REDEVELOPMENT PLAN FOR THE CHENEY/HAGERTY/KUSHNER TRACT IN THE TOWNSHIP OF CRANBURY, NEW JERSEY

Prepared by **PHILLIPS PREISS GRYGIEL LLC**

Planning & Real Estate Consultants

Adopted October 26, 2015

REDEVELOPMENT PLAN FOR THE

CHENEY/HAGERTY/KUSHNER TRACT

IN THE TOWNSHIP OF CRANBURY, NEW JERSEY

Prepared for:

Township of Cranbury

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Adopted October 26, 2015

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I. INTRODUCTION

A. Statutory Basis

This Redevelopment Plan has been prepared for a Redevelopment Area designated pursuant to N.J.S.A. 40A:12A-5 known as the "Cheney/Hagerty/Kushner Tract" and located west of South Main Street and south of Old Trenton Road within the Township of Cranbury. The Redevelopment Area is bounded generally by South Main Street to the east; Block 19, Lot 5 and Old Hightstown Road to the south; Old Cranbury Road to the west; and Old Trenton Road to the north. The Old Hightstown Road right-of-way traverses the Redevelopment Area, generally from its southwestern corner to its northeastern corner, and terminates in a cul-de-sac just before the intersection of Old Trenton Road and South Main Street (see Figure 1, Redevelopment Area Location). The Redevelopment Area consists of eight parcels that are designated on the Township's tax maps as follows: Block 19, Lots 2, 3 and 4, and Block 20.16, Lots 7, 8, 9, 10, and 20.

The Township Committee of the Township Cranbury adopted a resolution on December 22, 2014 (see Resolution #12-14-148) directing the Planning Board to study the area in order to determine whether it should be deemed an area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel LLC to conduct the study. The consultants submitted their report, titled *Area in Need of Redevelopment Investigation for the Cheney/Hagerty/Kushner Site, Township of Cranbury, New Jersey*, on February 20, 2015 to the Planning Board, and a public hearing was then held by the Planning Board to determine whether it should recommend that the area be designated in need of redevelopment pursuant to the LRHL. On March 12, 2015 the Planning Board adopted a resolution recommending that the area be designated as an area in need of redevelopment.

The Cranbury Township Committee subsequently concurred with the Planning Board's recommendation, and declared the area in need of redevelopment pursuant to N.J.S.A. 40A:12-6 on March 23, 2015. The Mayor and Council then directed Phillips Preiss Grygiel LLC to prepare a Redevelopment Plan for the area in question pursuant to the LRHL at N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law, which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate".

B. Description of Redevelopment Area Boundaries

The Redevelopment Area boundaries are formed by the following:

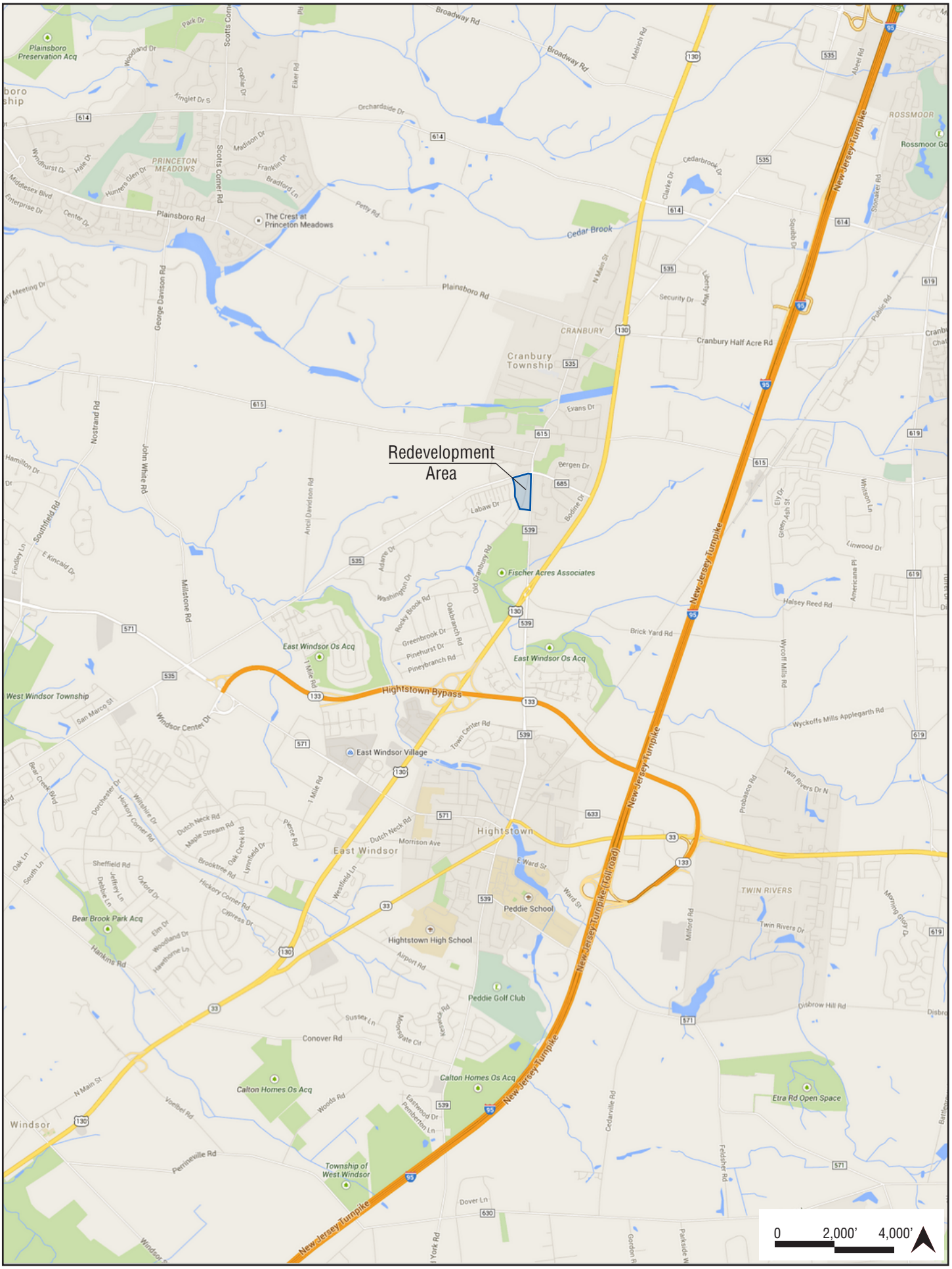

Figure 1: Redevelopment Area Location | Cheney/Hagerty/Kushner Tract, Township of Cranbury

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- Within Block 19, the easterly property line of Lots 2, 3, and 4 along South Main Street; the southerly property line of Lot 4; the westerly property line of Lots 2, 3 and 4 along Old Hightstown Road; and the northerly property line of Lot 2.

