

Hess-West Avenue and Milos Way, Port Reading Redevelopment Plan

Township of Woodbridge
Middlesex County, New Jersey



Prepared by:
Township of Woodbridge
Department of Planning & Development

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ADOPTED _____ by Township of Woodbridge Planning Board

ADOPTED _____ by Township of Woodbridge Council

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I. INTRODUCTION

This Redevelopment Plan represents an opportunity to ensure improvement of Hess-owned properties in the Port Reading section of Woodbridge Township that have been determined to be an area in need of redevelopment. This plan will foster the transformation of properties into a mix of productive uses at the Hess West Avenue and Milos Way area. This Redevelopment Area should be highly desirable locations for people to live, work, and play.

The redevelopment of these properties presents unique challenges. In response to the physical and economic conditions in this area, the Township Council requested that the Planning Board evaluate the properties near the intersection of West Avenue and Milos Way as a “non-condemnation area in need of redevelopment” on October 7, 2014. The Council concluded that the two areas did meet the criteria to be designated as a “non-condemnation area in need of redevelopment” on November 10, 2014.

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40:A 12A-1, et. seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Adequate provision for the temporary and permanent relocation as necessary of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units, affordable to displaced residents will be available in the existing local housing market;
- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans to:
 - A) The Master Plans of contiguous municipalities;

B) The Master Plan of the County in which the municipality is located; and;

C) The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act.”

AFFORDABLE HOUSING

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

PLANNING CONTEXT

The Township of Woodbridge is 24.2 square miles in size and has a population of approximately 100,000 people. Located in northeastern Middlesex County, Woodbridge is known for its central location in the state and accessibility from numerous state highways, including the Garden State Parkway and the New Jersey Turnpike. The Township contains 10 sections: Avenel, Colonia, Fords, Hopelawn, Iselin, Keasbey, Menlo Park Terrace, Port Reading, Sewaren and Woodbridge. The Township of Woodbridge is bordered by Clark Township, the City of Rahway, the City of Linden, and Union County to the north; the Borough of Carteret, the Arthur Kill and the City of Perth Amboy to the east; the Raritan River to the south; and Edison Township to the west.

II. HESS WEST AVEUE AND MILOS WAY, PORT READING REDEVELOPMENT AREA

The Hess West Avenue and Milos Way, Port Reading Redevelopment Area is located at the intersection of West Avenue and Milos Way in the Port Reading section of the Township. Port Reading is generally bound by the Arthur Kill to the south, the Borough of Carteret to the north and east, Iselin, Sewaren and Avenel to the west. The Port Reading section is located in the northeastern portion of the Township and is adjacent to both the Arthur Kill and New Jersey Turnpike, which is a primary reason for the predominance of industrial uses found here.

The Redevelopment Area is located in an area with a mix of existing uses. There are industrial uses and a freight rail line to the east and residential uses to the west and south. There is also a church and park adjacent to the area. The total acreage of the redevelopment area is approximately 10 acres. The following 11 properties comprise the Redevelopment Area.

Block	Lot	Address
664.01	1.01	West Avenue
664.03	1	West Avenue
664.03	2.01	881 West Avenue
664.03	2.02	911 West Avenue
664.03	4	915 West avenue
665	31	33 Milos Way
665	32	39 Milos Way
665	33	864 West Avenue
665	36	882 West Avenue
666	24	West Avenue
666	30	West Avenue

To reflect the diverse land uses surrounding the redevelopment area and to plan for compatible future land uses, the redevelopment area has been divided into four districts: District A, District B, District C, and District D.

