

EPEC REDEVELOPMENT PLAN

Township of Woodbridge
Middlesex County, New Jersey



Prepared by:
Marta E. Lefsky, A.I.C.P., P.P.
Director of Planning & Development,
Township of Woodbridge

Marta E. Lefsky, A.I.C.P., P.P.
License No. 05177

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INTRODUCTION

The EPEC Redevelopment Plan (this “Plan”) presents a unique opportunity for the Township of Woodbridge to redevelop a large tract of contaminated land in the Keasbey section of the Township. This Plan is part of an overall strategy to revitalize the region extending south from Industrial Highway near Mac Lane into Edison Township, east to the Raritan River, and west to Raritan Center in Edison Township. The area is comprised of active industrial sites, brownfields, and wetlands. An extensive highway network including the Garden State Parkway and Route 9, which are major north-south corridors, and Route 440, and Industrial Highway, which are major east-west roads, provide access to the area. The primary purpose of this redevelopment effort is to comprehensively replan the area to enhance current industrial properties; remediate brownfields; encourage resource renewable energy generation; protect environmentally sensitive wetlands; provide public access to the Raritan waterfront for public use and a variety of passive recreational/educational opportunities.

In response to the physical and economic conditions in the Keasbey area, pursuant to a Resolution dated October 7, 2008, the Woodbridge Township Council requested in October 2008 that the Woodbridge Township Planning Board evaluate certain properties in the Keasbey section of Woodbridge Township designated as Block 62, Lots 2 and 3; Block 83, Lot 1; Block 93, Lot 100; Block 95, Lot 10.02; Block 99, Lot 10, and including the roadways intersecting and surrounding those parcels (the “EPEC Study Area”). As a result, the formal redevelopment process was initiated. The Planning Board adopted a resolution dated November 24, 2008 recommending that the EPEC Study area be designated by the Council as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* The Woodbridge Township Council then adopted a resolution dated December 16, 2008 designating that the EPEC Study Area is in need of redevelopment pursuant to the LRHL (the Study Area is hereafter referred to as the “Redevelopment Area”). The Redevelopment Area is depicted on Figures 1 and 2. The overall redevelopment strategy includes parcels within Woodbridge Township located in the Keasbey-Port Reading 1996 Redevelopment Area.



STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A: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:

1. 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;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located; and
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.).



PLAN PRINCIPLES

The Township of Woodbridge has an unprecedented opportunity to create vital land use opportunities providing for the following:

- Remediation of long contaminated, environmentally constrained properties;
- Enhance and recreate sensitive wetlands;
- Provide long-awaited public access to the Raritan River, while creating additional recreation and educational opportunities;
- Provide a 500 acre preservation/conservation area, including a portion of the area covered by this Redevelopment Plan;
- Creation of a new power generating resource;
- Forge a partnership between municipalities providing solutions to energy demands for the larger Middlesex region, and the State as a whole.

The overall redevelopment strategy provides key public recreational waterfront access and protection and restoration of the ecological habitat along the Raritan River and surrounding area. The total area of all property in this plan area is approximately 177 acres, the majority of which will be preserved land. It is envisioned that there will be upgrades to the entire surrounding infrastructure in multiple ways. The current industrial uses will continue to be utilized while contaminated brownfields will be remediated to afford opportunities for passive recreation and environmental educational facilities. Upgrading the existing road infrastructure and utilizing existing railways are included in this plan. The overall plan features three major public access projects, the “Raritan River Walk” along the waterfront, a circular pedestrian path through environmental preservation areas, and an area to be created as a nature preserve, providing activities, including canoeing and kayaking.

Specific to this Plan, the former EPEC-Polymers site presents a unique opportunity to locate and develop a natural gas powered generation facility. The site is advantageously located in close proximity to infrastructure useful to a power generation facility. Large natural gas pipelines are located within the immediate proximity to the site. A PSE&G substation is located in the Borough of Metuchen, approximately 3.5 miles northwest of the site. A JCP&L Raritan River



substation is located approximately four miles to the southwest. A Middlesex County Utilities Authority Waste Water Treatment Plant is approximately 1.5 miles across the Raritan River in the Borough of Sayreville. Additionally the site is large enough in acreage and surrounded entirely by industrial uses, with the nearest enclave of residential uses sited at least a half mile away.

PLANNING CONTEXT

EPEC - Redevelopment Area and Location

The Township of Woodbridge is 24.2 square miles in size and is located in northeastern Middlesex County. The Township of Woodbridge is bordered by Clark Township, the City of Rahway, the City of Linden, and the Borough of Carteret to the north; the Arthur Kill and the city of Perth Amboy to the east; the Raritan River to the south; and Edison Township to the west. The Township of Edison is 30.6 square miles in size. Edison is bordered on the north by Scotch Plains Township and Clark Township, on the west by Piscataway Township and the Borough of South Plainfield, on the southwest by the Borough of Highland Park, on the south by the Raritan River, and exclusively on the east by Woodbridge Township. The Borough of Metuchen is located in the center.

