RIVER PARK

REDEVELOPMENT PLAN: AREA A

Block 3801 Lot 2,
Block 4101 Lot 1 and
Block 4301 Lot 6

TOWNSHIP OF HANOVER
MORRIS COUNTY, NEW JERSEY

November 14, 2019
RIVER PARK
REDEVELOPMENT PLAN: AREA A

Block 3801 Lot 2 and
Block 4101 Lot 1 and
Block 4301 Lot 6

Township of Hanover
Morris County, New Jersey

Prepared for Township of Hanover
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The original document was appropriately signed and sealed on November 14, 2019 in accordance with the State Board of Professional Planners.

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INTRODUCTION

On March 14, 2019, the Hanover Township Council authorized the Planning Board to conduct a preliminary investigation to determine if the River Park area, identified as Block 3801, Lot 2; Block 4101, Lots 1 and 23 and Block 4301, Lot 6, of the Township qualify as an “area in need of redevelopment” pursuant to the State of New Jersey’s Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A. The Planning Board retained Burgis Associates, Inc. to prepare a study for the Planning Board’s review. On July 23, 2019 the Planning Board conducted a public hearing and recommended the area as a Non-Condemnation Area in Need of Redevelopment.

The Township Committee on August 8, 2019 considered this recommendation of the Planning Board and formerly designated the area a Non-Condemnation Area in Need of Redevelopment. The preparation of a redevelopment plan was then authorized by the Township Committee. Accordingly, the following River Park Area Redevelopment Plan (hereinafter referred to as the “Redevelopment Plan: Area A” or the “Plan”) is the culmination of the Township’s efforts. The Plan set forth herein is designed to affirmatively address the statutory criteria set forth in the LRHL, identify the Plan’s underlying goals and objectives, enumerate permitted uses as well as area and bulk regulations, and indicate its relationship to local, regional, and state land use planning objectives.

This plan is also being prepared pursuant to a Settlement Agreement between the Township of Hanover and River Park Business Center, LLC (“River Park”), last executed February 19, 2019, (the “Settlement Agreement”) which Settlement Agreement resolves River Park’s intervention in the
Township of Hanover's Declaratory Judgment Action, Township of Hanover, Docket No. MRS-L-1635-15 which sought partial compliance with the Mt. Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. for the Prior Round (1987 – 1999) and the Third Round (1999 – 2025). It is specifically intended that the contents of the Settlement Agreement are incorporated into this Redevelopment Plan by reference and, therefore, the Settlement Agreement is part of this Redevelopment Plan.

This Redevelopment Plan has been prepared for Block 4301 Lot 6, Block 4104 Lot 1 and for a portion of Block 3801 Lot 2, identified as Area A in Image 2. The portion of Block 3801 Lot 2 to be designated in Area A is specifically identified herein as proposed Lot 2.01 defined in the Minor Subdivision map prepared by: Bowman Consulting dated October 2, 2019 (see appendix of this report for proposed minor subdivision providing the westerly boundary line defined as the proposed lot line with bearing S01 degrees, 51 minutes and 14 seconds east with a length of 557.03 feet). This redevelopment plan will supersede the underlying zoning for the portions of the property identified as Area A. The Township and the property owner have reserved their respective rights as to Area B on the map below. As a result of this redevelopment plan in the portion of the parcel identified as Area A, Area B will be the subject of a future redevelopment plan. Presently there is no identified plan or agreement for redevelopment of Area B other than the construction of Patriot's Path. With respect to Area B, the terms of the settlement agreement between the parties as referenced herein apply. In order for a development application to be filed, the developer must first be designated by the Township as the redeveloper for Area A or B.

Image 2: Redevelopment Area Map

Source: DMR Architects
The remainder of this Redevelopment Plan is divided into the following sections:

- **Section 1: LRHL Background**
  The first section discusses the background of the LRHL as well as the redevelopment process. It also identifies the required elements of a redevelopment plan.

