with green building practices or alternative green building components. The NJMC supports these practices with a recognized green building certification program, including the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification. Alternative certification system programs that promote green building practices may be considered on a case-by-case basis.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. Powers of the Redevelopment Agency

The following is a description of possible techniques, authorized by N.J.S.A. 13:17-21, that the NJMC may utilize to implement this redevelopment plan:

1. The Commission is authorized to prepare and adopt redevelopment plans for areas in the District determined by the Commission to be renewal areas.
2. In undertaking projects pursuant to any redevelopment plan, the NJMC may:
 - a. Acquire by condemnation or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in a renewal area and in any area within the District designated by it as necessary for relocation of residents, industry or commerce displaced from a renewal area;
 - b. By contract or contracts with public agencies or redevelopers or by its own employees or consultants plan, replan, construct, reconstruct, operate, maintain and repair any redevelopment or other project or any part thereof;
 - c. Clear or reclaim any area so acquired and install, construct or reconstruct projects therein necessary to prepare such area for development;
 - d. Dispose of real property so acquired by sale, lease or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;
 - e. Make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements and to the control over the pollution of water and air and the disposal of solid waste;
 - f. Prepare and adopt from time to time a workable program, representing an official plan of action for effectively dealing with the

problem of urban renewal areas within the District and for the establishment and preservation of well-planned communities with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life; for utilizing appropriate private and public resources to eliminate and prevent the spread of blight and deterioration; to encourage needed conservation or rehabilitation; to provide for the redevelopment of renewal areas; or to undertake such of the aforesaid activities or other feasible activities as may be suitably employed to achieve the objectives of such a program;

- g. Relocate or arrange or contract with public or private agencies for the relocation of residents, industry or commerce displaced from the renewal area; and
- h. Study the recommendations of any planning board for redevelopment of any area and make its own investigations as to current trends and blighting factors in the District, or any area thereof.

B. NJMC Involvement

The NJMC has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJMC in undertaking redevelopment projects is enumerated under N.J.S.A. 13:17-1 *et seq.*

III. SELECTED LAND USE OPTION

This Redevelopment Plan recommends that standards be established that will promote the development of a large scale, regional distribution facility complex in the redevelopment area. Such distribution facilities distinguish themselves with minimum 30-foot high ceilings and mechanized racking systems, or high intensity vertical storage capabilities. High-rise systems have eased storage challenges and improved inventory controls to meet the demands of “just in time” manufacturing. The subject redevelopment area is positively located for such a complex within the Hackensack Meadowlands District. The District is home to a high concentration of distribution and intermodal facilities. The New Jersey Turnpike and Route 280 are in close proximity to the redevelopment area, precluding the need to have trucks travel through the residential areas of Kearny.

As this industry continues to evolve in order to keep pace with distribution needs of suppliers and customers, the expansion of complementary uses is recognized as beneficial to the Plan. To successfully encourage coordinated growth in the Belleville Turnpike Redevelopment Area, a number of interrelated and complementary land uses have been made available as development options.

A. Redevelopment Standards

1. Definitions

All words not described in this redevelopment plan shall have the definitions as listed in adopted NJMC District Zoning Regulations, or in the absence of such, as defined in the most recent edition of Merriam-Webster’s Collegiate Dictionary.

- a. “Data center” means a building dedicated to the storage, processing, management and dissemination of data in servers and/or associated computer equipment.
- b. “Limited contractor’s yard or facility” means a facility utilized for the provision of general contracting services whose activities and operations may include, but are not limited to the following: office; maintenance, shop, and assembly areas; and areas for the outdoor storage of materials, equipment, and construction vehicles used in connection with the business operating on the subject site. No more than one limited contractor’s yard may be located on a property. A

limited contractor's yard or facility is required to include a minimum of 5,000 square feet of space within a structure on the subject property.

- c. "Limited restaurant facility" means an establishment, having a maximum area of 5,000 square feet, where food is prepared, served and consumed within the structure on a lot or taken out and consumed elsewhere.
- d. "Limited retail food establishment" means an establishment, having a maximum area of 2,500 square feet, engaged in selling pre-packaged goods or merchandise, such as food products, household items, newspapers, sandwiches, and other prepared foods to the general public for use or consumption elsewhere.
- e. "Methane recovery system" means a facility or equipment system primarily designed to recover methane gas from landfills for utilization as an energy source.
- f. "Renewable and/or sustainable energy systems" means a system utilizing renewable and/or sustainable energy systems, such as wind energy, hydropower, or geothermal system installations, recognized under the New Jersey Energy Master Plan.
- g. "Solar farm" means a facility composed of a system of photovoltaic cells utilized to convert sunlight into energy.

