

Block 63, Lot 1.01 & Block 75, Lot 55

Redevelopment Plan Amendment

Date: October 27, 2025

Hardyston Township | Sussex County, New Jersey

REDEVELOPMENT PLAN AMENDMENT DRAFT FOR BLOCK 63, LOT 1.01 & BLOCK 75, LOT 55

Township of Hardyston
Sussex County, New Jersey

Prepared for Township of Hardyston
BA #4225.01

The original document was appropriately signed and sealed on October 27, 2025 in accordance with the State Board of Professional Planners.

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1. INTRODUCTION

Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Township Council of the Township of Hardyston, in Sussex County, New Jersey, duly adopted two resolutions-Resolution No. 82-22, designating the property identified on Township tax maps as Block 63, Lot 1.01 as a “non-condemnation area in need of redevelopment” and Resolution Number 83-22, designating the property identified on Township tax maps as Block 75, Lot 55 as a “non-condemnation area in need of redevelopment” (the Redevelopment Area).

The LRHL permits a municipality to prepare a redevelopment plan for an area in need of redevelopment. As such, The 2022 Hardyston Vacant Land and Landfill Redevelopment Plan, dated November 7, 2022, was prepared and subsequently adopted on December 14, 2022. The Township Council wishes to amend the Redevelopment Plan and may do so pursuant to the LRHL, N.J.S.A. 40A:12A-1 et seq.

The draft plan amendment set forth herein presents an amendment to the 2022 Hardyston Vacant Land and Landfill Redevelopment Plan as authorized by the Governing Body by virtue of Resolution 55-25 adopted on January 22, 2025 wherein the Township Council formalized its findings that there is the potential for a higher and better use of the Block 63, Lot 1.01 than what was previously planned and has accordingly directed Burgis Associates, Inc. to work with the Township Joint Land Use Board to prepare an Amended Redevelopment Plan for that portion of the Redevelopment Area. This report is the culmination of those efforts.

Consistent with the Council authorization, the Redevelopment Plan is hereby amended with amendments limited specifically to Block 63, Lot 1.01.

2. REDEVELOPMENT PLAN AMENDMENTS

The redevelopment plan is hereby amended as follows: (note: deletions are identified by ~~strikeouts~~ and new language is presented in ***bold italics***).

1. Introduction

B. NOTE ON PLAN TERMINOLOGY-DEFINITIONS

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This Redevelopment Plan envisions the Township will designate an entity other than the Township or County to locate or install a Public Utility Use or Uses on ~~the Property~~ ***Block 75 Lot 55***.

C. PROPERTY DESCRIPTION AND LOCATION

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The Redevelopment Plan area is situated along Route 94. The area lies within the designated Highlands Planning Area. ~~Both parcels~~ ***Block 63 Lot 1.01 will now be located and included in a newly created zone, the CI Zone, or Commerce & Innovation zone. The purpose of the CI Zone is to establish a zone to regulate the use of innovative, commercial and public open and recreational space and lands.***

Block 75 Lot 55 will now be located and included in the OSGU ~~which~~ ***which*** is defined in ~~of~~ the Township of Hardyston Zoning Ordinance as follows:

The purpose of the Open Space/Government Use Zone is to establish a zone to regulate the use of public open space and lands. This will insure local protection of the financial resources, environmental resources, water resources and rural character of Hardyston Township.

2. Purpose / Vision

A. PURPOSE AND PLAN

This Redevelopment Plan establishes the standards to better define the applicability of the ***CI Commerce & Innovation Zone*** and the OSGU Zone to the ~~subject~~ ***subject*** ~~property~~ ***properties*** in question (two redevelopment parcels) including approximately eighty-eight acres. The purpose of the Redevelopment Plan is to provide the requirements ~~with which~~ ***with which*** ~~that~~ a designated Redeveloper must

comply with so as to ~~develop the property~~ install a quality Public Utility project with as minimal impact as possible on the surroundings of the Redevelopment ~~Project Area~~, while providing a positive impact on the environment and the Township.

~~Further, the~~ *The* provisions of § 185-102 of the Township Code pertaining to Use Regulations in the *OSGU* zone are the basis for this Plan ~~as it pertains to Block 75 Lot 55~~ and specifically, Paragraph 8-“Public Utilities” shall be a primary focus of the planning efforts to include the broader definition of Public Utility to include solar installations within ~~that specific portion of~~ the Redevelopment Plan Area which should be defined as a delineated Utility Area. Within this zoning parameter the purpose of this Plan is to determine clean energy Public Utility options for the use of the property in an environmentally sensitive manner.

The provisions of § 185-38 of the Township Code pertaining to Use Regulations in the I-1 Light Industrial zone served as the basis for regulations pertaining to Block 63 Lot 1.01, but to avoid being overly restrictive, the following presents the new regulations for the CI Commerce & Innovation Zone.

