

**Route 94 Redevelopment Plan
for Block 16 Lot 8.01 & Block 14 Lot 24.01**

*Hardyston Township
Sussex County, New Jersey*

July 2024

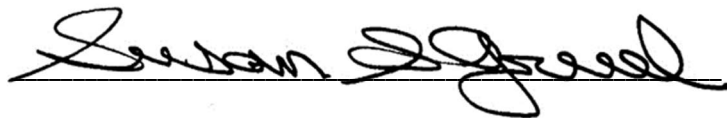
Route 94 Redevelopment Plan for Block 16 Lot 8.01 & Block 14 Lot 24.01

*Hardyston Township
Sussex County, New Jersey*

Prepared by

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The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3.(b).

A handwritten signature in black ink, appearing to read "Susan S. Gruel", written over a horizontal line.

Susan S. Gruel, P.P. #1955

With Assistance from Bailey Surbrook, Associate Planner

Hardyston Township Council

Frank Cicerale (Mayor)

Brian Kaminski (Deputy Mayor)

Santo Verrilli

Stanley Kula

Carl Miller

Township Clerk

Jane Bakalarczyk

Township Manager

Carrine Piccolo-Kaufer

INTRODUCTION

Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Hardyston Township Council Designated Block 16, Lot 8.01 and Block 14, Lot 24.01 an 'area in need of redevelopment' by Resolution No. 12-21, dated February 10, 2021. In that same Resolution, the Township Council directed Heyer, Gruel & Associates to prepare a 'non-condemnation' redevelopment plan for the aforementioned lots. This plan is the culmination of those efforts.

PROPERTY DESCRIPTION & LOCATION

The Redevelopment Area is located in the north-central portion of the Township adjacent to the Hamburg Borough municipal border along Route 94 and consists of two undeveloped properties: Block 14, Lot 24.01 and Block 16, Lot 8.01. The properties are not contiguous, but are adjacent to each other, separated by rights-of-way. Block 16, Lot 8.01 has frontage along the southern side of Route 94. Block 14, Lot 24.01 is located on the northern side of Route 94, across from Block 16, Lot 8.01.

The physical form of the Township is characterized and limited by environmental constraints including wetlands, floodplains, steep slopes, and natural species habitats. These environmental features restrict the development potential of the Township. Most of the development within the Township is concentrated along the Route 94 corridor, although there are small pockets of highway-oriented commercial development located along the Route 23 corridor. Many of the residential neighborhoods are centered around golf course or lake communities, including The Village at Crystal Springs, a resort community located in the Township.

The parcels within the Redevelopment Area, are undeveloped parcels within the Crystal Springs Development. The Redevelopment Area is in the C-R (VC) Commercial Recreation (Village Center) Zone District. There is a variety of permitted uses in the zone district categorized by subdistricts. There are eight subdistricts; Mixed-Use Village Core, Highway Business/Commercial, Hotel, Fringe Residential, Transitional Residential, Core Residential, Public Plaza, and Residential Park.

STATUTORY REQUIREMENTS

The LRHL at N.J.S.A. 40A:12A-7, requires that a redevelopment plan include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite 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;
2. Proposed land uses and building requirements in the project area;
3. 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 to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the redevelopment plan;

5. 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 Plan adopted pursuant to the “State Planning Act” P.L. 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Plan addresses each of the statutory requirements.

OBJECTIVES OF THE PLAN

The purpose of the Route 94 Redevelopment Plan is to amend the Village Center Ordinance in order to provide additional flexibility for the proposed development of the sites while maintaining the overall original vision for the Village Center. The market has changed quite dramatically since the ordinance was first adopted in 2007. Rather than create a retail-oriented Village Center area, the Plan is to create a resort-oriented commercial services and recreation-oriented Village Center. Thus, the focus on non-residential development in the center would be on activities both indoor and outdoor to enhance the character of the area. The Plan is to allow for more recreation-oriented uses as has been the case in the Crystal Springs development over the past several years.

Commercials Uses: The Plan seeks to eliminate the requirement for commercial/retail and instead provide for increased flexibility to permit resort-oriented amenities and indoor/outdoor recreational uses to provide activities for residents and to function in the public realm as a commercial or retail use may function but can be financially supported by the residential and resort uses in the area and the surrounding resort uses.

Parking: The Plan provides additional flexibility in parking for the site, allowing for surface parking to be provided in lieu of structured parking.

Affordable Units: The Plan continues to provide for affordable housing as originally planned and as approved in the Township’s approved Fair Share Plan and Settlement Agreement. Any proposed

affordable units will remain rental units. The redeveloper will follow Uniform Housing Affordability Controls for phasing in reference to the timing of units built per phase.

Residential Ownership Types: The Plan seeks to clarify that residential units may be developed with a variety of ownership-types including for sale, long-term rental and golf villa units. This will provide the flexibility to begin marketing the development to potential redevelopers.

Water: The Resort's potable water is supplied by the Hardyston Township Municipal Utility Authority (HTMUA) from 3 wells, a holding tank, and a piping distribution system. Water usage fees are paid to the HTMUA. There are no hookup fees when a tap is made into the water system.

Pumping water from the aquifer in a large quantity requires a water allocation permit from the State of New Jersey. The HTMUA renewed the permit for the Crystal Springs development in September 2016, expiring August 2026 for a quantity of 215 million gallons per year, or 21 million per month. Currently Crystal Springs consumes 67 million gallons per year leaving 148 million gallons per year or a monthly peak of 10 million. This capacity should be more than enough for the balance of the development under the approved master plan build out.

As new development proceeds, the redeveloper will have the expense of installing the water lines and pump houses with the turnover of these improvements to the HTMUA for no consideration.

An additional well and holding tank may be necessary for the full buildout of the Village Center primarily to meet fire capacity needs (fire suppression redundancy).

The Resort's non-potable or golf course irrigation is provided by a water system owned and operated by the Resort which consists of wells, holding ponds and a distribution system. There is a separate water allocation permit for these wells separate and apart from the potable water allocation permit.

Sewer: The Redevelopment Area is located in a designated "sewer service area" as recognized by the Sussex County waste water management plan which has been approved by the State of New Jersey. There are limited areas in Sussex County designated as such and no significant development can proceed without this designation. It is extremely difficult if not impossible to expand sewer service areas in the county.

The Resort's sewer system is owned and operated by the Hardyston Township Municipal Utility Authority (HTMUA). Sewer fees are paid to the HTMUA from the users. There is a new construction hookup fee paid to the Sussex County Municipal Utilities Authority (SCMUA). There are no hookup fees paid to the HTMUA. The current rate schedule for hookup fees is available from the SCMUA.