2. Other Standards Not Discussed Herein

The standards contained within this redevelopment plan shall supersede existing regulations as contained in N.J.A.C. 19:4-1 *et seq.* Existing NJMC regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7 shall be consulted for any site requirements or standards not specifically set forth herein.

IV. LAND USE STANDARDS

A. Purpose

The purpose of the Belleville Turnpike Redevelopment Plan is to accommodate large-scale distribution facilities that are efficient and flexible, as well as a variety of related land uses. The plan is designed to accommodate uses that support the movement of products to the market in a timely fashion. Additionally, the proximity of the redevelopment area to the Port Newark/Elizabeth Marine Terminal provides an opportunity for large-scale distribution facilities in the area to handle the volume of goods from the Port. The land use standards in the plan have been designed to:

1. Encourage the improvement of properties consistent with the overall redevelopment plan expressed herein;
2. Encourage new construction to have a symbiotic relationship to other buildings, parking, landscaping, and pedestrian circulation;
3. Encourage the development of green technologies;
4. Provide positive municipal tax ratables; and
5. Provide economic development opportunities through complementary land uses in order to create a high quality distribution complex.

B. Land Uses

1. Permitted Uses

- a. Business support services;
- b. Data centers;
- c. Day care facilities;
- d. Disaster recovery facilities;
- e. Essential public services;
- f. Light industry;
- g. Limited contractor's yards or facilities;
- h. Public utility uses, light;
- i. Renewable and/sustainable energy system;
- j. Research and development facilities;
- k. Solar farm; and
- l. Warehouse and distribution facilities.

2. Special Exceptions

- a. Banks;
- b. Communications transmission towers;

- c. Health care centers;
- d. Institutional uses;
- e. Methane recovery system;
- f. Social services;
- f. Limited restaurant facilities; and
- g. Limited retail food establishments.

3. Use Limitations

- a. Limited restaurant facilities, shall exclude drive-in or drive through facilities, are only permitted on the ground floor, and shall not exceed a floor area of 5,000 square feet.
- b. Limited retail food establishments are only permitted on the ground floor, and shall not exceed a floor area of 2,500 square feet.
- c. Outdoor storage shall not be permitted in the redevelopment area with the following exceptions: trucks/trailers within designated and approved on-site parking facilities, temporary recycling/waste storage in designated and approved areas, and materials and/or equipment used in conjunction with an approved limited contractor’s yard or facility.
 - i. Outdoor storage areas used in conjunction with a limited contractor’s yard or facility shall be permitted in accordance with an approved site plan and shall be fenced and heavily screened in accordance with N.J.A.C. 19:4-8.9. Materials within the outdoor storage area shall not exceed the height of the screening.
 - ii. The maximum area of the outdoor material and/or equipment storage area of a limited contractor’s yard or facility shall be as follows:

Total Lot Size	Maximum area of outdoor material and/or equipment storage for Limited Contractor’s Yard or Facility
5 - 10 acres	2 acres
10 - 20 acres	3 acres
20 + acres	4 acres

- iii. The outdoor material and/or equipment storage areas associated with a limited contractor’s yard or facility are permitted in side and rear yards only. No associated material and/or equipment

storage shall be permitted in the front yard or located adjacent to a residential zone and/or use.

- iv. The following materials and/or equipment are specifically prohibited from being deposited and/or stored on a property associated with a limited contractor's yard or facility: compost, mulch, yard waste, grass clippings, leaves, rubbish, and inoperable or unlicensed vehicles.
- v. Sand, stone, gravel, topsoil, cement and/or similar materials stockpiled at a limited contractor's yard or facility shall be stored in weatherproof, covered containers that do not allow the runoff of stormwater or stored product to exit the containers and enter the stormwater management system. Materials shall not be placed directly on the ground.
- e. All accessory truck/trailer and equipment repairs shall take place within completely enclosed buildings.
- f. Accessory offices shall be permitted.
- g. Cafeteria, recreation, or training facilities for employees shall be permitted as accessory uses.
- h. Maintenance, utility and storage facilities shall be permitted as uses accessory to distribution facilities and limited contractor's yards or facilities.
- i. An accessory truck washing facility shall be permitted only in connection with the operation of a warehouse and distribution facility where such vehicles are owned or leased by the owner or tenant of the warehouse and distribution facility. Truck washing facility operations shall take place within a completely enclosed building and shall occupy a maximum area of 20,000 square feet.
- j. The yard fronting on a railroad right-of-way shall not be considered a front yard for the purposes of this Redevelopment Plan.