- Within Block 20.16, the easterly property line of Lots 7, 8, 9, 10, and 20 along Old Hightstown Road; the southerly property line of Lot 10 along Old Hightstown Road; the westerly property line of Lots 10 and 20 along Old Cranbury Road; and the northerly property line of Lot 7 along Old Trenton Road.

The Redevelopment Area encompasses eight parcels that are designated on the Township's tax maps as follows: Block 19, Lots 2, 3 and 4, and Block 20.16, Lots 7, 8, 9, 10, and 20. According to the Township's official tax records, the Redevelopment Area encompasses ±11.576 acres. The lots range in size from ±0.230 acres to ±3.889 acres. The Redevelopment Area is bounded generally by South Main Street to the east; Block 19, Lot 5 and Old Hightstown Road to the south; Old Cranbury Road to the west; and Old Trenton Road to the north. The Old Hightstown Road right-of-way traverses the redevelopment area, generally from its southwestern corner to its northeastern corner, and terminates in a cul-de-sac just before the intersection of Old Trenton Road and South Main Street (see Figure 2, Tax Map of the Redevelopment Area).

The Redevelopment Area is located in a portion of the Township characterized mostly by single-family residential development, with some townhouse and office development present in the vicinity. The "Four Seasons at Cranbury," a ± 110-unit age-restricted single-family residential community, is located to the west and south of the Redevelopment Area. There is a 20-unit affordable townhouse development to the south of the Redevelopment Area along Old Cranbury Road, as well as single-family residences with frontage along Old Cranbury Road and/or South Main Street. To the east of the Redevelopment Area, there are single-family homes with frontage along South Main Street. There is an office development located at the northwestern corner of the intersection of Old Trenton Road and South Main Street to the north of the Redevelopment Area, which is occupied by several small businesses, including a bank branch (New Jersey Community Bank) with an exterior ATM. Heritage Park is located at the northeastern corner of the intersection of Old Trenton Road and South Main Street.

The Redevelopment Area is situated at a "gateway" into the historic village of Cranbury, which is located just north of the Redevelopment Area along South Main Street. A significant amount of traffic passes by the Redevelopment Area, consisting of motorists traveling into and out of Cranbury along both Old Trenton Road and South Main Street (see Figure 3, Aerial Context of the Redevelopment Area).

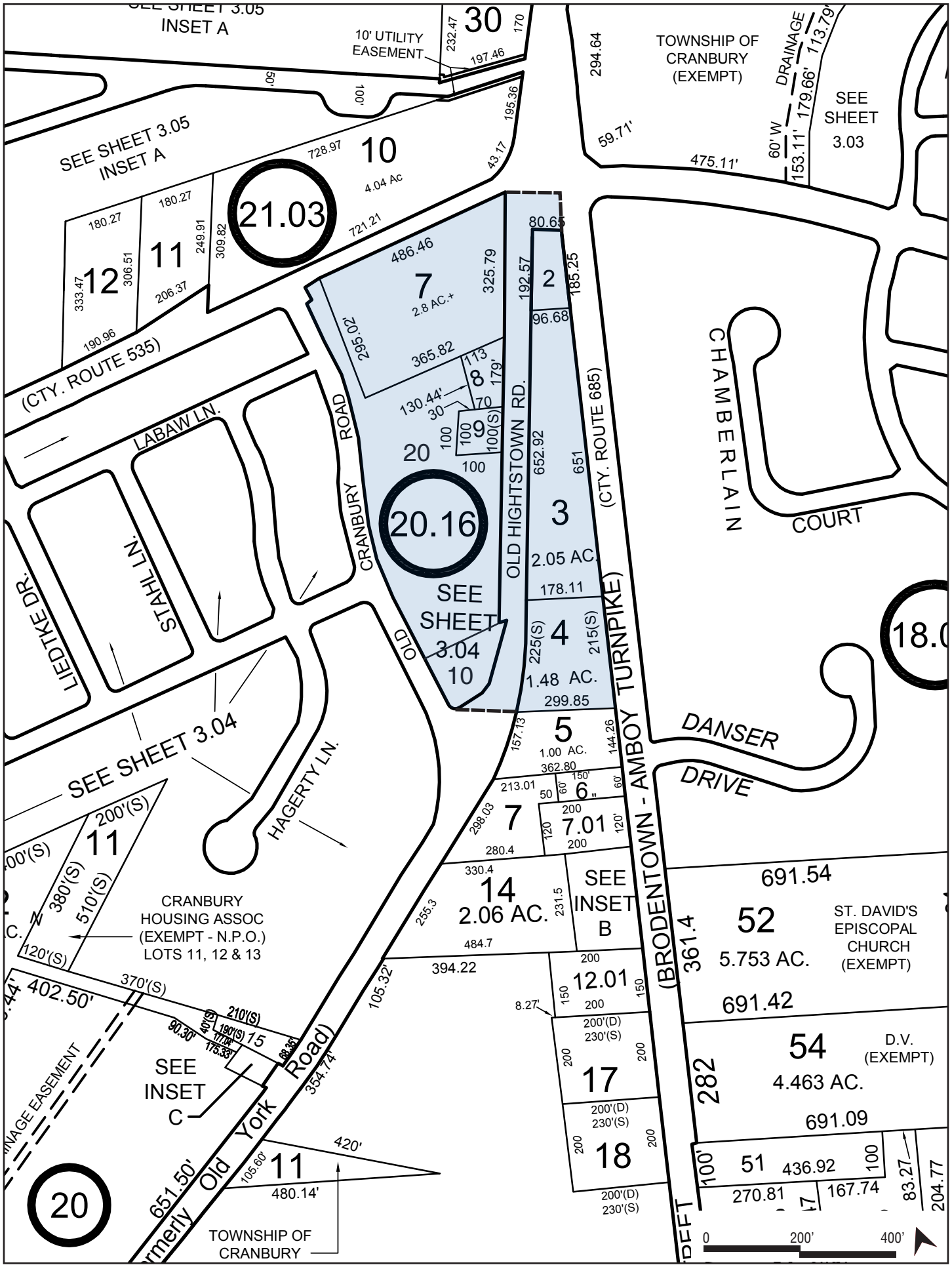

Figure 2: Tax Map of the Redevelopment Area | Cheney/Hagerty/Kushner Tract, Township of Cranbury PHILLIPS PREISS GRYGIEL LLC 2015