The sewer waste is collected in a sanitary pipe system running throughout the Resort and is pumped from a series of pump stations to a sewer main on State Highway Route 94. The sewer waste flows through the force main to the regional sewer plant in Hamburg a few miles away where it is processed with the effluent pumped into the Wallkill River. The plant and force main are owned and operated by the Sussex County Municipal Utilities Authority (SCMUA).

RELATIONSHIP OF THE PLAN TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7.c, redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. The Redevelopment Plan shall supersede the existing CR Village Center District.

When utilizing the standards in this Redevelopment Plan, Township regulations affecting development that are in conflict are superseded by this Plan. Existing engineering standards, performance standards, and definitions shall apply, unless otherwise noted.

No deviations from the Redevelopment Plan standards may be granted which would require a “d” variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Township Council. Requests for “d” variance relief shall not be heard by the Township’s Planning or Zoning Boards.

Any deviations from bulk and other specific standards shall require “c” variance relief where noted in the Plan. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

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.

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

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Township Ordinances and by N.J.S.A. 40:55D-1, et seq.

Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment to the Township Zoning Ordinance and Official Zoning Map.

LAND USE PLAN

The following document is intended to repeal and replace the existing CR Village Center District (C-R(VC)) in its entirety.

Township of Hardyston, NJ / The Code / Part II, General Legislation / Zoning

Article XXVICR Village Center District

§ 185-119 Tract standards.

§ 185-120 Permitted uses.

§ 185-121 Additional standards and accessory uses.

§ 185-122 Public square.

§ 185-123 Zone standards.

§ 185-124 Building type standards.

§ 185-125 Village center design standards.

§ 185-119 Tract standards.

A. The CR Village Center District shall be considered a form-based code planned development in accordance with the Municipal Land Use Law requirements. The planned development will be consistent with the standards and intent set forth in this Code. The Planning Board shall find the following facts and conclusions:

- (1) That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the Zoning Ordinance standards pursuant to Subsection 52c of this Act;
- (2) That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location, and purpose of the common open space are adequate;
- (3) That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
- (4) That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
- (5) In the case of a proposed development which contemplates construction over a period of years, that in the terms and conditions intended to protect the interests of the public and of the

residents, occupants and owners of the proposed development in the total completion of the development are adequate.

B. As a condition of development in the CR Village Center, a deed restriction shall be required for the existing Wild Turkey and Crystal Springs golf courses; the restriction limits the use of the golf course properties to active and/or passive recreation or open space uses, including but not limited to golf course uses. The restrictions shall be enforceable by the Township.

C. The CR Village Center shall be developed in accordance with the standards contained in this article and the standards contained in Chapters 33, 88, 147, 158 and 185 of the Township Code. If a conflict or inconsistency arises, the provisions or standards of this article shall control. The primary purpose of the CR Village Center is to encourage mixed-use development along the southern frontage of Route 94 and along the entrance to Main Street from Route 94.

D. Requirements.

(1) Maximum total tract impervious coverage: 65% of total tract area.

(2) Ground-floor retail sales and services and non-residential uses are encouraged and shall be provided in a "Main Street" form along the Route 94 frontage of the property and along "Main Street". The "Main Street" form includes a pedestrian-oriented frontage internal to the property and parking and access to the rear of the buildings.

Maximum residential units: In no instance shall there be more than 1,056 units, which includes any on-site affordable units. The maximum number of residential units in the village center and the adjacent Commercial Recreation Zone shall not exceed a total of 2,738 units. Beds/units in assisted living facilities, nursing homes and hospice care shall count as units for the purposes of this section.

(4) Minimum perimeter setback to village center boundary: 20 feet.

(5) Streets and drives shall comply with the New Jersey Residential Site Improvement Standards (RSIS).

(6) Maximum building height: In accordance with the building type standards.

(7) Signage: In accordance with the signage standards in § 185-74.

(8) Gateway/entry signs:

(a) One sign is permitted at each of the four corners of the major entry points from Route 94 as shown on the Street Hierarchy Map.

(b) Maximum permitted area for each gateway sign shall be 100 square feet.

(9) Parking:

(a) Residential: in accordance with the RSIS standards.

(b) Nonresidential: in accordance with the Township Combined Land Use Ordinance (§ 185-77). Shared parking may be approved by the Planning Board, at the discretion of the Board, consistent with the ITE shared parking standards.

(c) Electric vehicle parking spaces and charging stations shall be provided in accordance with the New Jersey Model Statewide Municipal Electric Vehicle (EV) Ordinance.

(10) Phasing:

(a) Appropriate infrastructure capacity shall be reserved pursuant to COAH's rules.

(b) Existing infrastructure capacity shall be reserved for those affordable units generated by development of Crystal Springs outside of the village center.

(11) Minimum affordable housing:

(a) The Village Center South will provide 143 rental units. All proposed affordable units shall be rental units and will be constructed according to Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.). In addition, 13% of the total units shall be very-low income.

(b) The affordable housing obligation shall be provided pursuant to an affordable housing developer's agreement with the Township Council. Affordable units may be located throughout the development. The Commercial Recreation (CR) Zone is also hereby amended to confirm that § 185-90.1 of the Township Code does not apply in the CR District, excluding the Village Center South and Grand Cascades Lodge, and developer fees shall be paid for all development in the CR District outside of the Village Center South.

(c) If assisted living facilities are constructed pursuant to the long-term care residence option, then creditworthy assisted living beds/units may be credited against the required affordable rental units, of which no more than 1/3 of the total number of affordable units shall be age-restricted. Assisted living facilities may have up to 10% of the total units as affordable.

(12) The CR-Village Center Land Use Controls Map found at the end of this document depicts the boundaries of the Mixed-Use Village Center zone and identifies the proposed location of Main Street and the public square.

§ 185-120 Permitted uses.