Figure 1: Hess Redevelopment Area-Port Reading



Figure 2: Current Zoning

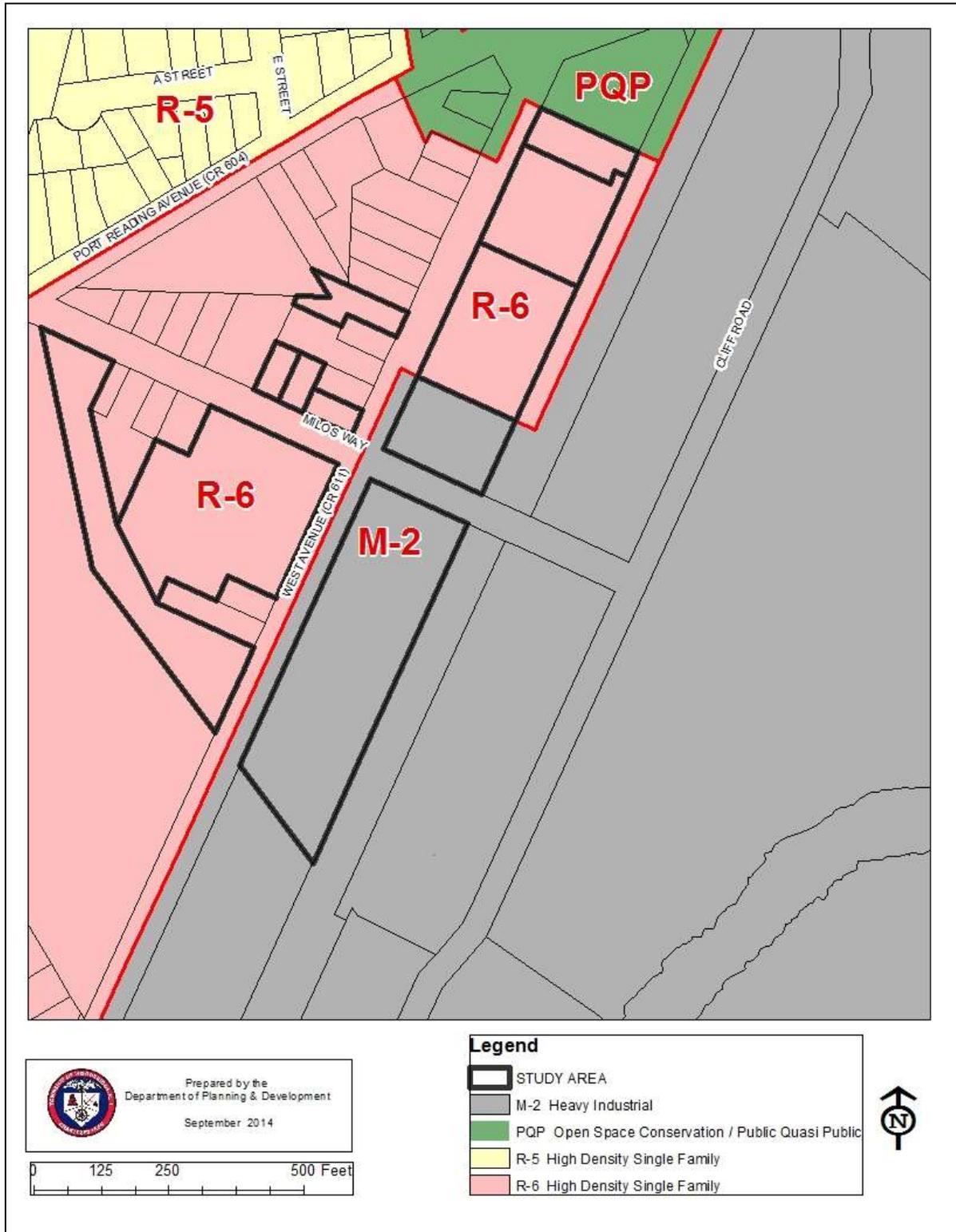
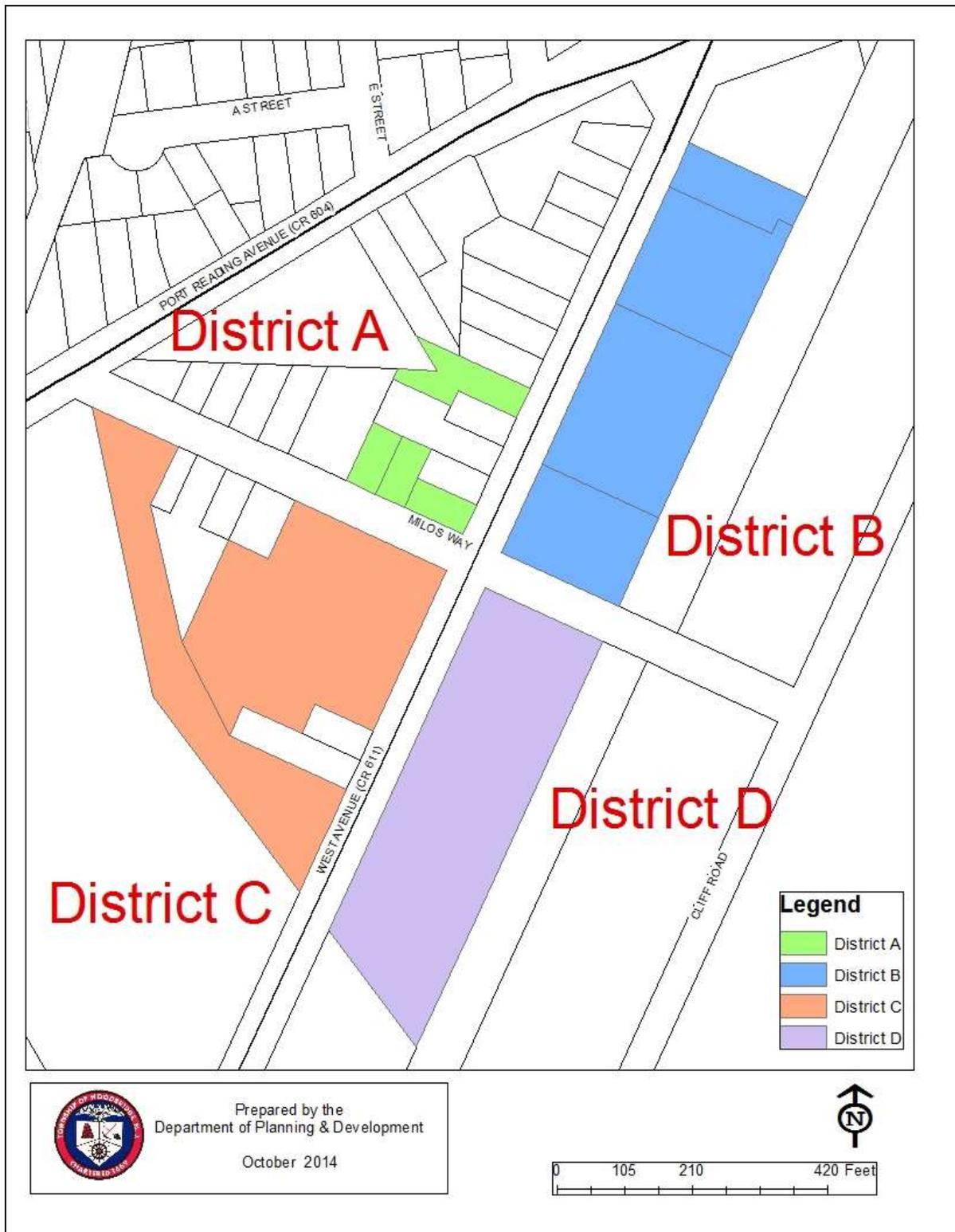