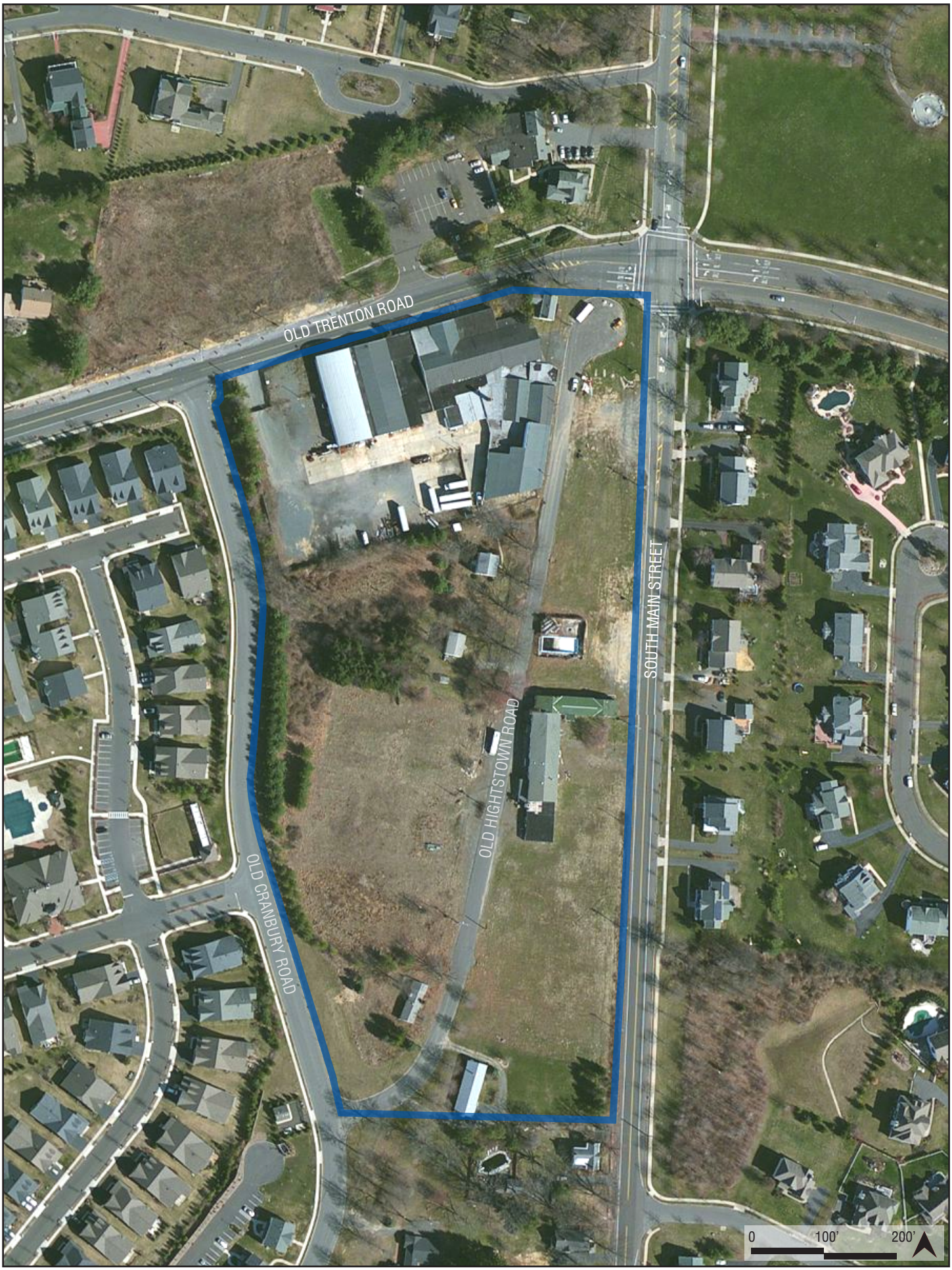

Figure 3: Redevelopment Area Context | Cheney/Hagerty/Kushner Tract, Township of Cranbury

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II. DESCRIPTION OF EXISTING CONDITIONS AND PROPOSED REDEVELOPMENT PLAN

As described above, the Redevelopment Area is located west of South Main Street and south of Old Trenton Road within the Township of Cranbury.

In terms of land use, the parcels comprising the Redevelopment Area have been either vacant and/or marginally used for many years.

The "Cheney property" Block 20.16, Lot 7 (± 2.8 acres), which fronts on Old Trenton Road and Old Hightstown Road, contains an industrial/agricultural building that is in a state of disrepair and is both functionally and physically obsolescent, as well as a vacant single-family home located in the northeast corner of the property that appears to be in fair to poor condition.

The "Hagerty property," which consists of five separate parcels identified below, was formerly used as farmland and as a greenhouse/floral business and has a number of structures on it, including three single-family homes (one occupied, two vacant) that appear to be in a state of disrepair.

- Block 19, Lot 2 (± 0.34 acres): This parcel is vacant and is considered a "remainder parcel" after land was taken for roadway widening(s); it is very narrow.

- Block 19, Lot 3 (± 2.05 acres): This parcel contains three older connected industrial buildings in very poor condition, and an unusable in-ground swimming pool.

- Block 19, Lot 4 (± 1.48 acres): This parcel contains an occupied single-family home in fair condition.

- Block 20.16, Lot 8 (± 0.311 acres): This parcel contains an unoccupied single-family home in poor condition.

- Block 20.16, Lot 9 (± 0.23 acres): This parcel contains an unoccupied single-family home in poor condition.

The "Kushner property" (Block 20.16, Lots 10 and 20) is ± 4.8 acres in area and is predominantly vacant; the remnants of a single family home that is hidden by vegetation is located on Lot 10, at its southeastern end. Essentially, the parcel has remained vacant for more than ten years. Vegetation on the parcel is comprised of scrub brush and grasses, with second-stage growth forest at the northern end of the property.

According to the Township's official tax records, the redevelopment area encompasses ±11.576 acres. The lots range in size from ±0.230 acres to ±3.889 acres (see Table 1, Redevelopment Area Properties, below).

Table 1: Redevelopment Area Properties

Block	Lot	Owner	Street Address	Area (Acres)
19	2, 3, 4	Hagerty, J C; Hoffer, S R; Gordon, D D	79 South Main Street	3.87
20.16	7	PGSGIL LLC	37 Old Trenton Road	2.8
20.16	8	Hagerty, Judson C	1 Old Hightstown Road	0.311
20.16	9	Hagerty, Judson L & Margaret K	3 Old Hightstown Road	0.230
20.16	10	Cranbury Building Associates, LLC	5 Old Hightstown Road	0.476
20.16	20	Cranbury Building Associates, LLC	Old Trenton Road	3.889

It should be noted that all of the properties within the Redevelopment Area are under a contract for purchase by "High Point Development, LLC". It is the intention of the contract purchaser ("the redeveloper") to redevelop the property in accordance with the Redevelopment Plan.

III. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

A. Redevelopment Plan Goals and Objectives

The specific goals and objectives of the Redevelopment Plan are as follows:

1. To provide for appropriate land uses that will eliminate blight, promote economic development and growth opportunities, and serve the needs of the community.
2. To provide for an increase in the economic base of the Redevelopment Area and the entire Township by redeveloping underutilized and non-productive properties.
3. To minimize the negative impact of existing land uses in the Redevelopment Area on the surrounding neighborhood.
4. To capitalize on the existing strengths of the Redevelopment Area, including its location at a gateway into the historic village of Cranbury and the significant amount of pass-by traffic from motorists traveling into and out of Cranbury along both Old Trenton Road and South Main Street.
5. To promote new residential development in the Redevelopment Area in a manner that will benefit the community.
6. To provide for affordable housing in satisfaction of the Township's fair share housing obligation.

B. Relationship to Local Objectives

1. <u>Cranbury Master Plan</u>

The most recent comprehensive Master Plan for the Township of Cranbury was adopted in December 2010.

The Land Use Element of the Master Plan notes that, despite large areas of open space and farm fields in the Township to the east and west of Cranbury Village, there are very few vacant parcels that are not either developed, deed-restricted against future development, approved for development, or in the approval or conceptual development pipeline. According to the Master Plan the parcels that comprise the Redevelopment Area are one of only a few "substantial" sites remaining in the Township that is suitable for development.

At the time of the writing of the Master Plan, the Redevelopment Area (referred to in the Master Plan as the "Kushner/Hagerty/Cheney parcel") was located within the Professional Office/Residential (PO/R) zone. Based on the PO/R zoning, it was estimated that the Redevelopment Area could accommodate ±5 single-family homes or a few thousand square feet of professional office space. However, due to the Redevelopment Area's collective accessibility, visibility on busy

roadways just south of Cranbury Village, and proximity to existing residential development, the Master Plan found that the property had "the potential to be utilized at higher development densities, and to provide for a greater range of residential and/or commercial development than the present zoning permits." The PO/R zoning provisions were deemed too restrictive with respect to the use and bulk standards, contributing to the fact that the Redevelopment Area had already been in a vacant and marginally-used condition for many years.

As such, the Economic Development Plan of the Master Plan recommended the following with regard to the Redevelopment Area:

- Expand retail opportunities outside of the Village Commercial area primarily in two zones – the Highway Commercial and General Commercial zones, but also as part of a mixed use development (retail and lower-density multi-family development), in the present Professional Office/Residential zones.

- Also allow additional lower-density and empty-nester multi-family housing in the present PO/R zone located at South Main Street/Old Trenton Road (to be re-designated the M-C Community Mixed Use Zone), which would produce significant real estate taxes, but which would not generate significant numbers of school-age children.

The Economic Development Plan goes on to state with regard to type of development envisioned for the Redevelopment Area:

> …a more mixed use type of development – small-footprint, local service-oriented retail uses combined with lower-density, empty-nester oriented multi-family development, designed in a more "traditional" and sustainable form, with design requirements that mirror those of Cranbury's more traditional mixed use (retail/residential) uses, could be attractive in the marketplace, help to serve the convenience needs of Cranbury residents, and generate additional ratables.

The Community Design Element of the Master Plan provides more specific details regarding the density and design considerations for development within the Redevelopment Area. The Community Design Element reinforces once again the need to re-designate the Redevelopment Area from PO/R to M-C and indicates that the existing zoning controls (both use and bulk) to some extent contribute to the stagnant conditions within the Redevelopment Area (i.e., vacant, marginally developed, or undeveloped).

With regard to design standards for the proposed M-C district, the Community Design Element recommends site plan standards be adopted that are sensitive to the Redevelopment Area's proximity to Cranbury Village and that reinforce the existing character of nearby established

residential areas. Recommended design standards specific to the M-C district outlined in the Community Design Element include the following:

- Ground floor retail should be provided along the south side of Old Trenton Road with housing above and to the rear, and parking at the interior of the lot.

- The entire parcel should be developed comprehensively as a single, integrated development. Therefore, as-of-right development for parcels of less than 10 acres would be residential development of four units per acre.

- To develop the retail portion, and to obtain additional residential units on the second floor over the retail portion, a minimum tract size of 10 acres would be required.

- Permitted uses should include single-family attached (e.g., townhouses, duplexes, stacked flats), multifamily residential on the second story fronting Old Trenton Road (subject to meeting the minimum tract size of 10 acres), and retail and service establishments (e.g., banks, nail salons, delis, banks, bakeries, etc.). Prohibited uses include single-family detached dwellings, garden centers and nurseries.

Recommended bulk and area provisions include the following:

- Minimum tract size of two acres for residential only, at four units per acre. Minimum tract size to permit retail with second floor residential would be 10 acres.

- Minimum frontage of 100 feet for residential only; 400 feet of frontage along Old Trenton Road for mixed use.

- No Floor Area Ratio (FAR) for attached residential only developments, but maximum total FAR of 0.35 for a mixed use development (where this higher FAR provides an incentive to provide two-story buildings).

- Maximum residential density of four units per acre. However, as an incentive to provide housing over retail along the south side of Old Trenton Road, 20 units of upper-story residential in this location would be excepted from the density requirements, but only if a unified development is created which combines all parcels south of Old Trenton Road in the district with a minimum tract size of 10 acres.

- Maximum impervious coverage of 40 percent of the lot.

- Maximum height of two stories/28 feet for mixed use retail/residential buildings, and a maximum of two stories/25 feet for all-residential buildings.

In March 2013, the Planning Board adopted an Amendment to the Master Plan, entitled “Route 130 Corridor Study”; however no changes to the Redevelopment Area’s zoning was recommended in the study.

2. Cranbury Land Development Ordinance

The Redevelopment Area was previously zoned PO/R, which permitted single-family dwellings, offices for professional services, commercial, business and government, garden centers and nurseries, and banks and financial institutions. As described in the preceding section, only ±5 single-family homes or a few thousand square feet of professional office could be developed under the prior PO/R zoning. The 2010 Master Plan recommended that the area be rezoned from PO/R to M-C. The Redevelopment Area, and a portion of the previously designated PO/R zone located on the north side of Old Trenton Road were subsequently rezoned to C-M Community Mixed Use in 2011, as had been recommended by the 2010 Master Plan[*1].