[Repeal Section 185, Attachment 11: Permitted Uses]

A. The following uses shall be permitted in the Mixed-Used Village Center zone:

- (1) Retail sales and services (exclusive of auto-related uses);
- (2) Restaurants and eating establishments (including curbside pickup and outdoor dining);

- (3) Banks and financial institutions;
- (4) Theatres;
- (5) Health clubs, spas, saunas, wellness centers;
- (6) Urgent-care centers and surgical centers (nonretail uses);
- (7) Offices;
- (8) Indoor recreational uses and clubhouses (exclusive of adult entertainment uses);
- (9) Pubs, taverns, bars, brew pubs, breweries, distilleries, wineries including retail sales and tasting;
- (10) Art schools and cooking schools;
- (11) Hotels;
- (12) Resort recreation activities both indoor and outdoor including, but not limited to axe throwing, zip lines, indoor and outdoor pools and water parks, pickle ball, paddle tennis and tennis, mini-golf, and arcades; and
- (13) Recording studios.
- (14) Long-term resident care
- (15) Townhouses
- (16) Multi-family; including multi-story, common-entrance condominium or apartment buildings
- (17) Short-term rentals south of Route 94 in the Mixed-Use Village Zone.
- (18) Public and quasi- public uses such as museums or civic space;
- (19) Hotel condominiums only if operated in connection with a full-service hotel developed in the village center;
- (20) Low and moderate affordable housing, affordable units may be located on the ground level provided they do not front on Main Street;
- (21) Meeting rooms and conference facilities;
- (22) Golf villa units;
- (23) Mixed-use with nonresidential uses on the ground level and residential uses above.

§ 185-121 Additional standards and accessory uses.

[Repeal Section 185, Attachment 12: Additional Standards and Accessory Uses]

A. The following accessory uses shall be permitted in the Mixed-Use Village Center zone:

- (1) Parking;
- (2) Signage;
- (3) Outdoor dining;
- (4) Public spaces/plazas/open space;
- (5) Merry-go-rounds;
- (6) Miniature trains;
- (7) Glockenspiels;
- (8) Amphitheaters;
- (9) Holiday markets, festivals and events;

- (10) Farmers markets and petting zoos;
- (11) Outdoor recreation classes, i.e., Goat Yoga;
- (12) Hiking paths, activity trails; Bandstands, gazebos, outdoor pavilions; and
- (13) Other accessory uses and structures customary and incidental to the principal permitted uses.

§ 185-122 Public square.

- A. A 300-foot by 300-foot Public Square (approximately 1.5 acres) along Main Street will be developed concurrently with the development of the overall property. The Public Square will provide an open-air gathering area for the development where community events can be held. A public park or plaza shall be provided generally in the location illustrated on the CR Village Center – Land Use Controls Map.

§ 185-123 Zone standards. Any deviation from the following bulk standards creates a variance.

- A. Minimum distance between groups of structures: 50% of the height of tallest building
- B. Minimum distance to roadway
 - (1) Arterial (i.e. Route 94): 30 Feet
 - (2) Collector Roads (i.e. Wild Turkey Way/Main Street): 10 feet
 - (3) Local Residential: 20 feet

§ 185-124 Building type standards. Any deviation from the following building types standards creates a variance.

- A. Maximum Building Height
 - (1) Townhouses: 3 habitable floors/45 feet
 - (2) Multi-family: 5.5 stories (1 parking floor & 4.5 habitable floors)/65 feet
 - (3) Single Family Detached: 2.5 stories/ 35 feet
 - (4) Golf Villas: 2.5 stories/ 35 feet
 - (5) Long-term Resident Care: 4.5 stories/60 feet
 - (6) Mixed Use: 3 stories/ 40 feet
 - (7) Hotels: 5.5 stories (1 parking floor & 4.5 habitable floors)/65 feet
 - (8) Non-residential: 2.5 stories/35 feet
- B. Maximum Building Length/Units
 - (1) Townhouses: 6 units per building
 - (2) Multi-family: 200 feet
- C. Chimneys, steeples, cupolas, pole and other non-habitable architectural features shall not exceed 20 feet above the maximum height for building type.
- D. Long Term Care residence. The Planning Board may modify or waive some of the standards to accommodate the unique design requirements of long term care residences.

§ 185-125 Village center design standards. Any deviation from the following design standards creates a waiver or exception pursuant to N.J.S.A. 40:55D-51 and not a variance pursuant to N.J.S.A. 40:55D-70.

A. Architecture and buildings.

(1) Preferred architectural styles. The intent is to establish a consistent architectural theme and to create an Adirondack/resort style. The following architectural styles have been deemed consistent with this vision:

(a) Shingle.

(b) Stick.

(c) Rustic.

(d) Craftsman.

(2) Materials and colors.

(a) Natural earth colors are encouraged.

(b) Wood, local stone, and brickwork should be incorporated into the development, to the extent possible. Vinyl siding shall be discouraged.

(3) External building walls.

(a) Building walls shall be consistent in detail and quality on all elevations visible from streets.

(b) Trim elements and visible window framing shall be painted or sealed.

(c) Fireplace enclosures and chimneys attached to the building face shall extend to the ground.

(d) Loading and service areas shall be integral to building design and screened from public view where at all possible.

(e) Detailing, such as detailed cornices, shall be encouraged particularly along Main Street and focal points.

(f) Sufficient articulation both horizontally and vertically shall be encouraged.

(4) Non-Residential fenestration.

(a) The minimum percentage of surface that is glazed shall be 70% of the first-floor building face.

(b) The maximum percentage of glass that may be blocked with interior fixtures or paper signs shall be 25%.

(c) The maximum height above the sidewalk that any glazing may be blocked is four feet.

(d) The maximum height of the sill above the sidewalk is three feet.

(5) Stoops, porches, roofs and balconies.

(a) Enclosure of rooftop areas, terraces, or balconies is not permitted; however, rooftop planters, fences below the height of the parapets or railings, canvas terrace awnings, and outdoor furniture are allowed.

(b) The foundation walls of stoops and porches must be consistent with the foundation treatment of the building.

(c) Balconies shall be structurally supported by decorative brackets or beams when facing public streets.

(d) Porches and stoops must be a minimum of 12 inches above the adjacent sidewalk elevation.

(e) Porches, balconies and terraces shall face the main street, open space or in a southern direction to maximize views/sun.

(6) Residential windows and doors, where clearly visible from the street.

(a) If exterior shutters are used, they shall be sized and mounted appropriately to fit their window (with appropriate hardware even if actually non-operable).

(b) Doors, except garage doors, shall be or appear to be constructed of planks or raised panels (not flush with applied trim).

(7) Roofs.

(a) Roof penetrations, except stucco or brick chimneys, shall be placed so as not to be easily visible from streets and painted to match the color of the roof, except those of metal which may be left unpainted.

(b) All hipped or gabled roofs must have eaves.

(c) Eaves shall be continuous, unless overhanging a balcony or porch.

(d) Overhang of eaves must be a minimum of two feet from the building face.

(e) The minimum roof pitch shall be eight on 12.

(8) Loading and service areas.

(a) Materials shall be complementary in quality and design to materials used for the primary facade if the loading/service areas are visible from any public sidewalk or street right-of-way.

(b) If there is an exposed foundation for the primary building, it shall be exposed a maximum of 36 inches above grade.

