

**TOWNSHIP OF HAMILTON
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE

No. **21-001**

1ST READING January 5, 2021

DATE TO MAYOR _____

2ND READING & PUBLIC HEARING **Feb. 2, 2021**

DATE RESUBMITTED TO COUNCIL _____

WITHDRAWN _____ LOST _____

DATE EFFECTIVE _____

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

TOWNSHIP ATTORNEY

TITLE

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. FOR BLOCK 1602, LOT 2 IN THE TOWNSHIP (COMMONLY KNOWN AS THE FORMER CONGOLEUM SITE)

Whereas by Resolution No. 04-048 of the Township Council adopted January 6, 2004, the Township designated the area consisting of Block 1505, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13; Block 1508, Lots 2, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30; Block 1517, Lots 1, 2 & 3; Block 1518, Lots 1, 2, 3, 4, 5, 6, 6.01, 7, 8 & 9; Block 1580, Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9; Block 1581, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19.01, 19.02, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29; Block 1588, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15; Block 1589, Lots 1, 10, 12, 33, 34, 46, 47, 48, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193 & 194; Block 1602, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12; Block 1632, Lots 1, 2, 3, 4 & 5; Block 1633, Lot 1; Block 1634, Lots 1, 2 & 3; Block 1635, Lots 1 & 2; Block 1636, Lots 1, 2, 3, 4, 5 & 6; Block 1642, Lots 1, 2, 3, 4, 5 & 6; Block 1643, Lots 1, 2, 3, 4, 5 & 6; Block 1726, Lots 1, 2, 3 & 5; Block 1727, Lots 16, 17, 18, 19 & 20; Block 1730, Lots 2, 3 & 4; and Block 1758, Lots 1, 2, 3, 4 & 5 (collectively, the "Cyberdistrict Redevelopment Area") as an area in need of redevelopment under the Redevelopment Law; and

Whereas the Cyberdistrict Redevelopment Area includes properties located on portions of East State Street and East State Street Extension between the Trenton border and Interstate Route 295; Nottingham Way between Roberts Avenue and the Trenton border; Whitehead Road between East State Street and Sweet Briar Avenue; Ward Avenue between East State Street Extension to Greenwood Avenue; Nottingham Way between Ward Avenue and Klockner Avenue; Sloan Avenue between the rail line and Interstate Route 295; Princeton Avenue between Carlisle Avenue, Bucknell Avenue and the rail line; and Basin Road between Bucknell Avenue, the Assunpink Creek, the rail line and Interstate Route 295 in the Township; and

Whereas by Ordinance No. 04-004 of the Township Council adopted January 20, 2004, the Township adopted a redevelopment plan for the portion of the Cyberdistrict Redevelopment Area consisting of Block 1505, Lots 10 & 12 (former American Standard property); and Block 1518, Lots 5, 6, 6.01, 7, 8 & 9 (the Hamilton Train Station area) on the Township's tax map; and

Whereas by Resolution No. 20-338 adopted on May 19, 2020, the Council of the Township of Hamilton authorized the Township's Planning Board to prepare to prepare a redevelopment plan for the portion of the Cyberdistrict Redevelopment Area consisting of Block 1602, Lot 2 (the former Congoleum site) on the Township's tax map; and

Whereas, the Planning Board at its meeting on December 10, 2020 has reviewed the attached Redevelopment Plan and issued its report and recommendation to the Council regarding the adoption of the Redevelopment Plan for the area in need of redevelopment (Block 1602, Lot 2, commonly known as the former Congoleum Site).

Sloan Avenue Redevelopment Plan (Former Congoleum Site)

Block 1602, Lot 2



Hamilton Township, Mercer County, New Jersey

December 10, 2020

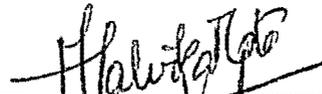
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The original of this document was signed and sealed in accordance with New Jersey Law.

Acknowledgements

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Pasquale Papero, Jr. , Council Vice President
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Nancy Phillips, Councilwoman
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 Appendix A: Resolution Designating the study area as an area in need of redevelopment

 Appendix B: Resolution Directing Township Planning Board to prepare Redevelopment Plan



1. INTRODUCTION

1.1 PURPOSE AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

The Redevelopment Area subject to the provisions of this Redevelopment Plan is Block 1602, Lot 2. This property known as 861 Sloan Avenue is a former industrial site, which currently contains a one-story former warehouse building.

The Township designated this area as an Area as an Area in Need of Redevelopment in 2004. The site was found to be deficient in setback and minimum coverage requirements of the Township's ordinance.

The Township in May 2020, directed the Township Planning Board to prepare a redevelopment plan for Block 1602 Lot 2.