The C-M zone permits mixed use, limited retail and low-density multi-family uses. The C-M zone includes bulk and design standards intended to foster a comprehensive mixed use redevelopment project, consisting of a row of convenience-oriented retail stores with residential apartments on the second floor along Old Trenton Road and lower-density attached single-family residences or apartments (or professional office development) on the remainder, all of which is to be of a traditional scale and design so as to blend in with the predominantly residential neighborhood of which this district is an integral part. In order to achieve the comprehensive mixed use redevelopment, the C-M zoning provides incentives to develop all the parcels within the Redevelopment Plan in their entirety. For example, the minimum lot size for low density retail and professional offices is two acres. However, on tracts equal to or greater than 10 acres with at least 400 feet of frontage on Old Trenton Road, retail and service establishments are also permitted, as well as residential uses including apartments above the retail on Old Trenton Road.

[*1] Note that the proposed M-C zone was instead designated as the "C-M Community Mixed Use Zone" on the Township's zoning map.

IV. LAND USE AND DEVELOPMENT PLAN

A. Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should."

"Shall" or "must" means that a developer is required to comply with the specific regulation, without deviation.

"Should" means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

B. Purpose

The Redevelopment Plan is intended to encourage the development of a comprehensive mixed-use project, consisting of a row of retail businesses with residential apartments on the second floor along Old Trenton Road, and lower-density attached single-family (also known as "townhouses"), complemented by park-like green spaces, on the remainder of the Redevelopment Plan. Design standards are intended to ensure that all of the development is of a modest scale and traditional design, so as to blend in with the predominantly residential surroundings.

Accordingly, standards within the Redevelopment Plan are divided into two geographic sections: one for the portion within 300 feet of Old Trenton Road, where mixed-use (retail and apartments) are envisioned; and the remaining portion, more than 300 feet from Old Trenton Road, where townhouse residential use will be the primary use.

C. Illustrative Conceptual Development Plans

The concept site plan and renderings herein show the intended development configuration and architectural style (See Figure 4, Conceptual Site Plan, and Figures 5 through 7, Architectural Rendering(s)). It is the intention of the redeveloper, and the requirement of the Township, that the development will be built much like these plans and renderings. In order to ensure that a high quality is met, the standards and guidelines in this Redevelopment Plan spell out specific requirements that stem from the redeveloper's intentions and Township's goals for the Redevelopment Area.

D. Specific Land Use Provisions for the Redevelopment Area

The Redevelopment Area shall be subdivided into two sub-districts, the "Mixed Use Sub-District" which shall be provided within 300 feet of Old Trenton Road, and the "Residential Sub-District" which shall be located greater than 300 feet from Old Trenton Road.

DATE: 9/3/15
PROJ.: 080327

SCALE: 1"=40'
0 40 80 160 ft.

PROPOSED MIXED USE
REDEVELOPMENT CONCEPT PLAN
SOUTH MAIN STREET, OLD TRENTON ROAD & OLD CRANBURY ROAD
BLOCK 20.16, LOTS 7-10 & 20, BLOCK 19, LOTS 2-4
TOWNSHIP OF CRANBURY , MIDDLESEX COUNTY, NEW JERSEY

Bowman CONSULTING
Formerly Omland Engineering Associates, Inc

Figure 4: Conceptual Site Plan | Cheney/Hagerty/Kushner Tract, Township of Cranbury

PHILLIPS PREISS GRYGIEL LLC 2015
SOURCE: BOWMAN CONSULTING GROUP, LTD. 9/3/2015

PERMITTED USES WITHIN THE MIXED USE SUB-DISTRICT

PRINCIPAL PERMITTED USES

- Retail and service establishments, including personal service businesses and specialized retail, including but not limited to pharmacies and drugstores, banks and financial services, restaurants excluding fast food or drive-through restaurants; food stores, including take-out food, coffee shop, bakeries, convenience stores, catering stores, delis, beauty shops, nail salons, drop-off only laundries and dry cleaners, gift stores, florists, clothing and shoe stores, hardware stores, paint and wallpaper stores, window treatment stores, electronic stores, cosmetics and beauty supplies, perfume stores, jewelry stores, luggage and leather goods stores, sporting goods stores, hobby, toy and game stores, sewing and needlework stores, musical instrument and supplies stores, book stores news dealers and newsstands, pet and pet supplies stores and art dealers[*2].
- Drive-through windows for banks, pharmacies and other non-food businesses.
- Permitted on upper floors over retail and services uses: residential apartments; however market-rate units shall be restricted to one- and two-bedroom units.

AREA, YARD AND BUILDING REQUIREMENTS FOR MIXED USE SUB-DISTRICT

Standard	**Required/Allowed**
Max. Lot Area	4 acres
Min. Street Frontage: Old Trenton Road	400 feet
Min. Lot Depth	300 feet
Min. Setback from Old Trenton Road	15 feet
Max. Setback from Old Trenton Road	30 feet
Max. Building Coverage	25%
Max. Impervious Coverage	80%
Max. Building Height	2 stories/35 feet
Max. Density: Residential	6 units/acre[*3]
Max. Floor Area – Non-Residential	30,000 square feet
Number of Bedrooms (Market Rate Units)	2 Bedrooms
Number of Bedrooms (Affordable Units)	Per UHAC[*4]

[*2] For the purposes of this Redevelopment Plan, "convenience store" shall be defined as follows: "A retail establishment of up to five thousand square feet selling primarily food products, beverages, newspapers and magazines, candy, cigarettes, household items, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption"

[*3] No more than twelve (12) apartments in total shall be permitted.

[*4] UHAC – Uniform Housing Affordability Controls (NJSA: 80-26.1 et seq.)

PERMITTED USES WITHIN THE RESIDENTIAL SUB-DISTRICT

PRINCIPAL PERMITTED USES

- Single-family attached dwellings, including townhouses and duplexes, with each unit having its own individual entrance at the ground level.
- Public Parks, buildings, structures, and uses.

PERMITTED ACCESSORY USES

- Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot, except that outdoor the following shall be prohibited: swimming pools, tennis court, clubhouses, tot lots or play equipment anywhere within the Redevelopment Area, and open air patios/sitting areas open to the sky to the side, front or rear of dwellings.