Figure 3: Redevelopment Zoning Districts



HISTORY OF PORT READING

In 1890, the Reading Railroad established a terminal for shipping coal on the Arthur Kill. A community soon developed around the port and the area became known as “Port Reading.” Housing and community facilities, such as St. Anthony’s Roman Catholic Church and School # 9, were built for terminal workers and their families.

Port Reading underwent significant redevelopment in the early 1970’s as Woodbridge Township implemented “Project Bowtie,” an urban renewal project. Project Bowtie resulted in the rehabilitation of 225 housing units; 34 new single family homes; new community facilities, such as a new pool, post office, firehouse, library, parks, and a new School # 9. The project also included many new infrastructure improvements, such as new streets, curbs, and public utilities.

In 2003, the Prologis Corporation purchased a 235-acre brownfield site fronting Port Reading Avenue. The project, known as the Port Reading Business Park, has been approved for five buildings, consisting of over 2.3 million square feet of warehouse space.

MASTER PLANNING AND ZONING DESIGNATION HISTORY

The 2009 Township Master Plan recognizes that the current land use for this area as residential and industrial. The current zoning for this area is R-6: High Density Single Family Residential and M-2: Light Industrial. The 1990 Master Plan states that Block 664.03, Lots 1 and 2.02 were vacant. The 1990 Master Plan recommended Public/Quasi-Public zoning for St. Anthony’s Church property as well as the former church school and parish hall. The current Master Plan recommends this area continue to be utilized as a High Density Single Family Residential and Light Industrial.

PLAN GOALS

The overall goal of this Redevelopment Plan is to address the existing conditions that have negatively impacted the Area and comprehensively upgrade the area for redevelopment. The Township aims to reach the following goals:

- To stimulate economic investment in the Area;
- To promote the effective use of all the Redevelopment Area properties and to increase property tax base;
- To provide for additional housing opportunities to residents;

- To provide space for community facilities and parks;
- To promote environmental sustainability and the use of energy-efficient buildings;

HESS WEST AVENUE AND MILOS WAY, PORT READING REDEVELOPMENT AREA ZONING STANDARDS

The purpose of this Redevelopment Area is to enhance current opportunities for this commercial and residential area; to promote compatible land use development of attractive building groups; and to improve and provide for the efficient and safe traffic flow within.

The Port Reading redevelopment area has been divided into four districts (District A, District B, District C, and District D) to reflect the varied land uses of the surrounding existing development and to plan for compatible future development.

DISTRICT A ZONING STANDARDS

District A consists of the properties north of Milos Way and west of West Avenue. The properties are: Block 665, Lots 31, 32, 33, and 36.

Permitted Uses:

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes.

(1) Principal uses.

- (a) Detached one-family dwelling as a principal structure.
- (b) Home occupations/home office. Home office use, as defined in the Land Use and Development Ordinance of the Township, shall be a permitted accessory uses in residential zone district.
- (c) Existing parking lot utilized in conjunction with a house of worship.

(2) Accessory buildings and uses, including:

- (a) Private garages, not to exceed two spaces.
- (b) Buildings for tools and equipment used for maintenance of the grounds, not to exceed 150 square feet in area.
- (c) Swimming pools and tennis courts, but not public swim or tennis clubs.

- (d) Signs, in accordance with the provisions of the sign section of the Township Land Use and Development Ordinance.
- (e) Fences and hedges, in accordance with the fences and hedges section of the Township Land Use and Development Ordinance.
- (f) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

Bulk Standards:

(1) Principal Building:

- [1] Minimum lot size: 5,000 square feet;
- [2] Minimum lot width: 50 feet
- [3] Minimum lot depth: 100 feet
- [4] Minimum front yard setback: 25 feet;
- [5] Minimum each side-yard setback: 5 feet;
- [6] Minimum both side-yard setbacks: 14 feet
- [7] Minimum rear-yard setback: 20 feet;
- [8] Maximum building height: 2 ½ stories or 35 feet;
- [9] Maximum lot coverage: 25%
- [10] Maximum percentage of impervious lot coverage by all buildings and pavement: 40%

(2) Accessory Buildings and Uses:

- (a) Accessory buildings for tools and equipment used for maintenance of the grounds which are not attached to the principal building shall not exceed 10 feet in height as measured from the grade to the ridge at the peak of the roof. No side wall of such accessory buildings may exceed eight feet above grade in height. No such shed shall exceed 150 square feet in area. All such accessory buildings shall conform to at least the front setback requirement of the principal building. The minimum side and rear yard setbacks shall be four feet. All other accessory buildings not attached to the principal building shall not exceed 15 feet in height and shall conform to at least the front setback requirement of the principal building. The minimum side and rear yard setbacks shall be four feet.
- (b) Those swimming pools less than four feet high shall be enclosed by a permanent fence not less than four feet high with a locked gate. Building permits will be required for all swimming pools, above or below ground, with a water surface area of 250 square feet or over.