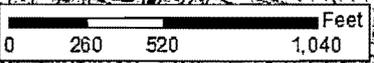
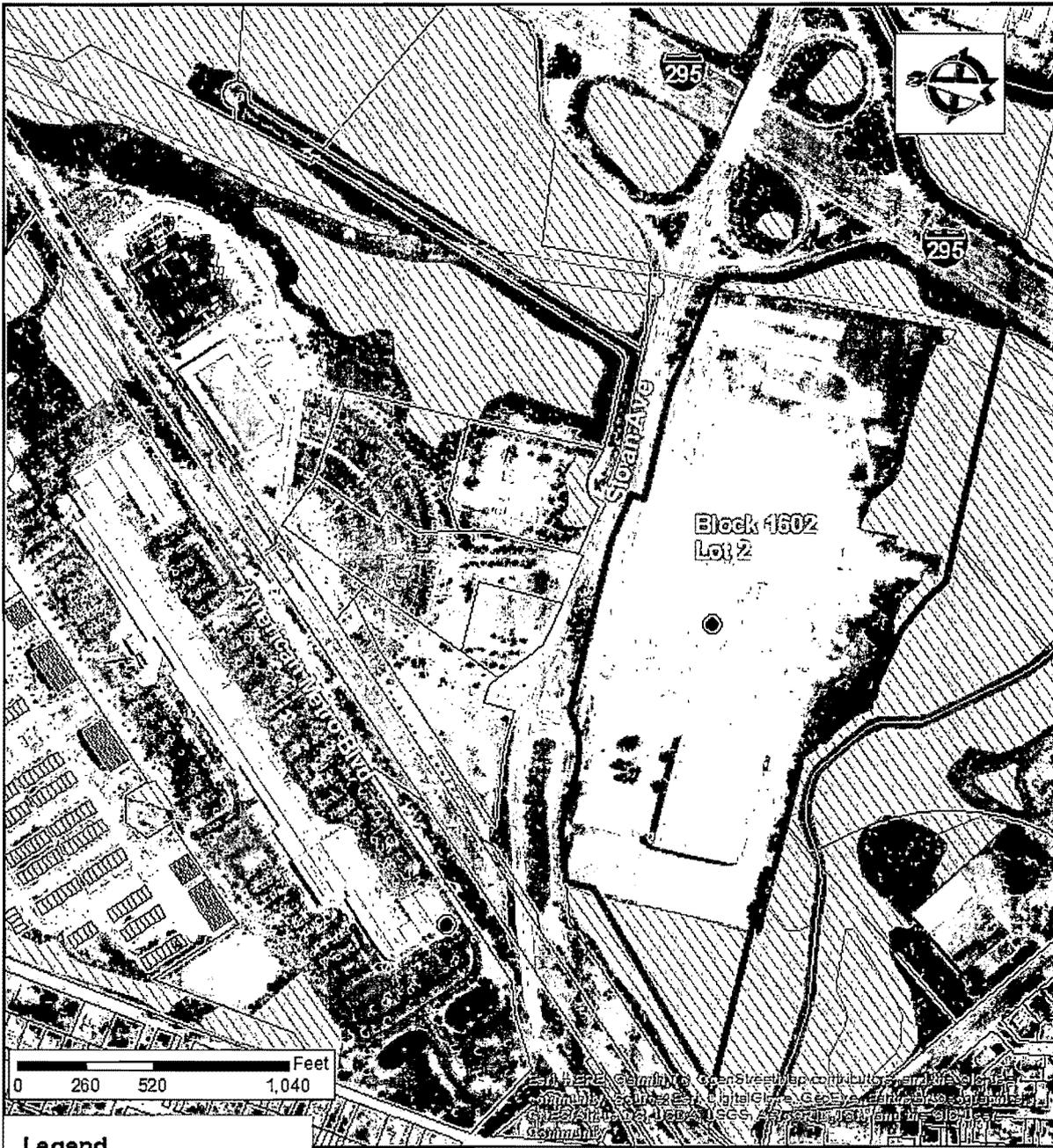
According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- a. Its relationship to definitive local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;
- b. Proposed land uses and building requirements in the project area;
- c. 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;
- d. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- e. Any significant relationship of the Redevelopment Plans to:
 - o The Master Plans of contiguous municipalities;
 - o The Master Plan of the County in which the municipality is located, and;
 - o The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act."
- f. Additionally, a redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and
- g. The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

1.2 PLAN OVERVIEW

This Redevelopment Plan proposes to create an area for mixed use development that will utilize the access to the NJ Transit Hamilton train station.

Hamilton- Sloan Ave Redevelopment Plan



- Legend**
- Redevelopment Area
 - 2020_Hamilton_Parcels
 - Known Contaminated Sites
 - Wetlands

Redevelopment Area
Hamilton Township, Mercer County

DATE: 08/23/2020



1.3 AREA BOUNDARIES AND LOCATIONAL CONTEXT

The Redevelopment Area is an irregular shaped lot with approximately 1,600 feet frontage on Sloan Avenue. The site is approximately 65.7 acre in size and is currently vacant with the exception of a one story warehouse building located towards the western portion of the site.

The site is constrained with wetlands located along its western, southern and eastern border. Further, Miry Run Creek is located to the south of the property with the Special Flood Hazard Zone surrounding the site. The Creek is not a Category 1 stream and the site is not located in a special flood hazard zone. A large portion of the site is located in Zone X- Area of minimal hazard, however some portion of the site along its eastern, southern and western portion is located in the 0.2% Annual chance Flood Hazard Zone.



