

ORDINANCE OF THE TOWNSHIP OF IRVINGTON, NEW JERSEY

APPROVED AS TO FORM AND LEGALITY BASED ON FACTS SET FORTH

MC 3264

Effective Date

6/10/04

DATED

5-18-04

LEGISLATIVE RESEARCH OFFICER

COUNCIL MEMBER

L. C. JONES

presents the following ordinance

SECONDED

MCELROY

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON ADOPTING REVISIONS TO THE REDEVELOPMENT PLAN FOR THE COIT STREET REDEVELOPMENT AREA

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, and based upon the preliminary investigation conducted by the Irvington Planning Board and the resolution of the Board duly adopted on December 28, 2000, the Municipal Council of the Township of Irvington by Resolution dated February 27, 2001 approved the Planning Board's recommendation that the area located southeast of Coit Street between Lyons Avenue to the east, Chancellor Avenue to the west, and the City of Newark border to the south and east, comprising all of Blocks 183-186 as shown and designated on the Tax Maps of the Township of Irvington (the "Area") be declared in need of redevelopment; 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 or carried out within the Area, and pursuant to that authority the Governing Body has caused a Redevelopment Plan to be prepared for the Area (the "Plan"); and

WHEREAS, the Municipal Council, by Resolution dated May 12, 2003, referred revisions of the Plan to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, the Planning Board, by Resolution dated June 12, 2003, recommended that the Municipal Council adopt revisions to the Plan for the Area, and

WHEREAS, the Municipal Council by Resolution dated March 9, 2004, referred revisions of the Plan to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, The Municipal Council hereby finds that it is appropriate for the Plan revisions be adopted for the Area, being, among other things, substantially consistent with the Master Plan for the Township of Irvington.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Irvington that the Plan as revised, which is attached hereto is hereby adopted as the redevelopment plan for Blocks 183-186 in the Township of Irvington

BE IT FURTHER ORDAINED THAT:

a. 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.

b. 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.

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

RECORD OF COUNCIL VOTE - X INDICATES VOTE - A.B. INDICATES ABSENCE - N.V. INDICATES NO VOTE

COUNCIL MEMBER	YES	NO	N.V.	A.B.
BEASLEY, 2ndVP				X
BOST				X
JONES, L.	X			
JONES, S.	X			

COUNCIL MEMBER	YES	NO	N.V.	A.B.
LYONS	X			
McELROY, 1stVP	X			
SOWELL, PRES.	X			

Council Adopted First Reading Date 5-1-04 Council Adopted Second Reading Date 5-18-04

MAYOR SMITH

Reconsidered by Council

(SIGNATURE)

Override Yes

No

Date of Override

COUNCIL PRESIDENT

MUNICIPAL CLERK

I hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Municipal Council after second hearing. In witness whereof I have hereunto set my hand and the corporate Seal of the Township of Irvington.

Dated

5/20/04

Municipal Clerk

Irvington Zoning Ordinance unless otherwise specified in this redevelopment plan.

1.3.2 Permitted Uses

New redevelopment projects constructed in the Redevelopment Area shall be developed in accordance with the permitted uses in this Section. Permitted uses are listed below as follows:

1. High technology industries, including cyber-based businesses.
2. Business, professional and governmental offices.
3. Research, experimental and testing laboratories.
4. Wholesale and retail sales, offices and showrooms with accessory storage of goods.
5. Light manufacturing pursuant to the Zoning District regulations of the Irvington Zoning Ordinance, as amended.
6. Distribution industries.
7. Light Industrial/office space.
8. Municipal governmental uses as deemed necessary by the Municipal Council.
9. Commercial
10. Mixed use of items above.

1.3.3 Bulk Requirements

Bulk Items	Light Manufacturing¹	Wholesale- Retail²	Office³	<i>Commercial⁴</i>
Minimum Lot area	1 acre	10,000 sq ft	3,500 sq ft	500 sq. ft./rental unit
Minimum Lot width	150'	80'	30'	80'
Minimum Front yard setback	25'	10'	10'	20'
Minimum Side yard one/both setback	25'/60'	10'/15'	10'/15'	10'/15'
Minimum Rear yard*	50'	20'	20'	0'
Maximum coverage of principal building(s)	75%	75%	60%	75%
Maximum coverage of impervious surfaces	65%	75%	85%	70%
Maximum building height	65'	35'	35'	35'
Minimum Landscaping Area	10%	10%	10%	10%
Floor Area Ratio	1.0 0.4	0.4	2.0	.4

