

RESOLUTION OF THE TOWNSHIP OF IRVINGTON, NJ

No. MC 16-0322-26

Date of Adoption MARCH 22, 2016

APPROVED AS TO FORM AND LEGALITY ON THE BASIS OF FACTS SET FORTH BY

[Signature]
Legislative Research Officer

PRESENTED BY COUNCIL MEMBER COX

SECONDED BY FREDERIC

RESOLUTION REFERRING THE SCATTERED SITES REDEVELOPMENT PLAN TO THE TOWNSHIP PLANNING BOARD FOR ITS REVIEW AND COMMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "LRHL") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, the Municipal Council on December 27, 2006 adopted Ordinance MC-3333- a redevelopment plan for the Scattered Sites Redevelopment Area and subsequently amended that Plan by Ordinance MC-3353 on October 3, 2007 and

WHEREAS, the LRHL authorizes municipalities to adopt amendments to a redevelopment plan for an "area in need of rehabilitation" pursuant to which redevelopment projects are to be undertaken; and

WHEREAS, in accordance with the provisions of *N.J.S.A. 40A:12A-7* the Township wishes to utilize the Planning Board's experience and expertise in evaluating the proposed redevelopment plan attached hereto as Exhibit A (the "Redevelopment Plan") to determine, among other things, its consistency with the Township's land use and redevelopment goals and objectives for the Scattered Sites Rehabilitation Area; and

WHEREAS, following the findings and recommendations of the Planning Board, with respect to the Redevelopment Plan, the Township Council shall give consideration to such findings and recommendations in accordance with the requirements of *N.J.S.A. 40A:12A-7*.

NOW THEREFORE, BE IT RESOLVED by the Irvington Township Council as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Council hereby authorizes and directs the Planning Board to review the proposed Redevelopment Plan and, as provided by *N.J.S.A. 40A:12A-7*, transmit a report containing its recommendations to the Township Council.
3. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.
4. This Resolution shall take effect immediately.

RECORD OF COUNCIL VOTE

X = Indicates Vote N.V. = No Vote A.B. = Absent

COUNCIL MEMBER	YES	NO	N.V.	A.B.	COUNCIL MEMBER	YES	NO	N.V.	A.B.
BURGESS, 1ST VICE PRESIDENT	X				JONES, 2ND VICEPRESIDENT	X			
COX	X				LYONS				X
HUDLEY	X				FREDERIC, PRESIDENT	X			
INMAN	X								

PRESIDENT OF COUNCIL *[Signature]* MUNICIPAL CLERK *[Signature]* DATE MARCH 22, 2016

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Municipal Council. In witness whereof I have hereunto set my hand and the Corporate Seal of the Township of Irvington.

MUNICIPAL CLERK *[Signature]*

DATE MAR 22 2016

ADMINISTRATOR ☐ ASSESSOR ☐ BLDG ☐ CFO ☐ COLLECTOR ☐ COURT ☐ ENGINEER ☐ FIRE ☒ HEALTH ☐ HOUSING ☐ INIC ☐ JUDGE ☐
LEGAL ☐ LIBR ☐ LICEN ☐ MAYOR ☐ OCDP ☐ PARKS ☐ PAYROLL ☐ PUBLIC SAFETY ☒ PUBLIC WORKS ☐ PURCHASING ☐ SEC ☒ PB/ZBA ☒
TRAFFIC ☐ ZONING ☒ OFF ☐ DLGS ☐ GNCD ☐ OTHER(S): _____

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON AMENDING THE REDEVELOPMENT PLAN FOR SCATTERED SITES DESIGNATED AS AREAS IN NEED OF REDEVELOPMENT

WHEREAS, The Municipal Council of the Township of Irvington designated 77 scattered sites as Areas in Need of Redevelopment on July 11, 2006; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40A:12A-4(a)(3) and 7, is empowered to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken as various parcels that are designated In Need of Redevelopment (the Scattered Sites), and pursuant to that authority the Governing Body has caused a Redevelopment Plan to be prepared for the Scattered Sites (the "Plan"); and

WHEREAS, the Planning Board, by memorandum dated _____ recommended that the Municipal Council adopt amendments to the Plan, and

WHEREAS, The Municipal Council hereby finds that it is appropriate for the Plan to be amended for the Scattered Sites being, among other things, substantially consistent with the Master Plan for the Township of Irvington as follows:

1. Add parcel Block 220, Lot 15.01 commonly known as 60-72 Howard Street to the list of parcels included in the Redevelopment Plan;
2. That the zoning map of the Redevelopment Plan shall be amended to indicate that the property identified as Block 220, Lot 15.01 shall be included in the B-4 Zone.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Irvington that the Plan, which is attached hereto is hereby adopted as the redevelopment plan for the Scattered Sites that were designated as Areas In Need of Redevelopment in the Township of Irvington

BE IT FURTHER ORDAINED THAT:

1. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall remain valid and effective.
2. All ordinances or parts of ordinances, if any, inconsistent with this Ordinance to the extent of such inconsistencies only, be and they are hereby revealed, and the zoning district map shall be amended to indicate the redevelopment area to which the redevelopment plan provides.

