

# PENNVAL ROAD REDEVELOPMENT PLAN

Township of Woodbridge  
Middlesex County, New Jersey

November, 2008

Prepared by

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The original of this report was signed and  
sealed in accordance with N.J.S.A. 45:14A-12.



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Amended by Township of Woodbridge  
Department of Planning & Development  
January 2010

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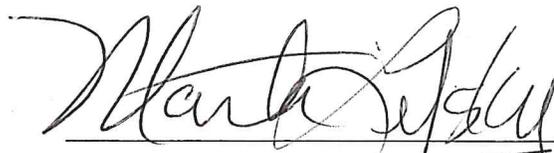
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## **INTRODUCTION**

The Pennval Road Redevelopment Plan presents an opportunity to comprehensively redevelop the portion of the Township located in the Woodbridge proper section of Woodbridge. The Redevelopment Area (Area) consists of thirteen (13) parcels and 107 acres, generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road and the New Jersey Turnpike to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township in the south (see Area map).

In response to the physical and economic conditions in Pennval Road Area, the Township Council requested in November 2007 that the Planning Board evaluate the Area. As a result, the formal redevelopment process was initiated. The Township Council adopted a resolution designating the area as an area in need of redevelopment pursuant to the Local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, *et seq.*

## **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.*).

## **PLANNING CONTEXT**

### **Pennval Road – 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 Redevelopment Area (Area) consists of thirteen (13) parcels on approximately 107 acres within blocks 523, 524, 531, 531.01, 531.02, 540.07, 541, and 730 within the Woodbridge proper section of the Township. The area is generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road and the New Jersey Turnpike to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township in the south. One parcel, Block 730, lot 1 is located on the east side of the Woodbridge Creek and lacks frontage along a publicly improved roadway.

### **PLAN PRINCIPLES:**

The Township of Woodbridge is in a position to embark on an innovative approach to redevelop properties in the Pennval Road Redevelopment Area in a way that can promote business development and create jobs for the residents of Woodbridge and the region. Strategies being pursued with great success in New Jersey and elsewhere are the development of "Business and Technology Incubators" and "Sustainable Energy and Business Clusters".

#### **Business & Technology Incubators**

A business incubator is defined as *"a business support process that accelerates the successful development of start-up and fledging companies by providing entrepreneurs with an array of targeted resources and services"* (National Business Incubation Association). The primary goal of a business incubator is to produce firms that are financially viable and sustainable, and capable of commercializing the new technologies developed in the incubation. A wide variety of services are offered by incubators, including financial assistance, management guidance, technical assistance, consulting, and networking that are tailored to small companies. Rental space for research and development, flexible leases, shared business services and equipment, technology support services, and assistance in obtaining financing for company growth are also offered to businesses located in the incubator.

# Pennval Road Redevelopment Area



There are several types of incubators that support small start-up companies in several sectors of the economy. Business and technology incubators include those supporting biotechnology and medical research, clean and alternative energy, information- technology, and innovative manufacturing processes. Some have become "mixed-use" incubators, defined as those incubators that encourage the development of firms from the light industrial, technology, and service sectors. Recent incubators include food processing, medical technologies, space and ceramics technologies, arts and crafts, and software development. Others promote microenterprise creation, the needs of women and minorities, environmental endeavors, and telecommunications. Often times, business and technology incubators partner with colleges and universities where scientists and engineers work collaboratively with start-up businesses in applied research projects to encourage innovation and commercialization of new technologies.

### **Sustainable Energy and Technology Businesses Clusters**

An industry cluster is defined as *"a geographically proximate group of interconnected companies and associated institutions in a particular field, including product producers, service providers, suppliers, universities, and trade associations. Clusters arise out of the linkages or externalities that span across industries in a particular location"* (Clallam County Economic Development Council, 2003). Businesses within the cluster can range from small and medium-sized businesses occupying a small footprint within the cluster, to larger companies that can serve as "anchors" within the cluster.

Sustainable Energy and Business Clusters are defined as a group of industrial businesses and land uses engaged in the research, design, development, manufacturing, processing, marketing (and the combinations of such activities) of products or services associated with local, national, and international sustainable energy and environmental industries. The sustainable energy cluster can be separated into two broad categories of firms; those that produce renewable energy and related products and services; and those which develop products and processes to increase consumer, commercial, and industrial energy efficiency.

The constituent sectors that underpin Sustainable Energy and Environmental Business Clusters include:

- Renewable energy firms - defined as those that generate energy from wind, solar, fuel cells, and biomass - that either directly generate renewable energy for the grid or local uses, or those that create products or services that serve direct renewable energy producer, such as power electronics companies that control, store, switch, and monitor

power production and energy usage; (either for the grid, as part of a manufacturing process, or for community or residential use).