¹ Light Manufacturing Uses:

BLOCK 183-186 REDEVELOPMENT PLAN



Prepared for:
Township of Irvington
Urban Enterprise Zone Program

For submission to:
Irvington Planning Board and Township Council

Prepared by:
SCHOOR DEPALMA, INC.
David G. Roberts, AICP/PP, CLA

Revision History

Original Schoor Depalma, Inc Submission: April 2002

July 16, 2002 Adoption

May 5, 2003 Revision

**March 1, 2004- Proposed Revision (Includes Planning Board's April 22, 2004
Recommendation)**

TABLE OF CONTENTS

1.0 THE REDEVELOPMENT PLAN 2

1.1 REDEVELOPMENT GOALS AND OBJECTIVES2

1.2 REDEVELOPMENT STRATEGIES3

1.3 SCHEDULE OF LAND USE AND DEVELOPMENT REQUIREMENTS4

1.3.1 Definitions.....4

1.3.2 Permitted Uses4

1.3.3 Bulk Requirements 5

1.3.4 Signs:.....5

1.4 DESIGN STANDARDS6

1.4.1 Parking6

1.4.2 Lighting7

1.4.3 Landscaping7

1.4.5 Utilities8

1.4.6 Streetscape9

1.5 DESIGN EXCEPTIONS..... 9

1.6 PROVISIONS RELATED TO ENVIRONMENTAL STANDARDS 10

1.7 PROVISIONS RELATED TO REHABILITATION 10

1.8 PROVISIONS RELATED TO OFF-SITE IMPROVEMENTS 10

1.9 TRAFFIC STUDY REQUIRED..... 11

1.10 PLAN INTERPRETATION 11

1.10.1 Relationship to Township of Irvington Zoning Ordinance..... 11

2.0 ACQUISITION AND RELOCATION..... 12

2.1 IDENTIFICATION OF REAL PROPERTY TO BE ACQUIRED 12

2.2 RELOCATION PROVISIONS..... 12

3.0 CONSISTENCY REVIEW 13

3.1 IRVINGTON MASTER PLAN..... 13

3.2 ESSEX COUNTY MASTER PLAN..... 13

3.3 MASTER PLANS OF ADJACENT MUNICIPALITIES 14

3.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN 14

4.0 IMPLEMENTATION AND COMPLETION..... 17

4.1 REDEVELOPER SELECTION..... 17

4.2 AMENDMENTS TO REDEVELOPMENT PLAN 18

4.3 CERTIFICATES OF COMPLETION..... 18

Introduction

This plan has been authorized by resolution of the Irvington Township Council. The goal of this report is to provide a mechanism to realize a coordinated program of redevelopment of the redevelopment area designated by Township Council in February of 2001 upon recommendation of the Irvington Planning Board in September of 2000. This Plan represents a further implementation of recommendations made in the study entitled, "The Strategic Vision and Revitalization Study for the Urban Enterprise Zone of Irvington, New Jersey", completed in 1999. The study states:

"Redevelopment will require the Township Committee to adopt a Redevelopment Plan to guide changes in circulation, land assembly, and/or other major changes required to increase the value of the land and buildings and facilitate expansions. This may include improvements in access to Route 78. The principal objective of the use of this tool will be to facilitate the creation of developable sites attractive to existing firms wishing to expand and new firms seeking efficient parcels for their operations.

Upon adoption of the Plan, the Township can then authorize one or more redevelopers to proceed with new investments and to make more efficient use of the real estate. These actions will be required to increase the property tax revenues derived from the industrial/commercial development and to create new jobs as well as to stimulate new private investments."

The Block 183-186 Redevelopment Area consists of all of Blocks 183, 184, 185 and 186, bordered by Lyons Avenue to the north, the Newark City Line to the east, Coit Street to the west and Chancellor Avenue to the south. Together with roads, the area is approximately 38 acres in size.

1.0 The Redevelopment Plan

1.1 Redevelopment Goals and Objectives

The general goal of the Township's redevelopment effort is to use the excellent access to Interstate 78 and the availability of freight rail service to transform and/or expand vacant and underutilized buildings and properties in the Block 183-186 Redevelopment Area to productive and economically supportive use and to use such redevelopment as the impetus for re-inventing the remainder of Irvington's most significant industrial area to increase the Township's ratable base and provide new "living wage" paying jobs to Township residents.

