

Inman Avenue Rehabilitation Plan: Area 2

Township of Woodbridge



Prepared by the
Woodbridge Township
Department of Planning & Development,

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Inman Avenue Rehabilitation Plan:
Area 2

Block 474.02, Lot 1
Block 474.02, Lot 2
Block 474.02, Lot 3

Township of Woodbridge

Prepared by
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INTRODUCTION

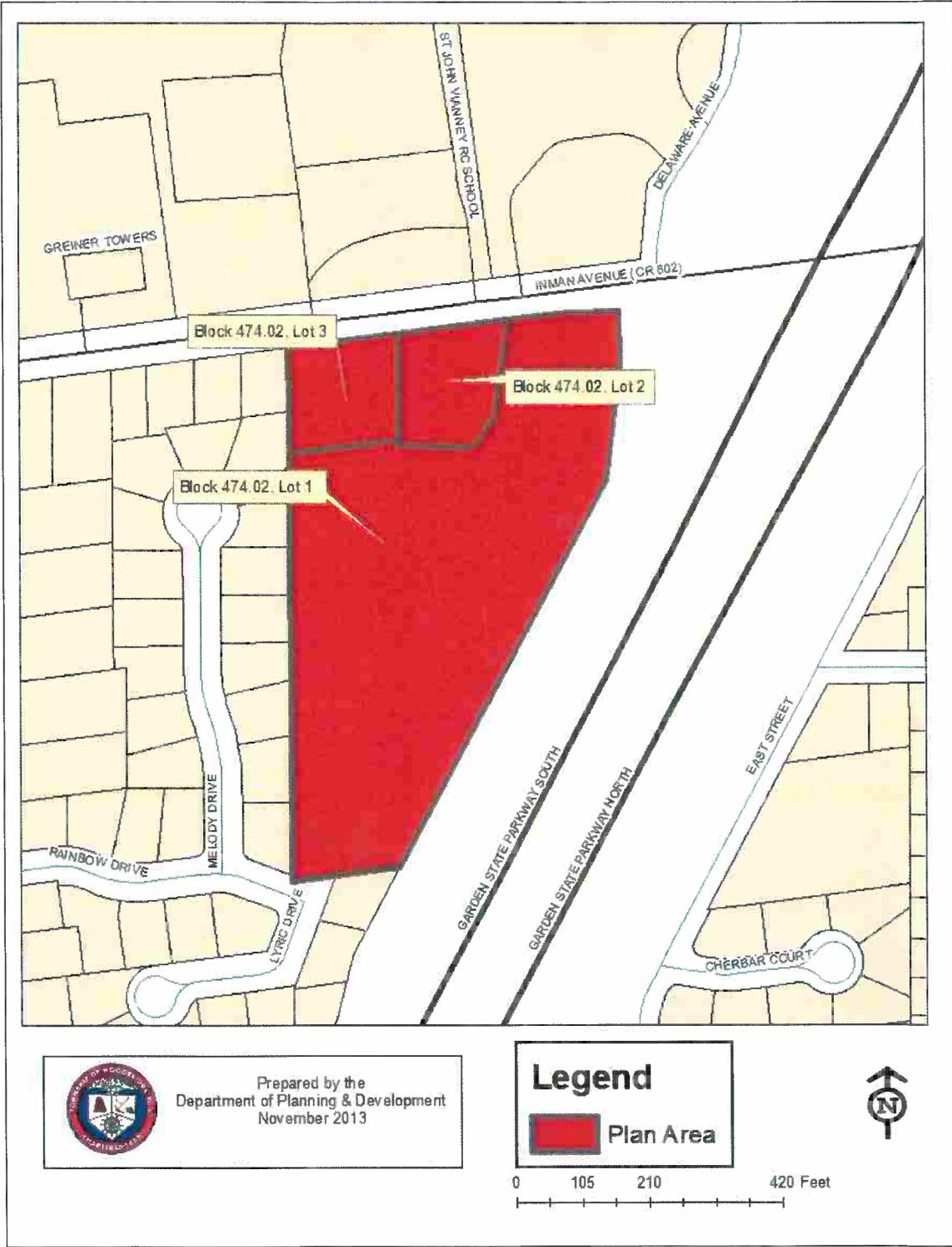
This Inman Avenue Rehabilitation Plan presents an opportunity to comprehensively improve the former Rahway Bus Company site along the Inman Avenue corridor in the Colonia section of Woodbridge Township into a modern townhouse development. The purpose of this plan is three-fold: (1) to provide a housing option which reflects market demand and which is needed for an aging population, (2) to provide greater residential density along Inman Avenue to support Inman Avenue businesses, and (3) to apply State and Township planning principles for compact, dense development where appropriate.