AREA, YARD AND BUILDING REQUIREMENTS FOR THE RESIDENTIAL SUB-DISTRICT

Standard	**Required/Allowed**
Min. Lot Area	8 acres
Min. Street Frontage	200 feet
Min. Lot Depth	250 feet
Min. Setback from Property Line (Tract)	20 feet
Min. Setback from Buildings Onsite	
Front to Front	60 feet
Front to Side; Front to Rear	40 feet
Side to Side	20 feet
Rear to Rear; Rear to Side	40 feet
Min. Setback from Internal Driveways	15 feet
Min. Setback to Parking Lots	10 feet
Max. Building Coverage	35%
Max. Building Height	2 stories/35 feet
Max. Residential Density	7 units/acre[*5]
Max. Number of Units per Structure	6 units
Maximum Number of Bedrooms	3 bedrooms[*6]

[*5] No more than fifty four (54) dwelling units in total shall be provided.
[*6] No space within the attached single family unit shall be designed or constructed in a manner as to be converted to or utilized as a fourth bedroom, whether located within the basement, first or second story.

AFFORDABLE HOUSING

Ten percent (10%) of the total number of units in the development within the Redevelopment Area shall be set aside as affordable units. Income and bedroom distribution for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.).

REQUIRED OPEN SPACES

AREAS WITHIN THE MIXED USE SUB-DISTRICT

At least one publicly-accessible plaza is required in this area, as follows:

- At least 3,000 square feet of contiguous space.
- A minimum dimension of 30 feet in all directions.
- The plaza shall adjoin and be open to the sidewalk of Old Trenton Road on one side, and framed on at least one other side by a building with an active retail entry facing the plaza.
- Cafes and other retail establishments serving food are encouraged to occupy the adjoining building, so that outdoor seating may be provided to enliven the area.
- The plaza shall be surfaced with decorative paving, accented with trees, bushes, and other plantings, and shall include seating areas in both sun and shade.

Additional plazas or courtyards with landscaping and seating are encouraged throughout this area, particularly adjoining retail entries and/or entry doors to upper-story residential uses.

RESIDENTIAL SUB-DISTRICT

Useable, landscaped green space/park space is required to be provided in this area, as follows:

- One park or green space of at least 20,000 square feet shall be provided within this area.
- Such park shall have a minimum dimension of 100 feet in all directions.
- Such park shall be framed on at least three sides by residential development having pedestrian entries facing the park, with at least one of those sides having the front doors of residences facing the park.
- The park shall be designed with trees, bushes, and other plantings. Maximum impervious surface in the park is 20 percent.
- A sidewalk shall adjoin at least one side linking the park to internal streets.
- Playground equipment shall be prohibited within the park.

CIRCULATION

VEHICULAR CIRCULATION

Curb cuts and direct vehicular access onto Old Trenton Road are prohibited. Instead, vehicular access shall rely on shared driveways connecting to Old Cranbury Road and South Main Street.

Similarly, individual curb cuts for residential units onto Old Cranbury Road and South Main Street are prohibited. Instead, residential driveways shall connect to these bounding streets by means of shared access driveways.

PEDESTRIAN CIRCULATION

Sidewalks pursuant to §150-46 of the Cranbury Land Development Ordinance shall be provided on the adjoining side of all bounding public streets (Old Trenton Road, Old Cranbury Road, and South Main Street).

A public sidewalk should also be provided through the site from east to west, creating a walking path that links Old Cranbury Road to South Main Street. Such a sidewalk route shall be located within or at the border of the Residential Sub-District, and at least 250 feet back from Old Trenton Road so as to create an alternate cut-through walking route.

PARKING

CONFIGURATION AND LOCATION

In the Residential Sub-District, parking shall be located at the interior of the site, behind buildings and away from view of bounding streets. Parking spaces in the form of tuck-under parking, internal parking garages, and single-story parking garages are permitted, and shall be located at the interior of the development. Surface parking lots are permitted, but shall be located at least 100 feet from the rights-of-way of Old Cranbury Road and South Main Street. No surface parking shall be permitted in any of the front yards facing these two bounding streets.

Within the Mixed-Use Sub District, surface parking lots exceeding 65 feet in the dimension measured parallel to Old Trenton Road shall be placed behind buildings, relative to Old Trenton Road.

PARKING RATIOS [*7]

Mixed-Use Buildings	**Standard**
Retail: 3.5/1,000 s.f.[*8] Apartments: Per RSIS Parking: Total Number of Spaces	102 spaces 24 spaces 126 spaces
Stall Size	9 feet x 18 feet

Single-Family Attached Residential Units	**Standard**
Number – Per RSIS (2.4 Spaces per 3 BR Unit)	2.4 per 3 BR Unit
Stall Size	9 feet x 18 feet

[*7] Inclusive of handicapped parking requirements.
[*8] Including banks.

SHARED PARKING

In the Mixed-Use Sub District, the use of shared parking among retail and residential uses is encouraged. To the extent that the applicant proposes to provide less than the required number of parking spaces by virtue of shared parking, a study that demonstrates projected time-of-day usage for each land use is required in order to ascertain whether the parking supply is sufficient.

BUILDING DESIGN

Please refer to Figure 5 through 7 as conceptual architectural renderings of buildings within the Redevelopment Plan.

ORIENTATION

Building orientation standards are intended to ensure that building facades present a friendly, transparent face to public streets and park spaces, as follows:

- The front façade of an all-residential building is defined as the façade that includes a pedestrian entry but not a garage door entry. An all-residential building has one front façade. The opposite façade is the rear façade.
- The front façade of a retail or mixed-use building is defined as any and all façades that faces a public street or a required plaza space. A retail or mixed-use building may have more than one front façade.
- Buildings located within the Mixed-Use Sub-District shall provide front facades on all sides that face a public street or a required plaza space.
- Buildings located adjacent to South Main Street shall have front facades facing South Main Street.
- Buildings located adjacent to Old Cranbury Road shall have front facades facing Old Cranbury Road.

TRANSPARENCY

Entries

Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, porches, stoops, and/or lighting. Specific requirements for entry location and configuration follow.

For Single-Family Attached Buildings

The front façade of all-residential buildings shall include a pedestrian entry with a high-quality, paneled door. A full-width covered porch or deck is required along the front façade. No garage entries are permitted in the front façade. Windows shall occupy at least 25 percent of the linear façade width on this front façade.

The rear façade shall face an internal street and include both a pedestrian door and a garage door. Architectural detailing should be used to focus emphasis on the pedestrian entry rather than the garage door. The pedestrian entry shall be emphasized through massing such as recessions or

projections, and elements such as columns, porticoes and steps/stoops. The pedestrian entry shall use a high-quality, partially-glazed, and paneled door. Residential garage doors shall be paneled to give the appearance of double doors, and include windows in order to create a friendly appearance. Blank, featureless garage doors are prohibited.