- **Section 2: Redevelopment Area**
  The next section provides a brief overview of the Redevelopment Area.

- **Section 3: Redevelopment Plan Details**
  Section 3 outlines the goals, permitted uses, and area and bulk regulations of the River Park Redevelopment Area.

- **Section 4: Consistency to Other Plans**
  Next, Section 4 discusses the relationship of this Redevelopment Plan to the Township’s Master Plan, the Township of Hanover’s Master Plan, the Morris County Master Plan, the State Development and Redevelopment Plan, and the draft State Strategic Plan.

- **Section 5: General Provisions**
  Section 5 contains the general provisions of the Redevelopment Plan.

- **Section 6: Redevelopment Plan Actions**
  Section 6 outlines the regulatory actions necessary relating to the redevelopment plan.

- **Section 7: Summary of Compliance**
  Finally, Section 7 offers a summary of compliance.
SECTION 1: LRHL BACKGROUND

As noted in the New Jersey Department of Community Affairs’ Redevelopment Handbook (2nd Edition), redevelopment can most simply be described as the “process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment.”

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State’s various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute replaced a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an “area in need of redevelopment”; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financial tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.
1.1: REDEVELOPMENT PROCESS

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment. As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area.” As previously noted, the Township Council initiated this process as a “Non-Condemnation” Study Area which was adopted on August 8, 2019.

An area qualifies as being in need of redevelopment if it meets at least one (1) of the nine (9) statutory criteria listed under Section 5 of the LRHL. These criteria are the same regardless of whether a governing body seeks to designate a study area as a “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area.”

The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

After it conducts its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Accordingly, the Township’s Planning Board held its public meeting on the redevelopment designation on July 24, 2019, in which it determined and ultimately recommended that the entirety of the Study Area constituted a Non-Condemnation Area in Need of Redevelopment.

Based upon the planning board’s recommendation, the governing body may choose to designate all or a portion of the area as an “Area in Need of Redevelopment.” The governing body will then prepare a redevelopment plan for the area, or alternatively will direct the planning board to prepare such a plan. The Hanover Township Committee followed the latter approach which designated the entirety of the Study Area as a Non-Condemnation Area and directed the preparation of the Redevelopment Plan contained herein.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the “redevelopment entity” will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.
In summary, the LRHL essentially establishes a two-fold process in which a site is designated as an Area of Need of Redevelopment (Step 1), and a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process.

**Figure 1: Summary of Redevelopment Process**

1. **Governing Body adopts Resolution, directs Planning Board to investigate area**
2. **Planning Board prepares a proposed map of area boundaries & a report setting forth the basis of the investigation**
3. **Planning Board sets a date for the public hearing and provides notice**
4. **Planning Board completes hearing, makes a recommendation to Governing Body as to whether designate all or part of Areas as being in Need of Redevelopment**
5. **Governing Body chooses whether to adopt resolution designating all or part of area as a Redevelopment Area**
6. **Governing Body authorizes the preparation of a Redevelopment Plan, which may be delegated to the Planning Board or a Redevelopment Authority**
7. **Planning Board either: prepares the Redevelopment Plan and submits to the Governing Body; or reviews the Redevelopment Plan for consistency to the Master Plan**
8. **Governing Body adopts, by Ordinance, the Redevelopment Plan after an introduction of the ordinance and public hearing**
1.2: REQUIREMENTS OF A REDEVELOPMENT PLAN
As established by NJSA 40:12A-7 of the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of a project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.

3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment to:
   a. The master plans of contiguous municipalities;
   b. The master plan of the county in which the municipality is located, and;

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
SECTION 2: REDEVELOPMENT AREA

The total 87.67-acre area in Need of Redevelopment consists of four parcels identified as Block 3801 Lot 2, Block 4101 Lots 1 and 23, and Block 4301 Lot 6 in Township tax records. The properties are centrally located in the community. The redevelopment area identified as Area A, as illustrated in Image 2 above, is comprised of three of the parcels identified as Block 4101 Lot 1 and Block 4301 Lot 6 and for a portion of Block 3801 Lot 2 to be subdivided in the future in accordance with the Settlement Agreement. Together Area A is comprised of approximately 83 acres in total.