The rehabilitation area consists of three parcels: Block 474.02, Lot 1 (“Lot 1”); Block 474.02, Lot 2 (“Lot 2”); and Block 474.02, Lot 3 (“Lot 3”). The area is bounded by Inman Avenue to the north, the Garden State Parkway to the east and single-family residential homes to the west and south. The three parcels are contiguous and have a total area of 7.5 acres.

On August 4, 2009, the Municipal Council designated Inman Avenue corridor and a portion of the Colonia Section of the Township as an “area in need of Rehabilitation” under the New Jersey Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.). On September 21, 2010, the Municipal Council designated all of Woodbridge Township as an “area in need of Rehabilitation” under the New Jersey Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.). Under the statute, Rehabilitation is defined as “an undertaking, by means of extensive repair, reconstruction or renovation of existing structures with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.” This Rehabilitation Plan constitutes a redevelopment plan by statute and is prepared in accordance with NJSA 40A:12A-7 which states that “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body.” It should be noted that this plan does not confer the power of eminent domain to the Township for private development nor the ability to provide long term tax abatement.

This Plan represents the Township’s ongoing effort to rehabilitate Inman Avenue, the downtown of the Colonia section of the Township. In August 2009, the Township released its first Inman Avenue Rehabilitation Plan directed toward revitalizing commercial properties at the center of Inman Avenue. Because of the length of the Inman Avenue Rehabilitation Area, new planning will take place in an incremental development process. This Plan represents a continuation of the rehabilitation planning that began in 2009.