- (c) Accessory buildings attached to a principal building shall comply with the setbacks of the principal building.
- (d) No truck or commercial vehicle, licensed to transport more than $\frac{3}{4}$ ton rated manufacturer's capacity shall be stored or parked on any lot or portion of a lot.

Additional Standards:

- (1) Off-street parking is required in accordance with the Residential Site Improvement Standards ("RSIS").
- (2) Landscaping is required in accordance with the landscaping section of the Land Use and Development Ordinance.
- (3) Tree Replacement is required in accordance with the tree replacement section of the Land Use and Development Ordinance.

DISTRICT B ZONING STANDARDS

District B consists of the properties north of Milos Way and east of West Avenue. This district abuts the existing railroad right of way. The properties in this district are: Block 664.03, Lots 1, 2.01, 2.02, and 4.

Permitted Uses:

Permitted uses. A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- (1) Principal uses.
 - (a) Improved open space. Improved open space is intended to provide sites for recreational facilities. Improved open space may include but shall not be limited to landscaped lawn areas, golf courses, walkways, pedestrian bicycle paths, paved terraces and sitting areas and recreational facilities such as playfields, playground, tot lots, swimming pools, sports courts, community centers, and any ancillary roadways or parking.
 - (b) Unimproved open space. Unimproved open space is intended to preserve lands in a natural state for recreation and conservation purposes and shall include wetlands, woodlands, wildlife preserves, man-made and natural bodies of water, scenic areas, hedgerows and tree-lines and natural wooded areas. Improvements in unimproved open space shall be limited to the following: woodland trails,

- footpaths, jogging trails, bridle paths, bicycle paths and nature walks; nurseries for the trees, shrubs, and other plants to be used in the development; roads and ancillary parking for access to unimproved open space sites; lighting; retaining walls; and other features necessary to protect the land or people who will use the unimproved open space.
- (c) Government buildings and services which are related to the health, safety, convenience, and personal welfare of the inhabitants.
 - (d) Board of Education buildings and services which are related to the provision of education, and which services an educational need.
 - (e) Detached one-family dwelling as a principal structure.
- (2) Accessory buildings and uses, including:
- (a) Shelters, storage buildings; and
 - (b) Buildings for tools and equipment used for maintenance of the grounds, not to exceed 150 square feet in area.
 - (c) Swimming pools and tennis courts
 - (d) Observation stands.
 - (e) Bleachers.
 - (f) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
 - (g) Private garages, not to exceed two spaces.
 - (h) Buildings for tools and equipment used for maintenance of the grounds, not to exceed 150 square feet in area.
 - (i) Swimming pools and tennis courts, but not public swim or tennis clubs.
 - (j) Signs, in accordance with the provisions of the sign section of the Township Land Use and Development Ordinance.
 - (k) Fences and hedges, in accordance with the fences and hedges section of the Township Land Use and Development Ordinance.

Bulk Standards:

Development standards. The development standards for this district shall be in accordance with the following:

- (1) Improved open space.
 - (a) Principal buildings.

- [1] Minimum lot size: 10,000 square feet.
- [2] Minimum lot width: 100 feet.
- [3] Minimum lot depth: 100 feet.
- [4] Minimum front setback (measured from the future street right-of-way): 25 feet or prevailing.
- [5] Minimum each side setback: 10 feet.
- [6] Minimum both sides setback: 20 feet.
- [7] Minimum rear setback: 25 feet.
- [8] Minimum gross floor area: N/A
- [9] Maximum lot coverage: 20%.
- [10] Maximum building height: 1 1/2 stories or 35 feet, whichever is less.
- [11] Maximum floor area ratio: 0.40:1.
- [12] Buffer requirement: Minimum 10 feet deep, densely landscaped buffer where abutting residentially used property which is to be designed to provide a visual and sound buffer to the residentially used property and which shall be in addition to the landscaping requirements of the Township Land Use and Development Ordinance.
- [13] Provide fencing and screening along the railroad right of way.

(b) Accessory buildings and uses.

- [1] Accessory buildings not attached to a principal building shall not exceed 15 feet in height and shall conform to at least the front setback requirement of the principal building.
- [2] Those swimming pools less than four feet high shall be enclosed by a permanent fence not less than four feet high with a locked gate. Building permits shall be required for all swimming pools, above or below ground, with a water surface area of 250 square feet or over or as required by the Uniform Construction Code whichever is more stringent.
- [3] Accessory buildings attached to a principal building shall comply with the setbacks of the principal building.