The area is situated along the Whippany River between Parsippany Road to the east, Eden Lane to the south and the Morristown & Erie railroad line and Legion Place to the north. Lot 1 is the only lot in Area A located on the north side of the railroad right of way. The adjacent railroad is currently operated as a freight line. While the lots identified in need of redevelopment have several roadway frontages, the frontages and vehicular access to the Redevelopment Area A include Eden Lane and Parsippany Road only.

The majority of the area designated in need of redevelopment (Block 3801 Lot 2 and Block 4101 Lots 1 encompassing 81.17 acres), is owned by River Park Business Center, LLC, (hereinafter “River Park”) and located in Hanover’s TC Town Center Zone District. These parcels were historically occupied by the Whippany Paper Board Company, which operated a paper recycling facility at the site from the 1930s until 1980. The main mill building and several additions on Lot 2 have since been demolished. Remaining on Lot 2 is an 86,000 square foot industrial building at the center of the lot that was developed in the 1960s, a smaller one-story office building at the easterly site boundary, and associated site improvements. The western half of the lot contains a dam and man-made pond originally constructed to process wastewater from the mill. Lot 1 is traversed by a driveway leading from Parsippany Road to Lot 2 but is otherwise undeveloped.

The remainder of the Redevelopment Area (Block 4301 Lot 6, encompassing 6.50 acres) is currently owned by the Morris County Park Commission, and located in Hanover’s PU Public Uses Zone District. The property is vacant and almost entirely constrained by environmentally sensitive features. River Park is in the process of trying to acquire this property from Morris County.

Environmental constraints affecting the area in need of redevelopment include the Whippany River which extends from west to east along the redevelopment area’s southerly and easterly boundaries, and its associated wetlands and flood plains as well as steep slope conditions, which are shown on the accompanying Redevelopment Area Map. As indicated on the map, wetlands are located primarily in the western portion of the area in need of redevelopment. The one-hundred-year
flood plain associated with the Whippany River extends from both sides of its banks affecting the study area’s southern and eastern areas. The most significant steep slopes are located along the southern boundary of Lot 23 and southeast corner of Lot 2 along the river. Approximately 29 total acres of the area in need of redevelopment are encumbered by these environmental constraints.

There is documented groundwater contamination, attributed to the majority of the Redevelopment Area’s former use as a paper recycling facility. A Remedial Investigation Report prepared by EcolSciences, Inc., dated February 2014, indicates that a number of affected areas of the site have been capped or remediated with NJDEP oversight. However, at a minimum, the area of the dam and pond remain contaminated requiring further remediation. Previous plans to replace the deteriorating dam include reverting the river back to its original course which will enable remediation of the remaining contaminated areas. Any future development of the redevelopment area would require appropriate environmental due diligence and remediation including the replacement of existing caps, as determined to be necessary.

Public transportation opportunities within walking distance to the redevelopment area are limited, though bus service is provided along Route 10 and South Jefferson Road. The property has access from Parsippany Road which connects directly to Route 10 and 287 / 80 to the north.

The surrounding development pattern consists of a mix of uses. The site is bound to the north by the Morristown and Erie Railroad Company Main Line Railroad freight line (with the exception of Lots 1 and 23, which are north of the railroad), St. Mary’s Cemetery, single-family residential along Legion Place, the Jewish Metrowest Senior Housing Community site, and various office/industrial buildings. Public parkland and open space, the Arden Courts of Whippany assisted living facility, and the Oak Ridge Condominiums site are located to the south. An electrical supply store borders the site to the west across South Jefferson Road, while Parsippany Road borders the site to the east. In addition, the property is also located near several significant employers and businesses including MetLife, Bayer, Novartis and Barclays corporate offices.
Image 3: Redevelopment Area Map with Environmental Constraints