The Redevelopment Area consists of a total of six (6) parcels in the Keasbey section of Woodbridge Township. The majority of the property is privately owned with some publicly owned parcels. The Redevelopment Area is approximately 177 acres and consists of parcels within blocks 62, 83, 93, 95, and 99 on the Woodbridge Township Tax Map and is bound by Riverside Drive to the north, the Raritan River to the south, and industrial properties to the east and west. The dominant property owner in the area is EPEC Polymers Inc. The EPEC Polymers Inc. property consists of vacant land with a long history of industrial uses predominantly in chemical manufacturing, and an extensive amount of wetlands, concentrated along the southerly side of Riverside Drive. Federal Business Centers/Central has a major presence in the surrounding areas of Woodbridge and Edison with distribution facilities, most notably FedEx. A FedEx Ground Facility and a Wakefern distribution center, owned by Center Realty, are located



in the Woodbridge surrounding area. Besides these two facilities the majority of the surrounding area is comprised of vacant land, consisting of wetlands.

Brownfield Development Area

In October 2009, this section of Keasbey, a large portion of the Redevelopment Area, was designated as a Brownfield Development Area (“BDA”) by the New Jersey Department of Environmental Protection. Under New Jersey Law a brownfield is defined as any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge or contaminant. Brownfields are often properties that are abandoned or underutilized because of either real or perceived contamination.

The NJDEP Brownfield Development Area program is an opportunity to reuse and remediate existing brownfields. This program allows communities to identify brownfield sites for coordinated remediation and reuse according to a community-based plan and also provides opportunities for developers.

The Redevelopment Area was proposed to the NJDEP to be designated as a BDA in order to redevelop industrial properties where environmental contamination has stalled redevelopment and expansion. These areas have been utilized for industrial properties for a number of years and much of their environmental values have been lost. The redevelopment of these brownfields may be the only realistic option for revitalization. BDA designation provides access to enhanced funding dollars and provides a single NJDEP case manager for the entire designated area.

The NJDEP’s Brownfield Development Areas program allows communities to designate clusters of Brownfield sites for the coordinated remediation and redevelopment. Municipalities that have been designated are eligible for grants up to \$5 million each year from the NJDEP’s Hazardous Discharge Site Remediation Fund for investigation and remediation.

Communities bring together various stakeholders to develop applications for designation. These stakeholders include owners of contaminated properties, potentially responsible parties, developers, community groups, technical experts, and residents. Municipal adoption of a formal redevelopment plan is required.