(c) No loading areas shall be permitted along the Main Street and any other pedestrian corridor.

(9) "Green buildings." Green building practices and the use of the USGBC Leadership in Energy Design (LEED) Rating System for design and construction of new buildings is strongly encouraged.

B. Parking and circulation.

(1) Off-street parking is an integral component of the plan. The importance of such parking, however, is not intended to dictate project design. Off-street parking is encouraged to be as inconspicuous as possible and to incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact.

(a) Off-street parking and loading areas shall be coordinated with the public street system serving the area in order to avoid conflicts with through traffic, obstruction to pedestrian walks, and vehicular thoroughfares.

(b) All parking and loading areas shall be screened with walls, shrubs, trees, and/or groundcover.

(c) Surface and structured parking shall include decorative streetlighting to be compatible with other site lighting.

(d) The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.

(e) Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.

(f) Trash receptacles and dumpsters shall be effectively screened by landscaping, fencing and/or low walls.

(g) Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the town center.

(h) Shuttle bus services shall be encouraged subject to Township approval.

(i) Shared parking among mixed uses shall be encouraged.

(j) Pedestrian connectivity between the South and North Villages across Route 94 is encouraged.

(2) Surface parking.

- (a) Surface parking lots shall be designed to be convenient and accessible without dominating the streetscape.
- (b) Lighting in surface parking lots shall not spill over onto adjacent residential uses.
- (c) A minimum five-foot-wide feet wide buffered screen shall be provided along the perimeter of all surface parking lots.
- (d) Wider sidewalks with interesting pavers are encouraged along the building edges of surface parking lots.
- (e) Tree islands shall be provided within surface parking lots. At least one tree per 15 spaces shall be provided on these tree islands.
- (f) Parking lots shall have two access points, to the extent possible.
- (g) A minimum of 15% of the area within the outer curb-lines of a parking area shall be landscaped.

(3) Structured/underground parking.

- (a) Structured parking may include underground at-grade or above-grade parking and shall be designed using compatible materials to the principal buildings so that they blend in architecturally. All voids in the structures shall be architecturally screened, so that lights and vehicles are not individually visible.
- (b) Underground parking may be provided for the multifamily residential buildings and the hotel building as practicable. Off-street parking may be provided as surface parking, structured parking or a combination thereof.
- (c) To the extent possible, all structured parking facilities shall have two access points.

C. Signage.

(1) Buildings.

- (a) Signage shall create a sense of aesthetics, originality, and order. It shall be legible and dimensionally proportional.
- (b) Buildings shall be designed to include a signage zone above retail use frontage and integrated into the overall architectural design of the building.
- (c) Signage shall not exceed 5% or a maximum of 40 square feet of the first-story portion of wall area (including glass) to which it is affixed.

(d) Each non-residential use in the village center is permitted no more than one sign, not to exceed 30 square feet.

(e) Horizontally oriented signage shall not protrude above the sill line of the second floor (vertically oriented banners or blade signage are exempt).

(f) No sign shall project above the roofline.

(g) Parking area information signs shall be limited to those that provide information pertaining to direction, identification of area in which parked, identification of pedestrian and motorist exits, warnings about clearance, oncoming traffic, and parking rates and shall be easily readable.

(h) Non-residential buildings or buildings with multiple uses are permitted one sign per use so long as the aggregate sign area does not exceed the maximum permitted area.

(i) Signs shall comply with § 185-74 (Signs for multiuse or multi-structure development on 10 acres or more).

(j) Assisted living facilities, nursing homes and hospice care uses may include up to two ground identification signs not more than 30 square feet each in addition to permitted building signage.

(2) Streets/signage.

(a) Street and directional signage and streetlighting should be aesthetically unified or complementary.

(b) Street signage shall be coordinated with street furniture to create an orderly, safe environment and to reduce visual clutter.

(c) Traffic signals, wayfinding signage and street name signs shall be attached to light poles whenever possible to reduce the amount of poles.

(3) Permitted signs; general.

(a) Blade signage, individual backlit letters, iconographic signage.

(b) Overhead lamps or spotlights may illuminate signs.

(4) Prohibited signs.

(a) Flashing signs, signs which vary in luminous intensity, and box signage.

(b) Moving signs or signs which provide the illusion of movement.

(c) Off-site advertising signs.

(5) Awnings. Awnings of commercial buildings may include logos or text and shall not be backlit. The logos or text shall be considered signage and shall be included in sign calculation.

D. Streetscapes.

(1) Sidewalks and curbing.

(a) Sidewalks shall be provided to all entrances of all buildings which are set back from the street.

(b) Minimum width of sidewalks shall be according to Subsection G, Street hierarchy.

(c) Sidewalks shall be constructed of solid and durable materials, such as poured concrete, concrete pavers or stone, according to industry standards.

(d) Curbing shall be constructed of either granite or other natural stones.

(e) Materials and configurations should be those that will weather well.

(2) Streets, utilities and mechanical equipment.

(a) Roof-vent penetrations shall be located at least 10 feet from any exterior building face, if possible.

(b) Bulkheads and/or mechanical equipment shall be enclosed on the roof, set back and housed in an enclosure utilizing the same material or comparable material as the rest of the building facades.

(c) All utilities shall be buried underground unless site-specific constraints exist.

(d) Every effort shall be made to make utilities as visually unobtrusive as possible.

(e) Meters and access panels shall be integrated with street and building design.

(f) The developer shall coordinate all utility improvements with the responsible utility company.

(3) Front yard setbacks.

(a) Non-residential setback areas shall contain a combination of hardscape and softscaped areas.

(b) Setback areas are encouraged to be landscaped with a combination of flowering trees, shrubs, perennials and bulbs to create a garden space.

(4) Streetlights.

(a) Streetlights shall not exceed 18 feet in height.

(b) Streetlights shall be coordinated with other street furniture and street trees.

(c) Streetlights shall be mounted on fixtures which arc towards the ground plane.

(d) Streetlights shall be consistent in material and design with the established design/architectural theme of the village center.

(5) Building lights.

(a) Building lights shall be compatible with the fixtures of the streetlights.

(b) Floodlights shall not be directed toward the street.

(c) Incandescent or halogen lighting elements are encouraged.

(d) Sodium vapor fixtures shall be prohibited.

(6) Street furniture.

(a) Street furniture is designed to provide visual unity, elegance and calm to the streetscape. The quality and placement of street furniture should enhance the pedestrian experience and reinforce the overall design theme of the area.

Towards this goal, street furniture, unless noted, shall be constructed of high-quality and durable wood and metals.