Image 4: Zoning Map
Image 4: Industrial Building and Water Tower Looking West

Image 5: Office Building Looking East
Image 6: SE Corner of Industrial Building

Image 7: East Elevation of Industrial Building
Image 8: Whippany River

Image 9: Whippany River
Image 10: Railroad corridor and driveway along northerly Lot 2 boundary

Image 11: Eden Lane overpass above Whippany River
Image 12: Erosion of Whippany River bank at site’s easterly boundary

Image 13: Existing Whippany River Dam
SECTION 3: REDEVELOPMENT PLAN DETAILS

The following section identifies the goals and regulations of the redevelopment plan for Area A, which shall be designated as the RP-A Town Center Zone District. This Redevelopment Plan is intended to serve as the basis for the redevelopment of the tract. Specifically, it is designed to enable the redevelopment area to accommodate a modern mixed-use development to complement the site’s existing natural features and surrounding land uses.

SECTION 3.0: RP-A TOWN CENTER ZONE DISTRICT REDEVELOPMENT STANDARDS

SECTION 3.1: PURPOSE AND SCOPE
The RP-A Town Center Zone District provides for a range of retail, service and residential uses to function as a mixed-use center within the Township of Hanover. It is further intended as a component of the Township’s Housing Element and Fair Share Plan to create affordable and alternative housing options in the community. The District shall be designed in accordance with a comprehensive plan with regard to the location of buildings, parking and circulation, open space, utilities, storm water management and related site improvements. Smart growth and green building principles shall be integrated into the Redevelopment Plan to the extent practical to encourage a more efficient form of development and enhancing natural resources. The compact, pedestrian-oriented configuration of the District is designed to promote health and well-being of its residents and the community by encouraging physical activity and greater social interaction.

SECTION 3.2: DESCRIPTION OF THE RP-A TOWN CENTER ZONE DISTRICT
The RP-A Town Center Zone District shall constitute the following lands referenced as Area A herein as a “tract” composed of Block 4301 Lot 6, Block 4104 Lot 1 and lock 3801 Lot 2. The RP-A zone replaces the underlying zoning of Area A. All development proposed utilizing this RP-A zone designation criteria shall be contingent on all approvals required by applicable regulations in Hanover Township including what is illustrated on the redevelopment concept plan contained or referenced herein. It is a specific requirement of this zone that the portion of the tract identified as Block 4301, Lot 6 is to be used for only vehicular and pedestrian roadway or pathway access including utility and stormwater management needs and no residential or commercial principal buildings shall be permitted in this area of the redevelopment area. In addition, it is a specific requirement of this zone, the portion of the tract identified as Block 4101, Lot 1 is to be developed with a special needs multifamily housing development only, with corresponding roadway and ancillary uses.
SECTION 3.3: GOALS AND OBJECTIVES

The purpose of this Redevelopment Plan is to facilitate the development of a modern and dynamic mixed-use center that both promotes a high standard in planning and design, while advancing the Township’s economic objectives. Among the goals advanced by this Plan are the following:

A. To promote a wide and diverse mixture of commercial, retail, office, residential, civic, cultural, and entertainment uses for visitors, residents, and employees;
B. To promote a planned mixed-use retail/commercial/residential development that creates a specific sense of place, is pedestrian-oriented and enhances the greater community character;
C. To promote a high quality architectural and landscape design integrated throughout the proposed development of the tract. Such a development pattern shall be oriented around a centralized boulevard streetscape or similar feature to promote a sense of place and focus for the area for the center;
D. A variety of housing types, job opportunities, shopping, services, and public facilities;
E. The provision for and incorporation of the Townships fair share of the regional need for low- and moderate-income housing;
F. Architectural variety and a streetscape that responds to the unique characteristics of the tract;
G. Such a development shall be integrated and connected to a regional transportation network of roadways and corresponding mass transit opportunities;
H. To promote smart growth and green building principles to minimize resource and energy consumption while maximizing indoor and outdoor air quality;
I. To allow for a more efficient use of land and stimulate the Township’s tax base by encouraging high quality mixed-use development;
J. To expand the opportunity of residential and commercial activity in the area to complement existing surrounding office and commercial uses to increase economic activity, investment and job creation.
K. To implement a critical component of the Patriots Path pedestrian network adjacent to the Whippany River.
L. To provide for the creation of places and pedestrian realm which promote pedestrian activities, social interaction and sense of community.
M. Residences, shops, workplaces, civic buildings and civic spaces and places interwoven within the town center area, all within proximity to each other;
N. A network of interconnecting streets and blocks that maintains respect for both the physical and natural landscape.
SECTION 3.4 USE REGULATIONS:

A. **Principal Permitted Uses.** The RP-A Town Center Zone District shall consist of a planned mixed-use development, of multiple buildings on the same lot or lots, consisting of multifamily residential and retail uses in combination and further subject to the following:

1. **Residential Uses.** Multifamily residential, townhouse, special needs homes. Such residential uses shall include provisions for affordable housing in accordance with Section 3.9 herein and as required by the Affordable Housing Ordinance in Chapter 72 of the Township regulations as applicable.

2. **Nonresidential Uses.** The ground level of all buildings shall permit any combination of permitted principal nonresidential uses below:

   1. Civic facilities directly serving the public such as municipal uses including; offices, police sub-stations, community centers, post office, and library;
   2. Retail establishments such as stores, shops, and services, including academic tutoring and arts instruction.
   3. Art and crafts centers or galleries.
   4. Banks and financial institutions, no vehicular drive-through features are permitted (except as permitted herein in Section 3.6 D).
   5. Offices, including general, professional and governmental,
   6. Emergent care facilities
   7. Multiple uses, limited to any combination of the uses above, in one or multiple buildings, on one or more lots.
   8. Open space, such as parks, plazas, and promenades accessible to the general public, whether publicly or privately owned.
   9. Indoor health and fitness clubs for general public use limited to a maximum square footage of 5,000 sf. Such limitation does not apply to the Center’s residential or hotel related health or fitness facilities.
   10. Restaurants, cafés, and other eating and drinking establishments but excluding drive-through service establishments (except as permitted herein in Section 3.6 D).
   11. Resident recreation or amenity buildings either as attached or freestanding structures.
   12. Outdoor open markets including food trucks although such activities shall be specifically subject to a special permit subject to governing body or Board approval.
   13. Pet retail stores including grooming. Excluding animal kennels or animal day or night boarding facilities.
(14) Dry cleaning and laundry establishments (cleaning and laundry must be conducted off-site).
(15) Pharmacies (no vehicle drive through except as permitted herein in Section 3.6 D).
(16) Extended stay hotel/hotels. Permitted as a freestanding structure or attached to other buildings but shall not be developed on the corner of the Eden Lane entrance and setback at least 150 feet from the tract frontage with Eden Lane.
(17) Live work studios. Spaces for artists designers, photographers, musicians, sculptors, gymnasts, potters, antique dealers, designers of ornamental and precious jewelry.
(18) Transit station/stops;
**SECTION 3.5 CONDITIONAL USES**

Conditional uses permitted shall include the following:

A. Childcare Centers. The following are required conditions:

   (1) Subject to the standards contained in §166-138.3 B.

   (2) Child-care centers shall be subject to site plan approval as well as a revised site plan approval where the original site plan approval did not include use of all or a part of the premises as a child-care center.

   (3) No building permit shall be issued for modification of all or part of premises for use as a child-care center until a revised site plan approval has been obtained from the Planning Board.