3. This Ordinance shall take effect at the time and in the manner as provided by law.

MAP 17

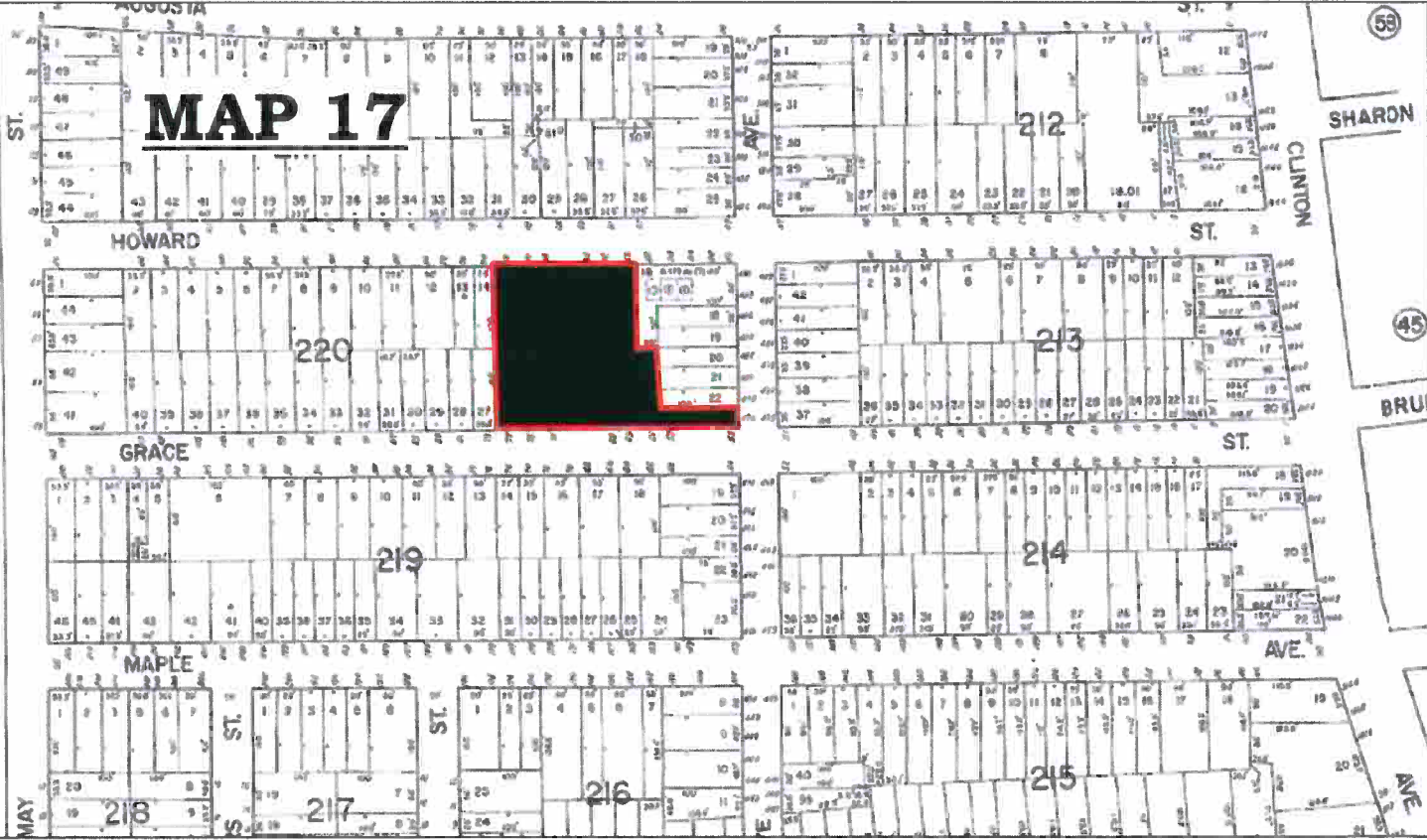
LOTS 89, 90 & 91
TOWNSHIP OF
SEVERTON

LOT 13 - EXCEPT
S & W PORTAGE
SECT

LOTS 15, 16 - EXCEPT
SECT

47

LOT 48 - EXCEPT
S & W PORTAGE
SECT



REDEVELOPMENT PLAN

SCATTERED SITES **~~Summer 2006 Program~~** **AREAS IN NEED OF REDEVELOPMENT**

Prepared by Township Staff
Department of Administration
Office of Community Development and Planning
~~May 22, 2007 Planning Board Review~~

3.	Maps 1 thru 16: Parcels that May be Acquired	After Page 35
4.	<u>Map 17: Parcels that Shall Not be Acquired</u>	<u>After Page 35</u>

implements the Master Plan with goals and objectives and a zoning scheme to guide development of these lands.