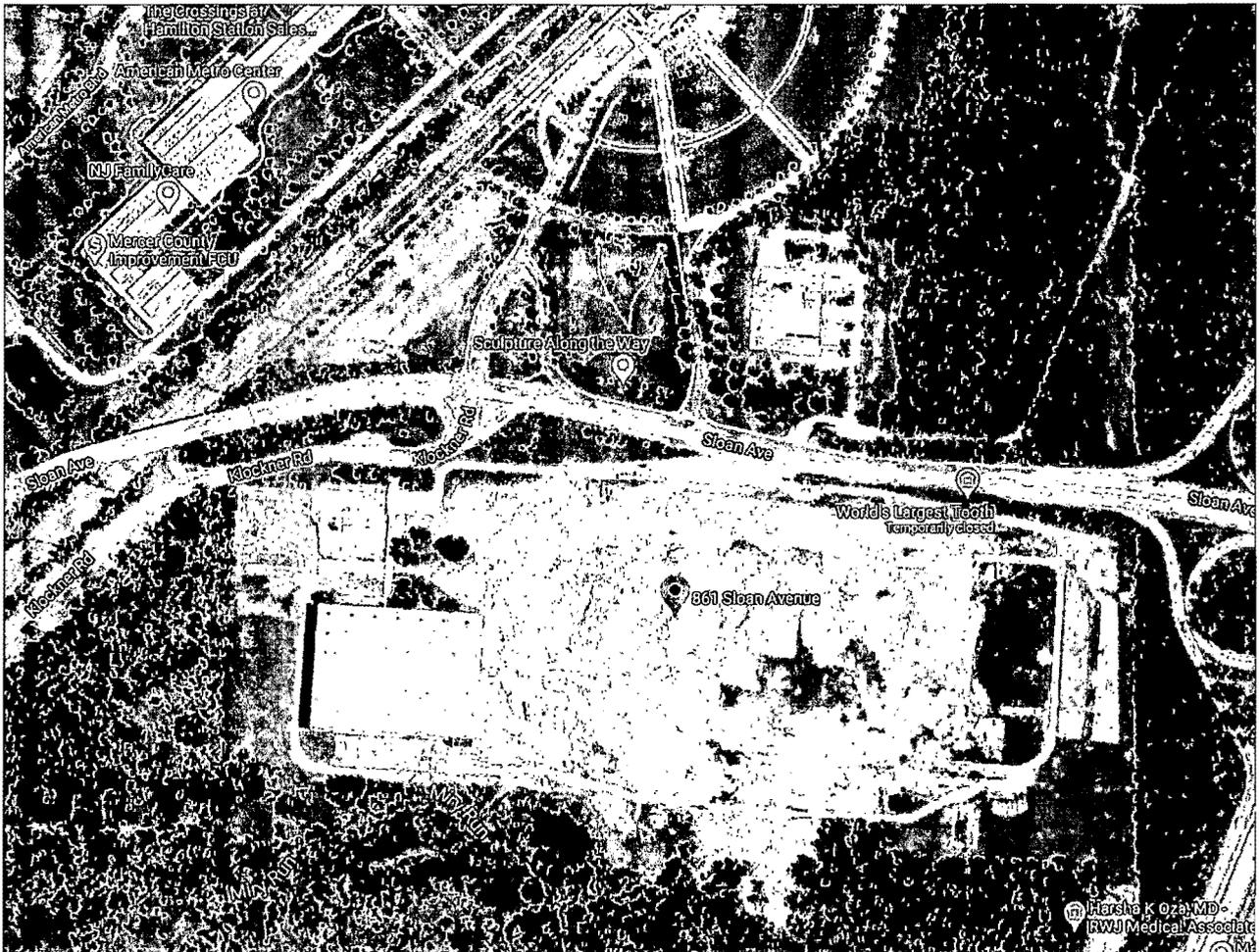
Flood Map Data
Source: Stateinfoservices.com

The site is also identified as an active known contaminated site on the State of New Jersey list of active remediation sites. The case tracking timeline is attached in the Appendix. The site is currently being remediated by the current property owner.

The site is located in the western portion of the Township, opposite the Hamilton New Jersey Transit Station to the south.

1.4 EXISTING CONDITIONS

The subject property is mostly vacant with a one story former warehouse building located along the western portion of the lot. The site is located opposite the NJ Transit Hamilton Train Station. This rectangular shaped lot is approximately 65.7 acres in size and was earlier developed with multiple warehouses, formerly known as the Congoleum Site. The site has approximately 1,600 feet of frontage on Sloan Avenue and 750 feet frontage on Klockner Road. The site is accessed from Sloan Avenue. The site is identified as a known contaminated site and wetlands are located to the rear of the property.



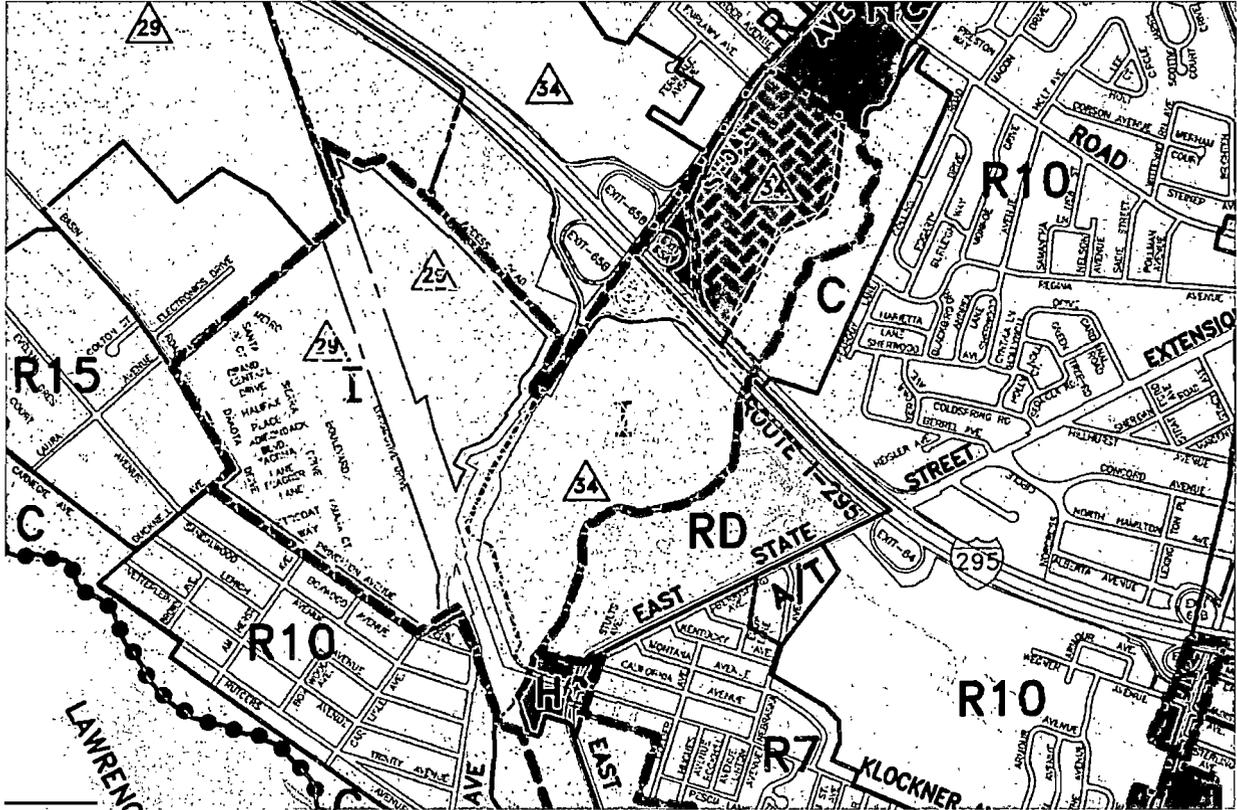
Aerial of Subject Site
Source: Google Maps