Figure 5: Architectural Rendering of the Mixed Use Sub-District | Cheney/Hagerty/Kushner Tract, Township of Cranbury

PHILLIPS PREISS GRYGIEL LLC 2015
SOURCE: ZAMPOLIN & ASSOCIATES

Figure 6: Architectural Rendering of the Residential Sub-District | Cheney/Hagerty/Kushner Tract, Township of Cranbury

PHILLIPS PREISS GRYGIEL LLC 2015
SOURCE: ZAMPOLIN & ASSOCIATES

Figure 7: Architectural Rendering of the Residential Sub-District viewed from South Main Street | Cheney/Hagerty/Kushner Tract, Township of Cranbury

PHILLIPS PREISS GRYGIEL LLC 2015
SOURCE: ZAMPOLIN & ASSOCIATES

For Retail and Mixed-Use Buildings

Each ground-floor retail space in a building shall have its own direct, individual entry opening towards Old Trenton Road. Shared, internal, mall-style entries are prohibited. Buildings shall also include entries leading to any rear or side parking areas required to serve such retail uses.

Upper-story residential in mixed-use buildings along Old Trenton Road may have pedestrian entrances located in any facade.

WINDOWS

For Single-Family Attached Buildings

Residential buildings shall have windows occupying at least 25 percent of the first and second floor *front* and *rear* facades, except in the *rear* first floor façade, where the garage doors occupy a large proportion of the façade.

For Retail and Mixed-Use Buildings

For any building located within the Mixed Use Sub-District, any façade(s) facing Old Trenton Road, Old Cranbury Road, South Main Street, or a required open space shall be designed with identical transparency and detailing. In such facades, at least 30 percent of the ground-level façade area shall have clear, transparent glazing.

Windows providing views into stores and restaurants spaces are also encouraged for the facades facing side or rear parking areas.

MASSING AND ARTICULATION

Building facades that face public streets, internal streets, walkways, or required open spaces shall have articulated massing so as to create a smaller, human-scale, traditional form, complementing Cranbury's historic downtown character. Facades should be differentiated through variations in massing, including varied rooflines, setbacks, stepbacks, projections, and recesses. Differentiation of both horizontal and vertical massing is required, as described next.

HORIZONTAL MASSING

The base (either the entire first floor, or the lowest portion of the first floor) of a building should be highlighted architecturally in order to visually ground the building. Suggested means include larger areas of fenestration; materials of a more weighty appearance, such as stone or brick; taller floor heights; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns.

The pattern of window openings should relate to a building's vertical bay pattern. Garage doors should be recessed relative to the upper level facades so as to diminish their importance in the façade.

Attached single family buildings should have a form and mass that echoes the large single-family houses in nearby neighborhoods, for example with cross-gables, dormers, telescoping additions, and first floor porches.

VERTICAL MASSING

Facades should be broken down so that they appear as a series of distinct bays, each generally not to exceed 50 feet in width. Bays should be defined through two approaches, dimensional variation and texture/ pattern/ material variation, as described in the following paragraphs.

Bays should establish a varied articulation in their design and dimensions along each facade; a monotonous repetition of the same bay design along a very wide façade is strongly discouraged. Bay definition should extend through all levels of the building(s).

Single-family attached buildings should be broken into bays whose width relates to the width of each residential unit. A finer-grain articulation of bays should be used to emphasize pedestrian entries and distinguish them from garage entries.

Dimensional Variation

Bay definition must include variation by dimensional elements such as columns, pilasters, and changes in facade plane such as setbacks, stepbacks, projections, and recessions. Those distinguishing dimensional features shall each have a depth of at least five inches and a width of at least one foot, so as to create significant shadow lines that help create a sense of depth in the facade.

Texture, Pattern and Material Variation

Bay definition must also include textural, pattern, and/or material variation, such as by window size and rhythm of spacing, pattern of balconies, variation in surface material and pattern, and gutters or expansion joints.

These variations shall be distinguished by texture, pattern, and/or material, not just color. Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways and any comer elements.

RETAIL FACADE DETAILING

First-level retail facades facing public streets or required open space areas shall have storefront design that reinforces their public character and complements the historic nature of Cranbury's retail buildings.

Awnings and Canopies

Overhangs, light shelves, horizontal metal canopies, and sloping flat (but not curved or fluted) fabric awnings are encouraged along retail storefronts. Awnings, if used, should be mounted over transoms or storefront windows. False awnings that cover solid façade areas are discouraged. Awnings should have open sides, so as not to obstruct the building façade.

Storefront Glazing

Retail facades shall include storefront-style plate glass windows that maximize views into interiors. Storefront glazing shall be transparent and clear, or only lightly tinted, and should not be obscured by blinds, drapes, or large areas of opaque window signs. Where shade and/or weather protection is desired, metal canopies or fabric awnings are suggested.

Lighting

Building-mounted lighting, particularly downward-pointed gooseneck lights and wall-mounted sconces, is encouraged as a means to highlight storefronts and emphasize the pedestrian scale.

Signage

Retail signage is also recommended to help highlight storefronts where appropriate. Retail and mixed-use retail/residential building design should provide a logical flat space within the first level for signage, above any retail or commercial windows, doors, or windows. Such signage should not obscure the structural or architectural elements of the building.

SERVICE AREAS

Drive-in windows for retail buildings shall be located on facades that do not face a public street.

Dumpsters and similar shared storage areas for trash and recycling collection shall be screened from view by means of wooden fencing and landscaping, and should not be located at the outer perimeter of the property or adjacent to surrounding public streets.

Trash and recycling containers for individual residential units shall be stored inside unit garages, rather than in the exterior.

ROOFLINES

The shape of rooflines should coordinate with and reinforce the variation in bay massing.

Roofs for all-residential buildings shall be gabled or gambrel shape with minimum slope 5:12 rise:run. Flat and mansard roofs are prohibited for all-residential buildings.

For retail and mixed-use buildings, a mixture of flat and sloping roofs should be used in concert with façade massing to break up large building masses to appear as a series of smaller connected buildings. Rooflines of flat roofs should be highlighted with a parapet wall, balustrade, or deep cornice.

MATERIALS

Preferred Materials

Preferred primary materials for residential buildings shall be wood; Handie-plank® panels or similar fiber cement siding; stone and glass; and for retail and mixed use building facades, stone, brick, or masonry; wood, Hardie-plank® panels or similar fiber cement siding; precast and cast stone, manufactured stone, and masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on all building facades.

Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.

Prohibited Materials

The following materials are inappropriate:

- Exposed concrete masonry units.
- Faux treatments which mimic common materials, including imitation brick, vinyl or asphalt siding, and sheet metal siding.
- Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.