C. Design Criteria

1. Lot Size Requirements and Bulk Regulations

- a. Minimum lot area: 5 acres
- b. Minimum front yard:
 - i. For yards fronting on Belleville Turnpike: 75 feet
 - ii. For yards fronting on Barszcewski Street: 25 feet
- c. Minimum side yard:
 - i. 100 feet, if the yard is to be used for loading;
 - ii. 30 feet, otherwise;
- d. Minimum rear yard:
 - i. 100 feet, if the yard is to be used for loading;
 - ii. 30 feet, otherwise;
- e. Maximum lot coverage: 50 percent;
- f. Minimum lot width: 200 feet;
- g. Maximum building height: 70 feet, not including rooftop mechanical equipment, which shall be properly screened;
- h. Minimum open space: 15 percent; and
- i. Minimum lowest floor elevation:

For structures within designated 100-year flood zones, the lowest floor elevation shall be established one foot above the applicable 100-year base flood elevations determined by the Federal Emergency Management's Agency (FEMA) Flood Insurance Rate Maps (FIRM).

2. Sustainable Design

Developers are encouraged to incorporate sustainable design principles in the Belleville Turnpike Redevelopment Area. Employing green building methods from the onset of a project provides environmental, economic, and social benefits. Benefits of building with sustainable methods include the reduction in energy costs and waste.

Green building incentives within the NJMC zoning regulations are provided at N.J.A.C. 19:4-6.6 and promote sustainable green building

practices in the Meadowlands District. In addition, the NJMC's *Guidelines for Green Development and Redevelopment, Part 1 – Low Impact Development* provide a reference of permissible low impact design techniques.

3. Circulation

- a. Access for lots with frontage on both Belleville Turnpike and Barszcewski Street shall be from Barszcewski Street; there shall be no access directly from Belleville Turnpike.
- b. Pedestrian circulation routes shall be provided on site and shall be provided on-site and shall be separated from truck/trailer traffic.

4. Parking and Loading Minimum Requirements

- a. Accessory office: 2.5 spaces per 1,000 square feet of floor area.
- b. Limited contractor's yard and facility: one space per employee and one truck parking space per facility vehicle.
- c. Auto parking areas shall be separated from truck/trailer parking and maneuvering areas by a 5 foot wide curbed and landscaped strip.
- d. Truck/Trailer Parking: Accessory truck/trailer parking shall be permitted subject to the following conditions:
 - i. Truck/trailer parking shall be arranged in an orderly fashion in allocated spaces as indicated on a plan approved by the NJMC;
 - ii. Truck/trailer parking areas shall be paved;
 - iii. Trailers and containers may not be stacked on top of one another; and
 - iv. Truck/trailer parking areas shall be effectively screened with a decorative fence supplemented by evergreen plant material capable of maturing to a height and width sufficient to screen the trailers.
- e. Loading shall only be permitted in side and rear yards.
- f. All loading areas shall be paved and curbed, and reinforced concrete-dolly pads shall be provided under trailer support devices.

5. Landscaping

- a. Buffers: There shall be a minimum, 30-foot wide heavily landscaped shade tree and evergreen buffer along Belleville Turnpike. There shall be a minimum 15-foot wide buffer, landscaped with shade and evergreen trees, along Barszcewski Street. There shall be a minimum 5-foot wide, curbed strip, landscaped with shade trees along all side and rear property lines and pedestrian circulation routes.
- b. All loading, vehicular parking and truck/trailer parking areas, and utility connections and improvements, shall be screened from public rights-of-way in accordance with the requirements of the NJMC District Zoning Regulations.
- c. Sidewalks shall be provided as set forth in the NJMC zoning regulations.