1.5 EXISTING ZONING

As shown in the clip of the Township's zoning map below, the entirety of the Redevelopment Area is currently entirely within the I Industrial Zone. The intent of this zone is to permit a full spectrum of industrially related uses, including warehouses and wholesale distribution centers but excluding activities which synthesize chemical products for direct industrial sale. The zone permits variety of uses including, office buildings, and variety of industrial uses including but not limited to fabrication of metal, paper and wood products, textile mill products, apparel and other finished products made from fabrics, leather products, blank books, loose-leaf binders, bookbinding and related work, manufacturing of electrical and electronic equipment and supplies, professional, scientific and controlling instruments, photographic and optical goods, watches and clocks, wholesale trade distribution centers, food industries, except rendering or refining of fats and oils, manufacturing of light machinery and equipment such as office and accounting machines, small machine parts and portable power tools, pharmaceutical products and manufacturing, industrial parks, service industries for the printing trade, fabricated metal products, freight forwarding, miscellaneous services incidental to transportation, such as packing and crafting, construction materials, hardware, plumbing and heating equipment and supplies, refrigeration and service industry machinery, machine shops and tool and die shops, buildings used exclusively by municipal, county, state or federal governments, automobile and small truck rentals, limousine services, recycling of wood and wood products, glass and concrete products, vehicle storage yards (taxis and buses), health and fitness centers, indoor recreation uses, art centers, adult day care, craft brewery, craft distillery and contractor's storage. All manufacturing, processing or industrial use permitted is permitted provided they meet the performance requirements of Hamilton Township and applicable State and Federal environmental standards.

Additionally, the site is also regulated by REO-5 Research, Engineering and Office Districts overlay zone. This overlay zone permits office, buildings used exclusively by federal, state, county or local municipal government, commercial printing facilities, computer and data processing services, medical and dental laboratories, research and engineering activities, adult day care, farms and assisted living, memory care, senior independent living.

HAMILTON - Sloan Avenue Redevelopment Plan



The zone permits minimum lot size of approximately 3 acres, with maximum impervious coverage of 50%. The zone further permits a maximum Floor Area Ratio (FAR) of 0.25.

Additionally, the site is located within the Sloane Avenue/Quakerbridge Road Transportation improvement district. The Transportation Improvement Districts (TIDs) have been created to help mitigate the cost of improvements at problematic areas. The idea is to provide a local structure, which coordinates federal, state and local resources in planning and improving the existing road system in the geographic area.

2. VISION, GOALS AND OBJECTIVES

2.1 VISION

This Redevelopment Plan provides for the transformation of this underutilized parcel to be an economically and social productive property, creating a landmark destination place for the Township of Hamilton due to its close proximity to the NJ Transit train station. The vision is to create a sense of place that would permit several types of uses including commercial, commercial recreation, residential and mixed use that would attract not only the Township residents but create an regional identity for the Township of Hamilton. The idea is to develop this property with uses, that would enhance and support other uses in and around the site including Grounds for Sculpture.

2.2 GOALS AND OBJECTIVES

The goals of this Redevelopment Plan are as follows:

- Promote a mix of residential and commercial businesses to create a destination and sense of place for the Township of Hamilton;
- Permit mix of land uses that shall create a live, work and play environment;
- Create a center that represents a unique, attractive and memorable destination for visitors and residents;
- To take advantage of the Area's proximity to the New Jersey Transit station;
- To create a synergy between the residential neighborhoods in the region and the various commercial businesses that serve them;
- To redevelop the area with new high quality, higher density mixed use development that will tie into this area transitional land use with surrounding residential and commercial uses;
- Encourage pedestrian oriented development at densities and intensities that will help promote transit usage, interconnected uses and businesses
- Encourage the type of development that would support and enhance surrounding businesses and create additional variety of commercial and residential uses from the Township.

3. LAND USE PLAN

This chapter contains the land use regulations that will apply only to development to be contained on lands located within this Redevelopment Area, and within the Boundaries of the map found in Appendix A.

3.1 RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The standards contained within this Redevelopment Plan shall serve as an overlay on the Township's existing regulations. This Plan provides an additional set of permitted uses, bulk standards, and associated design standards that are intended to provide regulations for a new planned development for the redevelopment area. The I district standards shall remain in place as the underlying zoning of the area. Any application for development shall be permitted to develop under either the standards found within this Plan, or the I district standards found within Chapter 550 of the Township Code.

Wherever no specific standards are enumerated within this Redevelopment Plan, the regulations found with the Hamilton Township Code shall apply.

Any application for development within the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Township Code.

No deviations from the standards found within this Plan may be granted which would result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that would result in a "d" variance pursuant to N.J.S.A. 40:55D-70.d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment. The Planning Board is permitted to grant deviations from the standards of this Redevelopment Plan which would result in a "c" variance pursuant to N.J.S.A. 40:55D-70.c et seq., to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval, to the same extent that the Planning Board may do so under normal subdivision or site plan review procedures. Any exceptions or waivers granted shall be reasonable within the general intent and purposes of the provisions for site plan review and/or subdivision approval within this Plan. 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 this Redevelopment Plan.