The objectives of the redevelopment plan are to:

- Provide for new redevelopment projects that will substantially increase the number of "living wage" paying jobs in the redevelopment area, as well as substantially increase the taxable value of improvements.
- Eliminate blighting influences and maximize the potential value of redevelopment uses based on access from Interstate 78 and proximity to

Newark Airport and Port Newark.

- Facilitate public-private partnerships that will enable the more productive use of the area.
- Consider the continued use of freight rail within the redevelopment area in a manner that also maximizes the development potential of adjacent properties
- Incorporate design standards that can be carried forward to other parts of the Irvington Industrial Area or advanced by the Camptown Industrial Special Improvement District.
- Provide buffering from new redevelopment for existing residential uses.
- Minimize number of driveway cuts along Chancellor Avenue, Coit Street and Lyons Avenue to most efficiently handle truck mobility.
- Provide for new development with modern on-site loading facilities to eliminate conflicts between commercial truck activity and pedestrian and vehicular circulation through the area.
- Assemble undersized or shallow privately owned and Township owned lots to create redevelopment parcels suitable for the needs of light manufacturing and related commercial and industrial uses.

1.2 Redevelopment Approach

This Redevelopment Plan is intended to offer a broad context for the initiation of specific redevelopment projects on all properties with the redevelopment area consistent with redeveloper agreements between the Township Council and designated redevelopers. Initially private property owners will be afforded an opportunity to submit proposals to redevelop their own properties and/or properties adjacent thereto. Those desiring to do so should make a submission consistent with the requirements of this plan by a date to be established by the governing body. The Township reserves the right to review all proposals submitted to determine whether they are consistent with the objectives of this plan and in the best interests of the municipality, especially the objective of increasing tax ratables and generating new jobs.

Redevelopment may require interaction with Conrail, CSX and Norfolk Southern railroads to resolve issues relative to freight rail service to the redevelopment area. Redevelopment will assume either continued, restricted or enhanced use of the current access ramp to and from westbound Interstate 78.

1.3 Schedule of Land Use and Development Requirements

1.3.1 Definitions

All terms used herein shall have the same meaning as defined in the Township of Irvington Zoning Ordinance unless otherwise specified in this redevelopment plan.

1.3.2 Permitted Uses

New redevelopment projects constructed in the Redevelopment Area shall be

developed in accordance with the permitted uses in this Section. Permitted uses are listed below as follows:

1. High technology industries, including cyber-based businesses.
2. Business, professional and governmental offices.
3. Research, experimental and testing laboratories.
4. Wholesale and retail sales, offices and showrooms with accessory storage of goods.
5. Light manufacturing pursuant to the Zoning District regulations of the Irvington Zoning Ordinance, as amended.
6. Distribution industries.
7. Light Industrial/office space.
8. Municipal governmental uses as deemed necessary by the Municipal Council.
9. Commercial
10. Mixed use of items above.

1.3.3 Bulk Requirements

Bulk Items	Light Manufacturing ¹	Wholesale-Retail ²	Office ³	Commercial ⁴
Minimum Lot area	1 acre	10,000 sq ft	3,500 sq ft	500 sq. ft./rental unit
Minimum Lot width	150'	80'	30'	80'
Minimum Front yard setback	25'	10'	10'	20'
Minimum Side yard one/both setback	25'/60'	10'/15'	10'/15'	10'/15'
Minimum Rear yard*	50'	20'	20'	0'
Maximum coverage of principal building(s)	75%	75%	60%	75%
Maximum coverage of impervious surfaces	65%	75%	85%	70%
Maximum building height	65'	35'	35'	35'
Minimum Landscaping Area	10%	10%	10%	10%
Floor Area Ratio	1.0	0.4	2.0	.4

¹ Light Manufacturing Uses:

The following uses shall meet the performance standards of Section 197-13 of the Irvington Zoning Ordinance, as amended.

High technology industries, including cyber-based businesses.

Research, experimental and testing laboratories.

Light manufacturing pursuant to the Zoning District regulations of the Irvington Zoning ordinance, as amended.

Distribution industries.

Light Industrial/office space.

² Wholesale-Retail Uses

Wholesale sales
Retail sales
Sales offices and showrooms
Accessory storage of goods.

3. Professional Offices

Business, professional and governmental offices.

4. Commercial

Hotels and motels, repair, services

1.3.4 Signs:

A. Wall:

[1] Size: Maximum 5% of building face or 400 square feet, whichever is less.
[2] Amount: Two per building. Secondary wall signs may be constructed on a secondary wall façades, provided its area does not exceed 40% of the area of the primary sign.