**SECTION 3.6: PERMITTED ACCESSORY USES**

Permitted accessory uses shall include the following:

A. Off-street parking, subject to applicable regulations herein;

B. Outdoor dining. Subject to section 166-119.5 (except items A, B, C and D shall not apply);

C. Drive thru’s as an accessory use to a principally permitted use and only permitted within 150 feet of the tract frontage of Eden Lane frontage in the RP-A zone;

D. Communal outdoor recreational facilities to serve residents;

E. Kiosks;

F. Dry cleaning / laundry facility services for the building;

G. Services and loading areas;

H. Active or passive recreation amenity courtyard space and/or terraces;

I. Other uses that are permitted provided they are subordinate to the principal permitted uses include but are not limited to the following:

   (1) Lobby / Drop-off area

   (2) Conference / business center / meeting rooms;

   (3) Resident Fitness Center;

   (4) Rooftop Amenity, outdoor pool and amenity facility;

   (5) Storage lockers / facilities for residents only;

   (6) Coffee Bar / Cafe for residents only;

J. The following accessory uses shall be permitted within a hotel / extended stay provided they are located on the first or second floor.

   (1) All accessory uses identified in 3.6 I. Accessory Uses;

   (2) Bank branch, walk-up ATM’s;
(3) Hotel owned retail shops;
(4) Barber, beauty and coffee shops;
(5) Confectionery and tobacco sales;
(6) Travel agencies and automobile rental services;
(7) Massage therapy (must be performed by a licensed facility operator);
K. Electric vehicle public charging stations and infrastructure. The amount and location of such stations shall be subject to review and approval of the reviewing Board;
L. Greenhouses;
M. Uses that are customarily incidental to a permitted principal use located on the same tract.

**SECTION 3.7: PROHIBITED USES**
Prohibited Uses. Uses prohibited in the RP-A Town Center Zone District shall include any principal use not specifically permitted herein or permitted by other applicable law. In addition, any use prohibited in all zone districts of the Township of Hanover. A big box type of store of a total square footage larger than 60,000 square feet is also specifically prohibited in the RP-A Town Center Zone.

**SECTION 3.8: AREA AND BULK ZONING REGULATIONS**
Development within the RP-A Town Center Zone District shall conform to the following area and bulk regulations:

A. Definitions: For purposes of this section, the word or phrase “tract” or “tract lot line” shall be synonymous with the RP-A Town Center Zone District itself. Since development of the tract is intended to be planned as an integrated whole, the bulk requirements as noted in this zone are to apply to either the tract or internal lot or lot line as specifically identified herein.
B. Minimum lot area: The minimum lot size or dimension shall be required for any lots that may result from subdivision of the tract shall be 1.5 acres. Should further subdivision of the tract occur, rights shall be provided to all lots in the tract for access, parking use, open space use and the like as established herein provided by instruments such as covenants or deed restrictions which form shall be subject to the approval of the Township approving authority.
C. Town Center Zone Tract Criteria: The following criteria applies to the entirety of the tract and not to individual parcels or lease areas if the tract is further subdivided.
   (1) Minimum tract area: The minimum area of the tract shall be 55 acres. The entire area is to be devoted to uses permitted by the plan and conforming to standards in the plan and is to be a unified “single entity” development, as in a planned mixed-use commercial development.
(2) Maximum gross multifamily residential dwellings of the tract: Gross residential development on the tract (excluding the special needs housing provision as noted below), shall not exceed 967 residential units.
   (a) Market Rate Dwelling Units: Maximum number 827 units, shall consist of a maximum of 60% one bedroom and 40% two-bedroom units;
   (b) Affordable Rental Housing Units: Minimum number of units: 140 units, shall consist of a minimum of 50% two-bedroom and 50% three-bedroom units.
(3) Special Needs Housing: Minimum number of 32 beds.
(4) Maximum gross retail area of tract: gross retail area shall not exceed 80,000 square feet. Mezzanine levels of up to 30 percent or less than the total ground floor area in a designated retail space (in accordance with applicable building code qualifications), is not counted toward the maximum retail square footage. The area of the mezzanine space shall be calculated towards the applicable parking standards for the use if used for more than storage or office related use.
(5) Hotel / Extended Stay up to a maximum of two separate hotel buildings. The total number of rooms on the tract shall not exceed 250 rooms maximum;
(6) Office: the maximum total square footage shall not exceed 10,000 square feet.
(7) Setback Requirements-Principal Buildings:
   (a) The minimum building setback for new construction along Eden Lane R.O.W. is 45’-0” from the right of way to the building façade;
   (b) The minimum rear/side setback for non-residential portions of the principal structure shall be 5 feet while residential portions shall be 10 feet to the Morristown Erie Rail property line and to any proposed internal public right of way to the tract;
   (c) The minimum rear/side setback to all other exterior tract property lines is 20’-0” except as noted in Section 3.8 C. (6)(f) below;
   (d) The minimum setback between buildings shall be as follows:
         [a] Front to Front: 120 feet minimum;
         [b] Side (or rear) to side (or rear): 60 feet minimum.
      [2] Residential and mixed-use buildings (4 stories or less):
         [a] Front to Front: 60 feet minimum;
         [b] Side (or rear) to side (or rear): 40 feet minimum.
         [a] Front to Front: 80 feet minimum;
[b] Side (or rear) to side (or rear): 60 feet minimum.