INMAN AVENUE REHABILITATION AREA MAP
AREA 2



INMAN AVENUE REHABILITATION AREA AERIAL MAP
AREA 2



DESCRIPTION OF PROPERTY AND PLANNING CONTEXT

Inman Avenue Rehabilitation Area 2 and Location

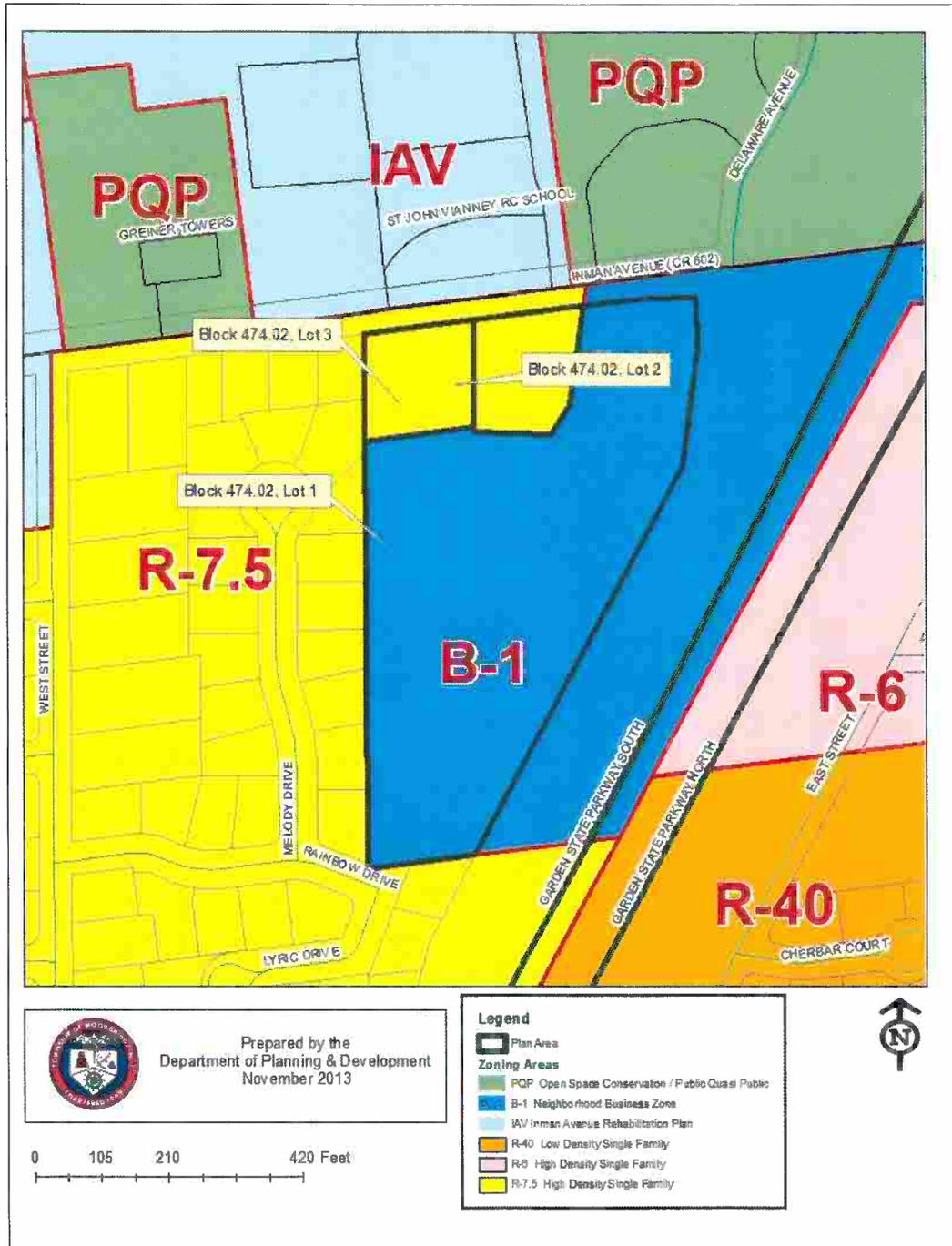
This Rehabilitation Plan area consists of three parcels: Block 474.02, Lot 1 (“Lot 1”); Block 474.02, Lot 2 (“Lot 2”); and Block 474.02, Lot 3 (“Lot 3”). Each lot has access from Inman Avenue. Lot 1 is the largest of the three parcels at approximately 6.1 acres. Lot 2 is approximately 0.67 acres. Lot 3 is approximately 0.66 acres. Lot 1 is significantly deeper than lots 2 and 3 with a lot depth of approximately 830 feet. Lots 2 and 3 have a lot depth of approximately 185 feet and 167 feet respectively. Lot 1 is constrained by an area of wetlands toward the far rear of the property.

Lot 1 is currently in use as a school bus company. The property is predominantly wooded. There is a 3,471 square foot garage, two smaller buildings, and an associated parking area approximately 43,000 square feet in size, on the property. The remainder of the property is undeveloped. Lots 2 and 3 are used as detached single-family dwellings.

Lot 1 is located in the B-1 Neighborhood Business Zone and the school bus company is a pre-existing nonconforming use. Lots 2 and 3 are located in the R- 7.5 High-Density Single-Family Residential Zone and both properties comply with the permitted uses.

Inman Avenue is a major collector road in Colonia. Land use along Inman Avenue consists primarily of detached single-family dwellings. However, some portions of Inman Avenue have concentrations of neighborhood commercial businesses. In addition, numerous community facilities are interspersed along Inman Avenue, such as the Henry Inman Library; Inman Avenue Park; Evergreen Senior Center; Greiner Towers, a senior public housing building; Oak Ridge Heights School and a fire station. St. John Vianney Roman Catholic Church and School and the Evergreen Senior Center are located across from the Rehabilitation Area.

INMAN AVENUE REHABILITATION AREA ZONING MAP AREA 2



PLAN PRINCIPLES/STRATEGIES

The Township of Woodbridge is in a position to revitalize and rehabilitate the former Rahway Bus Company Site. This can be accomplished by rehabilitating this site into a modern townhouse development. This would provide a housing option which reflects market demand. This plan introduces a completely new housing option in Colonia and would revitalize not only the site, but this portion of Inman Avenue and the surrounding area.