(2) Detached one-family dwelling as a principal structure

(a) Principal Building:

- [1] Minimum lot size: 5,000 square feet;
- [2] Minimum lot width: 50 feet
- [3] Minimum lot depth: 100 feet
- [4] Minimum front yard setback: 25 feet;
- [5] Minimum each side-yard setback: 5 feet;
- [6] Minimum both side-yard setbacks: 14 feet
- [7] Minimum rear-yard setback: 20 feet;
- [8] Maximum building height: 2 ½ stories or 35 feet;
- [9] Maximum lot coverage: 25%
- [10] Maximum percentage of impervious lot coverage by all buildings and pavement: 40%

(2) Accessory Buildings and Uses:

- (a) Accessory buildings for tools and equipment used for maintenance of the grounds which are not attached to the principal building shall not exceed 10 feet in height as measured from the grade to the ridge at the peak of the roof. No side wall of such accessory buildings may exceed eight feet above grade in height. No such shed shall exceed 150 square feet in area. All such accessory buildings shall conform to at least the front setback requirement of the principal building. The minimum side and rear yard setbacks shall be four feet. All other accessory buildings not attached to the principal building shall not exceed 15 feet in height and shall conform to at least the front setback requirement of the principal building. The minimum side and rear yard setbacks shall be four feet.
- (b) Those swimming pools less than four feet high shall be enclosed by a permanent fence not less than four feet high with a locked gate. Building permits will be required for all swimming pools, above or below ground, with a water surface area of 250 square feet or over.
- (c) Accessory buildings attached to a principal building shall comply with the setbacks of the principal building.
- (d) No truck or commercial vehicle, licensed to transport more than ¾ ton rated manufacturer's capacity shall be stored or parked on any lot or portion of a lot.

Other provisions and requirements.

- (1) Off-street parking as provided in the Township Land Use and Development Ordinance in the case of non-residential and shall be in accordance with RSIS for residential.
- (2) Landscaping as provided in the Township Land Use and Development Ordinance.
- (3) Tree Replacement is required in accordance with the tree replacement section of the Land Use and Development Ordinance.

DISTRICT C ZONING STANDARDS

District C consists of the properties south of Milos Way and west of West Avenue. The properties in this district are: Block 666, Lots 24 and 30.

Permitted Uses:

Principal uses:

- (a) Multi-family dwelling with no more than 24 dwelling units in one structure as a principal structure.
- (b) Single-family attached dwellings with not less than five or more than eight dwelling units side by side in one principal structure. Each unit must be situated on its own lot.

Accessory buildings and uses, including:

- (a) Private garages, not to exceed two spaces.
- (b) Buildings for tools and equipment used for maintenance of the grounds, not to exceed 150 square feet in area.
- (c) Swimming pools and tennis courts, but not public swim or tennis clubs.
- (d) Signs, in accordance with the of the Township's Land Use and Development Ordinance.
- (e) Fences and hedges, in accordance with the Land Use and Development Ordinance.

- (f) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

Bulk Standards:

- (1) Principal Buildings: Multi-family dwellings
- (a) Principal buildings:
- [1] Minimum lot size: 2,500 square feet per unit.
 - [2] Minimum lot width: 200feet.
 - [3] Minimum lot depth: 200 feet.
 - [4] Minimum front setback (measured from the future street right-of- way):
 - [a] Collector or arterial street: 40 feet.
 - [b] Local street: 15 feet.
 - [5] Minimum each side setback: 15 feet.
 - [6] Minimum both side setbacks: 50 feet.
 - [7] Minimum rear setback: 25 feet.
 - [8] Minimum gross floor area: 650 square feet.
 - [9] Maximum lot coverage: 30%.
 - [10] Maximum building height: 2 ½ stories or 35 feet, whichever is less.
 - [11] Maximum floor area ratio: 0.60:1.
- (b) Accessory buildings and uses.
- [1] Accessory buildings not attached to the principal building shall not exceed 15 feet in height and shall conform to at least the front setback requirement of the principal building. The minimum side and rear yard setbacks shall be 10 feet.
 - [2] Those swimming pools less than four feet high shall be enclosed by a permanent fence not less than four feet high with a locked gate. Building permits shall be required for all swimming pools, above or below ground, with a water surface area of 250 square feet or over.
 - [3] Accessory buildings attached to a principal building shall comply with the setbacks of the principal building.
 - [4] No truck or commercial vehicle licensed to transport more than ¾ ton rated manufacturer’s capacity shall be stored or parked on any lot or portion of a lot.

(2) Principal Buildings: Single-family Attached Dwellings

- [1] Minimum lot size – 4,000 square feet for each individual lot
- [2] Minimum lot width – 20 feet
- [3] Minimum lot depth – 100 feet
- [4] Minimum front setback (measured from future street right of way):
 - a. Collector or Arterial Street – 40 feet
 - b. Local Street – 15 feet
- [5] Minimum each side setback – 10 feet, zero feet with common wall
- [6] Minimum both side setbacks - 20 feet
- [7] Minimum rear setback – 25 feet
- [8] Minimum gross floor area – 900 square feet
- [9] Maximum lot coverage – 20%
- [10] Maximum building height 2½ stories or 35’, whichever is less
- [11] Maximum floor area ratio – 0.60:1
- [12] Each unit must maintain a different front facade

Additional Standards

- Provide fencing and screening along adjacent residential uses
- Off-street parking is required in accordance with Residential Site Improvement Standards.
- Landscaping is required subject in accordance with the Township’s Land Use and Development Ordinance.
- All multi-family projects shall incorporate “CPTED” Crime Prevention Through Environmental Design techniques as established by Township Ordinance 17-12.