The Township will conduct a redevelopment strategy through this Plan as a priority undertaking. This strategy is targeting primarily the residential lands that have gone bad and creates this opportunity through specific zoning enhancements. The goals that this strategy will achieve are addressing critical needs facing the Township: to enhance the quality of residential life, to stimulate job formation, to create opportunities for existing business expansion and for new businesses to startup, and to make Irvington an amenity-filled place for visitors.

1.2 Redevelopment Goals and Objective

The general goals of this Redevelopment Plan are:

1. To transform vacant and underutilized lots and buildings into economically and socially productive uses; and
2. to limit opportunistic crime through encouraging development of defensible spaces

The objectives to achieve these goals of the redevelopment plan are to:

1. Establish land use and building requirements specific to the redevelopment area and that are sensitive to neighborhoods
2. Provide a economically diverse (affordable and market-rate housing) for existing and future residents of the neighborhood through redevelopment and rehabilitation projects, with recognition of the need for alternative housing for senior citizens to enable them to remain in neighborhoods;
3. Provide opportunities for neighborhood-scale commercial and neighborhood retail services by encouraging public-private partnerships;
4. Utilize high quality design standards in construction and rehabilitation of homes;
5. Provide infrastructure improvements to streets, curbs, sidewalks, and drainage;
6. Assemble underutilized, unproductive, undersized or shallow privately owned and Township owned lots to create redevelopment parcels suitable for building new/rehabilitated retail businesses, personal service businesses and residential uses.

1.4 Land Use and Bulk Requirements

This section describes the use and physical dimension requirements of land development targeting the scattered sites referenced in this Plan. Table 1 lists these properties. Maps 1 – 16 show the parcels locations.

1.4.1 Permitted and Conditional Uses

Redevelopment projects constructed on the properties, which are the subject of this Plan shall be developed in accordance with the permitted uses requirements in this Section.

Uses are defined for each of the scattered sites as listed below in the Land Use Schedule. Uses specified in Table 2 that are not permitted nor are conditional are not allowed under this Redevelopment Plan. The list of scattered sites includes the specific zoning designation, which overlays and may differ from the district designation of the underlying general zoning ordinance. In the case where this Plan superimposes a new zoning designation, the Plan's designation shall supercede the general zoning ordinance; otherwise, the general zoning ordinance remains the controlling standard.

LAND USE SCHEDULE

TABLE 2: RESIDENTIAL USES	R-1	R-2	R-3	R-4	R-5	CBD	B-1	B-2	B-3	B-4	B-5
One-family dwellings	P	P	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	P	P	-	-	-	-	-	-	-	-
Three-family dwellings	-	P	P	P	-	-	-	-	-	-	-
Four-family dwellings	-	-	-	P	P	-	C	C	C	-	-
Two-story garden apartments	-	-	P	P	C	C	-	-	-	-	-
Three-story garden apartments	-	-	P	P	P	C	-	-	-	-	-
Townhouses	-	-	-	P	P	C	-	-	-	-	-
High-rise apartments	-	-	-	-	P	P	C	C	C	C	C
Upper floor dwelling units over businesses	-	-	-	-	-	P	P	P	P	P	P
Boarding houses and rooming houses	-	-	-	-	-	C	C	C	C	C	C
Group homes	-	-	-	-	-	P	P	P	P	P	P

TABLE 3: BUSINESS USES	R-1	R-2	R-3	R-4	R-5	CBD	B-1	B-2	B-3	B-4	B-5
Adult Care Center	-	-	C	C	C	P	P	P	P	P	P

BUSINESS USES	B-1	B-2	B-3	B-4	B-5	CBD
Maximum Floor Area Ratio						
Ground floor only	0.60	n.a.	n.a.	n.a.	n.a.	0.75
Entire Building	2.40	<u>0.75</u>	<u>0.70</u>	<u>0.70</u>	<u>0.75</u>	2.25
Minimum Lot Area (square feet)	3,500	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	3,500
Maximum Impervious Coverage (percent)	80%	80%	75%	75%	70%	85%
Minimum Lot Width (feet)	30	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>	30
Minimum Yards (feet)						
Front	0	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>0</u>
Side (One/Both)	0/0	<u>10/25</u>	<u>10/25</u>	<u>10/25</u>	<u>10/25</u>	0/0
Rear	20	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	20
Maximum Stories	3	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	3
Maximum Building Height (feet)	45	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	45

INDUSTRIAL USES	M-1	M-2	M-3
Maximum Floor Area Ratio	0.40	0.50	0.60
Minimum Lot Area (square feet)	1 acre	1 acre	2 acres
Maximum Impervious Coverage (percent)	60%	75%	75%
Minimum Lot Width (feet)	150	150	200
Minimum Yards (feet)			
Front	25	25	40
Side (One/Both)	25/60	25/60	40/100
Rear	50	50	50
Maximum Stories	2	2	2
Maximum Building Height (feet)	35	35	35

Critical Design Element: Zero side-yard lot lines are encouraged where undersized lots are contiguous *and* are part of single development project provided walls are sound and fire proof and where parking can be provided in the rear lot.