[4] A one-story sole retail use adjacent to the Town Center Plaza (Section 3.8 C.(12)(b)), of no more than 4,000 square feet shall be setback no closer than 20 feet to another principal structure.

(e) The minimum building setback for new construction along the proposed Town Center Boulevard is 14’-0” from the face of the curb to the building facade at the ground level. Upper levels of the same building are permitted to cantilever up to 6’-0” into the 14’-0” setback of the Town Center Boulevard.

(f) Special Needs Housing specific setback criteria:

[1] Minimum front yard setback from Parsippany Road shall be 200 feet;
[2] Minimum side or rear yard setback shall be 20 feet;
[3] Minimum rear/side setback to the Morristown Erie Rail property line shall be 40 feet.

(g) Other Conditions:

[1] Turn lanes are not included as a part of the setback;
[2] Entrances to garages are not considered frontages;
[3] Utility structures, exhaust air vents, back flow preventers, or other similar devices when located above grade, must be located behind the setback and be screened;
[4] Utility structures located below grade may be located within the setbacks;

(8) Maximum Tract Building Coverage: 60 percent. The calculation of building coverage criterion shall be based upon the total tract area as defined herein.

(9) Maximum Tract Improvement Coverage: 75 percent. The calculation of impervious coverage criterion shall be on the total tract area as defined herein.

(10) Minimum First Floor Height: The minimum first floor height for any commercial / retail use is 14’-0” floor to under side of the structure ceiling;

(11) Maximum Stories/Building Height Requirements:

(a) Buildings containing Hotel / Extended Stay Uses: 7 story / 94’-0”
(b) Buildings 2* through 8*: 6 story / 76’-0”
(c) Building 1* between Eden Lane and the Whippany River: 4 story / 54’-0”
(d) Special needs housing: 3 story / 36’-0”
(e) Other building height requirements:
[1] Building height based upon use (Residential / Hotel) is measured from the average of the building corners of the proposed building facing the boulevard or open space;

[2] Height is measured to the top of roof deck for a flat roof and to the average roof point for a sloped roof.

[3] For projects located at a corner lot, the height will be measured from the top of curb of the four corners located along the primary building facade;

* As referenced in the concept plan noted in section 5.6 of this document.