- Energy efficiency industry, including a broad range of goods and services from architects and developers who assist in the construction of green buildings to the manufacturers of the components and materials required for energy efficiency;
- Energy Efficient Building firms that design and/or construct energy-efficient residential, commercial, and industrial structures.
- Energy Efficient Transportation firms working to create more-efficient fuels and transportation technologies (e.g. fuel cells, ethanol and biodiesel, etc.).
- Energy Efficient Industrial Process firms that provide technological advancements to industrial equipment, processes, and system design such as eco-industrial design;
- Energy Efficient Products and Appliance businesses which manufacture or retail energy efficient products to consumers for household and commercial use (e.g. energy efficient lighting, insulation, heat pumps, etc.).
- Universities, businesses, and non-profits that engage in energy research and consulting.

The Township of Woodbridge has an opportunity to establish both a clean energy/technology incubator and/or cluster in the Pennval Road Redevelopment Area. Clean Energy (also referred to as "green" or sustainable energy) is defined herein as those energy sources derived from natural sources that rapidly replenish themselves. These sources include solar, wind, geothermal, and biomass. The establishment of a clean energy/technology incubator and/or cluster would promote businesses that develop new products and technologies that conserve energy and natural resources and provide quality jobs for the Township and the region. Businesses participating in this incubator and/or cluster include those involved in energy efficiency, renewable energy, and waste reduction technologies, and consulting firms including those in environmental remediation, architecture and design, as well as businesses developing new technologies in the construction industry, such as new construction materials, systems, and processes. Businesses developing innovations in furniture, fixtures, and equipment within a building as well as architects, consultants, and other design professionals will participate in such an incubator. The Clean Energy/ Technology Incubator or cluster will have the following goals;

- Promote the development and growth of clean energy technologies and businesses in the design and production of renewable energy technologies
- Support the growth of businesses specializing in the development of sustainable technologies and practices

- Educate construction professionals and citizens on sustainable building and construction technologies and methods

This particular type of incubator or cluster will be critical in responding to the technological innovation needs of New Jersey as it strives to build up this sector of the economy and provide high-tech and well-paying jobs for its residents. A Clean Energy/Construction Incubator would employ interactive models of alternative energy, simulation models, and actual prototypical buildings of various types. These prototypical buildings will serve as research laboratories that experiment with alternative construction materials, energy efficient technologies, and renewable energy systems developed by start-up companies. These prototypical buildings would present and display complex information about emerging technologies in the construction industry for businesses in the incubator and the general public interested in learning about these technologies.

The incubator would also encourage the location of building manufacturers, such as modular home manufacturers, who can participate in the development of the emerging technologies developed in the incubator, and incorporate the environmental friendly building materials and products developed into future residential, commercial, retail, or office buildings. Another important aspect of a Clean Energy/Construction Technology Incubator includes an education component that provides an opportunity to train residents in these emerging technologies developed in the incubator. This type of incubator would be enhanced by the co-location of a builder/construction academy, where construction professionals and interested residents could learn how to build and construct buildings, including homes, with these emerging technologies. These builder/construction academies or institutes can interact with small businesses and construction manufacturers by assisting in the translation of technologies from prototypical buildings to mainstream construction practices. These institutes can provide classes where interested people can actually construct homes or other structures on-site. New Jersey State Colleges and Universities can play a role by partnering with start-up businesses through the provision of technical advice and collaborate on research projects. For example, the Center for Advanced Energy Systems at Rutgers University is involved in the creation, development, and promotion of new technologies and practices in the field of energy systems. The center's mission includes the dissemination of knowledge through education and technology transfer, and providing leadership in shaping present and future energy policy.

The Pennval Road area is a relatively large area in close proximity to downtown Woodbridge, yet has limited access from other areas of the Township. As such, the area is best utilized for a range of economic uses that have a relatively low level of traffic. These characteristics make the area well suited to accommodate a large business and technology incubator or cluster, one that can serve numerous businesses for a variety of business sectors. The area provides the space needed to establish a Business or Technology Incubator/Cluster along with an area for the construction of prototypical and experimental structures that permit the testing of new technologies being developed by businesses.

Moreover, the area should encourage the growth of businesses in the incubator and cluster as new technologies and products prove their marketability and the manufacturing of these new products are scaled up. The Pennval Road Redevelopment Area is large enough so that successful businesses can relocate into large facilities without having to leave the area. This is an important consideration as even larger businesses can benefit from continued innovation from the incubator.