Open space uses include parks, playgrounds, recreation fields, squares and plazas.

Well-designed, pedestrian-friendly buildings are encouraged as opposed to berms, fences, and walls when providing a transition along street frontages from business uses to the surrounding neighborhoods.

This transition area should contain some buildings that are vertically mixed in use.

In a mixed use building: retail uses must be placed at street level, office uses can be at street, rear or upper levels and residential uses must be placed in the rear or on the upper stories; reduce parking ratios.

Stand-alone live-work professional offices are included: signage per zoning ordinance; parking in rear and parking ratios per zoning ordinance

In a mixed use building: residential entrances should be raised above the sidewalk a minimum of 2 feet to reinforce a privacy zone and distinguish them from the commercial entrances.

Open space uses include parks, playgrounds, squares and plazas

Higher intensity buildings should not cast a shadow line on surrounding neighborhoods. To avoid this, buildings could be stepped back on their upper stories or designed in such a manner as to allow sunlight to pass through certain portions of the building.

Vegetative landscaping, walls, and fences should be provided around rear parking areas that abut residential development consistent with the zoning ordinance. Undisturbed natural areas that function as opaque screens are preferable to new plantings.

Critical Design Element: Block faces should have a length generally not exceeding 660 feet.

Mid-block and rear alleys should be utilized for access to parking, utilities, service and loading areas to minimize the number of driveways along the main pedestrian spaces.

surface available for advertising, including decorative trim, or, in a case of individual box letters, the box dimensions encompassing all the letters, including decorative trim.

1.5.2 SITE DESIGN STANDARDS

1.5.2.1 BUILDING PLACEMENT

1. Locate buildings close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside buildings.
2. If the building is located at a street intersection, place the main building, or part of the building, at the corner. Parking, loading or service should not be located at an intersection.
3. To maximize the street frontage of buildings and minimize the street frontage of parking lots, building should be articulated so that the long side fronts of the street.
4. Pedestrian circulation should be an integral part of the initial site layout. Organize the site so that the buildings frame and reinforce pedestrian circulation, and so that the pedestrians walk along building fronts rather than along or across parking lots and driveways. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site including building entrances, transit stops, urban open space, and nearby public amenities including parks and green-ways.

1.5.2.2 OPEN SPACE

1. To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
2. New urban open spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
3. The space should be well-buffered from moving cars so that users can enjoy and relax in the space. The space may be visible from streets or internal drives but should not be wholly exposed to them. Partially enclose the space with building walls, freestanding walls, landscaping, raised planters, or on-street parking to help buffer it and create a comfortable "outdoor room".
4. Programming specific activities for the space will help make it a lively place.

1.5.2.4 PUBLIC ART ON COMMERCIAL LOTS

1. Property owners are encouraged to provide outdoor public art on their property or in the adjacent public right-of-way, to enrich the pedestrian experience and create a stronger sense of place.
2. Artwork may be free-standing pieces (e.g. a sculpture or water fountain) or it may be integrated into its surroundings as an architectural element (e.g. relief sculpture imbedded in pavement or a wall, a mosaic or mural on a wall, lighting or sound effects, or decorative railing or lighting).
3. New urban open spaces and infrastructure improvements should have a significant component of public art to the project that has a visible presence.

1.5.2.5 OUTDOOR LIGHTING

1. Use a low intensity of high-quality light, which will provide good, uniform visibility while avoiding light pollution.
2. Use decorative bases, posts, luminaries, and bollards in lieu of standard wood poles.
3. A lighting program should consider the illumination of sidewalks and other multi-use pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of intense shadows.
4. To consolidate the number of fixtures placed within the right-of-way, consider the co-location of light fixtures along with other streetscape elements on single poles (i.e. street lighting, pedestrian lighting, and banners).
5. A substantial amount of lighting for pedestrians should be provided from the storefronts using either indirect illumination from within the building or direct illumination under canopies or awnings.
6. All site lighting will be required to meet the Township's regulation that discourages glare and reduces light trespass.