Figure 1: Area Map

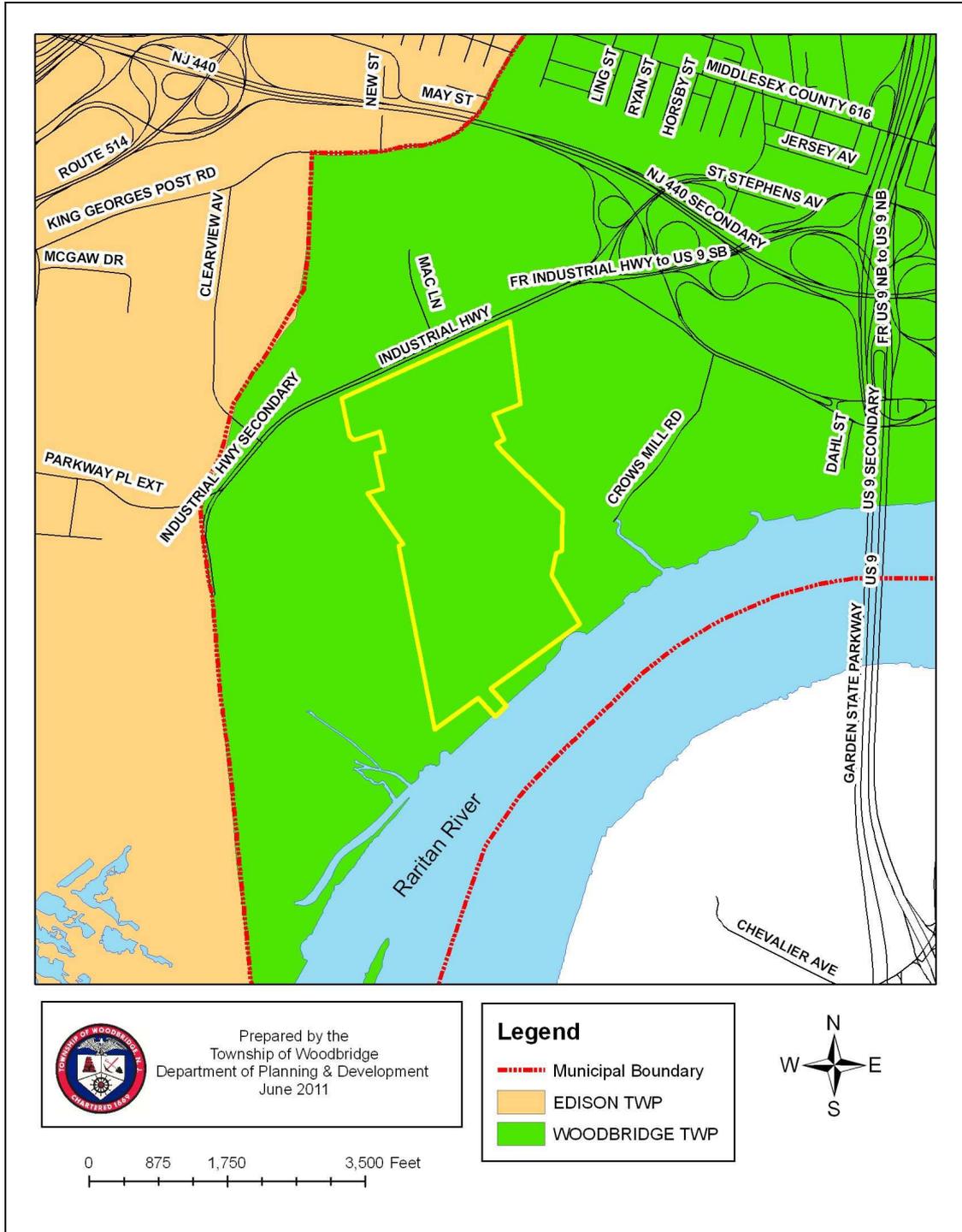


Figure 2: Aerial Map




 Prepared by the
 Township of Woodbridge
 Department of Planning & Development
 June 2011

Legend
 Woodbridge Municipal Boundary



0 875 1,750 3,500 Feet



History and Growth of the Area

The Keasbey area within the Township of Woodbridge and the adjacent area of Edison Township were the locations for industrial uses as far back as the late 1800's. The soil in the area was conducive for the mining and manufacturing of bricks. As industrial uses sprung up along the Raritan River, railroad lines were extended to service them. The pattern of industrial development during this time reflected the use of rail to transport manufactured goods. The platting of industrial properties was created in order to facilitate and take advantage of the location of railroad siding and many properties either included railroad right-of-ways or were bounded by them. As the use of motorized transportation expanded during the 20th century, the use of rail to transport goods diminished. The construction of a number of roads in the area, including the construction of Route 440 and Route 287, Route 9, and Industrial Highway further facilitated the use of motorized transport over rail. Subsequently, the uses of rail rights-of-way have been largely unused or abandoned, while the pattern of industrial development from that time period has been largely retained. This has resulted in a parcel configuration that reflects the historic pattern of development and its reliance on rail. The area was used by the U.S. Military during World War II (WWII) to manufacture ammunition and mustard gas, which was transferred to ships at the dock on site. This dock still exists, but is no longer in use. Following WWII, the EPEC Polymers site was used for chemical manufacturing with an extensive amount of wetlands concentrated along the southerly side of Riverside Drive.

MASTER PLANNING AND ZONING DESIGNATION HISTORY

The Woodbridge Township Master Plan, adopted in 2009, recognized that this area has been historically zoned for heavy industrial uses, and is currently designated as a redevelopment area. The previous Master Plan in 1990 designated this area as M-2 Heavy Industrial Zone.

In the overall area, the majority of the Woodbridge Parcels planned for redevelopment are located in the Keasbey Port Reading 1996 Redevelopment Zone and one parcel is located in the Keasbey 2 Redevelopment Zone, which was established in 2000. The 2009 Master Plan recommends the area be designated for redevelopment in its Land Use Plan.



PLAN GOALS

The overall goal of this Redevelopment Plan is to address the existing conditions that have negatively impacted the EPEC Redevelopment Area and to comprehensively upgrade the Area as a major industrial area; a wetlands preserve; a passive recreation area providing access to the Raritan River in accordance with the following:

- To stimulate economic investment in the Area, with a passive and active recreation component, providing riverfront public access;
- To promote the effective use of all the Redevelopment Area property;
- To develop new economic generating activities which benefit the Townships;
- To redevelop land occupied by obsolete structures and uses;
- To improve property values within the Area to increase local revenues;
- To remediate brownfields and potentially contaminated sites as part of the redevelopment process;
- To maximize the leveraging of public and private funds to accomplish comprehensive redevelopment of the Area;
- To preserve open spaces for public use and recreation;
- To preserve wetlands;
- To exclude residential uses from Industrial Areas;
- To enhance wetland habitats;
- To provide rare opportunities to access those wetland habitats and provide long-awaited access to the Raritan River;
- To take advantage of an unique opportunity to juxtapose heavy industrial uses with preservation and enhancement of environmentally sensitive habitats;



RELATIONSHIP OF PLAN TO THE WOODBRIDGE TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Redevelopment Plan supersedes the use and bulk provisions of the Township Land Use and Development Regulations (Chapter 150) 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 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 of 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.

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 Redevelopment 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 the land in question.



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. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Redevelopment 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. 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 Redevelopment Plan by the Township 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.



EPEC REDEVELOPMENT AREA STANDARDS

It is the intent of this Plan to encourage the redevelopment of the Redevelopment Area by improving current infrastructure, remediating contaminated brownfields, protecting environmentally-sensitive land, and providing public recreational areas, including waterfront access to the Raritan River. It is also the intent of the plan to permit the siting of a power generating facility.

The following standards contain information pertaining to the purpose of the area; the permitted and accessory uses; bulk standards; and other district-specific standards. The evaluation of any proposal submitted under this Redevelopment Plan shall be in conformance with all District and Design Standards set forth herein subject to any deviations granted in accordance with terms of this Redevelopment Plan.

Purpose: The purpose of this Redevelopment Zone is to enhance current industrial properties; remediate brownfields; encourage new development, including a power generation facility; protect environmentally sensitive land; and provide public access to the Raritan waterfront for public use.