It is thus recommended that the area be developed as an area that focuses on alternative energy research and development, construction related-technologies and businesses, and offices for related professionals. It is recommended that the standards established for the area provide adequate flexibility for both start-up businesses in the incubator and cluster as well as those businesses that "graduate" from the incubator and scale-up their operations into larger facilities. The area is also well-suited for a ground-mounted solar array that would provide electricity and energy to users in the area. Such a solar array is intended to serve as an accessory use to permitted uses in the area.

### **Natural and Historic Resources**

The Redevelopment area is located along the Woodbridge River, and portions of the site include herbaceous and saline wetlands. The Woodbridge River is a tributary of the Arthur Kill River, which also includes the Rahway River and the Elizabeth River. Municipalities that have riverfront along the Arthur Kill are actively working to remediate their brownfields, pursue open space acquisition, and provide public access to the waterfront. The most appropriate uses for the area along the Woodbridge River are for passive recreation, such as hiking and biking trails, and limited public facilities, such as a boating dock for canoeing and kayaking. Connecting the educational opportunities afforded by the Incubator with the environmental attributes of the area is also recommended.

The area was historically used for the production of clay bricks as far back as the mid 1800s. The remnants of the M.D. Valentine Brick Company established in the 1860s, are a brick kiln and associated structures. These structures are of a unique historical resource but are not maintained. There is an opportunity to restore these structures for the purposes of public access and education, including interpretive descriptions of the brick industry that were once prevalent in the area. It is critical that the historic kiln and other structures associated with the historic industrial use of the property be preserved, and any future redevelopment of the area should include the restoration of these historic relics of Woodbridge's history.

## **PLAN GOALS**

The overall goal of this Redevelopment Plan is to address the existing conditions that have negatively impacted the area and to comprehensively re-plan the Area as an innovative Clean Energy/Construction Technology incubator and cluster.

- To promote the development of start-up businesses specializing in renewable energy and construction technologies
- Promote the establishment, development, and growth of the renewable energy/technology industry and high-technology businesses in the design and construction of buildings and their surroundings
- Support the growth and expansion of businesses specializing in the development of sustainable technologies and practices
- Educate construction professionals and citizens on sustainable building and construction technologies and methods
- To provide active and passive recreation opportunities for the public along Woodbridge River
- To promote the use of renewable energy sources for on-site use
- To stimulate economic investment in the Area.
- To promote the effective use of all the Redevelopment Area property and to increase the property tax base.
- To develop new economic generating activities that benefits the Township.
- To redevelop land occupied by obsolete structures and uses.
- To improve property values within the Area to increase local revenues.
- To remediate 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 improve the physical appearance of the Area.
- To preserve the historic brick kiln structure and associated structures in the area and provide opportunities for public access to the kiln for educational purposes

#### **RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS**

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The 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 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 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 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 Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D- 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 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.

## **DISTRICT STANDARDS**

The district standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other district-specific standards.

The following standards apply to the district within the area:

- **Clean Energy/Construction Technology Incubator/Cluster**

The purpose of this district is to encourage the establishment, development and growth of clean energy and technology businesses within the Redevelopment Area. The standards are intended to encourage the consolidation and redevelopment of properties into a single well-planned area and provide an atmosphere that encourages a clustering of similar businesses in the clean energy/technology industry. The district standards are also intended to encourage those businesses that have proven the marketability of their technologies, to stay within the area as they expand their facilities. The standards also promote the public access and use of land along the Woodbridge River for passive recreational uses.

### *Permitted Uses:*

- Research and Development and Assembly/light Manufacturing facilities for technology-based businesses, including those technologies related to construction materials, battery and energy storage technologies, bio energy farming, solar power systems, and clean hydrogen technologies
- General Offices, including design studios
- Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibrations, smoke, dust, odors, heat or glare outside the building.
- Educational Facilities that offer training in high technology industries, including and construction and home building academies
- Renewable energy facilities, defined herein as any Class 1 renewable energy as defined by the New Jersey Board of Public Utilities' Renewable Portfolio Standard, which includes solar, wind, fuel cells, wave, geothermal, methane gas, and biomass, are permitted with the exception of landfill gas.
- Prototypical demonstration laboratories for the construction of experimental buildings
- Educational demonstrations and display galleries for emerging technologies

- Public facilities, including government and public buildings, and recreational uses along the Woodbridge River, including a boat launch and dock for canoeing and kayaking, hiking, and biking trails.
- Computer and data processing facilities.
- Ground mounted Solar Energy Systems, not to exceed 25% of the Redevelopment Area.