1.5.2.6 LANDSCAPING

1. The Plan specifies site landscaping requirements, including amount and size of plant material, berm dimensions, maintenance, and replacement. These guidelines encourage developers to exceed those standards.
2. The corners of street intersections, particularly gateways and site entries (entries from both street and sidewalk) should be distinguished by special landscape treatments: flower displays, specimen trees and shrubs, accent rocks, low walls, signage, decorative lighting, sculpture, architectural elements, and/or

4. No pedestrian paths should be less than 5 feet in paved width. Multi-use paths (bicycle and pedestrian) should not be less than 8 feet in paved width, though 10 feet is preferred. Whenever any parking abuts a walkway (head-in, diagonal or parallel), add 1.5 feet to the walkway width to accommodate car overhang or opening car doors. A bumper block may be used to prevent car overhang instead.
5. For Commercial and Apartment House uses where more than 19 spaces are required, provide 1 bike parking space for every 50 car spaces. Inverted "U" or "Cora"-type racks are suggested though others of similar durability and ease of use may be approved by Township staff.
6. Bike racks should be located close to the main building entrance(s) so they are highly visible and convenient. To facilitate access, install a curb ramp in any drive near the bike parking.

1.5.2.10 AUTOMOBILE PARKING

1. Parking lots should be located behind buildings or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or no more than 64 feet, whichever is less.
2. Shared parking is strongly encouraged between adjacent or vertically mixed uses whose peak demand is off-set from each other (e.g. Offices and Housing).
3. Consider the feasibility of providing a parking structure rather than surface parking to conserve land and minimize the impacts on the environment.
4. Parking aisles must be separated from one another by planted medians with shade trees as per the provisions this Plan. When possible, it is recommended that parking aisles and their shade trees be aligned in a solar orientation to cast shade on parked cars during the summer months, if such an orientation does not compromise other design criteria of this Plan.
5. Large surface parking lots larger than 75,000 square feet of vehicular surface should be visually and functionally segmented into several smaller lots.
6. Parking lots along the street must be screened from the adjacent street and sidewalk by walls, fences, or landscaping, to the standards stated in this Plan.
7. For areas that require overflow or peak-season parking such as large retail areas, consider the use of pervious pavement systems. This strategy is strongly recommended adjacent to environmentally sensitive areas, in floodplains, or in locations where a parking structure is infeasible.

roundabouts, raised pedestrian crosswalks, multi-way stops, "bulb-outs", alternative pavement treatments, and signals at crosswalks when warranted.

10. Streetscape designs should include a system of pedestrian trailblazing signs, kiosks and other environmental graphics to supply directions to the pedestrian. This should be done in a unified and comprehensive manner for Mixed-Use Centers.

11. Landscaping and pedestrian features such as bump outs and tree planters need only be placed at the end of the block and at mid-block-crossings. Mid-block crossings are necessary where the block face is more than 200 feet.

12. Angle parking is encouraged in commercial areas as a way to provide additional, convenient parking spaces for merchants and restaurants.

1.5.4 BUILDING DESIGN GUIDELINES

1.5.4.1 BUILDING DESIGN IN GENERAL

1. Each building should be designed to form part of the larger composition of the area within which it is located.

2. New buildings should strive for a contextual approach to design. A contextual design approach is not intended to necessarily mean a historicist approach, but rather one that is sensitive to the surrounding urban, built and natural conditions.

3. Adjacent buildings should relate in similarity of scale, height, and configuration.

4. Larger buildings (those with facades greater than 64 feet in width) should be broken down in scale by means of the articulation of separate volumes. These should be well proportioned and related to create a satisfactory composition.

5. Drive-through windows and services are not permitted in the CBD. If provided in other business districts, they should be accessed at the building facade facing the rear property line away from the pedestrian street.

6. New buildings and the adaptive use of buildings should as much as possible use green building technologies for mechanical systems, energy needs and construction materials.

7. The adaptive use of the valuable historic building stock is an effective sustainable practice and is encouraged.

1.5.4.3 UTILITIES AND SERVICE

1. Locate trash storage, loading, and truck parking to minimize visibility from the Street/sidewalk and building entrances. Avoid locating service and loading areas along important view corridors. Since delivery and trash trucks can be noisy, also do not locate service areas adjacent to residential units, hotel rooms, and useable open space.
3. All exterior trash receptacles should be screened from public view on three sides; and, on the fourth side, by a gate that also screens the receptacles from view. The enclosure should be made of materials and colors compatible to that of the principal structure(s).
4. Screen loading docks and truck parking from public view using building mass, freestanding walls, and/or landscaping.
5. Consult with the utility companies early in the design process about the location of utility boxes and meters. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. All utilities, both new and existing, should be placed underground in conduits and vaults. All utility services shall be underground.
6. Do not locate HVAC equipment on the street-side of the building or, since it can be noisy, adjacent to public open spaces. In addition, locate all building-mounted, non-street utility meters and service equipment to the side or rear of the building. Screen all rooftop equipment from public view.

Deviations may not be granted which will result in permitting: (1) a use or principal structure restricted against such use or principal structure by this Redevelopment Plan, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density. 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 requirements set forth in NJSA 40:55D-12.a. & b

2.0 PROPERTIES THAT MAY BE ACQUIRED

The Township reserves the right to acquire the properties listed in Table 1 in the Appendix to this Plan. Any such taking will compensate the owner for the market value of the property taken in accordance with applicable state law.