(b) In general, street furniture should be organized to be both functional and attractive. Street furniture should be regularly spaced and aligned with the street trees and streetlights, whenever possible. Elements should be placed in logical locations, such as near major entranceways or crosswalks. Street furniture should in no way inhibit circulation.

(7) Benches. Benches are encouraged in appropriate locations on all streets.

(8) Trash receptacles. Trash receptacles, at a minimum, are required near each corner of all intersections within the Mixed-Use Village Zone and between all parking areas and entertainment uses. Trash receptacles shall have a minimum capacity of 26 gallons.

(9) Bicycle racks. Bicycle racks are required along all pedestrian corridors and trails. Bike racks shall be securely fastened to the ground. Bike rack locations shall not interfere with pedestrian circulation.

(10) Bollards and planters. Bollards and planters may be used as activity separators. Permanent bollards shall be lit whenever possible. Drain holes are required.

(11) Newspaper boxes. Newspaper boxes shall be grouped together in corrals to reduce visual clutter and maximize sidewalk space.

E. Additional design standards.

(1) Focal elements and gateways.

(a) Focal elements are significant architectural features which contribute to a sense of place and unique identity of the area.

(b) Focal elements shall be uninhabitable elements that may exceed height limitations by up to 20 feet.

(c) Gateway areas are important for first impressions of the area, and serve to distinguish areas from each other. The gateways to the town center shall be enhanced through landscaping and buffering, low-rise walls, signage or graphics.

(2) Wayfinding signage. The variety of attractions makes the inclusion of wayfinding signage crucial to the success of the project. Wayfinding signage orients and educates visitors about destinations and attractions.

(a) Wayfinding signage may include a complete map of the area and indicate locations of retail areas, recreational facilities or entertainment centers.

(b) Wayfinding signage shall be multifunctional to address the pedestrian and automotive realms.

(c) Wayfinding signage shall have a single design.

(d) Wayfinding signage shall be incorporated into the overall streetscape design.

(3) Public art.

(a) Public art shall be considered integral to building design and not merely applied as decoration.

(b) Public art may include but is not limited to aesthetic objects, suspended or kinetic work, commemorative memorials and statues, traditional or folk-inspired art, functional work (doors, gates and fences), ornamental work, landmarks, environmental work, lighted work, literary treatments, sound and video installations, murals, surface treatments (wall, floor, ceiling, sidewalk, plaza), and water fountains.

(c) Public art shall be based upon the established design themes.

(d) Public art is subject to the approval of the Township.

(4) Outdoor dining.

(a) Public sidewalk dining is permitted in front of all dining establishments. The furniture should be consistent with the established design theme and shall not

interfere with circulation. Outdoor dining on patios, decks or open space to the front, side or rear of a restaurant is also permitted.

(b) Restaurants shall not place anything in an alleyway or walkway or set up tables in such a manner as to block any alleyways or walkways or any building entrance/egress.

(c) The only items permitted are tables, chairs, umbrellas and containers for the disposal of recyclable cans/bottles and garbage.

(d) Restaurants must provide for the disposal of recyclable cans/bottles and garbage. Public receptacles for garbage shall not be used. Sidewalk areas shall be kept clean during hours of operation. Litter shall not be permitted on adjoining sidewalks or property.

(e) All food preparation shall be in the regular kitchen area of the restaurant, not outside; however, sale and service of food is permitted throughout the area.

F. Landscape standards.

(1) Street trees. Street trees and plantings are an important component of the streetscape and are designed to give character to each street and coherence to the entire area. Street trees are to be coordinated and maintained to improve air and water quality, reduce noise and light pollution and promote the health and well-being of people.

(a) To ensure sustainability, not more than 20% of all trees in the entire area or 50% of all trees on a single block may be of the same species. The exception is in medians where entire planting blocks are to be composed of a single variety.

(b) Street trees shall be at least three-and-one-half-inch caliper at breast height and adhere to the American Standards for Nursery Stock.

(c) Single-stem median trees shall be a minimum of 3.5 inches. Multi-stem median trees shall be a minimum of 12 inches to 14 inches and considered "heavy."

(d) Each block shall be planted with trees of similar size, growth rate, habit and leaf pattern to achieve a uniform, attractive pattern.

(2) Route 94 shall be planted with large trees with attractive bark, small, simple leaf and vase-like habit, spaced 30 feet apart.

(3) Collector roads shall be planted with single masses of trees spaced 25 feet apart.

(4) Residential trees:

(a) Shall be planted with medium-sized trees with simple leaves and compact habits spaced 25 feet apart.

(b) Shall be planted with medium-sized trees with compound leaves and compact habits spaced 25 feet apart.

(5) Pedestrian corridors adjacent to public/green spaces shall be planted with large trees with compound leaves and open habits spaced 25 feet apart.

(6) Medians:

(a) Shall be planted with single or multi-stem flowering trees spaced 20 feet apart.

(b) Shall be planted with masses of one type of tree per block to maximize the effect.

(c) Shall be planted with long-lived, low-maintenance evergreen groundcovers. Short-lived, high-maintenance groundcovers are discouraged.

(d) Plant material should be selected and located to minimize excessive pesticide or fertilizer applications.

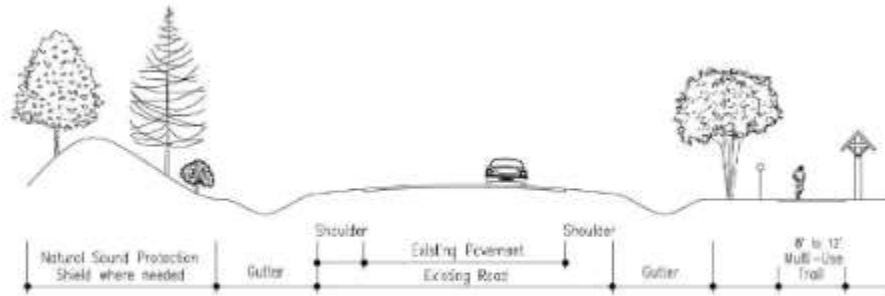
(e) Thorned or barbed plant material, such as Pyracantha or Barberry, are prohibited.

(f) Trees within medians shall be in mulched beds. Dyed mulches are not permitted.

G. Street hierarchy.

(1) Route 94.

(a) Route 94 is a state highway that bisects the village center area. The design of Route 94 will be governed by the Transportation Department of New Jersey. The road is primarily two lanes with some areas having additional turning lanes. Route design is already predetermined, but the development will attempt to facilitate vehicular site access with the inclusion of turning lanes and traffic lights at the primary intersections, if necessary. Traffic lights will also aid in the connectivity of the site, especially for pedestrians. One direct access to from Route 94 Village Center south is anticipated. One direct access from Route 94 Village Center north is also anticipated.