Article XXX – CI Commerce & Innovation Zone District.

§ 185-136 Use regulations.

- A. Principal uses and structures permitted. The following buildings or structures shall be permitted in the CI Commerce & Innovation District, provided that they meet all performance standards as set forth in Article XXX.
 - 1) Executive and administrative offices.
 - 2) Medical offices and facilities.
 - 3) Building trade offices and storage.
 - 4) Industrial and manufacturing uses which create no hazardous, noxious or toxic fumes or gases.
 - 5) Research laboratories.
 - 6) Moving and/or storage buildings including cold storage.
 - 7) Processing and storage facilities for finished products and materials.
 - 8) Digital data storage centers.
 - 9) Farms, excluding dwellings.
 - 10) Craft cideries, microbreweries, distilleries and winemaking facilities and associated on-site tasting/sales rooms.
 - 11) Indoor / outdoor recreation complex / sports training facilities.

B. Permitted Accessory Uses. The following accessory uses shall be permitted in the CI Commerce & Innovation District.

- 1) Associated offices, locker rooms, concession stands and interior storage for the purpose of servicing indoor recreation facilities.
- 2) Associated outdoor storage facility for the purpose of servicing outdoor recreational facilities. Outdoor storage shall be permitted in rear yards only. Not more than 50% of the rear yard shall be devoted to outdoor storage, with the exception of outdoor storage of live plants.
- 3) Other related facilities for the purpose of studying, learning, recordkeeping, and gathering.
- 4) Recreational areas for public and site occupant use.
- 5) Cafeteria or other service facility located within a building and operated for the exclusive use of occupants of the development.
- 6) Off-street parking and loading facilities.
- 7) Fences and walls.
- 8) Signage.

C. Prohibited uses.

- 1) Residential uses.
- 2) Chemical manufacturing uses, chemical processing uses and laboratory uses involving toxic gases.
- 3) Warehousing of toxic gases.
- 4) Transfer stations.
- 5) Waste recycling facilities.

§ 185-137 Area and Bulk Regulations and other conditions. Bulk standards for new construction shall be according to the following zoning criteria.

A. Tract Area Requirements

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|----------------------------------|------------|
| 1) Minimum tract area: | 65 acres |
| 2) Maximum Building Coverage: | 10 percent |
| 3) Maximum Impervious Coverage: | 30 percent |
| 4) Minimum Building Setback to: | |
| Any Public St: | 250 feet |
| Other Abutting Property Lines: | 100 feet |
| Abutting Residential Structures: | 750 feet |

- 5) Minimum Setback Between Buildings: 100 feet
- 6) Maximum Building Height: 50 feet
- 7) Maximum Floor Area Ratio: 10 percent

B. Lot Area Requirements

- 1) Minimum lot area: 3 acres
- 2) Maximum Building Coverage: 35 percent
- 3) Maximum Impervious Coverage: 65 percent
- 4) Minimum Building Setback to:

Any Public St: 250 feet

Other Abutting Property Lines: 100 feet

Abutting Residential Structures: 750 feet

- 5) Minimum Setback Between Buildings: 100 feet
- 6) Maximum Building Height: 50 feet
- 7) Minimum Landscape Buffer on Street: 100 feet

C. Minimum Landscaping: The minimum side and rear yard landscape buffer shall be 50 feet, except that a 100-foot landscape buffer shall be provided adjacent to a residential district.

D. Access to Rt 94 shall be by way of a common driveway/roadway subject to the approval of the Township approving authority.

E. The maximum building height is as noted above. A mezzanine level is permitted. A mezzanine level shall cover no more than 30 percent of the first-floor non-office use area of the building tenant. The use and the purpose of the mezzanine is to be identified for review with the Township approving authority at the time of the site plan application.

F. A rooftop parapet of up to four (4) feet in height is required to be provided around the building perimeter to conceal/screen roof-top mechanical equipment and solar panels.

G. Mechanical equipment may be placed on the roof, provided such equipment is screened as viewed from the surrounding roadways and properties, by means of a parapet or other rooftop screening elements. The height of such equipment shall comply with the requirements of §20-4.9. The rooftop mechanical equipment over 5 feet in height shall be setback a minimum of 20 feet from the building façade.

H. A parapet not to exceed 4 feet in height shall be required where determined by the Board or approving authority to be necessary. Such screening design and configuration shall be complimentary to the architectural building façade features for review and approval by the reviewing Board.

§ 185-138 Design Standards. Design standards for new construction shall be according to the following criteria.