Final adoption of this Redevelopment Plan by the Township governing body shall be considered an amendment to the Township of Hamilton Land Use and Development Regulations Ordinance, and Zoning Map.

3.2 DEFINITIONS

Unless otherwise provided, all words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section of the Township's Code, as set forth in §550-7 of the Land Use Ordinance.

Word Usage:

1. Words used in the present tense include the singular number as well as the plural.
2. The word "parcel" includes the words "lot" and "plot."
3. The phrase "used" includes "arranged," "designated," "intended," "constructed," "altered," "maintained," "occupied," "converted," "rented," "leased," or "intended to be used."
4. The term "such as," where used herein, shall be considered as introducing a typical or illustrative rather than an entirely exclusive or inclusive designation of permitted or prohibited uses, activities, establishments or structures.
5. "Shall" and "will" are mandatory.
6. "May" and "should" are permissive.
7. The word "person" includes an individual, corporation, partnership or any other legal entity.
8. Either gender shall include the other.
9. The word "includes" or "including" shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character.
10. Any word or term not defined or referenced within this Plan shall be used with a meaning of standard usage as defined in Webster's New International Dictionary of the English Language, unabridged and latest edition.
11. Whenever a term is used in this Section which is not defined, but which term is defined in the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), such term is intended to have the meaning as defined in the Municipal Land Use Law.

3.3 ZONING STANDARDS

The following standards are treated as zoning standards and requirements for the redevelopment area. Any deviations from these requirements are treated as a condition requiring a variance, and shall follow the procedures noted above regarding 'c' and 'd' variances, respectively.

3.3.1 Land Use Districts

Below are the land use standards that shall apply to all development within the Redevelopment Area.

A. Permitted Uses:

Residential

1. Townhouses and/or stacked townhouses
2. Multifamily units above commercial uses
3. Live/work units
4. Artists Lofts

5. Multifamily dwellings
6. Hotels/conference centers
7. Senior Housing including assisted living/ memory care/independent/active adult units.

Retail Goods and Services

1. Retail and commercial merchandise and service establishments
2. Business, corporate and professional offices
3. Health clubs, gymnasiums and spas
4. Large format retail establishments

Institutional Uses

1. Libraries
2. Municipal and other governmental offices
3. Medical offices and health care facility and services
4. Educational services and facilities
5. Business incubators/co-working office spaces

Food and Lodging Establishments

1. Restaurants and other establishments serving food and beverage to the general public such as restaurant, café, delicatessen, tavern, retail, bakery, confectionary or ice cream shop, all potentially including outdoor dining.
2. Hotels and extended stay establishments provided they are not used as single room occupancies, transient or resident hotels, or boarding houses that allow occupancy for more than 45 days.

Experiential Retail

1. Indoor/Outdoor Recreation Areas
2. Microbreweries with beer gardens
3. Distilleries, wine bars and bars
4. Sports and entertainment use
5. Public parks and plazas
6. Movie theatres
7. Concert/movie venues
8. Banquet halls and special event spaces
9. Arcades and gaming stores

B. Permitted Temporary Uses

Temporary uses in Redevelopment Area are subject to Township's land use development ordinance or as otherwise provided by the Township Council on a case by case basis. Temporary uses include, but are not limited to:

1. Street vendors in commercial areas; including food trucks
2. Farmer's market
3. Seasonal outdoor retail sales
4. Outdoor arts and crafts show, antique shows, flea markets or group activities within outdoor gathering areas and parking areas.
5. Outdoor entertainment such as music, concerts and performing groups in commercial areas.
6. Community sponsored events.
7. Outdoor and indoor movie showing in commercial areas.
8. Charitable sporting events
9. Temporary Art Exhibits

C. Permitted Accessory Uses

Accessory uses and structures that are customarily incidental and subordinate to and located on the same lot as a principal permitted uses are permitted. Accessory uses include but are not limited to:

1. Off street parking
2. Parking garages
3. Public sculpture
4. Trash enclosures
5. Outdoor seating areas
6. Street furniture
7. Fences
8. Signs
9. Utilities
10. Electric car charging stations
11. Rooftop seating and dining areas
12. Community gardens.
13. Rooftop solar arrays.

3.3.2 Bulk Standards

Area, Yard, and Bulk Requirements

Building Type	Setback			Height
	Front	Side – one/both	Rear	
Townhomes	20 feet	5 feet / not required	15 feet	3.5 sty / 50 feet
Stacked Townhouses	20 feet	5 feet / not required	15 feet	4 sty / 60 feet
Live/Work Units	20 feet	5 feet / not required	15 feet	2.5 sty / 35 feet
Senior Housing/Active Adult	20 feet	5 feet / not required	20 feet	4 sty / 60 feet
Multi-Family	20 feet	20 feet	20 feet	4 sty / 60 feet
Office	30 feet	20 feet	20 feet	5 sty / 75 feet
Retail	30 feet	20 feet	20 feet	3 sty / 50 feet
Mixed Use with Ground Floor retail	30 feet	20 feet	20 feet	4 sty / 60 feet
Hotel	30 feet	20 feet	20 feet	5 sty / 75 feet

Setback requirement shall be applicable from property line and/or interior development street. It is desirable that the permitted residential use such as Townhouses and stacked townhouses be located to the rear of the property while, mixed use, retail and office space be located to the front of the property along Sloane Avenue.

