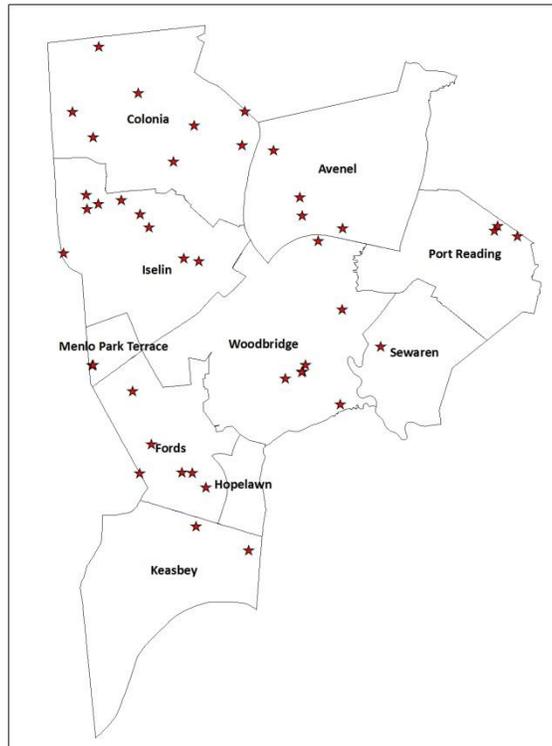


# Scattered Sites Redevelopment Plan

Township of Woodbridge  
Middlesex County, New Jersey



Prepared by:  
Township of Woodbridge  
Department of Planning & Development  
January 2017  
Amended September 2018

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Township of Woodbridge



Prepared by  
Woodbridge Township Department of Planning & Development

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## I. INTRODUCTION

The purpose of the Scattered Site Redevelopment Plan is to rehabilitate and redevelop vacant and dilapidated residential and commercial properties. These properties will be rehabilitated or redeveloped through private or public investment and return as assets to the community. As part of this plan, some of the residential units that will be rehabilitated will be dedicated for affordable housing for low and moderate income households in accordance with the Township's Housing Element and Fair Share Plan.

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."

The Township will conduct redevelopment activities through this Plan as a priority undertaking. This strategy will target parcels that have become dilapidated, underutilized, vacant, abandoned, have severe tax arrears and/or carry large township and third party liens. This Plan will create an opportunity to return such land to productive, occupied, tax generating parcels.

The redevelopment area consists of scattered sites throughout the Township of Woodbridge. These properties are identified in Table 1. The properties were identified by the Township's Redevelopment Agency and the Department of Planning and Development, according to the guidelines set forth in the New Jersey Abandoned Property Rehabilitation Act. This plan will be amended regularly to add and remove properties as properties are rehabilitated and as new sites are identified.

**TABLE 1**

<b>Address</b>	<b>Block</b>	<b>Lot</b>
164 Chestnut St. Avenel, NJ 07701	936	377
527 E. Woodbridge Ave. Avenel, NJ 07701	823.01	1344
1244 St. George Ave. Avenel, NJ 07701	831	25.02
1246 St. George Ave. Avenel, NJ 07701	831	25.02
1450 St. George Ave. Avenel, NJ 07701	776	1
504 Wylie St. Avenel, NJ 07701	831	25.02
55 Devon Rd. Colonia, NJ 07067	450.02	1
4 Varady Dr. Fords, NJ 08863	338	2
151 Woodland Ave. Fords, NJ 08863	175.02	146
22 Clark Street, Iselin, NJ 08830	398.02	12
213 Raynor Street, Iselin, NJ 08830	401.03	18
78 Wood Avenue, Iselin, NJ 08830	435.03	11.02
113-115 Judy Dr. Keasbey, NJ 08832	23.03	7
221 W. Kelly St. Menlo Park Terrace, NJ 08840	363.01	14
43 Division St. Port Reading NJ 07064	1054.02	3.02
50 Henry St. Port Reading, NJ 07064	1079.22	15
121 Woodbridge Ave. Sewaren, NJ 07077	710.01	288
141 Woodbridge Ave. Sewaren, NJ 07077	710	279
168 Bunns La. Woodbridge, NJ 07095	263.03	10
155 Clinton St Woodbridge, NJ 07095	263.04	3.02
43 Crampton Ave. Woodbridge, NJ 07095	563.06	373
65 Cutters Dock Rd. Woodbridge, NJ 07095	524	4.01

## 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;
- 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 Plan adopted pursuant to the “State Planning Act.”