- A. Pursuant to N.J.S.A. 40A12A-13, all development applications in the CI Zone shall be submitted to the Joint Land Use Board for review and approval. Site plan review shall be required to ensure the development has a high-quality design and is consistent with the goals and objectives of the zone.
- B. Development shall meet the requirements of [Chapter 147](#) Site Plan and General Development Plan Review and any additional provisions set forth herein.
- C. Parking. Off-street parking shall meet the requirements of [Article XX](#) of the Township Code.
- D. Signage. Signage shall meet the requirements of signage standards in [Article XIX](#) of the Township Code.
- E. Lighting. Lighting shall meet the requirements of the lighting standards in [Article XXVIII](#) of the Township code.
- F. Driveways and Accessways.
 - 1) Automobile and truck traffic shall access the Tract via an accessway which shall consist of a minimum of 50-foot-wide right-of-way and 28 feet of paved width.
 - 2) Automobile and truck traffic may share driveways, but automobile parking areas shall be provided in separate bays with access from the shared driveways.
 - 3) Access to Stormwater Basins. A minimum 12-foot-wide access drive shall be provided to allow for maintenance of the stormwater retention basin. The drive shall be surfaced in grass pavers (such as "grass-crete") or other permeable material. The drive shall extend along one side of the basin to the portions farthest from the entry roadway.
 - 4) To minimize the potential for any adverse traffic impacts, a traffic study shall be completed to determine future traffic capacity at the intersection of the access road and the NJ State Highway 94 and whether a traffic signal is needed.

§ 185-139 Architectural Design.

- A. Architectural design shall meet the following requirements.
 - 1) Architectural elements such as cornices, belt courses, molding, string courses, ornamentation, changes in material or color should be provided to add interest and to minimize the visual scale of buildings.
 - 2) Building facades more than 120 feet in length shall be designed to avoid a monolithic appearance by using such features as different façade materials, details, colors, windows, and/or shading elements that act to break up the building appearance into smaller increments and sections.
 - 3) Building entrances shall be sufficiently detailed and accented to make them easily identifiable. Features such as canopies, window massing, accent colors and similar features should be considered in this regard.

- 4) Areas for outdoor storage, trash collection or compaction, loading or other such uses shall not be located along the front façade of the building where the primary building entrance is located.
- 5) Walkway connections are encouraged to provide pathways throughout the site.
- 6) A gravel or grass-paver pedestrian pathway is encouraged around site features such as a stormwater basin for recreational use by employees at a facility.
- 7) Chain-link (or similar) fences, shall not be installed within 100 feet of the tract perimeter. Barbed- or razor-wire fences are prohibited.
- 8) Fences and walls shall conform with the standards contained in [§185-56](#).

§ 185-140 Green Building Requirements and Standards.

- A. To minimize environmental impacts, reduce storm water runoff and potential flooding associated with any proposed development, green building and site development standards shall be incorporated into the site development where practical and feasible, in accordance with United States Green Building Council (USGBC) LEED Certification process. LEED certification is not a requirement for development but shall act as a development guide to reduce the environmental impacts where, in the view of the Joint Land Use Board, such standards may be incorporated into a particular project without detriment to the project itself.

§ 185-141 Sustainable Features. Development is encouraged to incorporate sustainable features such as the following:

- A. Building roof-tops to be solar ready. In accordance with P.L.2021, c.290, (ACS for A-3352/S-3504), warehouses of at least 100,000 square feet and built after July 1, 2022 are to be solar-ready buildings.
- B. Building roof-tops should be covered with sun reflective material.
- C. Building window sun shielding to reduce summer heat gain by canopies or reflective material should be considered in the construction of the project.
- D. Storm water infiltration with the use of green infrastructure including natural detention and infiltration basins, bioswales, and rain gardens to manage stormwater and improve water quality.
- E. Installation of electric vehicle infrastructure. In accordance with P.L. 2021, c.171.

§ 185-142 Submittal Requirements. Preliminary and final site plan approval shall be required prior to any construction. Any site plan for the construction of improvements within the Redevelopment Area shall be prepared and submitted to the Joint Land Use Board in accordance with [Chapter 147](#) Site Plan and General Development Plan Review. The submittal shall contain, in addition to the site plan submittal provisions, reports detailing the following:

- 1) A traffic and circulation plan regarding vehicular and pedestrian movements, shall be provided. Such report shall address existing and projected vehicular peak hour movements, turning movements, and the need for improvements to enhance traffic safety and convenience in the area. The report shall be required to identify both automobile and truck traffic anticipated volumes as well as whether a traffic signal is necessary.
- 2) An environmental impact assessment as required by [Chapter 33](#) Land Use Procedures of the Hardyston Township Code shall be required.

Waivers from the requirements set forth in this redevelopment plan may be necessary in certain circumstances, or to meet Federal, State or County permit requirements. In such an instance, the Joint Land Use Board may waive certain requirements, pursuant to the Municipal Land Use Law as set forth at 40:55D-51, if the developer demonstrates that such waiver is warranted.

Severability. Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.