Maps 1-16; 18-20 in the Appendix to this Plan shows the parcels that may be acquired by eminent domain.

The Township shall not acquire the property listed in Table 2 by Eminent Domain and shown on Map 17 in the Appendix

3.3 MASTER PLANS OF ADJACENT MUNICIPALITIES

City of Newark

Vailsburg Section

Generally, the Vailsburg part of Newark, north of Irvington, has compatible land use designations and existing development. These areas are predominantly zoned for R-1 First Residence (about 9 units per net acre) and R-2 Second Residence (about 29 units per net acre). These densities are generally compatible with the residential densities that are permitted on the Irvington side under the future land use plan. Major commercial corridors in this part of Newark, including Sanford Avenue, Stuyvesant Avenue, 18th Avenue, and South Orange Avenue are zoned B-2 Second Business. These zones allow not only retail uses, but also manufacturing uses that could negatively impact adjacent residential areas in both Newark and Irvington.

At the northern tip of Irvington, Vailsburg Park, the Garden State Parkway right-of-way, and the Pabst Brewery site are zoned P-1 Public, and these sites would be expected to impose little impact on Irvington. In fact, the park provides a great amenity to adjacent Irvington residents. As of January 2001, the Pabst Brewery site is undergoing a development to create a mixed-use neighborhood center, with rental units, for-sale housing, and neighborhood retail. This sort of development would be compatible with existing uses and zoning designations in Irvington.

Pabst Brewery to Clinton Avenue

Alongside the East Ward, areas between the Pabst Brewery and Clinton Avenue in Newark have intensive residential zoning that could pose potential conflicts with Irvington's East Ward. Newark's R-3 Third Residence or District zoning allows multi-family residential development at densities of more than 180 units per net acre or townhouses, two-family houses, and three-family houses at densities of 36 to 109 units per net acre. These figures suggest a far greater potential residential density than on the Irvington side, where the R-3 and R-4 zones would allow 26 to 33 units per acre under the future land use plan. Higher density housing could impose additional traffic, drainage, and crime impacts on this part of the Township, which already suffers from such problems.

The South Orange Avenue, 16th Avenue, Springfield Avenue, and Clinton Avenue corridors in this area are zoned B-2, B-1, and B-3, and B-2 respectively on the Newark side. While the B-1 zone permits exclusively retail uses and is

Union Township

Land use designations in Union Township are compatible with those in this redevelopment plan. Located south of Irvington, the Union Township border runs between the western edge of the Township and the Elizabeth River, which resurfaces on the west side of the Garden State Parkway in the southern part of Irvington. This part of Union Township is zoned for a mix of single-family and multi-family residential development (RA One-family at about 8 units per net acre, RC Multi-family at about 20 units per net acre, and RM Multi-family at about 18 units per net acre). The Union portion of the Stuyvesant Avenue retail corridor is zoned for BB Retail Business.

These zones are consistent with the residential designations and land uses on the Irvington side. Irvington's R-4 zone allows residential development at densities of about 26 units per net acre, which is more intensive than Union, creating potential traffic or visual impacts on Union Township. Union's business zoning is consistent with the business designation and existing shops on the Irvington side

Hillside Township

The Hillside area immediately south of Irvington is zoned entirely for HI Heavy Industrial. This is compatible with the industrial zoning and land uses that are located east of Coit Street. On the west side of Coit Street, Irvington's residential areas are exposed to Hillside's industrial park. Although a light industrial zone buffers the Hillside industrial area in two small areas, Irvington's residential areas extend right up to the Hillside border. Heavy industrial activity in Hillside generates pollution, truck traffic, visual incompatibilities that negatively impact adjacent Irvington neighborhoods.

Essex County Master Plan

The most current version of the Essex County Master Plan is the Land Use/Housing Element (August, 1980). A review of this document revealed the following excerpts from the Goals and Objectives section of the County's 1980 Plan that are relevant to its consistency with this Plan:

- (Page I-7) Commercial Use – “To promote the restoration, preservation and development of existing commercial areas. Such action will generate additional business and remove the blighting influence of commercial properties on nearby residential neighborhoods.

REDEVELOPMENT PLAN

including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies, and programs, including tax policies and expedited review of proposals that support appropriate development.

Transportation: Facilitate efficient goods movement through strategic investments and intermodal linkages. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development and promote complementary uses for airport property such as business centers

Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. Encourage the concentration of public facilities and services in Centers and Cores.

9. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers, licensed planners or other consultants to carry out redevelopment projects.

10. Arrange or contract with public agencies or redevelopers for planning, construction or undertaking of any project or redevelopment work, or any part thereof.

11. Negotiate and collect revenue from a redeveloper to defray the costs of the Township, including where applicable the costs incurred in conjunction with bonds, notes, or other obligations issued by the Township , and to secure payment of such revenue as part of any such arrangement or contract.

12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers.

13. Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other place, or for the furnishing of facilities or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this Redevelopment Plan.

14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.

15. Arrange or contract with a public agency for relocation of residents or businesses displaced from or within the Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and the "Relocation Assistance Act," P.L. 1971.

16. Make, consistent with this Redevelopment Plan, plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and plans for enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

17. Publish and disseminate information concerning any redevelopment area, plan, or project.

G. Projection of additional jobs to be generated by the project.

The redeveloper(s) will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan. The redeveloper(s) shall begin and complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time which the Township fixes as reasonable.

Until the completion of the improvements, the redeveloper(s) will not be permitted to sell, lease or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Township.

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Township, or the successors, lessees, or assigns of either of them, 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. Neither the redeveloper(s) nor the Township, nor the successors, lessees, or assigns or either of them shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.

4.3 Time Limits

A. Reasonable Time for Development The redeveloper of a specific project within the Mill Road Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a Redevelopment Agreement between the Township and the duly designated redeveloper. (N.J.S.A. 40A:12A-9)

B. Expiration of Redevelopment Plan The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the date of the adoption of this Mill Road Redevelopment Area Plan by the Township of Irvington.

This Redevelopment Plan shall remain effective until all the Redevelopment Area has been redeveloped and deemed no longer be in need of redevelopment by the Township of Irvington.

4.4 Certificates of Completion

Upon the inspection and verification by the Township of Irvington that a specific redevelopment parcel has been completed, a Certificate of Completion shall be issued to the redeveloper and the conditions determined to exist at the time the