B. Freestanding Monument Sign

[1] Size: Maximum 200 square feet per sign face, excluding monument base.
[2] Amount: One (1) per tract.
[3] Height: Maximum of 30'

C. No sign shall be erected nearer to any street or road than one-half (1/2) the setback distance required for the principal building.

D. A temporary sign shall not exceed fifteen (15) square feet in area. A temporary sign shall be removed within twenty-four (24) hours after its purpose has been met .

E. In the interpretation of the area of signs, the size shall be the display 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.

1.4 *Design Standards*

1.4.1 Parking

Parking and loading facilities shall be provided for redevelopment projects constructed in furtherance of this Redevelopment Plan in accordance with Section 127-26, 127-27 and 127-28 of the Irvington Zoning Ordinance except as otherwise specified hereunder. Parking facilities may be provided on noncontiguous lots only if they are accessory to a permitted use and that the aggregate of the development on the noncontiguous lots meets the minimum Floor Area Ratio requirements of this Plan.

(a) No driveway or parking area shall be unpaved or paved with crushed stone, gravel or similar coarse aggregate material. All vehicular paving shall consist of a hard surfaced, dustless material such as bituminous concrete, cementitious concrete and/or paving blocks (or any combination thereof).

(b) No driveway curb cut shall be closer than twenty (20') feet from another driveway curb cut.

(c) No driveway curb cut shall be closer than twenty (20') feet from intersecting lot lines at corner lots.

(d) There shall be a minimum of one (1) parking space for each one thousand (1,000) square feet or fraction thereof of floor area for light industrial uses, except that distribution uses shall provide at least (1) parking space for each five thousand (5,000) square feet or fraction thereof of floor area.

1.4.2 Lighting

(a) All lighting in parking lots must be directed away and/or adequately shielded from adjacent properties.

(b) All lighting fixtures shall be of a design that is appropriate for both safety and aesthetics.

1.4.3 Landscaping

(a) All land area not covered by paving or buildings, shall be provided with decorative landscaping, shrubbery and/or a grassy lawn surface.

(b) The perimeter of all parking lots shall be provided with:

(1) A buffer planting pursuant to the Buffering and Screening requirements of this Plan; or,

(2) A wall or fence at least 4-feet high that is at least 50% non-solid.

(c) The integrity of the planting plan shall be preserved by the maintenance or replacement of planting by the owner or occupant.

(d) There shall be a minimum of one (1) tree and five (5) deciduous or evergreen shrubs for each seven-thousand (7,000) square feet of lot area, inclusive of plantings with parking areas and street trees as required by subsection (f) below.

(e) Buffering shall be required wherever a residential use is adjacent to or across the street from a redevelopment project constructed in furtherance of this Plan.

(f) Shade trees shall be planted along any existing street abutting a redevelopment project or new street constructed within the redevelopment area. Such trees shall be of the type and species and shall be planted at locations as shall be approved by the Town Engineer.

(1) Whenever buffering and screening shall be required by this chapter or by the Planning Board or Zoning Board of Adjustment, the screen shall meet the following minimum requirements

(a) All planted screens shall consist of a strip not less than four (4) feet wide, densely planted (or having equivalent natural growth) with shrubs or evergreens not less than four (4) feet high at the time of planting, and of a type that will form a year-round screen not less than six (6) feet in height within three (3) years from the date of planting

(b) Evergreens or conifers shall be used in screen planting No

deciduous screening shall be used .

(c) Screen shall be maintained in good condition at all times.

(d) There shall be no encroachment of any kind into the buffering or screening area.

(2) The integrity of buffering and screening shall be preserved by the maintenance and replacement of buffering and screening, and such maintenance and replacement shall be a condition of approval by the Planning Board.

1.4.5 Utilities

(a) Whenever public utilities for newly constructed redevelopment projects, including electric, telephone, cable television and other communication facilities, both main and service lines, shall be required to be provided by underground wiring within easements or dedicated public rights-of-way, installation shall be in accordance with the prevailing standards and practices of the utility companies providing such services.

1.4.6 Streetscape

(a) Streetscape improvements shall be installed in accordance with applicable Township specifications and engineering standards.

(b) Streetscape improvements should incorporate street trees; curbs and sidewalks; street lights; and a buffer planting on the Coit Street Frontage of all redevelopment parcels. The extent of the redeveloper's responsibility will be specified in the redeveloper's agreement with the Township. Final design and specifications for the foregoing improvements will be selected during the redeveloper agreement negotiation, site plan and/or permit review phases of development.