3.3.3 Additional standards

- A. Impervious Coverage: Maximum permitted impervious coverage in the Redevelopment Area is 75%
- B. Open Space: A minimum of 20% of the overall redevelopment area is to be open space.
- C. Density: Overall, residential density for the entire Redevelopment area shall not exceed 16 du/units. The total density shall not include hotel rooms.
- D. F.A.R.: Overall, Floor Area Ratio for all non-residential use (excluding hotels) shall not exceed 0.15.
- E. The maximum number of hotel rooms shall not exceed 125 rooms.
- F. A minimum buffer width of 25 feet is required between all non-residential uses and residentially developed property. This shall not be applicable to mixed-use buildings.
- G. Affordable Housing Obligations
 - 1. Affordable Housing is required in accordance with the Township's affordable housing ordinance, found at § 550-166 of the Land Use Ordinance of the Township Code.
 - 2. All proposed non-residential development shall provide for the payment of all development fees in accordance with Township Land Use Ordinance at § 550-167 E.

3. Overall affordable housing obligation for residential development is 20% of the total number of for-sale units and 15% of total number of for-rent units. All affordable units shall be provided on site.
4. Income Distribution
 - a. At least 13% of the affordable units shall be set aside for very-low income households earning 30% or less of the area median income.
 - b. At least 37% of the affordable dwelling units shall be set aside for low-income households earning 50% or less of the area median income.
 - c. No more than 50% of the affordable dwelling units may be set aside for moderate income households earning between 50% and 80% of the area median income.
 - d. Where there is an odd number of affordable housing units, the extra unit shall be a low income unit.
5. Bedroom Distribution
 - a. A maximum of 20% of the affordable units may be 1-bedroom or efficiency/studio units.
 - b. A minimum of 30% of the affordable units must be 2-bedroom units.
 - c. A minimum of 20% of the affordable dwelling units must be 3 bedroom units.
 - d. The remainder of the affordable units may be either 2 bedroom or 3 bedroom at the developer's discretion.
6. In each development that includes affordable housing, thirteen percent (13%) of the restricted units overall shall be very-low-income units, and these very-low-income units may be counted toward the fifty percent (50%) low-income requirement. The very-low-income units shall be provided as follows: in developments that produce one (1) very-low-income unit, the very-low-income unit shall be a two- or three-bedroom unit; in developments that produce two (2) very-low-income units, no more than one (1) of the very-low-income units may be a one-bedroom unit; and in developments that produce three (3) or more very-low-income units, an equal number of very-low-income units shall be provided within each bedroom distribution, and any additional very-low-income units shall be two- or three-bedroom unit.

4. DESIGN STANDARDS

The following regulations are treated as design requirements and standards. Any deviation from the following standards would require a waiver or exception pursuant to N.J.S.A. 40:55D-51.

4.1 PARKING AND CIRCULATION

Any application for subdivision or site plan approval submitted by a Redeveloper shall include a detailed Traffic Analysis and/or Study, which shall address the potential impacts that may occur from the proposed uses on the existing roadway network. Such impacts to be addressed in the analysis or study shall include stress on the roadway itself, impacts on existing intersections, reduction to level of service to access points or intersections, circulation patterns on-site for tractor trailers and normal sized vehicles and how they will interact with existing Township right-of-ways. If any impacts are identified via said Traffic Study and/or analysis, the need for off-site improvements of which the redeveloper shall either be required to construct and/or pay a fair-share, pro-rata portion, should be identified. In addition, the report shall address pedestrian circulation throughout the site, the need for pedestrian safety at vehicular and pedestrian conflict areas, and the adequacy of parking and loading.

The design of any development shall incorporate the following:

A. Parking and Loading Standards

1. No additional parking is required for any project that is a permitted use in this Redevelopment Area. Any application for development shall demonstrate that adequate parking is available within the Redevelopment area, either through the surface parking lots or the existing parking garages.
2. Residential parking spaces are provided per RSIS standards.
3. Non-residential parking are provided per § 550-119.
4. Parking stalls shall have a minimum dimension of 9 feet in width and 20 feet in depth.
5. All off-street parking areas are set back a minimum of 10 feet from any building.
6. All off street parking shall be setback 10 feet from property line and 25 feet from property line along Sloane Avenue.
7. On-street parallel parking spaces shall have a minimum width of 8 feet, and a minimum length of 22 feet.
8. Bicycle parking is to be provided for every residential development, and near the primary entrance of any commercial building that will serve as a principal structure.
9. Car share and bike share parking are encouraged.
10. 1 Electric Vehicle (EV) charging station parking space per 50 parking spaces is to be provided and 1 additional space for every fraction thereon. These EV space shall comply with all parking standards.
11. Off Street loading standards are provided per § 550-119.

B. Circulation Standards

1. Driveways and drive aisles that allow for two-way traffic shall have a minimum width of 25 feet.
2. Driveways or drive aisles that are designed for one way traffic shall have a minimum width of 12 feet.
3. Conflicts between pedestrians and vehicles should be minimized to the extent possible via marked crosswalks or a change in material within the roadway.
4. Sidewalks with a minimum width of 5 feet are provided along all street frontages.
5. Sidewalks or pedestrian walkways with a minimum width of 4 feet shall be provided along all internal driveways, and connecting any off-street parking areas to primary building entrances, and to any outdoor recreation spaces.
6. Stop bars are to be provided at all intersections and at end of all drive aisles.

4.2 BUILDING DESIGN STANDARDS

A. Building Types

The following are the building types envisioned for this Redevelopment Area:

1. Townhomes/Stacked Townhouses: Townhouses shall be arranged to face the street if possible. Roofs may be gabled, hip or flat. Each townhome will have a defined entry.
2. Multi-family development: Multifamily development will follow a building form that creates a pedestrian scale first floor by keeping building form close to the sidewalk, providing transparency where possible and providing breaks in the façade.
3. Live/work: Live/work building types include living units with an attached work space, whether shared in common with other dwelling units as a “common element” of the building or used exclusively by the occupant of the dwelling unit. Live/work unit individual dwelling space shall not exceed more than 900 square feet.
4. Office: A mix of office uses and sizes is permitted and encouraged. The office spaces may include single or multi-tenant buildings or office mixed with street level retail. Office buildings shall be on par with other building within the redevelopment area in terms of height, setback from the public sidewalk and architectural styling.
5. Buildings shall be designed so that front façade has architectural breaks resembling individual storefronts. Street level facades must contain at least 50% of storefront area.
6. Mixed Use Retail/Office: Mixed Use buildings shall be built with minimal setback to establish a streetscape. In a multi-tenant building, each shop will have its own storefronts. The storefronts may either have identical designed or varied designs to express the different businesses.