DISTRICT D ZONING STANDARDS

District D consists of the properties south of Milos Way and east of West Avenue. This district abuts the existing railroad right of way. There is only one property in this district: Block 664.01, Lot 1.01.

Permitted Uses:

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes.

- Retail sales (not including gas stations)

- Florist
- Bakery shop
- Personal services
- Banks and fiduciary institutions
- Restaurant (non-drive thru)
- Drug Store/Pharmacy
- Delicatessens
- Pizzeria Restaurant
- Ice Cream shop
- Convenience store
- Manufacturing and assembly of light machinery, such as the following: carburetors and small machine parts; cash registers; sewing machines; and typewriters, calculators and other office machines
- Fabrication and assembly of metal products, such as the following: baby carriages, bicycles and other light vehicles; metal foil, aluminum, gold and the like; metal furniture; musical instruments; sheet metal products; and toys
- Fabrication of paper products, such as the following: bags; books, bookbinding; boxes and packaging materials; office supplies; and toys
- Fabrication of wood products, such as the following: boats; boxes; cabinets and woodworking; furniture; and toys
- Fabrication of concrete and plastic products
- Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing and distribution
- Television and radio studios and antennas
- Other permissible industrial uses comprising any of the following: brush and broom manufacturing; electronic products; glass and glass products, including soluble glass and derivative products; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods manufacturing, except curing, tanning and finishing of hides; and sporting goods manufacturing
- Warehouses, wholesale sales, storage and distribution
- Newspaper and publishing plants.
- General office buildings
- Offices of an administrative nature when connected to the principal use
- Retail warehouse outlets.
- Research and development facilities, including laboratories.
- In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort.

Bulk Standards:**(1) Commercial Uses:**

a. Principal Buildings: Commercial Uses

- [1] Minimum lot size: 1 acre
- [2] Minimum lot width: 50 feet
- [3] Minimum lot depth: 100 feet
- [4] Minimum front yard setback: 10 feet
- [5] Minimum each side-yard setback: 5 feet
- [6] Minimum both side-yard setbacks: 10 feet
- [7] Minimum rear-yard setback: 10 feet
- [8] Maximum building height: 35 feet
- [9] Maximum lot coverage: 30%
- [10] Maximum floor area ratio: 0.90:1

- b. Accessory buildings. Accessory buildings shall conform to at least the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

(2) Industrial Uses:

(1) Principal buildings.

- (a) Minimum lot size: 1 acre.
- (b) Minimum lot width: 150 feet.
- (c) Minimum lot depth: 200 feet.
- (d) Minimum front yard setback (measured from the future street right-of-way): 60 feet.
- (e) Minimum rear yard setback: 60 feet.
- (f) Minimum each side yard setback: 30 feet.
- (g) Side and rear yard setbacks may be reduced as follows:
 - [1] No side or rear yard shall be required where the boundary line is a railroad right-of-way line providing direct access to that property.
- (h) Maximum lot coverage: 40%.
- (i) Minimum gross floor area: 8,000 square feet.
- (j) Maximum building height: 50 feet.

(k) Maximum distance between buildings: More than one principal building on a lot shall provide a minimum open unoccupied area between buildings equal to the height of the adjoining building or buildings, but not less than 15 feet.

(l) Maximum floor area ratio: 1.50:1.

(2) Accessory buildings. Accessory buildings shall be set back one foot for each one foot of building height, but not less than 30 feet from a property line, except where the yard abuts a residential zone, where the accessory building shall meet all the setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.

(3) All accessory structures shall not exceed the height requirements applicable to the principal structure.

(3) Office Uses:

a. Principal Buildings: Office Uses

- [1] Minimum lot size: 1 acre
- [2] Minimum lot width: 50 feet
- [3] Minimum lot depth: 100 feet
- [4] Minimum front yard setback: 10 feet
- [5] Minimum each side-yard setback: 5 feet
- [6] Minimum both side-yard setbacks: 10 feet
- [7] Minimum rear-yard setback: 10 feet
- [8] Maximum building height: 35 feet
- [9] Maximum lot coverage: 30 percent
- [10] Maximum floor area ratio: 0.90:1

b. Accessory buildings. Accessory buildings shall conform to at least the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

Additional Standards:

Parking, Lighting, Landscaping, Signage, Fencing and Loading Standards will be as set forth in the Land Use and Development Ordinance for such sites.

ADDITIONAL STANDARDS FOR ALL DISTRICTS:

Green Buildings:

- All buildings are encouraged to be LEED-certified or equivalent buildings;
- Proposed energy saving techniques shall be considered as part of architectural plans and renderings;
- New development or rehabilitation of existing buildings should employ green building practices (refer to the Township's Green Building Checklist).

Shared Parking:

Shared parking spaces shall be encouraged to promote efficiency. Where a shared parking analysis is submitted to the Planning Board, as part of the land use approval application, to demonstrate that multiple uses may share parking spaces which will effectively serve such uses, the total number of required space may accordingly be reduced from the total that would otherwise be required for each individual use.