1.5 Design Exceptions

Variation from the development requirements and design standards set forth by this redevelopment plan may be necessary in certain unusual circumstances. In such an instance, the Planning Board may grant exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

1. Generally satisfy Redevelopment Plan's goals and objectives;
2. Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
3. Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
4. Generally enhance the overall development plan for the tract;
5. Not have an adverse impact on the physical, visual or spatial

characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan;

6. Generally enhance the streetscape development area;
7. Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development; and,
8. Not materially detract from the real property value of the development or adjacent or nearby properties.

1.6 Provisions Related to Environmental Standards

The designated redeveloper shall be responsible for determining the extent of any on-site contamination caused by previous land uses and the subsequent mitigation of that contamination to appropriate NJDEP and federal standards.

1.7 Provisions Related to Rehabilitation

All properties within the redevelopment area which are not to be acquired and/or assembled for the purpose of redevelopment in the form of new construction shall be rehabilitated by the property owner to conform to any standards included in this redevelopment plan as well as all other applicable Township and State codes, regulations and standards.

1.8 Provisions Related to Off-site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan.

1.10 Plan Interpretation

1.10.1 Relationship to Township of Irvington Zoning Ordinance

The standards contained within this redevelopment plan shall constitute an overlay within the redevelopment area and shall apply to any redevelopment or rehabilitation project designed to implement this Plan. Where regulations of this Plan conflict with the Zoning Ordinance, this Plan shall control. The continued use or improvement of existing properties is permitted pursuant to the underlying Zoning regulations until the property is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not covered in this redevelopment

plan, compliance with the Township of Irvington Zoning Ordinance or other applicable Township of Irvington code or ordinance will be required.

2.0 Acquisition and Relocation

2.1 Identification of Real Property to be Acquired

For the purposes of this Redevelopment Plan all properties, excluding the freight rail right-of-way, are identified for possible acquisition pursuant to the goals and objectives of this Plan. These properties may be acquired either directly by a designated redeveloper or by the Township of Irvington through condemnation or otherwise for transfer to a designated redeveloper. Redevelopers are required to submit specific development plans that either incorporate the existing freight rail right-of-way or, with the consent of Conrail or other owner of the railway, provide for expansion, relocation and/or removal of the rail line. It is important to note the need for property acquisition will depend on the redevelopment strategy followed by the Township and one or more designated redevelopers. The designated redeveloper may be an existing property owner seeking to expand and/or an outside redeveloper(s). Redevelopers may need to acquire property within the redevelopment area to assemble a parcel large enough to maximize the redevelopment potential of the redevelopment area.

2.2 Relocation Provisions

N.J.S.A. 40:A:12A-7.a.3 requires that the Redevelopment Plan make adequate provision for the temporary and permanent relocation, as necessary, of residents. There are no residential households in the redevelopment area.

In order to effectuate the comprehensive and successful redevelopment of the redevelopment area, certain occupied businesses may have to be relocated. A Workable Relocation Assistance Plan (WRAP) will be prepared and filed with the New Jersey Department of Community Affairs (NJDCa) upon the execution of redeveloper agreements for identified redevelopment parcels, if acquisition by the Township becomes necessary. The WRAP will be prepared by the Township in accordance with the applicable relocation statutes. The responsibility for paying the cost of relocation shall be negotiated between the Township and the designated redeveloper within the redeveloper agreement.

3.0 Consistency Review

As required by the Redevelopment and Housing Law, this section describes the consistency between this Redevelopment Plan and Irvington'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 (a) master plans of contiguous municipalities (Newark), (b) the Essex County Master Plan, and (c) the New Jersey State Development and Redevelopment Plan.

3.1 Irvington Master Plan

The Irvington Planning Board adopted the new Irvington Master Plan during April 2002. The Master Plan specifically addresses the industrial area that includes the Block 193-186 Redevelopment Area. While the Future Land Use Plan recommends that the entire Coit Street Industrial Area be designated for Light Industrial Uses, this Redevelopment Plan, provides an overlay zone permitting wholesale, retail, showroom and professional and government office uses to introduce commercial development in this area as a way of attracting economic growth and activity.

3.2 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.
- To encourage the development of multipurpose cluster zones with diversified retail facilities and adequate off-street parking. This land use pattern would discourage the further fragmented development of commercial strips along major arteries which impede the efficient flow of traffic."

Included in the recommendations of the Plan are the following:

- That municipalities grant tax abatement for qualified low and moderate income units to encourage development.
- Protecting and restoring established neighborhoods by encouraging housing rehabilitation as an alternative to new construction.