*Permitted Accessory Uses:* Uses that are customarily incidental to the principal use such as showrooms, parking, and signage.

*Bulk Standards:*

- Minimum Tract Size: 15 acres
- Minimum lot size: 2 acres.
- Minimum front yard setbacks:
  - Pennval Road: 40 feet
  - Cutter's Dock Road and Berry Street: 30 feet
  - All other public roads, including internal roads: 15 feet
- Minimum setback from Woodbridge River: 100 feet
- Maximum building coverage: 50%
- Maximum impervious lot coverage: 80%
- Maximum building height: Sixty (60) feet

*Additional Standards for Ground-mounted Solar Energy Facilities:*

Ground-mounted Solar Energy Facilities, defined as all associated equipment that converts solar radiation into electricity, and that meet the following conditions:

- Shall be set back a minimum of 50 feet from any property line.
- Not exceed twelve (12) feet in height above the ground.
- Be fully screened from adjacent properties by fencing or a combination of evergreen and deciduous plantings.

## **DESIGN STANDARDS**

These design standards shall be applied with the use and bulk requirements detailed in this 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 perimeter of the site 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.
- 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 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:
  - Manufacturing, Assembly and Fabrication: 1 parking spaces for each employee employed at one time on the maximum shift, plus 10% of employee spaces for visitors. One additional parking space for each commercial vehicle operated by the facility shall be provided.

- Computer and Data processing centers: 1 parking space per 1,000 square feet of gross floor area.
- Office, Office-Research: 4 parking spaces per 1,000 square feet of gross floor area, not including stairways and common areas.
- R&D and Laboratories: 3 parking spaces per 1,000 square feet of gross floor area
- Educational Facilities: 3 parking spaces per 1,000 square feet of gross floor area
- Public and Government buildings and facilities: 3 parking spaces per 1,000 square feet of gross floor area.
- 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.
- 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 requirement. All remaining space shall be appropriately landscaped. Stormwater management shall be sized for maximum parking build-out.

*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.
- 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 landscaping. Screening materials must be the same as, or of equal quality to, the materials used for the primary building.

*Buffering and Screening:*

- A minimum 10-foot landscaped buffer shall be required along Pennval Road and other publicly improved streets. No parking or internal roadways shall be permitted in the buffer.
- A minimum 100-foot buffer shall be required along the Woodbridge River from any building. No parking may be permitted in the buffer.
- The buffer along the Woodbridge River shall contain an improved pathway fifteen feet in width within a thirty-foot right-of-way.
- A minimum of 10% of all parking areas shall be landscaped.
- Any outdoor storage or display of goods, materials and/or equipment shall be screened from view from any public right-of-way to the satisfaction of the Planning Board using a combination of fencing, coniferous and deciduous plantings and/or berming.

*Storage of Materials:*

- Baled, palletted, or otherwise consolidated materials stored outdoors shall not be permitted in the front yard or within 100 feet of the riverbank and limited to a height of 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.

*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.

*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 buildings shall be permitted in the front 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 (Cutter's Dock Road, Pennval Road ).
- Secondary entrances, where practical, should be provided to avoid conflicts between visitor and employee traffic.
- All buildings are encouraged to be LEED-qualified buildings.
- Utilities shall be located underground to the extent possible.

*Additional Standards:*

- The area 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 free from rodents and other disease vectors.
- 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.

*Architectural*

- Multiple buildings within a development must maintain a consistent style/architectural theme, utilizing common color schemes and materials.
- All facades visible from adjoining properties or public streets shall include pleasing scale features of the building and encourage community integration by featuring characteristics similar to a front façade.

**Green Design Standards:**

Currently, the most widely adopted "green" rating system in the country is the Leadership in Energy and Environmental Design (LEED) Green Building Rating System®, as developed by the U.S. Green Building Council.

According to the USGBC, LEED evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance-oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development, water savings, energy efficiency, materials

selection, and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned.