SECTION THROUGH ROUTE 94

(b) Additional standards:

[1] Textured crosswalks at the proposed intersections.

[2] Possible pedestrian bridge.

(2) Collector roads.

(a) As the principal traffic artery within residential or commercial areas, the collector roads carry relatively higher traffic from arterial streets to lower-order streets and vice versa. Its primary function is to promote a free flow of traffic; as such, parking or driveways to residential buildings are not encouraged along those streets.

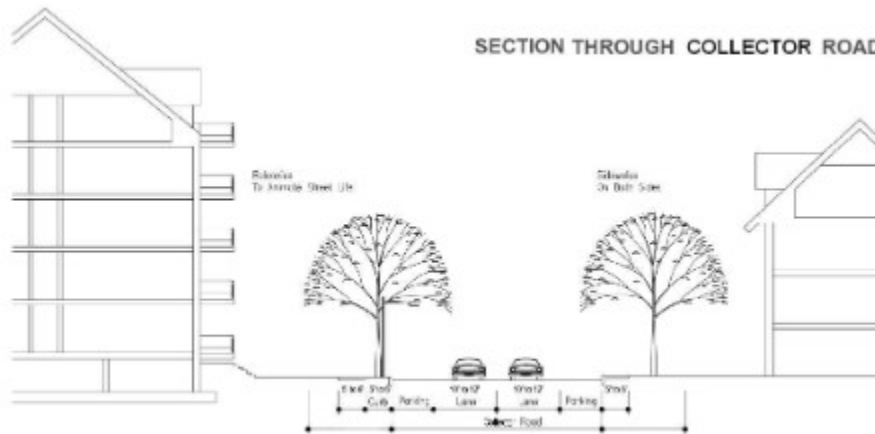
(b) Additional standards:

[1] Minimize driveways for entrances to buildings and entrances to parking areas from collector streets.

[2] Pedestrian crosswalks shall be provided at the intersections.

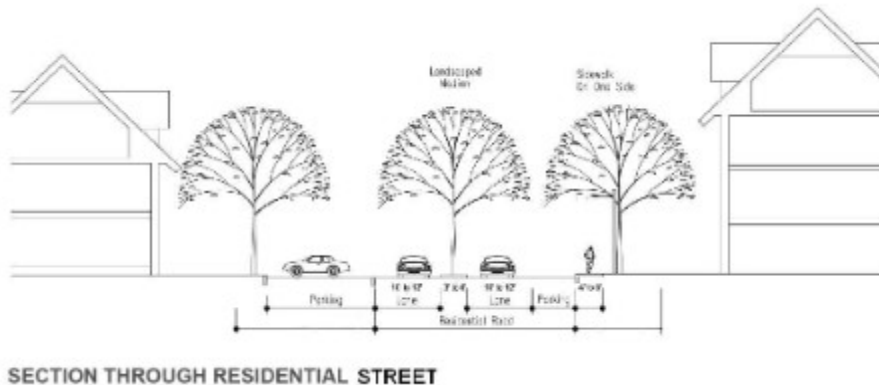
[3] Surface parking lots of residential buildings shall not be immediately adjacent to and gain access from collector streets.

[4] Cul-de-sacs shall be discouraged in order to create connectivity between neighborhoods and to address emergency vehicular access.



(3) Residential streets.

(a) Residential streets will serve the residential clusters throughout the development and will feed off of collector roads. Residential streets need to encourage walkability with the provision of sidewalks on at least one street side. Sidewalks do not need to have the same width as along Main Street due to the reduced foot traffic. There also needs to be the provision of signage and pedestrian corridors across roads at strategic points.



(b) Additional standard: cul-de-sac shall be discouraged in order to create connectivity between neighborhoods and to address emergency vehicular access.

(c) Long-term care residence option: When developed in accordance with the long-term care residence option, the residential street layout shown on 185 Attachment 8 may be replaced by an alternative street layout appropriate to the uses proposed.

(4) Main Street. Main Street shall serve as a physical and psychological focal point for both local residents and visitors. The "Main Street" for the village center will be located

south of Route 94 and north of the village square and hotel. The street serves as a link between the major road network (Route 94), existing and new residential development on both sides of the highway and the mixed-use village area. Main Street will be lined with a variety of uses including resort amenities, recreational uses, mixed-use buildings, a public square, and residential uses to ensure that the street maintains a vibrant and village atmosphere throughout the day. The street will encourage walkability through wide pedestrian boulevards, visually interesting architecture and design, and the incorporation of public/civic amenities.

- (a) Driveway curb cuts shall not be permitted along the Main Street.
- (b) It is encouraged that the pavement materials on Main Street be different from other streets within the Mixed-use Village Zone.



(5) Pedestrian corridor (overlay). Pedestrian corridors, as shown on the Street Hierarchy Map, is a linear overlay developed to identify areas that may be pedestrian intensive and to treat them in such a way that pedestrian comfort receives the highest priority.

- (a) Sidewalks in the pedestrian corridors shall be at least two feet wider than the standard for the street type, with the exception of Main Street.
- (b) Pavement on pedestrian corridors shall be of materials that are comfortable for walking in all seasons and shall be well maintained.
- (c) Where pedestrian corridors are located adjacent to parks, plazas, and other open spaces, multiple access points shall be provided to such spaces.

(6) Intersections. The primary concern for intersection design lies in the relationship between pedestrians and vehicular traffic. Pedestrian passageways should be clearly defined and marked. Pedestrian corridors will do this through using distinct materials with a possible raised height. Curb extensions at crossings will also help to reduce the distance of crosswalks and make pedestrians more visible to drivers.

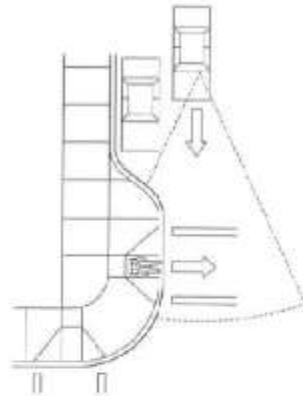
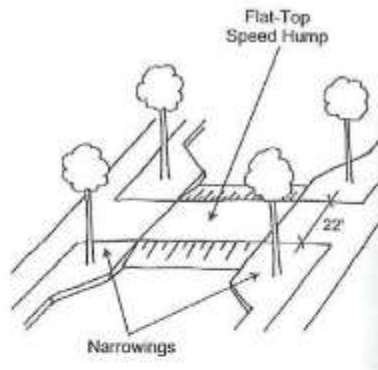
- (a) Intersection design shall take the needs of users into consideration while facilitating movement.