## PLANNING CONTEXT

The Township of Woodbridge is 24.2 square miles in size and located in northeastern Middlesex County with a population of approximately 100,000 people. 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.

## MASTER PLANNING AND ZONING DESIGNATION HISTORY

The 2009 Township Master Plan recognizes the current land use for these properties as either residential, commercial, or industrial. The Master Plan recommends residential uses for each of these scattered sites, except for 1244 St. George Avenue, 1246 St. George Avenue, 1450 St. Georges Avenue, and 504 Wylie Street, which are zoned as B-3 Highway Business Zone; and 65 Cutters Dock Road, which is zoned M-1 Light Industrial Zone and 221 West Kelly Street, which is zoned as Route 1 Redevelopment Zone.

## PLAN GOALS

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

- To rehabilitate and redevelop vacant and dilapidated residential and commercial properties
- To promote the effective use of all the Redevelopment Area properties and to increase the property tax base

- To provide for a wide variety of building types, sizes, and uses
- To improve the physical appearance of the Area
- To provide additional affordable housing opportunities in the Township

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

This Plan does not create any changes to the use and bulk provisions of the Township Land Use and Development Ordinance (Chapter 150). Each property will maintain its current zoning and no new zones shall be created. 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 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 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.

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 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.

## II. SCATTERED SITES REDEVELOPMENT AREA ZONING STANDARDS

The purpose of this Redevelopment Zone is to rehabilitate and redevelop vacant and dilapidated residential and commercial structures.

### *Permitted Uses and Bulk Standards:*

This Plan does not provide new zoning areas, permitted uses or bulk standards for the subject properties.

Bulk Standards shall be consistent with the zone of the location of the structure.

### III. 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. A reexamination was performed in 2016.

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

- To encourage the rehabilitation of substandard residential units.
- To ensure the integrity of existing residential areas.
- To preserve the existing residential character consistent with current development patterns through zoning standards that correspond to existing development patterns.
- To permit residential densities in locations to accessible major roadways, commercial services, public facilities and traditional downtown areas.
- To expand retail and service activities in appropriate locations to meet the future shopping needs of Township residents.

It is also noted that this program is included in the Township of Woodbridge's 2016 Housing Element and Fair Share Plan, which received Judgment of Compliance from the Court in July 2016. In accordance with the provisions of the Township's housing plan, some of the rehabilitated units will be dedicated for affordable housing.

#### MASTER PLANS OF ADJACENT MUNICIPALITIES

The Scattered Sites Redevelopment Area is located in throughout the Township. This Redevelopment Plan is not expected to have an adverse impact on any 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.

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.

### *Consistency with Middlesex County Master Plan*

The Scattered Sites 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 Scattered Sites 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 New Jersey Department of State has been preparing a new State Strategic Plan since 2012. The proposed plan has not been adopted by the State Planning Commission.

The Scattered Sites 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.

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

## IV. 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.

### 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.
- Ability to administer affordable housing units that may be created as part of the program in accordance with relevant State regulations and consistent with the requirements of the Township's affirmative marketing plan and Affordable Housing Ordinance or contract with a qualified administrative agent for such purposes.

### 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 designated redeveloper's final 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.
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.

For those units that may be dedicated for affordable housing, the designated redeveloper will be responsible for the administration of the affordable housing requirements of the program, including affirmative marketing and the sale and resale of affordable units consistent with applicable State regulations and the Township's affirmative marketing plan and affordable housing ordinance. The redeveloper may subcontract to an administrative agent pursuant to approval from the Redevelopment Entity, and shall follow all procedures and requirements in the township's affirmative marketing plan and affordable housing ordinance.

#### AFFORDABLE HOUSING

The Township may require that certain units rehabilitated as part of this plan be dedicated as affordable units for low and moderate income households consistent with the requirements of the Township's Housing Element and Fair Share Plan and in furtherance of the Township's comprehensive affordable housing plan approved by the Court. Any units dedicated for affordable housing shall be regulated 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 and the terms and requirements of the Judgment of Compliance and Repose issued by the court or, if applicable, any subsequent approval of the township's Housing Element and Fair Share plan by COAH or its successor agency.

#### 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, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests may be materially affected by such amendment. Any amendments affecting the affordable housing requirements of this redevelopment plan shall require approval of the court in accordance with Woodbridge Township's Judgment of Compliance and Repose or, if applicable, per any subsequent approval of the plan by COAH or its successor entity.