6. Building Façade

All facades visible from public rights-of-way shall consist of a finished decorative material. Architectural techniques shall be utilized to project variations in material, height, and color.

7. Utility Connections

- a. All utility improvements, including connections and transformers, shall be screened from view, and integrated within the main structure where possible. The developer shall contact appropriate utility providers prior to plan submittal to the NJMC and submit appropriate documentation as to any inability of said provider to provide transformers/connections outside of the front yard area.
- b. All utilities shall be underground.
- c. All utility connections shall be in place before a Certificate of Occupancy is issued.
- d. All rooftop mechanical equipment shall be screened from view.
- e. Generators shall be located in the side or rear yards, shall meet the required setbacks and be screened, and shall comply with the NJMC Environmental Performance Standards Category B.

8. Improvements within Rights-of-Way

All developments shall include provisions for installation of curbing, sidewalks, and street trees within the Belleville Turnpike and Barszcewski Street rights-of-way, subject to approval of the governmental authority having jurisdiction.

9. Drainage

All surface water runoff shall be directed to stormwater drainage systems for eventual subsurface or stream disposal. All drainage ways shall be properly maintained and planted and a maintenance plan for stormwater drainage systems shall be provided to ensure proper function and operation of the system. A coordinated drainage plan among property owners is encouraged. Stormwater water drainage systems shall be in conformance with N.J.A.C. 19:4-8.6.

10. Signage

Signage, for all proposed development within the redevelopment area shall comply with N.J.A.C. 19:4-8.14, with the following exception: roof signs, visible only from above, shall be permitted.

11. Environmental Performance Standards

All proposed development shall comply with Category B of the Environmental Performance Standards found at N.J.A.C. 19:4-7.1 through N.J.A.C. 19:4-7.10.

D. Additional Development Requirements

1. Project Impact Assessment

- a. All projects shall prepare a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.1 *et seq.* The PIA shall provide information to allow the NJMC to assess the probable effects of a proposed project.
 - i. Any development proposed in phases shall assess the impacts for each individual phase and the project as a whole.
 - ii. For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with

the NJMC prior to the issuance of a zoning certificate for the project.

2. Traffic Impact Assessment

All projects shall prepare a Traffic Impact Assessment (TIA) in accordance with N.J.A.C. 19:4-7.10 *et seq.* The TIA shall assess the traffic and circulation impacts of a proposed development and identify improvements required.

3. Riparian Rights

Riparian grants shall be secured for any land subject to the State's riparian interest pursuant to NJMC zoning regulations.

4. Affordable Housing Considerations

With regard to affordable housing, the developer shall comply with the applicable requirements of the NJMC; the New Jersey Council on Affordable Housing (COAH); and P.L. 2008, Chapter 46, an act concerning affordable housing, revising and supplementing various parts of the statutory law, effective July 17, 2008, and any applicable laws of other agencies having jurisdiction.

5. Redeveloper Requirements

- a. If the NJMC elects to contract with a prospective redeveloper, pursuant to its authority under N.J.S.A. 13:17-6(j), 20(g), and or 21(b)6, prior to entering such contract, the redeveloper shall provide a financial report to the NJMC assessing the financial viability of the redeveloper and/or redevelopment project. Such report shall contain, at a minimum, the following information:
 - i. Identification of each financial and/or equity partner having any financial contribution to, ownership of, or like interest in, the project.
 - ii. Identification of each member of the redevelopment team and major consultants, including, but not limited to, attorneys, engineers, architects, planners, project and construction managers, financial consultants, lobbyists, and public relations consultants. Resumes and/or curricula vitae and a

- statement clearly identifying the roles of each member shall be provided.
- iii. The composition of the redeveloper's current real estate portfolio, including details regarding the type of project and number of square feet or units developed, owned and/or managed.
 - iv. Details regarding the redeveloper's history of securing financing for real estate development projects within the past 10 years, at a minimum, detailing the type of project; financing method(s), source(s) and amounts committed; and proposed and actual completion dates of projects.
 - v. A description of all pending real estate development projects by the redeveloper, under development pursuant to enforceable contracts, including project type, status, development schedule, and the financial commitment required by the redeveloper, including a description of the financing method(s), source(s) and amounts committed.
 - vi. Audited financial statements, including balance sheets and operating statements, prepared by a Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), established by the Financial Accounting Standards Board (FASB), 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116, <http://www.fasb.org>, for the five most recent fiscal years, for the redeveloper and any financial and/or equity partner(s). Such statements shall evidence the ability to financially perform, including the value of assets each participant would contribute to the project and verification that such assets are available.
 - vii. A statement describing the methods and anticipated and committed sources for financing the project, including its construction, and identifying the expected equity requirements and anticipated sources of working capital.
 - viii. For the redeveloper, including both the corporate or business entity and the principals of the corporate or business entity and each member of the development team, a statement and complete listing regarding any debarments, suspensions, bankruptcy or loan defaults, legal proceedings, and/or adverse