(b) A smooth interaction between pedestrian and vehicular traffic shall be a major consideration in intersection design.

(c) Pedestrian passageways shall be clearly defined by a change of pavement material or change in elevation.

(d) Curb extensions shall be provided at all intersections to reduce the distance of crosswalks and to make pedestrians more visible to drivers.

(e) Suitable traffic-calming measures such as roundabouts, speed bumps, textured surfaces, signage, and traffic lights will be incorporated as needed.



Kansas City

(7) Trails.

(a) Trails shall be paved with weather-resistant materials for year-round use and shall facilitate walking, biking, and people on wheels (strollers, wheelchairs and skates).

(b) Trails shall be at least eight feet wide.

(c) Trails shall take advantage of all views and vistas.

(d) Trails shall have adequate lighting.

(e) Rest stops shall be located at regular intervals.

(f) Wayfinding signage shall be provided to indicate golf courses and nearby residential/commercial development.

(g) Trails and sidewalks shall be interconnected with Crystal Springs.

(h) Consideration shall be given to integrating golf carts into the circulation system.

§ 185-4. Definitions is amended and supplemented to read as follows:

GOLF VILLAS

A residential unit associated with a resort community that may be rented on a short-term basis (for periods of less than 60 days) containing not more than four bedrooms with a common living area and common kitchen. Golf villas shall be limited to areas of the C-R Zone within 1,500 feet of a hotel/conference center and in the Mixed-use Village Zone south of Route 94.

RELOCATION ASSISTANCE

The LRHL at N.J.S.A. 40A:12A-7.a(3) requires a provision for temporary or permanent relocation of residents in the Redevelopment Area. There are no occupied residential structures within the Redevelopment Area. As such, no residents will be displaced temporarily or permanently as a result of this Redevelopment Plan.

PROPERTY TO BE ACQUIRED

The LRHL at N.J.S.A. 40A:12A-7.a(4) requires an identification of any property to be acquired within the Redevelopment Area. The Redevelopment Area has been designated as a non-condemnation redevelopment area. No property acquisition using eminent domain is authorized or anticipated as a part of this Plan.

RELATIONSHIP WITH LOCAL, COUNTY, AND STATE PLANS

The LRHL (N.J.S.A. 40A:12A-7.a(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township Master Planning documents.

HARDYSTON TOWNSHIP MASTER PLAN

The Township's most recent Master Plan was adopted in 2003. Since then, the Township has amended the Land Use Element in 2016 and has adopted Master Plan Reexamination Reports in 2005, 2014, and 2019. This plan is consistent with the 2003 Master Plan, including its subsequent reexaminations, and specifically advances the following goals and objectives:

- To encourage economic development in the Route 94 corridor and in the regional center
- Promote "Smart Growth" principles
- Enhance potential gateway locations to improve the appearance of the Township's transportation corridors.
- Capitalize on the expanding purchasing power created by new residential development in the region.
- Provide adequate housing for all ages and demographics, including permitting long-term residence care.
- Promote the designation of Hardyston as a "Regional Center."

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7.a(5)(c)).

In 2001, the State Planning Commission adopted the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- 1) Revitalize the State's cities and towns.
- 2) Conserve the State's natural resources and systems.

- 3) Promote beneficial economic growth, development and renewal for all New Jersey residents.
- 4) Protect the environment, prevent and clean up pollution.
- 5) Provide adequate public facilities and services at a reasonable cost.
- 6) Provide adequate housing at a reasonable cost.
- 7) Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- 8) Ensure sound and integrated planning and implementation statewide.

This plan is broadly consistent with the SDRP and specifically advances stated goals 3, 6, and 8 of the SDRP.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as planning areas. This Redevelopment Area is within the Rural (PA-4) and the Environmentally Sensitive (PA-5) planning areas. The goals for these planning areas including the following:

Goals for PA-4 Rural Planning Area

- 1) Maintain the Environs as large contiguous areas of farmland and other lands;
- 2) Revitalize cities and towns;
- 3) Accommodate growth in Centers;
- 4) Promote viable agricultural industry;
- 5) Protect the character of existing, stable communities; and
- 6) Confine programmed sewers and public water services to Centers.

Goals for PA-5 Environmentally Sensitive Planning Area

- 1) Protect environmental resources through the projection of large contiguous areas of land;
- 2) Accommodate growth in Centers;
- 3) Protect the character of existing stable communities;
- 4) Confine programmed sewers and public water services to Centers; and
- 5) Revitalize cities and towns.

STATE STRATEGIC PLAN

The final draft of the State Strategic Plan was released in 2012. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Plan and the State Strategic Plan Draft. This Plan is consistent with the stated goals of the State Strategic Plan.

This Plan meets the following “Garden State Values” of the State Strategic Plan:

- Create high-quality, livable places
- Diversify housing options

SUSSEX COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)). Sussex County’s most recent and relevant planning documents include

the 2014 Sussex County Strategic Growth Plan Update, the 2014 Sussex County Complete Streets Policy, and the 2016 Sussex County Open Space and Recreation Plan Update.

Sussex County Strategic Growth Plan Update (2014)

The 2014 County Strategic Growth Plan provides an update to the 2005 Strategic Growth Plan to recommend “strategies to reduce or reverse the loss of population and economic base that the County has been experiencing in recent years.” The plan includes general goals related to tourism, transportation, housing, economic development, reducing the regulatory burden, and agriculture. This plan specifically advances recommendations related to:

- Constructing complete streets which include non-automobile amenities.
- Providing diverse housing options, including housing for the elderly.
- Promoting economic activity and diversity within the county.

Sussex County Complete Street Policy (2014)

The Sussex County Complete Street Policy includes several goals aimed at improving the safety, health, and recreational opportunities available to all transportation users within the county. The policy includes several goals which are advanced by this redevelopment plan, including:

- Ensure that the Complete Streets design solutions fit within the context and character of the community.
 - Consider Complete Streets strategies only where appropriate within the local context. Not all roadway corridors require sidewalks, crosswalks and bike lanes to accommodate Complete Streets concepts.
 - Recognize the need for flexibility to accommodate different types of streets and users.
- Boost economic development of town centers, villages, and neighborhoods in Sussex County.
 - Support pedestrian- and bicycle-friendly improvements to promote more vibrant, attractive and livable communities.
 - Promote the economic well-being of both businesses and residents.