- All redevelopment projects within the Area are strongly encouraged to meet a minimum LEED™ Certification rating under the LEED Rating System and be so certified by the USGBC or equivalent.
- For all building projects pursuing LEED-accreditation, a LEED-accredited professional, or equivalent, shall serve as a principal member of the design team from the beginning of the project.
- All new commercial buildings are encouraged to meet the following requirements;
  - a. Restore the natural hydrology and increase on-site infiltration of stormwater runoff by implementing a stormwater management that reduces impervious coverage, promotes infiltration, and captures and treats stormwater runoff from 90% of the average annual rainfall using NJDEP best management practices. Potential technologies and techniques include vegetated roofs, pervious paving, grid pavers, rain gardens, vegetated swales, and rainwater recycling.
  - b. Reduce the heat island effect, defined as the increase of local temperatures associated with structures and paved surfaces by utilizing roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than 78 for a low-sloped or flat roof (less than or equal to 2:12), and 29 for a steep-sloped roof (greater than 2:12) for a minimum of 75% of the roof area of all buildings within the redevelopment area; or install a vegetated roof for at least 50% of the roof area of all buildings within the redevelopment area.
  - c. Reduce the use of potable water consumption and generation of wastewater by 50% for the project by utilizing high-efficiency fixtures and dry fixtures for water closets, urinals, bathroom and kitchen sinks, captured rainwater, recycled wastewater, and/or onsite wastewater treatment.
  - d. It is encouraged that all traffic lights, street lights, and parking lots lights utilize LED-Light Emitting Diode technology, where feasible.
  - e. Buildings are encouraged to increase energy performance levels by at least 15% compared to the baseline building performance rating per ASHRAE/IESNA

Standard 90.1-2004, in order to reduce environmental and economic impacts associated with excessive energy use.

- f. Buildings are encouraged to provide on-site renewable energy systems that meet a minimum of 2.5% of the project's annual energy cost and provide at least 35% of the project's electricity from renewable sources by engaging in at least a two-year renewable energy contract.
  - g. Reduce construction waste by at least 50% by implementing a construction waste management plan that identifies the materials to be diverted from disposal, including recycling cardboard, metal, brick, tile, concrete plastic, wood, glass, gypsum wallboard, carpet and insulation.
  - h. Reuse building materials and products, for at least 5% of the cost of materials on the project, in order to reduce demand for virgin materials by incorporating salvaged materials into building design such as beams and posts, flooring, paneling, doors, and frames, cabinetry and furniture, brick and decorative items.
  - i. Increase demand for building products that incorporate recycled content and are extracted or manufactured within the region for at least 10% of the cost of materials for the project, thereby reducing the environmental impacts associated with the extraction, processing, and transportation of construction materials.
- Applicants pursuing LEED certification must submit to the Redevelopment Agency the following information at the time of site plan application;
    - a. The name of the LEED Accredited professional working on the project
    - b. A LEED scorecard, or equivalent, must be submitted as part of the plan. The scorecard shall be accompanied by an explanation of how each credit will be achieved or why the product cannot be achieved for the project.

## **PROPOSED LAND USE PLAN**

The concept land use plan recommends the consolidation and comprehensive development of the parcels in the development area for a multi-structure clean energy/construction technology incubator and/or cluster. The plan as provided recommends for the improvement and extension of Pennval Road from Woodbridge Avenue to Cutters Dock Road as the main roadway through the redevelopment area. The concept plan also recommends the improvement of Berry Street, currently a paper street, in order for public access to the Woodbridge River.

It is the intent of the plan for the current parcels to be redeveloped through the elimination all existing structures and improvements, and replace them with new structures. A portion of the area is provided for the deployment of a ground-mounted solar energy facility or other renewable energy facility as defined in the standards that would provide electricity to users in the area.