50% to 70% of the street level facades shall consist of storefronts in order to create a walkable, pedestrian friendly streetscape. All buildings are required to have entrances from the sidewalk. All new sidewalks should extend from the building façade to the curb for the purpose of enabling pedestrian movement and encouraging outdoor eating and gathering spaces.

7. **Mixed Use Multi Family:** Mixed Use multi-family buildings shall contain street level retail and residential apartments on the upper floors. Different architectural elements shall be used to differentiate the retail and residential portions. Buildings with multi-family uses above retail uses should be oriented towards public open spaces, whenever possible.
8. **Hotels:** Hotels shall include architectural styles and elements that are consistent with the remainder of redevelopment area. The building entrance should be oriented towards public open spaces and plazas wherever possible.

B. Overall Design Standards:

1. Buildings shall be designed to complement and enhance the context of the entire redevelopment area.
2. Large blank or featureless walls shall be avoided.
3. Primary exterior building materials shall be wood, brick stone, stucco, metal glass or other similar durable materials. Aluminum siding, vinyl siding, artificial stone and brick veneer less than 2 inches shall be prohibited.
4. Any building façade which will be visible from the Public ROW as well as interior development street and will have a horizontal width of greater than 80 feet, shall be designed to be separated into vertical segments.
5. No building façade which is visible from the Public ROW as well as interior development street shall have an uninterrupted horizontal width of greater than 50 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided. This step-back or projection must have a minimum height of 15 feet.
6. For commercial buildings, a minimum of 50 percent of any façade that is visible from the Public ROW as well as interior Public Street shall be dedicated to glazing in the form of windows, doors, or other fenestration.
7. Buildings with pitched roofs shall have eaves that overhang the building face by a minimum of 12 inches.
8. Buildings with flat roofs shall incorporate a decorative cornice along the top of the front façade of the building. This cornice shall project at minimum and average of 8 inches from the face of the building.
9. All mechanical equipment and rooftop appurtenances shall be screened from public view.

4.3 SITE DESIGN STANDARDS

1. The redevelopment area and its surrounding sites unique features should be considered.
2. Additional design features, such as street furniture, art sculptures, fountains or other such features to enhance streetscape, may be incorporated. All pedestrian crossings shall utilize easily recognizable materials and colors to distinguish vehicular and pedestrian flow. All new sidewalks should be wide enough to contain street trees, spaced an average of 30 to 40 feet consistent with overall landscape plan. To encourage visibility of storefronts, trees should have light foliage and not bear fruit.

4.4 LANDSCAPING AND LIGHTING DESIGN STANDARDS

1. All lands not used for buildings, parking, circulation, or utilities, shall be attractively landscaped or designed for use as a public plaza or courtyard.
2. Deciduous shade trees shall be planted along all street frontages and all internal driveways, spaced on average 40 feet on center.
3. Shade trees serving as street trees shall be located in a landscape strip of at least 4 feet in width, between the curb and sidewalk. At least 100 square feet of space shall be provided for root development per tree, or in the alternative, structural topsoil can be used under impervious surfaces to permit root development of the same square feet or more
4. Off-street parking areas shall be required to provide a minimum of one deciduous shade tree for every 10 parking spaces. Shade trees shall be provided within curbed planting islands, or within 5 feet of the perimeter of the parking lot.
5. A minimum of 10 percent of any parking area shall be devoted to landscaping.
6. Deciduous shade trees shall be a minimum caliper of 2.5 inches at the time of planting.
7. Evergreen trees shall have a minimum height of 6 feet at the time of planting.
8. Any dumpster, recycling or trash storage bin shall be located within an enclosed facility which is screened from view by a combination of an opaque fence and landscaping.
9. No dumpster, recycling or garbage enclosures shall be located within a front yard area.
10. If trash compactors are used, they shall be located in the side and/or rear yard only.
11. Source separation or recycling plan to be provided per §550-134
12. Fences in any front yard area shall have a maximum height of 4 feet and shall be at minimum 50 percent visually open.
13. Fences in any other yard shall have a maximum height of 6 feet. Fences and wall shall be provided per §50-114
14. No chain link fences shall be permitted.
15. All lighting shall be designed to be consistent in character and style with the overall development project.
16. Lighting should be designed to provide for safety on-site while minimizing any spillover onto adjacent properties.
17. Low-pressure sodium light fixtures shall not be permitted.
18. Lighting for buildings and parking areas shall be provided in accordance with §550-115 of the Township Code.

4.5 SIGNAGE STANDARDS

1. All signs within the Redevelopment Area shall conform to Chapter §150.124 of the Township Land Use Ordinance, unless otherwise noted herein.
2. Residential development projects may be permitted a maximum of two development identification sign along its frontage on Sloan Avenue. Such signs shall not exceed 60 square feet with a maximum height of 10 feet. Such sign shall be setback a minimum of 15 feet from

Sloane Avenue. Signs may not be illuminated but shall not be flashing type. Base of the signs shall be heavily planted with evergreen plantings of moderate height at maturity.