Permitted Uses:

- Warehousing, distribution centers, light industrial/manufacturing
- Power generating facilities and ancillary infrastructure
- Passive/Active recreation/Riverwalk Areas
- Land preservation
- Environmental Education Centers
- 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
- Manufacturing of light or heavy machinery
- Manufacturing of food products
- Manufacturing of spirituous liquors
- Laboratories, including manufacturing, but not clinics, comprising any of the following: biological, chemical, dental, pharmaceuticals and sustainability, research, and technology
- Petroleum refining, oil storage for wholesale purposes or accessory to a plant for the refining of crude oil or the manufacture of petroleum products, including pipelines for the transportation of oil and refined products accessory to such storage, refining or manufacturing uses
- Railroad classification, freight or storage yards, railroad shops and all appurtenances thereto
- Green technology development and green manufacturing
- Chemical manufactures not involving noxious odors or danger from fire or explosives
- Concrete central mixing and proportioning plants



- Electricity production plants
- Manufacturing of metal and metal products, processing, fabrication and assembly
- Solar Panel Field/power generation
- Steam processing and generation
- Municipal facilities

Prohibited Uses:

- Transfer Stations, including any facility where solid waste is collected, stored, and transferred to landfills or other treatment or disposal facilities
- All other uses not specifically permitted above are prohibited

Accessory Uses:

- Offices connected to the principal use; private garage space for the storage of vehicles operated exclusively as part of a permitted use; signs, fences and hedges, parking and other customary accessory uses and structures which are clearly incidental to the principal structure and use
- Parking for public access; educational; and/or recreational facilities

Bulk Standards:

- Minimum lot area: 10 acres; and non-contiguous properties that are under common ownership and designated as a single redevelopment may be considered as a single lot for the purposes of meeting the minimum lot size under the bulk standards
- Minimum front yard setback: 50 feet
- Minimum setbacks to property boundaries, other than front yard setback: 30 feet
- Maximum building height for principal buildings: 150 feet
- Maximum height for accessory structures, including stacks: 250 feet
- Maximum impervious coverage: 100% for each individual lot and 85% for the entirety of the Redevelopment Area
- Number of parking spaces: 1 parking space for each employee at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor



spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided

- Defined, dimensioned parking area for recreation and public access elements

Additional Standards for Power Generation Facility:

- Facility must use natural gas as the primary resource for power generation
- Facility may use treated waste water for cooling where appropriate
 - Consideration should be given to utilization of gray water technology
- Process wastewater cannot be directly discharged into the Raritan River, except pursuant to NJDEP permitting requirements
- Use of Best Available Control Technology
 - Dry low-emissions combustors
 - Selective Catalytic Reduction for NOx control
 - Oxidation Catalyst
 - Continuous Emissions Monitoring Systems
 - All air-permitting requirements of the NJDEP must be met and documented to the Township (as NJDEP is the authority issuing air emissions permits)
- Noise Attenuation
 - All appropriate fixtures and processes must be implemented to ensure ambient noise controls (including, but not limited to: vent silencers; low noise fans; etc) in compliance with State regulations

Additional Standards for Riverwalk/Recreation Area:

- Riverwalk Path: Minimum 10 feet wide shared use pavement and handicap accessible where feasible
- Path Design: Meandering walkway and ornamental landscaping encouraged
- Path Materials: Natural materials recommended (i.e. brick pavers, gravel, timber boardwalk, woodchips, crushed stone and any other material approved by the NJDEP)
- Riverwalk Furniture: Benches and trash receptacles at regular intervals
- Riverbank Clear View: With the exception of tree trunks, allow for unobstructed views from riverwalk over river bank vegetation to river surface



- Install railings, where necessary, by site design code to provide a safe walking environment
- Signage: Public wayfinding signage, environmental information and informational park map encouraged
- Solar power lighting encouraged

DESIGN STANDARDS

These design standards shall be applied with the use and bulk requirements detailed in this Redevelopment Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the Redevelopment Area. The following standards shall apply:

Access and Circulation:

- Driveways: minimum of 15 feet wide. Maximum width of driveway, exclusive of curb-to-curb return radii, shall not exceed 40 feet. Curb return radius shall be a minimum of 15 feet
- Cul-de-sacs: Minimum turn-around radius shall be 50 feet
- Curb Cuts: The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 100 feet to the intersection of the pavement of the two public roads. Curb cuts shall be located at least 10 feet from abutting property line. Curb cuts for any two driveways serving the same property shall be at least 50 feet apart
- Driveways and/or travel aisles shall provide unobstructed access for vehicles and personnel in conformance with building code requirements for emergency access, building maintenance, and garbage collection access and clearance
- Pedestrian circulation must be provided from the parking lots on an individual lot to all buildings and all sidewalk areas designated to accommodate pedestrian activity
- Internal pedestrian walkways within a parking lot must be distinguished from the driving surface by use of pavers, brick, integrally colored, or scored concrete



- Except for roadways providing access to a public road, internal roadways within the property shall not be closer than 10 feet to any property line except in the front yard, where internal roadways shall not be closer than 40 feet

Parking:

- Minimum parking space - perpendicular or angled: 9 feet x 18 feet
- Minimum parking space - parallel: 10 feet x 22 feet
- Minimum aisle width: 24 feet wide for two-way perpendicular parking, 16 feet wide for one-way sixty-degree parking, 13 feet wide for one-way forty five-degree parking
- Number of spaces:
 - Power Generating Facilities: 1 parking space for each employee at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided
 - Light Industrial - Manufacturing, Assembly and Fabrication: 1 parking space for each employee employed at one time on the maximum shift, plus 10% of employee spaces for visitors, not to exceed 20 visitor spaces. One additional parking space for each commercial vehicle operated by the facility shall be provided
 - Warehouse and Distribution Facilities: 1.25 parking spaces per 1,000 square feet of gross floor area, or 2 spaces per 1,000 square feet of leaseable area
 - Multi-tenant industrial parks: 1 parking space per 700 square feet of building.
 - Office, Office-Research: 4 parking spaces per 1,000 square feet of gross floor area, not including stairways and common areas
 - R&D, high-tech industries, flex-space buildings: 3 parking spaces per 1,000 square feet
 - Parking areas shall be provided for any recreational use
- Off-street parking and loading areas should be coordinated with the public street system serving the Area to reduce conflicts with through traffic, obstruction with pedestrian circulation, and vehicle thoroughfares
- Dead-end aisles are prohibited



- If upon credible testimony, it is determined a specific use requires less than the number of stalls required above, a parking plan showing the requisite number of stalls must be provided, however, the number of spaces installed shall be in accordance with the user's requirements. All remaining space shall be appropriately landscaped. Stormwater management shall be sized for parking buildout

Loading and Unloading:

- Minimum size: 14 feet in width x 55 feet in length with 15 feet minimum vertical clearance
- Additional space for maneuvering, depending on the arrangement of the loading/unloading facilities, shall be provided
- Number of spaces:

Gross Floor Area (square feet)	Minimum Spaces Required
4,000 to 25,000	1
25,001 to 50,000	2
50,001 to 75,000	3
75,001 to 100,000	4
Each additional 50,000	1 additional

- Location: Loading areas, outside storage, and service areas shall be located in areas of low visibility such as at the side or rear (non-street side) of buildings
- Screening: All loading areas shall be screened from adjacent public roads and adjacent residential properties by 6 feet high fence. Screening materials must be the same as, or of equal quality to, the materials used for the primary building and landscaping
- Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. All service areas must be screened with a combination of low walls, decorative fencing and/or landscaping



Buffering and Screening:

- A minimum 10-foot landscaped buffer shall be required along all public rights-of-way and adjacent to residential uses. No parking or internal roadways shall be permitted in the buffer
- A minimum of 10% of all parking areas shall be landscaped
- Any industrial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming
- Any outdoor storage or display of goods, materials and/or equipment shall be screened from view from any public right-of-way and residential uses to the satisfaction of the Planning Board using a combination of fencing, coniferous and deciduous plantings and/or berming
- The trash collection facility area shall at least be enclosed by an opaque block wall or solid wood fence at least six feet in height and landscaped on all street frontages

Storage of Materials:

- The height of baled, palletted, or otherwise consolidated materials stored outdoors shall be limited to 15 feet
- All other exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, secured, and maintained in good condition
- Storage for flammable materials shall be in nonflammable containers
- Storage for the recycling of oil shall be in containers approved by the Township Health Department
- Containers provided for after-hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have sufficient capacity to accommodate materials collected, and be secured from unauthorized entry or removal of materials. This area shall be illuminated to ensure safe operation if the container is accessible between dusk and dawn
- Storage shall not be visible above the height of the required solid masonry walls or solid wood fence, or located within an enclosed structure



Signage:

- A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas
- The facility and/or containers shall be clearly marked to identify the type of material to be deposited, operating instructions and hours, and the identity and phone number of the facility operator to call if the machine is inoperative, and shall display a notice stating that no material shall be left outside the recycling enclosure of containers
- There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination
- No sign shall extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building, whichever is less
- Way-finding signage to direct visitors toward parking areas and activity centers is encouraged
- Wall sign – One wall sign is permitted per tenant that shall not exceed 5 percent of the primary building façade or 200 square feet, whichever is less
- Directory sign – One free-standing sign is permitted for a multi-tenant development, not to exceed 6 feet in height and 30 square feet in size
- A comprehensive signage plan shall be submitted for each site which clearly indicates the location, dimension, area, color and materials of all existing and proposed permanent signs and provides a detail of each proposed sign
- Free-standing signs – Two free-standing signs are permitted for a single occupant project, each of which shall not exceed 50 square feet

Lighting:

- Uniformly-spaced street lights should be provided throughout the development along all internal streets, driveways, parking lots, and loading and service areas
- Lighting shall be shielded to prevent glare on adjacent properties
- 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 20 feet in height



Landscaping:

- Landscaping should extend into the surface parking areas
- All setback areas fronting public roadways 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 areas may also contain decorative lighting, and signage, which should be designed to complement the overall buffer design
- Landscape design should be integrated into overall site design and plans should include a watering and maintenance schedule for each area

Site Design:

- With the exception of those accessory structures or buildings associated with power generating facilities, no accessory structures or buildings shall be permitted in the front, side or rear yards
- Building types that are least industrial in appearance and function (such as offices, R&D, and flex-spaces) shall be located on the most visible part of the property, close to major roads
- Secondary entrances, where practical, should be provided to avoid conflicts between visitor and employee traffic
- Intersections of major roads with internal streets should be controlled by stop signs and/or traffic signals, subject to County and NJDOT permitting requirements and approvals
- On-street parking should be eliminated along major internal roadways (especially those shared by trucks and cars)
- All buildings are encouraged to be LEED-qualified buildings

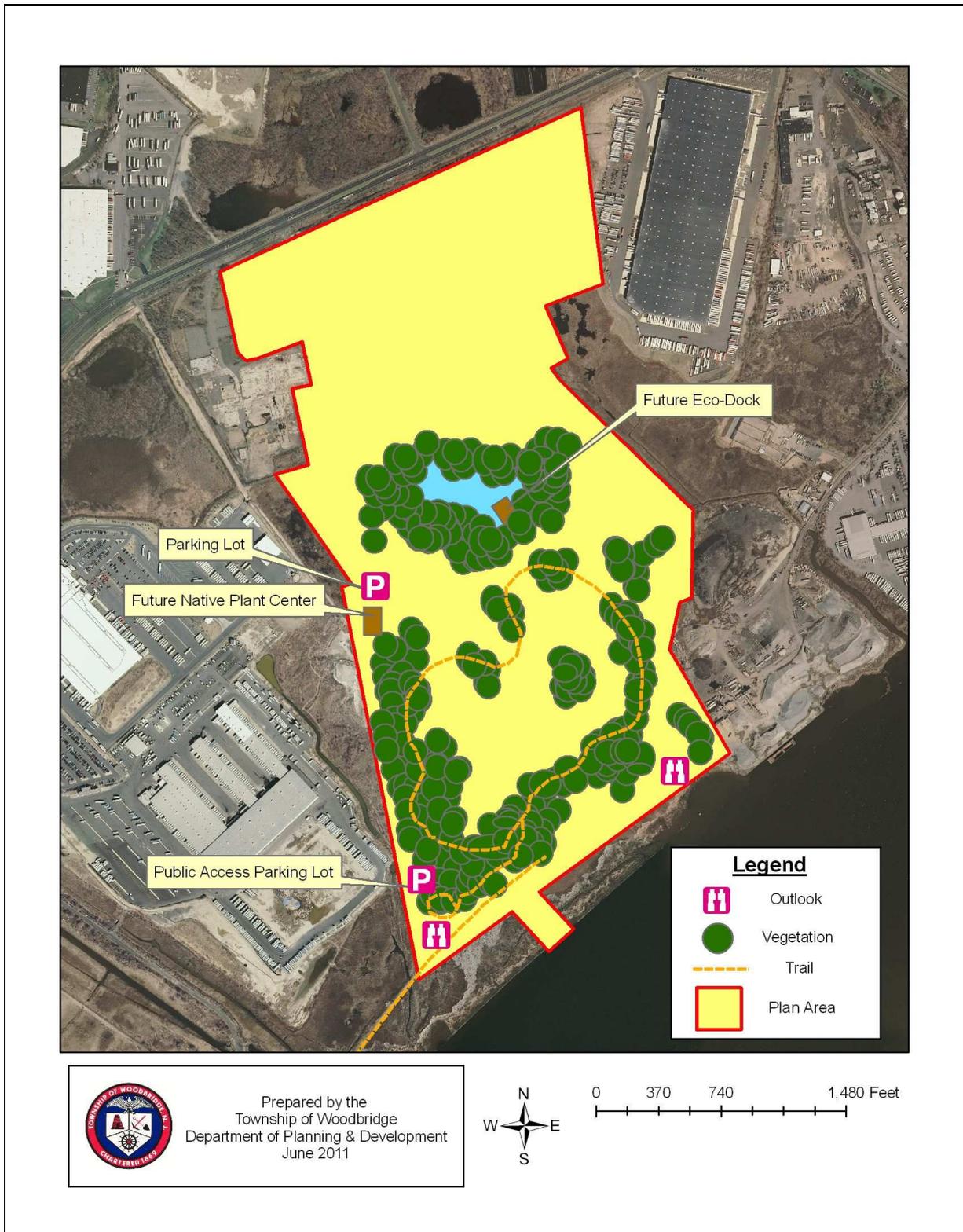


Additional Standards:

- The facility shall be maintained in a clean and sanitary manner free of litter and any other trash or rubbish, shall be cleaned of loose debris on a regular basis, including mobile facilities. The site shall be maintained in a reasonable manner to deter rodents and other disease vectors
- During facility operation, dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels
- Noise levels shall conform to The New Jersey Department of Environmental Protection (NJDEP) noise regulations pertaining to stationary commercial and industrial sources, pursuant to the Noise Control Act of 1971, N.J.S.A. 13:1G-1 et seq.
- All properties must comply with the Woodbridge Township Property Maintenance Code



Figure 3: Conceptual Public Access Plan



PROPERTY TO BE ACQUIRED

This Redevelopment Plan authorizes the Township to exercise its condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the Plan. The Township plans, however, to assist the designated redevelopers in working with affected property owners and businesses to promote private redevelopment, where appropriate, of the parcels within the Redevelopment Area.