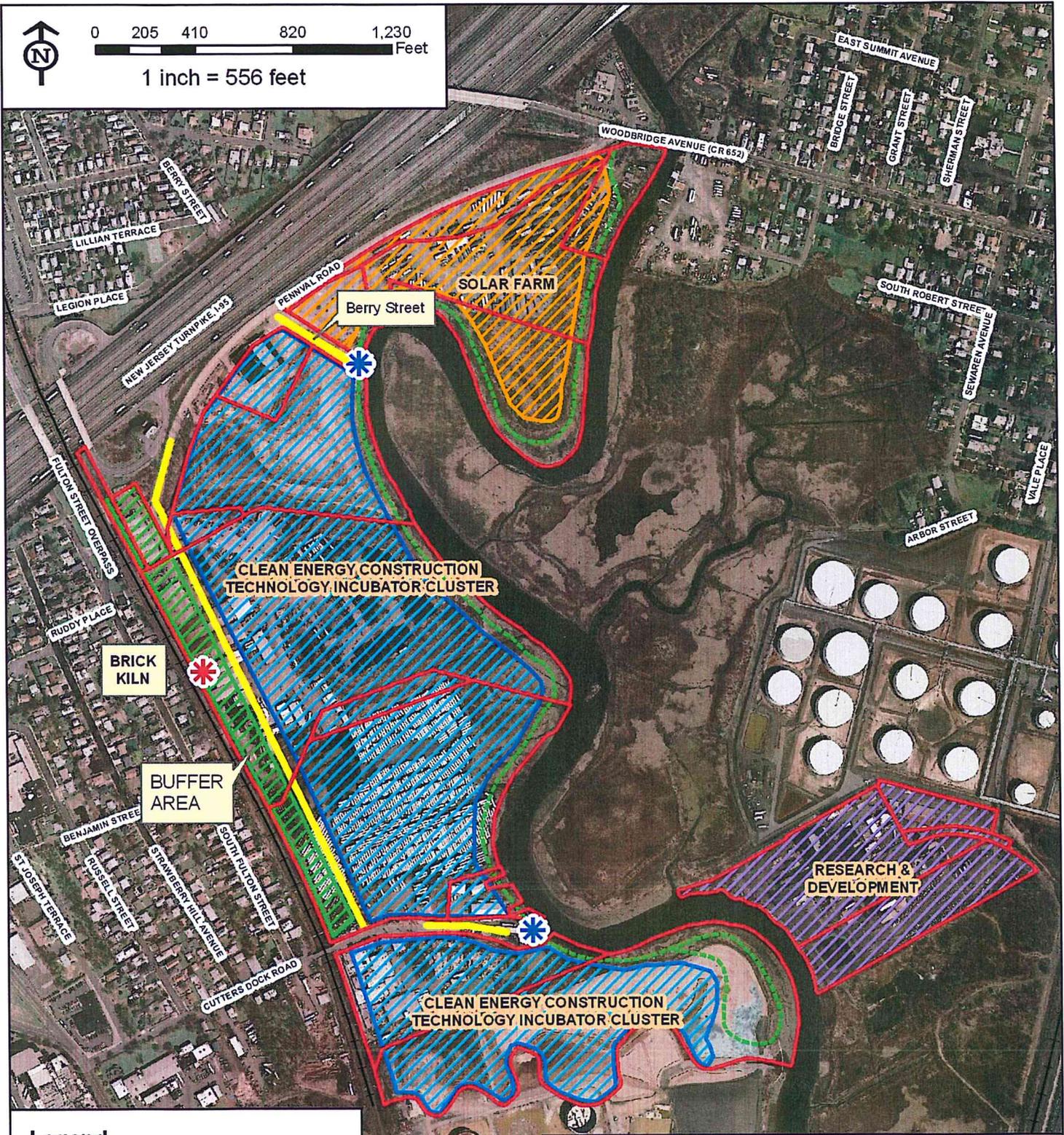
Public access to the Woodbridge River is also planned for the area. Access to the river is to be provided by improving Berry Street and extending Cutter's Dock Road to the river where a dock may be constructed for kayaking and canoeing. A greenway for hiking and biking is envisioned to be constructed along the Woodbridge River, and should be a part of a generous landscaped buffer between the industrial uses and the passive trails along the river.

The area has an important historic significance for Woodbridge Township. The area was the site of a large brick production industry that served as an economic engine for the Township in the late 1800s. There are remnants of that industry in the area, including a historic kiln. It is envisioned that the historic kiln and other historic structures associated with brick production be preserved and restored to permit public access to the structures for educating Woodbridge residents about the historic use of the area.



0 205 410 820 1,230 Feet

1 inch = 556 feet



**Legend**

-  Dock Area
-  Pennval Road Redevelopment Area
-  Solar Farm
-  Research and Development
-  Clean Energy Cluster
-  Road Improvements
-  Bike Trail

**Township of Woodbridge  
Middlesex County, New Jersey**

**Pennval Road Concept  
Land Use Plan**



Department of  
Planning & Development  
(Unofficial Map)

January 2010

## **PLAN RELATIONSHIP WITH OTHER PLANS**

### **Relationship to Other Plans**

The Township of Woodbridge's last comprehensive Master Plan was prepared in 1990. The 1990 Master Plan indicates the existing land use within the study area at the time as industrial and vacant land, and is also planned for industrial uses within the Land Use Plan. The Land Use Plan notes that access to the Pennval Road area is marginal and that is sufficiently isolated from nearby residential uses; and recommends that the area "be developed as a planned industrial park to more efficiently utilize the land".

Subsequently, the Master Plan was revised in January 1994 and a Master Plan Reexamination Report was adopted in July 1994. The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for update and revisions. The last Master Plan Reexamination Report is from 2003.

The 2003 Master Plan Reexamination Report adopted the following goals relevant to the study area:

- To promote the preservation of natural systems and environmentally sensitive areas, particularly wetlands and flood hazard areas;
- To safeguard the tax base and provide for a continuing source of employment and ratables through appropriate use of non-residential land;

This Redevelopment Plan is consistent with and implements the recommendations in the 2003 reexamination report. The Township is currently preparing a new comprehensive Master Plan.