- judgments, regarding any real estate development project and/or government contract regardless of the date of such occurrence.
- ix. A fiscal impact analysis for the proposed redevelopment project pursuant to the requirements of N.J.A.C. 19:4-10.4(a)14.
 - x. Such other information as may be deemed necessary by the NJMC staff.
- b. The redeveloper shall provide the following to the NJMC, which shall be updated, at a minimum, every three months, beginning from the contract date, including any amendments:
- i. The project pro-forma statement, prepared by a CPA in accordance with GAAP, which shall include, at a minimum, an income statement, balance sheet, and statement of cash flows.
 - ii. The projected development timeline.
 - iii. Any change in the financial report required in 5a above.
- c. Any redeveloper applying to any federal, state, county, or municipal government entity for financial assistance, including, but not limited to, loans, grants, or bonds, shall notify the NJMC of such application in writing and shall provide copies to the NJMC of all correspondence and information regarding the requested financial assistance. The NJMC staff shall provide any of the aforementioned entities with information about the project upon request. The NJMC shall make a request to the applicable government entity to participate in the process for the evaluation of financial assistance to facilitate communication among public entities involved in the project. Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and the government entity from whom financial assistance is requested.
- d. Any redeveloper of a project within a redevelopment area for which municipal payment-in-lieu-of-taxes (PILOT) bonds are sought shall notify the NJMC contemporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJMC of all correspondence and information regarding the PILOT bonds. The NJMC staff shall provide the municipality with information about the project upon request. The NJMC shall make a request to the applicable

government entity to participate in the process for the evaluation of PILOT bonds to facilitate communication among public entities involved in the project. Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and municipality. The fiscal impact analysis required above shall evaluate the impact of PILOT bond financing on municipal tax rates and the Intermunicipal Tax Sharing Formula.

6. Approvals of Other Governmental Entities

- a. Prior to the redevelopment of any property within the redevelopment area, the redeveloper shall procure any and all necessary permits and approvals from any federal, state, county, local, or municipal agency having jurisdiction.
- b. Any redeveloper filing an application with any other State entity for any permit related to the redevelopment project shall provide a copy of such permit application to the NJMC contemporaneously with its filing and shall provide copies to the NJMC of all correspondence and information regarding the permit application. The NJMC staff shall provide the regulatory entity with information about the project upon request. The NJMC shall make a request to the regulatory entity to participate in the permitting process to facilitate communication among public entities involved in the project. Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.

V. SELECTED REDEVELOPMENT PLAN

A. Implementation Strategy

This redevelopment plan shall be the regulatory instrument for the Belleville Turnpike Redevelopment Area, along with the NJMC Regulations, where applicable, and shall supersede all redevelopment plans and prior zoning for parcels of land contained within this redevelopment area. Any zoning or planning standard not specifically addressed within this redevelopment plan is subject to the NJMC Regulations for the appropriate review and regulatory criteria.

No actions, other than the adoption of this plan and review of applications submitted by the private sector to implement this plan, are proposed or contemplated by the NJMC at time of adoption of this plan.

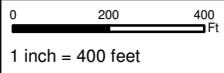
Belleville Turnpike Redevelopment Area



LEGEND

- 10 Block Boundary
- 10 Lot Boundary
- 10 District Boundary
- 10 Redevelopment Area

Units: US Survey Feet
 Datum: North American Datum 1983
 Coordinate System: NJ State Plane
 Data Source(s): NJMC GIS
 Date: October 2010



Disclaimer:
 This map was created using New Jersey Meadowlands Commission Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and representation purposes only.

Parcel configurations on this map reflect lot lines taken from municipal tax maps. Some areas may not show current subdivisions. For further information, please contact the office of the NJMC.