APPENDIX

17TH AV

317-323 17TH AV
Block 152 Lot 1 Zoning R2 Map No. 5

325 17TH AV
Block 151 Lot 29 Zoning R2 Map No. 5

336 17TH AV
Block 154 Lot 17 Zoning R2 Map No. 5

342 17TH AV
Block 149 Lot 20 Zoning R2 Map No. 5

344 17TH AV
Block 149 Lot 19 Zoning R2 Map No. 5

346 17TH AV
Block 149 Lot 18 Zoning R2 Map No. 5

350 17TH AV
Block 149 Lot 17 Zoning R2 Map No. 5

20TH ST

613 20TH ST
Block 152 Lot 26

Zoning R2

Map No. 5

21ST ST

492 21ST	ST	<u>Zoning</u> R3	Map No. <u>7</u>
Block 167	Lot 9		

509 21ST	ST	<u>Zoning</u> R3	Map No. <u>7</u>
Block 166	Lot 36		

184 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 154	Lot 7		

199 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 149	Lot 23		

201 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 149	Lot 22		

205 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 149	Lot 21		

263 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 150	Lot 14		

266 22ND	ST	<u>Zoning</u> R2	Map No. <u>5</u>
Block 151	Lot 10		

26 BALL	ST	<u>Zoning</u> CBD	Map No. <u>13</u>
Block 281	Lot 5		

32 BALL	ST	<u>Zoning</u> CBD	Map No. <u>13</u>
Block 281	Lot 3		

COLUMBIA AV

172 COLUMBIA AV
Block 59 Lot 1 Zoning R3 Map No. 1

195 COLUMBIA AV
Block 58 Lot 10 Zoning R3 Map No. 1

209 COLUMBIA AV
Block 58 Lot 15 Zoning R3 Map No. 1

210 COLUMBIA AV
Block 59 Lot 22 Zoning R3 Map No. 1

213 COLUMBIA AV
Block 58 Lot 16 Zoning R3 Map No. 1

230 COLUMBIA AV
Block 64 Lot 15 Zoning B1 Map No. 1

238-40 COLUMBIA AV
Block 64 Lot 13 Zoning R3 Map No. 1

20 EBERHARDT PL
Block 104 Lot 8 Zoning R3 Map No. 17

GROVE ST

1089 GROVE ST
Block 216 Lot 19 Zoning R3 Map No. 12

566 GROVE ST
Block 150 Lot 10 Zoning B1 Map No. 5

572 GROVE ST
Block 150 Lot 8 Zoning B1 Map No. 5

587 GROVE ST
Block 116 Lot 25 Zoning B1 Map No. 2

603 GROVE ST
Block 127 Lot 26 Zoning B1 Map No. 3

943-94 GROVE ST
Block 210 Lot 49 Zoning R3 Map No. 11

949 GROVE ST
Block 210 Lot 50 Zoning R3 Map No. 11

957 GROVE ST
Block 210 Lot 54 Zoning R3 Map No. 11

8 GROVE TR
Block 116 Lot 27 Zoning R2 Map No. 2

W GROVE TR

113-15 W GROVE TR
Block 60 Lot 2

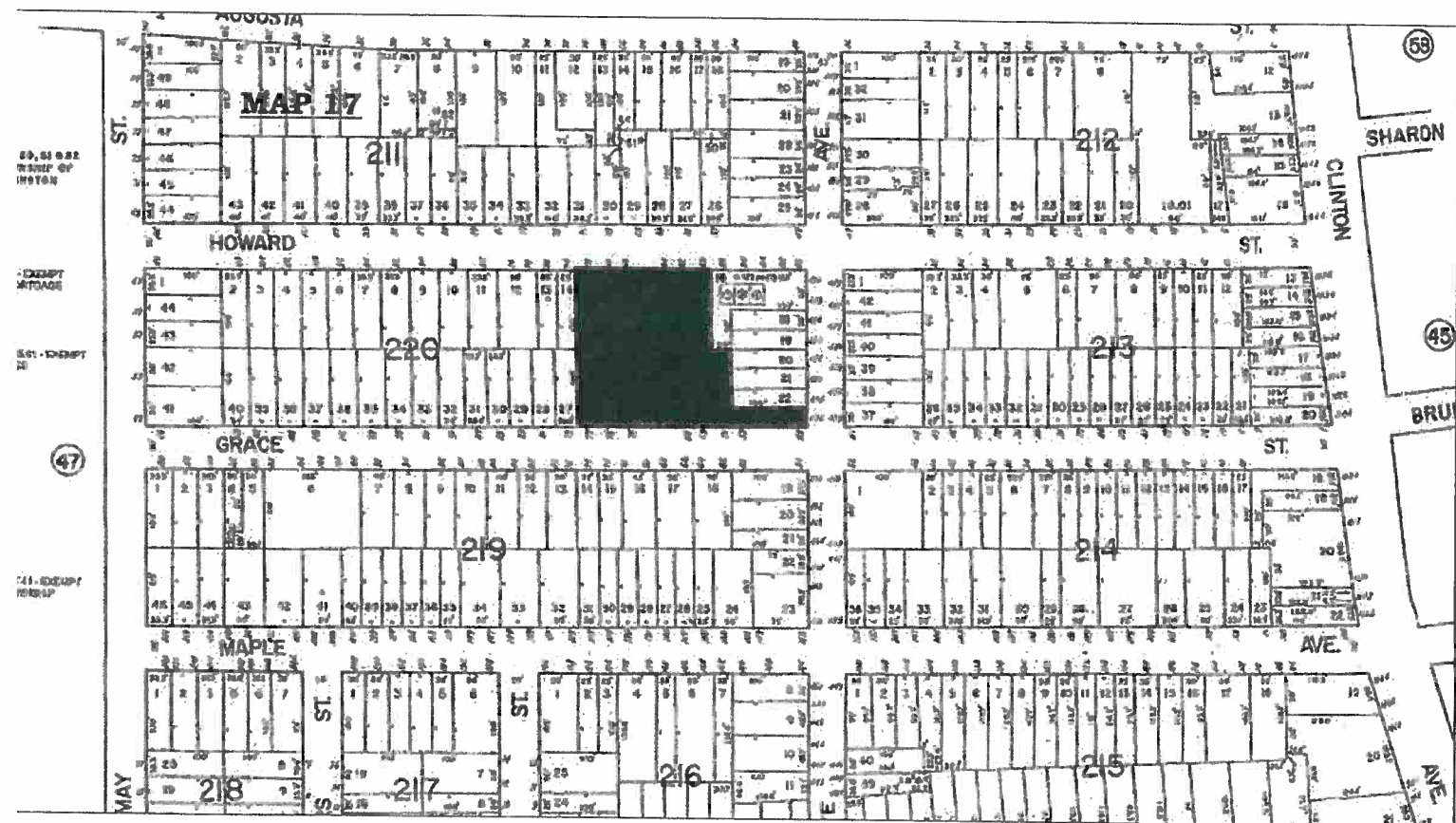
Zoning R3

Map No. 1

1. 60-72 Howard Street Block 220 Lot 15.01 Zoning: R3 Map No. 17

MAP 17

Map of Redevelopment Parcel that Shall Not be Acquired by Condemnation





TOWNSHIP OF IRVINGTON
OFFICE OF THE TOWNSHIP CLERK
MUNICIPAL BUILDING
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Harold E. Wiener, R.M.C., C.M.C., M.M.C.
Municipal Clerk

March 23, 2016

Dorinda Francis McKenzie, Secretary
Irvington Planning Board
Township of Irvington

Dear Mrs. McKenzie:

Enclosed please find two resolutions referring to the Planning Board of the Township of Irvington the following matters:

1. Proposed Ordinance Authorizing Amendments to the Zoning Ordinance/Zoning Map.
2. Proposed Ordinance Authorizing Amendments to the Scattered Sites Redevelopment Plan.

With reference to item number 1, the Planning Board is directed to report their finding to the Municipal Council within 35 days of the date of said resolution.

With reference to item number 2, the Planning Board is directed to report their finding to the Municipal Council within 45 days of the date of said resolution.

Very truly yours,

Harold E. Wiener, RMC, MMC
Municipal Clerk