While the current version of the Essex County Master Plan is 20 years old, it remains substantially consistent with the Township's ongoing planning efforts to revitalize, reinforce and support its neighborhoods and commercial areas.

3.3 Master Plans of Adjacent Municipalities

The Block 183-186 Redevelopment Area abuts the City of Newark to the east. The immediately adjacent land uses on the Newark border are mixed retail and industrial commercial along Lyons Avenue and a residential street (Stecher Street) that runs from Lyons Avenue to the off-ramp from I-78 as it connects to Cordier Street.

The Chancellor Avenue and Lyons Avenue corridors on the Newark side of the municipal border are zoned B-2, which is a "Regional Commercial" district that permits a variety of retail and office uses such as the White Castle fast food restaurant on Lyons Avenue abutting the municipal boundary line. Stecher Street and the land along the I-78 Ramp in Newark immediately southeast of the subject redevelopment area is zoned R-3 Residential. However, the only existing residential land uses are the eleven detached one-family and multifamily frame

dwellings along Stecher Street. Therefore, while the land use categories of industrial/commercial on the Irvington side and residential on the Newark side are inconsistent and potentially incompatible on their face, this Plan will not materially change the existing land use conditions other than to facilitate the environmental clean-up of existing brownfield sites in Irvington. Moreover, The introduction of general commercial uses to the area would likely support the retail needs of Newark's residential neighborhoods. To the extent that the redevelopment of the redevelopment area may result in an increase in truck traffic, it is recommended that Newark consider prohibiting truck traffic and/or causing Stecher Street become a cul de sac or dead end street to eliminate its use by trucks.

3.4 State Development and Redevelopment Plan

On March 1, 2001, the State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (NJSDRP). This new plan supersedes the document that had been in place since June 12, 1992. The NJSDRP is voluntary for municipalities to follow, and is a guide for investing and spending state dollars in a manner that is consistent with the plan's goals.

The Block 183-186 Redevelopment Plan furthers statewide goals and strategies to: (1) revitalize the State's cities and towns, and (2) promote economic growth, development and renewal for all residents of New Jersey.

The 2001 NJSDRP identifies the Township of Irvington as part of the Metropolitan Planning Area (PA-1). The goals and objectives of this Redevelopment Plan have a positive relationship with the State Plan's intention for the PA-1. Specifically, the State Plan's intention in the PA-1 is to:

- provide for much of the state's future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

The PA-1 policy objectives of the NJSDRP are compatible with the goals and objectives of the Block 183-186 Redevelopment Plan. This Redevelopment Plan furthers the following specific NJSDRP policy objectives for the PA-1:

(1) **Land Use:** Promote redevelopment and development in Cores and Neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, 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.

(3) **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 redevelopment.

(4) **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

(8) **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.

(10) **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.

4.0 Implementation and Completion

4.1 Redeveloper Selection

This Plan may be implemented in accordance with the procedures of the Redevelopment and Housing Law for the execution of agreements between a redeveloper and the Township of Irvington's governing body. Redevelopers will be selected based on qualifications including but not limited to:

- A. Experience with constructing comparable projects in redevelopment areas;
- B. Experience with constructing comparable projects generally;
- C. Capability to finance the construction of proposed improvements;
- D. Capability to perform given resources committed to other projects;
- E. Ability to provide references for verification.

Applicants for designation as redeveloper must submit the following materials to the designated entity for review and approval:

- A. Documentation evidencing financial responsibility and capability with respect to the proposed development, including certified financial statements for principals and/or entity providing equity contribution for the prior three years;

B. Estimated total development cost, including sources and uses of funds and pro forma analysis;

C. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base;

D. Estimated time schedule for start and completion of development;

E. Documentation, including references, regarding prior successful experience in similar projects;

F. Conceptual plans and elevation sufficient in scope to demonstrate the design, architectural concepts, parking, traffic circulation, landscaping, and sign proposals for all uses; and

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 the 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 Governing Body 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 designated entity. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Governing Body, 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 Governing Body, nor the successors, lessees, or assigns of 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.

4.2 Amendments to Redevelopment Plan

This Plan may be amended from time to time in accordance with the procedures of the Redevelopment and Housing Law (N.J.S.A. 40A:12A-7).

4.3 Certificates of Completion

Upon the inspection and verification by the Township of Irvington's redevelopment entity that the redevelopment of the Redevelopment Area or 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 area was determined to be in need of redevelopment/rehabilitation shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

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