Parking & Loading Spaces:

The required size of parking spaces in the Redevelopment Area shall be as follows:

- At grade, perpendicular parking spaces: 9 feet wide x 18 feet long;
- Structured/garage parking: 8.5 feet wide x 18 feet long;
- Parallel parking spaces: 7 feet wide x 22 feet long;
- Compact parking spaces in structured/garage parking: 8 feet x 16 feet, provided that compact spaces shall not exceed 10% of the total number of spaces provided.

The minimum required number of loading spaces in the Redevelopment Area shall be as follows:

- 1 loading space required for each office building;
- 1 loading space required for each hotel building;
- 1 common loading space for each retail structure, the adequacy of which will reviewed by the Planning Board as part of the development application.

Circulation:

- Bike lanes and walkways should be considered at appropriate locations.

Landscaping and Replacement of Trees:

- Minimum landscape coverage limits for Redevelopment Zone sites shall be: twenty percent (20%);
- Landscaped area required: In calculating the landscaped areas, the areas of plazas, open pedestrian shopping malls, sitting areas, green roofs, pools and fountains shall be included. For purposes of this subsection, the landscaping in areas of a paved parking lot shall not be included for purposes of determining the percentage of the site that shall be devoted to landscaped areas. There shall be no landscaping required within the paved parking areas of a parking lot containing one hundred fifty (150) spaces or less. In parking lots containing more than one hundred fifty (150) spaces, landscaping may be allowed within the paved parking areas of the parking lot;
- Any trees removed shall be in accordance with the tree replacement ordinance in the Land Use and Development Ordinance.

Multiple Buildings and Uses:

A lot in the Redevelopment Area may contain multiple principal buildings and uses, and multiple accessory buildings and uses.

III. RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND USE AND DEVELOPMENT ORDINANCE (APPLICATION & PROCESS)

The Redevelopment Areas shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. This Plan supersedes the use and bulk provisions of the Township Land Use and Development Ordinance for the Redevelopment Area unless specifically referenced. Other Township regulations affecting developments that are in conflict are superseded by this Plan; however, existing engineering standards, performance standards and definitions shall apply.

In connection with site plan or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Redevelopment Plan pursuant to the criteria of NJSA 40:55D-70c(1) and (2) for bulk variances where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any provision of, or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments. 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.

The Planning Board may grant exceptions or waivers of design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviations from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township’s Zoning Board of Adjustment. An application requesting a deviation from the requirements of

this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D- 12. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified as N.J.S.A. 40:55D, et seq.

Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment to the Township of Woodbridge Land Use and Development Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Ordinance.

IV. HESS REDEVELOPMENT PLAN RELATIONSHIP WITH OTHER PLANS

RELATIONSHIP TO THE TOWNSHIP MASTER PLAN

The Township of Woodbridge's last comprehensive Master Plan was prepared in February 2009. The Master Plan recommended Hess West Avenue and Milos Way, Port Reading Redevelopment Area be devoted to residential and light manufacturing uses.

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

- To ensure the integrity of existing residential areas preventing intrusion of nonresidential uses into residential neighborhoods;
- To permit residential uses at appropriate densities in locations accessible to major roadways, commercial services, public facilities and traditional downtown areas;
- To preserve the existing character consistent with current development patterns through zoning standards that correspond to existing development patterns;
- To expand retail and service activities in appropriate locations to meet the future shopping needs of Township residents;
- To minimize conflicts between residential and non-residential development through appropriate lighting, buffering/landscaping, loading, parking and storage standards;
- To continue attracting premier Retail, Industrial and Office end users to the Township;
- To expand and protect the Township's ratable base through the attraction and retention of nationally known and respected companies;
- To control industrial development:
 - By limiting industrial development to land suitable for industrial use, including sites with flat topography, good drainage and access to arterial and primary roadways;
 - By permitting a range of industrial lot sizes and uses within industrial districts;

- To encourage the provision of convenient well-located community facilities for all residents of the Township;
- To plan for community facilities that will accommodate anticipated future population trends;
- To provide a network of recreation areas, both public and private, and permanently preserved open space;
- To provide a full range of recreational facilities, both active and passive, to meet the needs of all age groups;
- To continue increasing active recreational opportunities available within the Township.

For all these aforementioned reasons, this redevelopment plan is consistent with the Township Master Plan.

MASTER PLANS OF ADJACENT MUNICIPALITIES

The Hess West Avenue and Milos Way, Port Reading Redevelopment Area is located along West Avenue and Milos Way in the Port Reading section of the Township. It is not near any neighboring municipality. This plan is not expected to have any adverse impact on adjacent municipalities.

MIDDLESEX COUNTY PLANS

Middlesex County Growth Management Strategy

Between 1990 and 1995, Middlesex County prepared phased Growth Management Strategy to address infrastructure need, regional design and growth management strategies. The County was subdivided into four regions. Woodbridge Township is located in the northeast region, as were all neighboring municipalities.

Phase I of the plan found that large levels of public & private investment were necessary to maintain infrastructure with the highest cost items being maintenance and improvement to sewers, parks and roads.

Phase II of the plan focused on managing actual growth pertaining to five specific case studies. None of the case studies focused on areas of Woodbridge.