PLAN GOALS

The overall goal of this Rehabilitation Plan is to comprehensively upgrade the former Rahway Bus Company Site into a townhouse development. Specific goals are as follows:

- To rehabilitate the former Rahway Bus Company Site to provide a new home ownership type
- To rehabilitate the former Rahway Bus Company Site to provide better living opportunities for all citizens, including seniors
- To revitalize the site
- To provide area and regional residents an updated, modern townhouse opportunity
- To provide a variety of housing opportunities to all persons wanting to live in the community
- To provide higher density housing in an appropriate place
- To support Inman Avenue businesses
- To continue the rehabilitation along the Inman Avenue corridor

RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND DEVELOPMENT ORDINANCE

This Rehabilitation Plan supersedes the use and bulk provisions of the Township Land Use and Development Regulations (Chapter 15 0) for the Rehabilitation 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 Rehabilitation Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Rehabilitation 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 Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Rehabilitation Plan.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. Any deviation 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 Rehabilitation Plan shall provide public notice of such a application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Final adoption of this Rehabilitation Plan by the Municipal Council shall be considered an amendment to the Township of Woodbridge Land Use and Development Regulations 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 Regulations Ordinance.

SITE STANDARDS

A review of the existing conditions in the Rehabilitation Site, together with an assessment of the current zoning, reveals that creation of a new townhouse zone could be fruitful in facilitating and expediting reconstruction of the site.

Purpose: To provide for townhouse dwellings with up to eight (8) units per structure and protect the character of the adjoining residential areas.

Permitted Uses: Townhouse Dwellings with no more than eight dwellings units in one structure.

Permitted Accessory Uses: Uses which are customarily incidental to the principal use such as sheds, storage buildings, signage, and parking.

Prohibited Uses: All uses unable to be classified as those specifically permitted.

Bulk Standards:

Residential:

Tract Standards

- Minimum Tract Size: 7 acres
- Minimum Tract Width: 150 feet
- Minimum Tract Depth: 800 feet

Principal Buildings: Townhouse Dwellings

- Minimum lot size: 2,000 square feet.
- Minimum lot width: 20 feet.
- Minimum lot depth: 75 feet.
- Minimum front setback (measured from the future street right of way):
 - [a] Collector or arterial street: 20 feet.
 - [b] Local street: 20 feet.
 - [c] Not applicable to the Garden State Parkway and to parking areas on local access streets.
- Minimum each side setback: 10 feet; zero feet with common wall.
- Minimum both side setbacks: 20 feet; 10 feet with one common wall or zero feet with two common walls.
- Minimum rear setback: 10 feet.
- Minimum gross floor area: 900 square feet.
- Maximum lot coverage: 80% of the townhouse dwelling lots; 40% of the entire tract.
- Maximum impervious coverage: 90% of the townhouse dwelling lots; 50 % of the entire tract.

- Maximum building height: 2 ½ stories or 35 feet, whichever is less.
- Maximum floor area ratio: 1.20:1.

Accessory Uses:

A. Accessory Buildings

- 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.
- Accessory buildings attached to a principal building shall comply with the setbacks of the principal building.

B. Accessory Structures

- Stormwater detention facilities
- Pump stations and associated structures
- Sound barriers along the Garden State Parkway

C. Prohibited Accessory Uses

- 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.

Design Standards

Lighting:

- Street lights in scale with the development, Pedestrian-level, bollard lighting, or ground-mounted lighting shall be used to light pedestrian walkways.
- Lighting shall be shielded as needed to prevent glare on adjacent properties.
- Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicular movements without causing any off-site glare.
- Parking lot lights shall not exceed 12 feet in height and shall contain decorative fixtures.

Open Space and Landscaping:

- The minimum landscaped area shall be 40 percent, inclusive of open space which may be defined as undeveloped vacant land, including wooded areas, wetlands, streams, and grassy areas.
- All setback areas fronting public roadways, with the exception of the Garden State Parkway, should be defined by a combination of low walls, decorative fencing and/or landscaping. The landscape area within should contain a variety of flowering trees, shrubs, perennials, annuals, and bulbs to complement the architecture and provide seasonal interest.
- Landscape design should be integrated into overall site design and plans should include a watering and maintenance schedule for each area.

- All trees removed from the site at time of construction, must be replaced in accordance with the Township's tree replacement ordinance.