3. Commercial Development shall be permitted one (1) ground pylon sign along its frontage on Sloan Avenue. Ground sign shall not exceed 100 square feet, with maximum height of 20 feet and shall be setback a minimum of 15 feet. Signs may be illuminated but shall not be flashing type. The base of the signs shall be heavily planted with evergreen plantings of moderate height at maturity.
4. Wayfinding signs may be erected to identify and to provide directions to respective tenants. Signs shall be located on the site interior and shall not be intended for viewing from public roads. The maximum area of the sign shall be six feet. Signs shall conform to an overall theme and be consistent with the entire development. Signs may be illuminated but no flashing signs permitted.
5. Building mounted signs shall also be permitted on any residential project. A maximum of one building mounted façade sign per building shall be permitted.
6. Each building mounted façade sign on a residential project shall have a maximum sign area of 20 square feet.
7. Buildings with multiple commercial tenants shall be permitted one building or wall mounted sign per tenant. The total area of all signage shall be no greater than 5 percent of the ground floor façade area of the façade of the building to which they are affixed.
8. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.
9. Directional signs shall be no more than 2 square feet in size and shall be consistent with the theme of the site. They shall be setback so as not to constitute a hazard to travelling public, but shall be approved on site plan.

4.6 UTILITIES STANDARDS

1. A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.
2. Renewable energy resources (i.e. small wind energy system, solar energy system) are encouraged.

4.7 ON AND OFF-SITE IMPROVEMENTS

1. The extent of a redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Hamilton Township or the relevant external agency or authority.
2. All off tract improvements shall be applicable per section §550-256 H, due to site's location within the Sloane Avenue/ Quaker bridge Road Transportation Improvement District.

5. RELATIONSHIP TO OTHER PLANS

This section describes the consistency between the Redevelopment Plan and Hamilton Township's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to adjacent municipalities' Master Plans, Mercer County Master Plan, and the New Jersey State Development and Redevelopment Plan.

5.1 HAMILTON TOWNSHIP MASTER PLAN

Hamilton Township most recently adopted its Master Plan in June of 2011. Few of the main objectives in the plan relate to this redevelopment plan:

Goal 1: Promote a strong and sustainable economic development climate in order to provide employment, a positive tax base, convenience and quality public services and facilities for residents and businesses.

Objective: Promote infill development and redevelopment opportunities.

Objective: Promote tourism and recreation related to the Township's shopping dining and arts and culture issues.

Objective: Incentivize development and redevelopment on designated large vacant or underutilized sites by permitting mixed use.

Further, the Master Plan identifies Congoleum plant- the subject site to be designated as mixed use zone district and recommends development/redevelopment of the area. The Land Use Plan suggested the Sloan Avenue site to rezone to HC district.

5.2 PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located within Hamilton Township and is not within 200 feet of a municipal boundary. Therefore, this redevelopment plan will not impact the planning efforts of any adjacent municipalities.

5.3 MERCER COUNTY MASTER PLAN

The Mercer County Master Plan, adopted in 2010 and amended in 2016, identifies the following goals and objectives:

Balance Jobs and Housing

Increase employment opportunities

Land Uses to support transit.

Promote redevelopment

Direct growth to transit corridors and centers.

Overall this plan is consistent with the goals of the Mercer County Master Plan.

5.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Redevelopment Area, is located within Planning Area 1 (PA-1) of the State Development and Redevelopment Plan's policy map. PA-1, the Metropolitan Planning Area is intended to accommodate future growth areas of New Jersey. The Metropolitan Planning Areas are those where there is existing infrastructure to provide needed services for new development. Redevelopment is encouraged in PA-1. This plan is consistent with the goals of the State Plan for Suburban Planning Areas.

6. REDEVELOPMENT PLAN ACTIONS

6.1 OUTLINE OF PROPOSED ACTIONS

The redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

6.2 INVENTORY OF AFFORDABLE HOUSING

There are currently no housing units within the Redevelopment Area that are affordable to low or moderate income households, as defined by the Local Redevelopment and Housing Law (LHRL). It is not anticipated that any relocation assistance will be necessary for any existing affordable dwelling units as a result of the implementation of this Plan.

6.3 PROPERTIES TO BE ACQUIRED AND RELOCATION

Acquisition of privately-owned property and displacement or relocation of any residents or businesses within the Redevelopment Area will not be necessary to effectuate the Redevelopment Plan. As this is a non-condemnation Redevelopment Plan, the use of eminent domain to acquire private property is not permitted.

6.4 INFRASTRUCTURE

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment. Any necessary infrastructure improvements to service any redevelopment project within the Area shall be subject to a redeveloper's agreement.

6.5 OTHER ACTIONS

The Redeveloper's Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer, and stormwater service, as well as sidewalks, curbs, streetscape improvements, street lighting, and on- or off-site traffic controls and roadway improvements required as a result of the project.

6.6 AMENDMENT TO ZONING MAP AND DEVELOPMENT REGULATIONS

The Zoning Map referenced in the Township's Code is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area as depicted in the Redevelopment Area Boundary Map. Additionally, the listing of zoning districts in Hamilton Township Land Use Ordinance is hereby amended to include a reference to this Redevelopment Plan constituting such overlay zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall serve as an overlay district. The I District standards shall remain in place as the underlying zoning.

6.7 NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

6.8 DURATION OF THE PLAN

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

This Plan may be amended from time to time upon authorization of the Township Council and review of the Planning Board in accordance with the LRHL. If there is a designated Redeveloper, said Redeveloper shall pay these costs. If there is no Redeveloper, the appropriate agency shall be responsible for any and all such costs.

6.9 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification by Hamilton Township that the redevelopment has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate, unless terminated in accordance with the terms thereof.

6.10 SEVERABILITY

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

7. OTHER PROVISIONS

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

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for Hamilton Township. The Plan also complies with the goals and objectives of the Mercer County Master Plan, and the New Jersey State Development and Redevelopment Plan.

8.APPENDICES

Appendix A:

Resolution Designating the study area as an area in need of redevelopment