### **Master Plans of Adjacent Municipalities**

The Pennval Road Redevelopment Area is located in the Woodbridge proper section of Woodbridge Township and is adjacent to the City of Perth Amboy, located immediately to the south of the area. The Redevelopment Plan, however, is not anticipated to have an adverse impact on development to the adjacent municipality.

### **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.

The Metropark Case Study in Phase three provides three primary recommendations:

- 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 also 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.

The Raritan Center Case Study in Phase three provides four primary recommendations:

- Raritan Center should include residential development to allow employees to live closer to work. A riverfront park along the Raritan River would provide needed recreational opportunities and improve public access to the waterfront.
- Development of the southern area of Raritan Centre is dependent on the completion of the Industrial Highway, which has been stalled by the presence of wetlands. An integrated resource planning project should be implemented for this area.
- The presence of three closed landfills along the Raritan River will constrain extension of a proposed riverfront park to the west until sites are remediated and/or properly closed. Efforts should be made to expedite landfill closure.
- Transit improvements should be investigated to make the Center accessible from New Brunswick, Perth Amboy, and from the Bayshore communities of Monmouth County. A transit link should be provided between Raritan Center, the NJ Transit Coast line (Perth Amboy) and the NJ Transit mainline (Metropark or Metuchen).

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

**New Jersey State Development & Redevelopment Plan:**

The Pennval Road 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, 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' include:

- 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.

## **Economic Growth Strategy for the State of New Jersey 2007**

The State of New Jersey released, under direction from Governor Corzine, published a report that outlines steps the State will take to create an environment more conducive to economic growth, innovation, and prosperity, and provide well-paying jobs for New Jersey residents.

The report has six priorities:

1. Market New Jersey for economic growth by partnering with the state's businesses and helping them to grow and prosper;
2. Develop a world-class workforce by assisting the state's students and job seekers to obtain the skills and education needed in a competitive global economy;
3. Promote sustainable growth with a particular emphasis on the state's cities and make strategic infrastructure investments to support economic growth while protecting the environment;
4. Nurture the development of new technologies, and ensure that the state continues to be a leader in innovation;
5. Encourage entrepreneurship and the growth of small, minority-owned, and women-owned businesses; and
6. Enhance the global competitiveness of New Jersey's businesses.

The State has an overarching goal of increasing the number of well-paying jobs throughout the state by targeting on industries and sectors that are likely to benefit from state investment and that create sustainable above-average wage job growth for the state's residents. The strategy will focus on encouraging the growth of:

1. Small and medium-sized businesses
2. Jobs that pay above-median salaries and provide health benefits
3. Industry sectors that are currently concentrated in the state
4. Industry sectors that are expected to grow nationally and internationally over the next 10 years.

In particular, the report recommends a number of steps that are consistent with the goals of this plan. For example, the report encourages the redevelopment of brownfields in the State, and attracts and grows renewable energy businesses and make New Jersey a thriving center of this industry. The report also recommends that the Edison Innovation Fund be utilized to provide support to colleges and universities, and companies to help them develop the commercial potential of research, accelerate the commercialization of technology and strengthen university collaboration.

## **Energy Master Plan**

The State of New Jersey has also acknowledged that energy plays a vital role in the economic and environmental health of New Jersey, and that the failure to address the reliability, cost, and environmental impacts of energy can have a negative impact on the New Jersey economy. In response, an Energy Master Plan has been adopted to serve as a road map toward a future where energy supply is reliable, affordable, and environmentally responsible. The draft report identifies four challenges to the State's economic and environmental health, are as follows:

- 1) Growth in the supply of electricity has not been keeping up with the growth in demand
- 2) The price of energy has increased substantially over the past few years, and this trend is expected to continue
- 3) Without action, New Jersey's contribution to global warming and other pollutants will continue to increase
- 4) The State has much less authority over the supply and price of electricity than it used to

The energy master plan predicts that if nothing is done to address these challenges, electricity consumption will increase along with its cost. At the same time, greenhouse emissions produced as a result of this increased consumption will also increase, damaging the economic and environmental health of the State. The Energy Master Plan recommends a number of actions that seek to use energy more efficiently, reduce the growth in the need for energy and produce more clean energy locally. The plan lays out a number of goals that address the challenges

- 1) Maximize energy conservation and energy efficiency, including increasing energy efficiency in new and existing buildings
- 2) Reduce peak electricity demand
- 3) Meet 22.5% of the State's electricity needs from renewable sources
- 4) Develop new low carbon emitting, efficient power plants to help close the gap between the supply and demand of electricity
- 5) Invest in innovative clean energy technologies and businesses to stimulate the industry's growth in New Jersey.