Sussex County Open Space and Recreation Plan Update (2016)

The Open Space and Recreation plan includes goals to add to publicly owned land and to offer opportunities for resource-based (“passive”) recreation. This redevelopment plan supports these goals by requiring the construction of a 300-foot by 300-foot (~1.5 acre) public park or plaza which will provide open air gathering space and a place where events can be held. The plan also requires the construction of trails which connect to Crystal Springs, which was one of the specific recreational goals identified for Hardyston Township within the Open Space and Recreation Plan Update.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). Hardyston Township shares borders with Franklin, Hamburg, Lafayette, Ogdensburg, Sparta, Vernon, Wantage, Jefferson, and West Milford. The Redevelopment Area is located near the Township’s border with the Borough of Hamburg. Among the objectives within the 2018 Master Plan Reexamination Report for Hamburg include:

- Preserve the human scale of Hamburg Borough.
- Respond to regional development trends in a manner most responsive to the community’s viability as an historic “center”.
- Preserve the viability of the Borough’s role in the region by maintaining its diversity as a residential, commercial, professional, cultural, and service center.
- Encourage appropriate commercial and higher density residential growth in Hamburg.
- Install and encourage streetscape and other aesthetic improvements throughout the Borough and especially in the business districts in order to make them attractive to visitors.
- Provide sufficient housing for a workforce to staff the economic development endeavors of the Borough.
- Permit higher density residential development in appropriate locations.

This Redevelopment plan is broadly consistent with the goals and objectives listed in the 2019 Master Plan Reexamination Report for the Borough of Hamburg. The Redevelopment Area is located within close proximity to Hamburg’s downtown and will provide new amenities and businesses which the residents of Hamburg can utilize. In addition, the redevelopment area will provide new residential development which may house people who will work within the businesses located within Hamburg.

AFFORDABLE HOUSING UNITS

The LRHL at N.J.S.A. 40A:12A-7.a(6) requires an inventory of housing units affordable to low- and moderate-income households that are to be removed as a result of implementation of the redevelopment plan. No occupiable residential structures currently on the site. Therefore, no affordable housing units are identified to be removed as part of the implementation of this Plan.

ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE

This plan requires the installation of electrical vehicle charging stations in compliance with the New Jersey Model Statewide Municipal Electric Vehicle (EV) Ordinance.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

REDEVELOPMENT ENTITY

The Governing Body of Hardyston Township shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate or conditionally designate a redeveloper prior to the submission of an application to the Planning Board for any approval based on the standards of this Redevelopment Plan to the Planning Board.

AMENDING THE REDEVELOPMENT PLAN

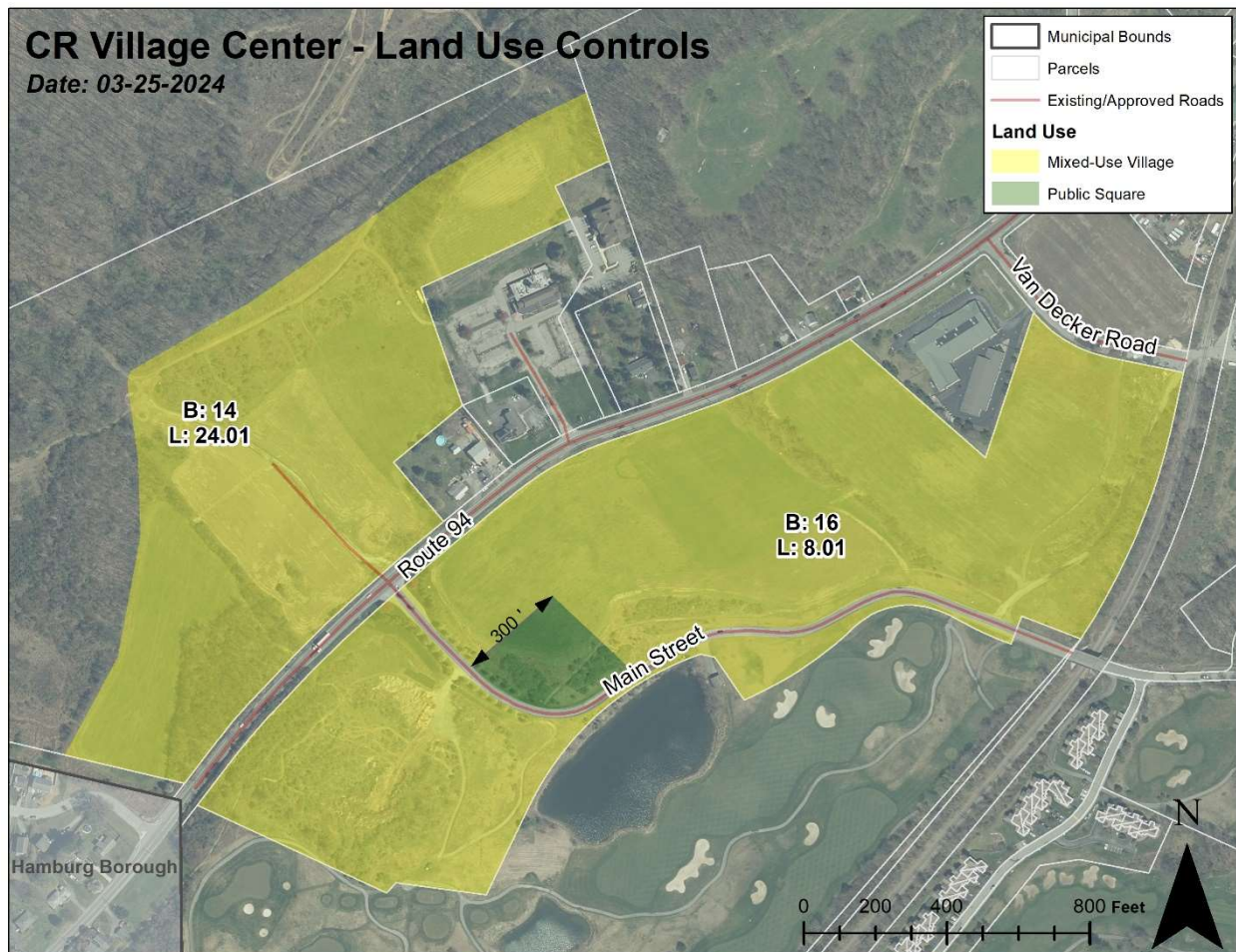
Upon compliance with the requirements of applicable law, the Hardyston Township Council may amend, revise or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

DURATION OF THE REDEVELOPMENT PLAN

The provisions of this Plan specifying redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Council.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL shall apply to the implementation of this Plan.



CR Village Center Land Use Map