AFFORDABLE HOUSING

There are no housing units affordable to low and moderate income households within the EPEC Redevelopment Area. Thus, there is no obligation to provide any comparable, affordable housing units to replace existing affordable housing units that are identified as to be removed as a result of implementation of the redevelopment plan.

RELOCATION PLAN

There are no tenants or occupants within the Redevelopment Area, therefore, the Redevelopment Plan will not cause the need for any relocation.



PLAN RELATIONSHIP WITH OTHER PLANS

Relationship to the Woodbridge Township Master Plan

The Township of Woodbridge's last comprehensive Master Plan was prepared in February 2009. A Green Buildings and Environmental Sustainability Plan Element was completed in August 2009. The Master Plan recommended this area be devoted to redevelopment.

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

- 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
- To control industrial development by permitting a range of industrial lot sizes and uses within industrial districts
- To exclude residential uses from industrial areas
- To control existing chemical storage facilities, checking and monitoring regularly for impacts on air and water quality
- 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 age groups
- 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

Relationship to the Edison Township Master Plan

The EPEC Redevelopment Area is located next to the Township of Edison. This Redevelopment Plan has been coordinated with the Township Edison as a regional partnership to revitalize the



Raritan River waterfront and is not anticipated to have any adverse impact on the Township of Edison.

The Edison Township Master Plan recommends the area adjacent to the EPEC Redevelopment Area as a “Raritan River Revitalization District”. The Master Plan notes the Raritan River waterfront has the potential to become a seaport comprised of commuter ferry service, a boardwalk, marina, science center, restaurants, entertainment, limited residential, as well as significant acres of active and passive open recreation.

The following goals and objectives of the Edison Township Master Plan are relevant:

- Consistent with recommendations in the State Development and Redevelopment Plan for Metropolitan Planning Areas, capitalize on opportunities for redevelopment
- Create a Seaport Village along the Raritan Riverfront balancing economic development and environmental preservation
- In accordance with State Plan policies and procedures, encourage future development to occur at appropriate locations and intensity in accordance with transportation and environmental capacities and anti-sprawl activities
- Continue to work towards the preservation of approximately 2000 acres of open space in Edison
- Limit the permitted disturbance of natural features, including tree clearance and the vistas along the waterfront

Master Plans of Other Adjacent Municipalities

The EPEC Redevelopment Area is also adjacent to the Borough of Sayreville, although the lands between the Township of Woodbridge and Sayreville are physically separated by the Raritan River. The Sayreville Master Plan was adopted in 1998 and recommends industrial uses along the Main Street Corridor in the borough, which is nearest to the EPEC Redevelopment Area.



The EPEC Redevelopment Plan is consistent with the respective Master Plans of both municipalities.

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.



The Arthur Kill/Raritan Bay Case Study in Phase three provides three primary recommendations:

- The Arthur Kill shoreline would benefit from the redevelopment of underutilized and abandoned heavy industrial sites as businesses, residential and recreation sites. Redevelopment planning also needs to address environmental concerns regarding past contamination of land, water and air quality along the shoreline
- Improved road access is needed between redevelopment/ development parcels and major highways in order to avoid burdening local roads while providing accessibility. This recommendation includes the proposed signalization project on Route 35 and improved connections between Route 9, Route 35 and the Garden State Parkway
- Because several areas along the Raritan estuary, Raritan Bay, and Arthur Kill are subject to tidal flooding, a shore protection master plan should be extended for this area. Where relevant, this Redevelopment Plan is substantially consistent with the recommendations discussed in the Middlesex County Growth Management Strategy

New Jersey State Development & Redevelopment Plan:

The EPEC Redevelopment Area 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 includes statewide policies which are divided into 19 substantive areas. The policies are designed to improve both the planning and the coordination of public policy among all levels of government. Policy Category #6, “Urban Revitalization” includes Policy #20, “Environmental Cleanup,” which states: “Maintain and improve local and regional cooperative planning efforts that reinforce state, local, and private brownfield and other environmental cleanup initiatives, giving first priority to sites that present a threat to the public health.” This plan is consistent with Policy #20 in that brownfields will be cleaned up. Policy Category #14, “Waste Management, Recycling and Brownfields” also applies to this plan. The following policies of Policy Category #14 are being effectuated through this plan: Policy #9 “Redevelopment of Brownfield Sites” and Policy #11 “Brownfields Reuse.”

This plan requires the preservation of wetlands and environmentally sensitive land; in doing so, this plan furthers policies in Policy Category #11, “Water Resources.” Specifically, this plan effectuates Policy #7, “Wetlands,” which states: “Protect and enhance wetlands as a means of protecting and improving water quality, controlling floods and ensuring habitat diversity through watershed planning, local and regional land-use planning, incentives, education and regulation” and Policy #28 “Flood Plain Development and Redevelopment,” which states, “Protect and enhance wetlands and avoid development and redevelopment in designated flood plains.” All of the land being preserved in this plan is privately owned, as such, this plan also is consistent with Policy Category #12, “Open Lands and Natural Systems,” specifically Policy #9, “Retention of Recreational and Open Space Land in Private Ownership,” which states, “Promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands or forest lands, as well as privately owned recreation facilities such as golf courses and ski resorts, as appropriate, through technical assistance, easement purchases, density transfers and deed restriction programs at the state level.”