The Energy Master Plan recommends that, consistent with the Economic Growth Strategy for the State of New Jersey 2007, to build upon the State's commitment to the expansion and creation of clean energy solutions, by expanding the Edison Innovation Fund to invest in innovative clean energy technologies including both energy efficiency and renewable energy manufacturing businesses, and to develop a "green Collar" jobs program to ensure that sufficient numbers of New Jersey workers have the skills demanded by the clean energy industry. Redevelopment of the Area as a clean energy/construction technology incubator is consistent with the goals and objectives of the State Economic Growth Strategies and the draft Energy Master Plan.

## **FUNDING**

### **State Commission on Science and Technology**

In New Jersey, there is significant governmental support for the establishment of technological economic development and job growth in New Jersey. The State Commission on Science and Technology works to create technology jobs, bringing innovation to the marketplace and promotes the collaboration between universities and companies. The Commission currently supports twelve (12) technology business incubators throughout the state. These incubators provide a professional business environment, administrative support and significant networking opportunities within the entrepreneurial community. (NJ Commission on Science and Technology) The types of incubators operating in New Jersey are wide ranging in their focus and scope. For example, The Food Innovation Center, hosted by Rutgers University, assists in the growth and development of startup food companies and existing small companies, where new product prototypes are tested and evaluated, from concept to commercialization. Another example is the Technology Center of New Jersey, which has been specifically designed to meet the needs of emerging research and development companies in the biosciences, micro electronics, advanced materials and communications technologies industries.

The New Jersey Commission on Science and Technology provides funding for technology and business incubators, including the Edison Innovation R&D Fund, which was launched as an element of Governor Corzine's Economic Growth Strategy. The Edison Innovation Fund seeks to create, sustain, and grow technology and life sciences businesses that will lead to well-paying job opportunities for all New Jersey residents. The Edison Innovation supports university research and development in the growth of industries vital to the State's economy, including life sciences, stem cell research, clean energy, and information and communication technologies. The Commission of Science and Technology also provides funding Incubator Seed Fund Grant Program, which provides seed money for businesses located within one of the twelve incubators. The Commission also funds feasibility studies for groups interested in creating a new incubator.

### **New Jersey Board of Public Utilities**

The New Jersey Board of Public Utilities (BPU) Office of Clean Energy has a number of programs that fund the development of renewable energy in the State. Recently, the Office of Clean Energy has partnered with the New Jersey Economic Development Authority (EDA) to provide grants for the development of businesses, technologies, services, and market infrastructure in support of furthering a thriving renewable energy industry in the State of New Jersey. The Renewable Energy Business Venture Assistance Program (REBVAP) funds the research,

development, deployment, and seed funding and commercialization activities to advance Class 1 Renewable Energy development in New Jersey. "Class 1 Renewable Energy" includes photovoltaics, wind energy, renewable fueled fuel cells, and sustainably harvested biomass technologies. The program also includes a "demonstration grant program" and will be available in the form of grants for applicants with development, deployment, and demonstration projects with renewable energy products and systems. The maximum amount any one company can receive is up to \$500,000.

## **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 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 Redeveloper**

The Redevelopment Agency 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 Agency will negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper(s) by the Redevelopment Agency 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 user(s) 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 all required improvements are completed, unless the prior written consent of the Redevelopment Agency has been obtained.
5. The consent of the Township of Woodbridge and the Redevelopment Agency 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 Agency or by 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 Agency 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 Township of Woodbridge or its designated Redevelopment Agency reserves the right to terminate any Redevelopment Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

**Development Review**

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In addition to any requirements of the Agency, major 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.

The Planning Board shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various phases of the project in compliance with the requirements of law and planning approvals.

**Duration of Redevelopment Plan**

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. 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, 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.

**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.

**RELOCATION PLAN**

It is anticipated that the designated redevelopers will address any relocation needs through acquisition of parcels. The Township of Woodbridge, however, will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office, which will assist in any relocation of persons, businesses or other entities. Further, the Township of Woodbridge and the surrounding area contain sufficient land and buildings which would be appropriate for relocation of existing businesses from the Redevelopment Area. If relocation is not directly caused by the Redevelopment Plan, the Township assumes no responsibility for relocation of businesses.

**AFFORDABLE HOUSING**

At a minimum, any development shall address its affordable housing obligation generated by the project in accordance with COAH regulations.