SECURITY GRATES

If used, any security grates, access panels and garage window grilles shall be largely transparent, rather than solid, and should be enlivened with artwork, decorative tiling or ornamental metalwork.

V. REDEVELOPMENT ACTIONS

The Redevelopment Plan provides for a number of actions in support of the overall plan objectives, as follows:

A. Outline of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Vacation of the Old Hightstown Road right-of-way and relocation of easement and utilization within such right-of-way shall be required. Other actions that may need to be undertaken to implement the Redevelopment Plan include; the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

B. Properties to be Acquired

The Township does not intend to acquire any properties as part of this Redevelopment Plan. Specifically no condemnation or eminent domain shall be utilized within the Redevelopment Area to implement the Redevelopment Plan.

C. Easements

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Engineer of the Township of Cranbury.

D. Relocation

Implementation of the Redevelopment Plan does not require the displacement and/or relocation of businesses within the redevelopment area. One occupied residence within the Redevelopment Area will be required to relocate. This resident is one of the contract sellers of land within the Redevelopment Plan and therefor such sale and relocation is voluntary.

E. Other Actions

In addition to the demolition and new construction described above, several other actions may be taken to further the goals of this plan. These may include, but shall not be limited to:

- Consolidation of tax lots acquired into one or more tax lot(s).
- Provisions for public infrastructure necessary to service and support new development.
- Environmental remediation.
- Acquisition of a portion of the County right-of-way adjacent to the intersection of Old Trenton Road and South Main Street, in concert with the vacation of the Old Hightstown Road right-of-way.

VI. RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS

A. Relationship to the Township of Cranbury Land Development Ordinance

This Redevelopment Plan shall supersede all provisions of the Land Development Ordinance of the Township of Cranbury, except where specific provisions of the Land Development Ordinance are expressly indicated as being applicable.

In all situations where zoning issues are not specifically addressed herein, the Cranbury Land Development Ordinance shall, however, remain in effect. No "d" variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Plan by the Township Committee shall be further considered an amendment to the Township of Cranbury Zoning Map.

B. Relationship to Master Plans of Adjacent Municipalities

The Township of Cranbury is bordered by three Middlesex County municipalities, the Township of Plainsboro, the Township of South Brunswick and the Township of Monroe, and one Mercer County municipality, the Township of East Windsor. However, none of these communities directly abuts the Redevelopment Area. Therefore, the Redevelopment Plan goals will not have any impact on adjacent municipalities.

C. Relationship to the Middlesex County Master Plan

Middlesex County's most recent full master plan was prepared in the 1970s. Updates to certain elements have been prepared more recently, including the Transportation Plan Element in 2013; the Comprehensive Farmland Preservation Plan in 2008; and the Open Space and Recreation Plan in 2003. Though it has not issued a full Master Plan in recent years, Middlesex County has engaged in strategic planning efforts over the past several decades; publications include Growth Management Plans in 1990, 1992 and 1995 and Middlesex County Cross Acceptance Reports in 1998 and 2005.

Four major strategic planning goals were outlined for Middlesex County in the 1998 Middlesex County Cross Acceptance report:

- Facilitate the provision of housing and jobs at reasonable cost, and the achievement of sustainable economic growth;
- Provide for adequate infrastructure capacity, timed and equitably financed to support continued growth without stimulating inefficient growth and capital investment plans;

- Provide for the management and protection of important environmental resources within the county and outside the county, upon which the county depends for public health and quality of life; and
- Provide greater coordination of local, county and state planners and officials, thereby securing a broader perspective in solving regional problems, preserving/improving the character of existing communities and conserving important natural resources.

The overall goals and objectives of this Redevelopment Plan are consistent with these goals.

D. Relationship to the State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

> Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once during the 18 years since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP. A timeframe for the adoption of the draft SSP is uncertain.

This Redevelopment Plan is consistent with the SDRP and the draft SSP, as it promotes the redevelopment of an area located within a "Center" on the State Plan Policy Map. As per the SDRP:

> A Center's compact form is considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Compact form also translates into significant land savings. A Center's development form and structure, designed to accommodate diversity, is also more flexible than single-use, single-purpose sprawl, allowing Centers to evolve and adapt over time, in response to changing conditions and markets. Centers promote community, protect the environment, provide enhanced cultural and aesthetic experiences, and offer residents a superior quality of life.

Centers are planned to be the location for much of the future growth in the state. By virtue of its existing infrastructure, excellent access and prominent location, the area is an appropriate location for new growth. The Redevelopment Plan will facilitate growth in this area

The purpose of the Redevelopment Plan is to place back into productive use an underutilized property within the Township. In particular, the redevelopment effort will focus on the

redevelopment of an unproductive area within a SDRP-designated Center consistent with the goals, strategies and policies of the SDRP and the draft SSP.

VII. GENERAL PROVISIONS

A. Site Plan and Subdivision Review

Any subdivision or resubdivision of land within the Redevelopment Area and any construction, reconstruction or rehabilitation, shall require the prior approval of the Cranbury Township Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the subdivisions and/or site plan requirements set forth in the Township's Land Development Ordinance (LDO). Where a provision of the Redevelopment Plan conflicts with a provision of the LDO, the Redevelopment Plan shall control.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

B. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee of the Township of Cranbury or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Committee of the Township of Cranbury, or the developer, 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 of any part of the redevelopment area on the basis of race, creed, color or national origin.

D. 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 fifteen (15) years from the date of approval of this plan by the Township Committee of the Township of Cranbury, except that the use, bulk and design criteria set forth in Section IV.D. of this Plan shall continue to control development or redevelopment within the Redevelopment Area until such time as amended or repealed by the Township Committee.

E. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. Any deviation that would require "d" variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the Township Committee. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

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VIII. 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.
- No displacement and/or relocation of businesses in the Redevelopment Area is anticipated on the part of the Township of Cranbury.
- No acquisition of privately owned lots is anticipated on the part of Township of Cranbury. Specifically no condemnation or use of eminent domain shall occur within the Redevelopment Area.
- As indicated in Chapter III, this Redevelopment Plan is consistent with the Master Plan for the Township of Cranbury. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
- This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Township of Cranbury regulating development in the area addressed by this Redevelopment Plan. In all situations where zoning issues are not specifically addressed herein, the Cranbury Land Development Ordinance shall, however, remain in effect. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Township Committee of the Township of Cranbury shall be considered an amendment of the Township of Cranbury Zoning Map.
- 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.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Township Committee and, unless the request is issued by an agency of the Township, shall pay a fee of $2500. The Township Committee and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (*e.g.*, traffic engineer) as may be appropriate. In addition, the Township Committee in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.