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 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; and
- Protecting the character of existing stable communities.

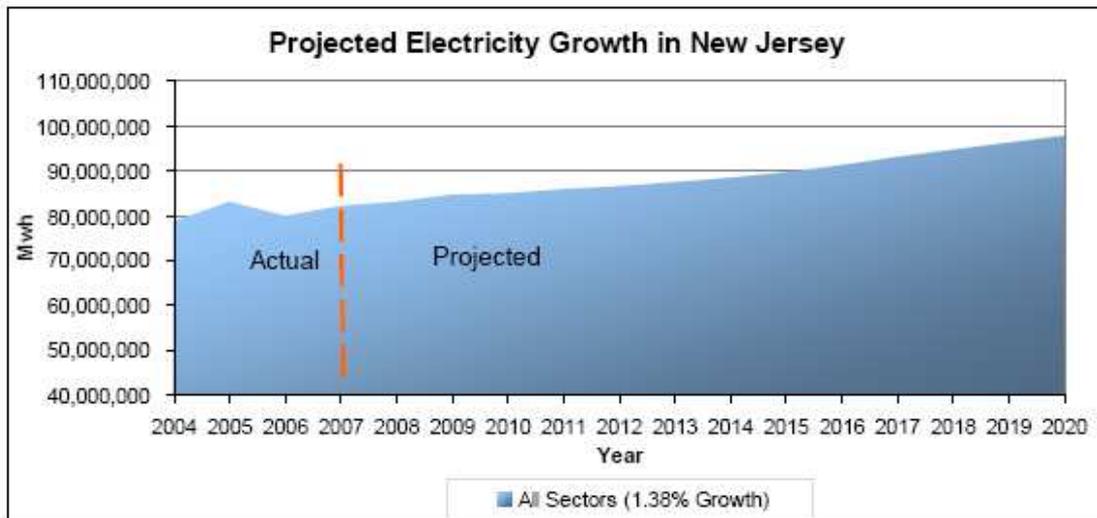
The State Planning Act requires the State Planning Commission to adopt a State Development & Redevelopment Plan at least every three years. As of the writing of this Plan, a new State Plan is being developed, called "The State Strategic Plan: New Jersey's State Development and Redevelopment Plan. As of April 2012, public comments were being accepted for the draft plan.

New Jersey Energy Master Plan

The development of a power plant in the EPEC Redevelopment Area is in compliance with the 2011 New Jersey Energy Master Plan. According to the 2011 Energy Master Plan, New Jersey should manage energy in a manner that saves money, stimulates the economy, protects the environment, mitigates long-term cumulative impacts and is consistent with the goals of the proposed State Strategic Plan. The 2011 New Jersey Energy Master Plan specifically mentions this site as potentially one of three in-state Combined Cycle Generators, which would provide energy cost savings for New Jersey residents and provide reliability, economic development and employment benefits during construction and operating periods.

As technology has evolved with inventions such as the microwave, personal computer, plasma and LCD televisions, the demand for energy has increased dramatically. This demand has challenged our power plants to supply more power. The increase in demand is expected to continue at a rate of 1.38% per year through 2020. The higher the peak demand rises, the more infrastructure is needed to provide the capacity to satisfy that peak, and the greater the cost to New Jersey electricity customers.





Source: NJ Energy Master Plan, 2008

While energy demands increase, electric generation capacity in New Jersey only increased at an average annual rate of 0.71 percent between 2002 and 2008. Furthermore, according to the U.S. Energy Information Agency, less than 40 percent of New Jersey’s generation capacity is 20 years old or less, while over half is 30 years old or older. As existing power plants age, more are likely to retire, leading to an even greater challenge in providing enough capacity to satisfy peak demand. The development of a power-generating facility will increase the state’s electric generation capacity.

As a proposed combined-cycle generation natural gas-burning power plant, the proposed power plant will be consistent with the Energy Master Plan’s sustainable strategy for the state. New Jersey’s electric generation power plants have changed over time from coal burning plants to increasingly natural gas fueled plants. One reason for this change is that natural gas based electric generation units emit fewer greenhouse gas emissions than coal fired plants. As a combined-cycle generation power plant, the proposed power plant will be more energy-efficient than other fossil fuel fired plants. Combined cycle plants approach 60% efficiency, while other forms of fossil fuel fired plants have efficiencies ranging at less than 40%. Natural gas fired plants also have the ability to power up and power down much quicker than coal or nuclear counterparts, are better suited to meet the State’s diurnal and peak energy demand.



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 a Redevelopment Agreement

Selection of a Designated Developer(s)

Potential redevelopers will be required to submit to the Redevelopment Agency 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 Developer

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.



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 use(s) specified in the Redevelopment Plan and shall not devote such land to any other uses.
4. Except as previously provided in a Redevelopment Agreement, no designated redeveloper will be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Entity has been obtained.
5. Except as previously provided in a Redevelopment Agreement, the consent of the Township of Woodbridge and Redevelopment Entity shall be required prior to the disposition of all or any of the designated redeveloper's interest in the Redevelopment Area.
6. 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.
7. 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.
8. 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.

DURATION OF REDEVELOPMENT PLAN

The Redevelopment Plan will remain in effect for 30 years.

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.