In Phase III of the study, three primary recommendations were made as part of the Metropark Case Study:

- Traffic congestion inhibits growth in the area. Access to Metropark is limited by the narrow rail underpasses and New Jersey Transit’s parking expansion will place an even greater burden on local roads. Transportation management measures should be implemented intensively for this area;
- The NJ Transit parking deck project includes the construction of space for retail facilities to better serve commuter needs. Additional retail development to serve nearby office workers should be evaluated;
- Growth in this study area is limited by increasingly scarce buildable land and the need for increased sewage capacity in the Township. A stormwater management plan should be developed for the entire South Branch of the Rahway River drainage area in order to determine the most effective stormwater control measures.

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

Consistency with Middlesex County Master Plan

The Hess West Avenue and Milos Way, Port Reading Redevelopment Plan is generally consistent with the elements of the Middlesex County Master Plan, a document that addresses sprawl and sustainability in the region. The Hess West Avenue and Milos Way, Port Reading Redevelopment Plan relates directly to the goals, values and objectives of the Middlesex County Master Plan which aims to:

- Make fuller use of existing transportation lines and facilities. The County Plan anticipated that public transportation would achieve greater significance as a necessary alternative to the private automobile, with its attendant problems of pollution, energy availability, and congestion;
- Find a more feasible alternative to the present situation of “strip” commercial development found on major roads, and single-family homes on unnecessarily large lots;

- “Cluster” future growth around definable town centers and transportation facilities to include commercial and office employment as well as residential, with land use intensity decreasing as distance from the town center increases.

New Jersey State Development & Redevelopment Plan

The Hess West Avenue and Milos Way, Port Reading Redevelopment Plan is consistent and would effectuate the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP.

- Revitalize the State’s cities and towns;
- Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value;
- Ensure sound and integrated planning and implementation statewide.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area.

The Policy Map also identifies “Centers”, locations into which development is to be directed, “Environs,” areas to be protected from future growth. The Township of Woodbridge falls in the ‘Metropolitan Planning Area’ (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment.

The State Plan’s planning objectives for the ‘Metropolitan Planning Area’ includes:

- Providing for much of the state’s future redevelopment;
- Revitalizing cities and towns;
- Redesigning areas of sprawl;

- Protecting the character of existing stable communities.

As of the writing of this Plan, a new State Plan is being developed, called “The State Strategic Plan: New Jersey’s State Development and Redevelopment Plan.”

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

V. IMPLEMENTATION OF THE REDEVELOPMENT PLAN

REDEVELOPMENT ENTITY

The Woodbridge Township Redevelopment Agency will serve as the Redevelopment Entity.

Phasing:

- Projects may be developed in phases;
- The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections, subject to specific provisions in the redevelopment agreement.

Relocation:

There is not relocation that will be required to implement this Plan.

SELECTION OF DESIGNATED DEVELOPERS

Potential redevelopers will be required to submit to the Redevelopment Entity for review and approval prior to the designation of a redeveloper(s) at a minimum:

- Financial responsibility and capability;
- Estimated development cost;
- Estimated time schedule;
- Conceptual site plans including elevations;
- Fiscal impact analysis.

APPOINTMENT OF A DESIGNATED REDEVELOPER

The Redevelopment Entity may select one or more redevelopers to participate in the implementation of the Redevelopment Plan.

As part of the process to be designated a redeveloper, the Redevelopment Entity will negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper(s) by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement.

A person or entity that owns or controls the parcels within the Redevelopment Area shall be given priority in the designation of Redeveloper, provided such person or entity has appropriate development experience and financial resources, as this would minimize acquisition costs and delay.

CONDITIONS IN REDEVELOPMENT AGREEMENT(S)

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. Each Redevelopment Agreement will incorporate the pertinent aspects of the selected redeveloper's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A designated redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan and the Redevelopment Agreement.
3. Any necessary deed of conveyance shall include a restriction that the designated redeveloper and his successors or assigns shall devote land to the uses specified in the Redevelopment Plan and shall not devote such land to any other uses.
4. No designated redeveloper will be permitted to dispose of property until the issuance of the Certificate of Completion, unless the prior written consent of the Redevelopment Agency has been obtained other than as may be provided in the Redevelopment Agreement.
5. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of Woodbridge and the Redevelopment Entity or by the purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.

6. The Redeveloper(s) shall pay to the Redevelopment Entity an application fee for consideration of redeveloper as a designated redeveloper and will fund an escrow for the Agency's costs in implementing redevelopment.
7. The Redevelopment Entity and the Township of Woodbridge reserve the right to terminate any Redevelopment Agreement with a designated redeveloper subject to the terms and conditions of the Redevelopment Agreement.

DEVELOPMENT REVIEW

An application for preliminary and/or final site plan approval for uses authorized in this Plan may be filed by: (i) a redeveloper designated by the Redevelopment Entity; or (ii) an assignee of the redeveloper as approved by the Redevelopment Entity. In addition to any requirements of the Redevelopment Entity, preliminary and/or final site plans and/or subdivisions, with details sufficient to comply with the Municipal Land Use Law and Local Ordinance, shall be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, and subject to the terms of any Redevelopment Agreement.