Additional Standards

- Sidewalks shall be encouraged to the extent practical throughout the site and shall connect to the existing sidewalk on Inman Avenue. Inman Avenue property frontage shall contain sidewalk.
- A sound barrier may be installed to buffer the residences from the Garden State Parkway. The sound barrier shall not exceed 20 feet in height. The sound barrier may be replaced and/or supplemented with other appropriate noise attenuation measures documented to the municipal agency. No barriers are permitted along Inman Avenue.
- A 50-foot setback is required from all single-family residential zones.

PLAN RELATIONSHIP TO OTHER PLANS

Relationship to the Township Master Plan

The Township of Woodbridge's last comprehensive Master Plan was prepared in 2009. Relevant goals and objectives from the Master Plan include:

Land Use Plan Element:

- To preserve the existing character consistent with current development patterns through:
 - Zoning standards that correspond to existing development patterns
- To permit residential uses at appropriate densities in locations accessible to major roadways, commercial services, public facilities and traditional downtowns.
- To provide sufficient residential opportunities, in locations with access to facilities and services, to help the Township's senior residents age in place.
- To utilize the Environmental Resources Inventory to preserve environmentally sensitive areas within the Township, including wetlands, flood plains, water bodies and areas of significant vegetation.

This Rehabilitation Plan advances the goals and objectives of the Township Master Plan.

Master Plans of Adjacent Municipalities

Township of Edison

The Rehabilitation Area is not adjacent to the Township of Edison, but the Township of Edison borders Colonia on the western end of Inman Avenue. The Township of Edison adopted a Master Plan in 2003, which divides the Township into five Planning Districts. Planning District 1 borders the Rehabilitation Area. The types of land uses predominantly found closest to the Rehabilitation Area are one and two family residential uses. The goals and objectives of the Edison Master Plan that are relevant to this Rehabilitation Plan are as follows:

- Encourage the preservation of distinct, cohesive neighborhoods.
- Encourage well designed, anti-sprawl land development that is consistent with established neighborhoods and land use patterns while preserving the community's suburban and urban landscapes which make Edison a unique and desirable place to both live and work.

This Rehabilitation Plan is consistent with the goals and objectives of the Township of Edison Master Plan.

City of Rahway

The City of Rahway is located at the eastern end of Inman Avenue. The City of Rahway adopted its Master Plan in October 1996, and was updated later in April 2002. This revision of the Master Plan is the latest document on the city's overall goals and objectives with respect to land use and development.

The area of Rahway adjacent to the Rehabilitation Area is predominantly residential in nature. The goals and objectives of the Rahway Master plan that are relevant to this Rehabilitation Plan are as follows:

- Encourage mixed use development where appropriate, such as residential uses within selected commercial/retail zones.
- Provide an opportunity for the development of housing of various types and size, to meet the needs of people at various stages in their lifestyle.

This Rehabilitation Plan is consistent with the goals and objectives of the City of Rahway Master Plan.

Plans of the Region/State

Middlesex County Growth Management Strategy (GMS)

Between 1990 and 1995, Middlesex County prepared a three-phase Growth Management Plan to address infrastructure need, regional design system and growth management strategies. The

County was subdivided into four regions. Woodbridge Township is located in the northeast region along with the municipalities of Edison Township, the Borough of Metuchen, the Borough of Carteret, the Township of Perth Amboy and the Borough of Highland Park.

Phase I of this Strategy found that large public & private investments would be required towards maintaining a significant level of service for projected growth in the County. The report estimates that the highest infrastructure costs facing the County are for maintaining and improving existing sewerage systems, parks and roads. The report determined that this investment could be significantly reduced for utility systems (water & sewer) if growth occurred in areas where utilities are already in place.

The next phase in the County's Growth Management Strategy was a Phase II Report which focused on alternative approaches to managing actual growth in Middlesex County. In order to analyze the approaches, five specific case studies were conducted in the report. None of these five areas are located in Woodbridge Township.

The last phase of Middlesex County's Growth Management Strategy was the Phase III Report, which examined four additional case study areas; thereby analyzing nearly all of the potential growth areas in the County. In this Phase, additional techniques by which the County may assist and further coordinate with municipalities in planning and development review were also identified. The Township of Woodbridge was included in three study areas. The Metropark Case Study Area includes portions of Iselin, Menlo Park Terrace, Fords, and Woodbridge Proper. The Raritan Center Case Study Area includes portions of Keasbey and Fords. The Arthur Kill/Raritan Bay Case Study Area includes portions of Keasbey, Fords, Hopelawn, Woodbridge Proper, Sewaren, and Port Reading.

Where relevant, this Rehabilitation Plan is consistent with the recommendations discussed in the Middlesex County Growth Management Strategy.

New Jersey State Development & Redevelopment Plan

This Rehabilitation Plan is consistent with, 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.
- 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, and "Environs," areas to be

protected from future growth. The Township of Woodbridge falls within 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.

The Rehabilitation Area, by virtue of its location within a part of New Jersey that has extensive existing infrastructure and a long history of development, is by all measures an appropriate location for growth. The Rehabilitation Plan will facilitate growth in the Plan Area and contribute to the economic revitalization of the State overall. The objectives of the Rehabilitation Plan are consistent with the goals, strategies and policies of the State Plan. The Rehabilitation Plan will address the needs of existing and future residents of Colonia, the Township of Woodbridge and adjacent municipalities.

OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Rehabilitation Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Rehabilitation Plan lays out the proposed land uses and building requirements for the Rehabilitation Area subject to the new zoning described herein.
- The Rehabilitation Plan is substantially consistent with the Master Plan for the Township of Woodbridge. The Plan also complies with the goals and objectives of the New Jersey State Development and Plan.
- If any section, paragraph, division, subdivision, clause or provision of this Rehabilitation Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Rehabilitation Plan shall be deemed valid and effective.

EXISTING CONDITIONS



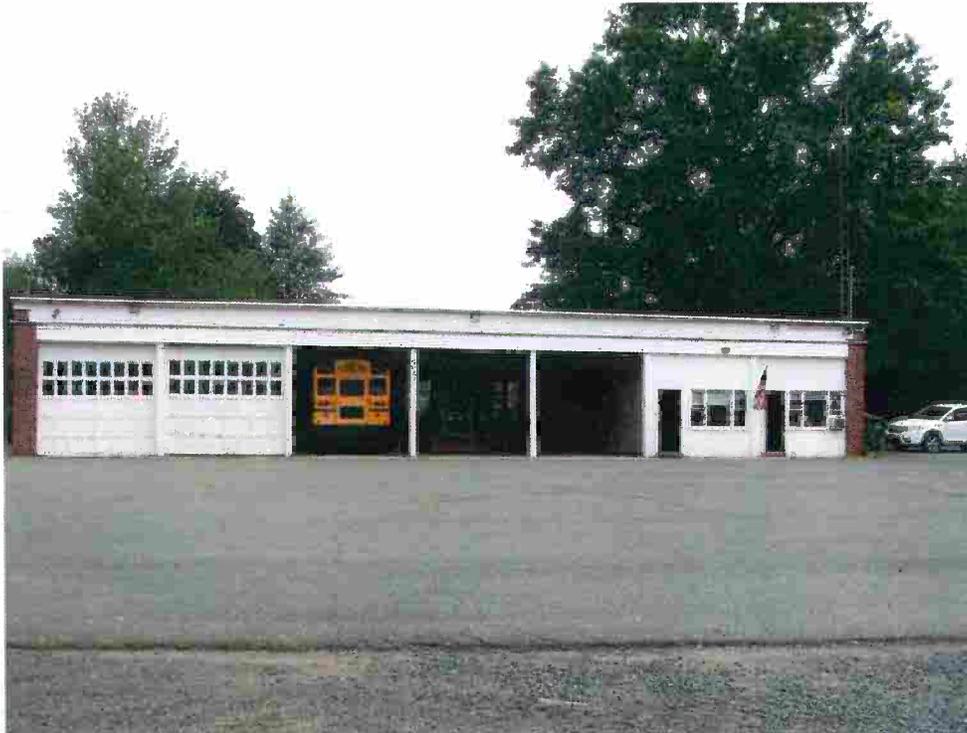
Single-family dwelling on Block 474.02, Lot 3. View from Inman Avenue.



Single-family dwelling on Block 474.02, Lot 2. View from Inman Avenue.



Rear of single-family dwelling on Block 474.02, Lot 2. View from shared driveway with Lot 1



Office and Garage of School Bus Company on Block 474.02, Lot 1



Looking southwest on Block 474.02, Lot 1



Looking southeast on Block 474.02, Lot 1



Garage on Lot 1



A structured used prior to Lot 1 being used by the Bus Company