(12) Parking Structures: As part of principal structure or as separate accessory structures, shall be in accordance with the following requirements:

(a) Such structure(s) shall be located such that they are screened by principal building(s) uses or are well screened thereby from the existing public right-of-way or adjacent properties by features as identified in 166-153 G. (2);

(b) Parking structures (excluding the residential or hotel portions of the principal structures they are attached to), shall not be taller than 42 feet above grade to the uppermost amenity deck or roof level above the parking levels, including the parapet;

(c) Such parking levels shall be no higher than two stories above grade (except shall not include subsurface parking defined as a parking level completely below the average building grade). Parking deck elevators and stairwell enclosures, are permitted to exceed this height limit for parking structures so long as such structures do not exceed an additional 16 feet in height, nor shall the total area of rooftop appurtenances exceed the permitted building height for more than 10% of the roof amenity deck or roof area to which they are attached;

(d) Parking structures shall be included as part of the building coverage calculation;

(13) Minimum multifamily resident amenity space shall be 100 square feet per unit. Such space shall include no less than 70 square feet per unit as resident outdoor open space including semi-private or private recreational courtyards, rooftop amenities, private terraces or patios. The remainder can be met with such as resident amenity space clubhouse facilities, fitness centers or lounge and meeting rooms. Flexibility
shall be allowed in meeting this total square footage in the phasing of the project so long as the requirement shall be met the overall tract independent of the individual phases constructed.

(14) Public Plaza / Open Spaces: The development shall include the following open space elements:

(a) Town Center Boulevard Green Space: This space is to be located as a center island in the Town Center Boulevard roadway.

[1] The boulevard green space shall be a minimum of 20'-0" from face of curb to face of curb for a minimum of 50% of the streetscape located in front of mixed-use buildings of the tract;

[2] The boulevard green space is not required for roadways in between buildings with only residential uses or where buildings front only one side of the street;

(b) Town Center Plaza:

[1] A minimum 9,500 square foot multi-functional public plaza shall be located generally at the terminus of the Eden Lane entrance at the intersection with the boulevard as generally depicted on the conceptual site plan;

[2] The minimum width of the Town Center Plaza parallel to the Boulevard shall be 100 feet;

[3] Uses may include those identified as accessory;

(c) River Park Open Space:

[1] A minimum 12,500 sf multi-functional public plaza / park / open space shall generally be located between the boulevard and the Whippany River as depicted in the conceptual site plan;

[2] Uses may include those identified as accessory;

(d) Patriot’s Path: Patriot’s Path shall be designed in compliance with the requirements of the Morris County Parks Commission for surface materials, width and related amenities?

[1] The path shall be connected by pathways to the sidewalks in the Town Center Area providing an interconnected system of walkways;

[2] The path shall include provisions for sitting areas where the path is within the limits of Redevelopment Area A. The sitting areas shall include provisions for benches. There shall be minimally one bench per
200 linear feet of path within Area-A. Benches are encouraged to be placed in groupings and some as individuals along the pathway.

[3] Trash receptacles shall be provided at the entrances to pathway from the Town Center Area.

Image 17
Example of public plaza / open space in a mixed-use development

(15) Parking and Loading Requirements: The minimum parking requirements for the Redevelopment Area are as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Residential - Sole Use Area*</td>
<td>Shall comply with RSIS requirements</td>
</tr>
<tr>
<td>Multifamily Residential- Mixed Use Area:</td>
<td>1.0 / Efficiency or 1-bedroom unit</td>
</tr>
<tr>
<td></td>
<td>2.0 / 2-bedroom unit</td>
</tr>
<tr>
<td></td>
<td>2.1 / 3-bedroom unit</td>
</tr>
<tr>
<td>Commercial / Office</td>
<td>4.0 sp. / 1,000 GFA</td>
</tr>
<tr>
<td>Retail, Restaurant:</td>
<td>4.0 sp. / 1,000 GFA**</td>
</tr>
<tr>
<td>Hotel / Extended Stay:</td>
<td>0.75 sp. / per room + 1.0 sp. / employee***</td>
</tr>
<tr>
<td>Civic, Cultural, Institutional:</td>
<td>1.0 sp. / 4.0 seats</td>
</tr>
<tr>
<td>Live Work / Studios:</td>
<td>1.5 sp. per dwelling unit</td>
</tr>
</tbody>
</table>
Notes:

[1] When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.

[2] A sole use residential building shall not contain commercial space other than accessory uses to the principal residential use in the same structure. (*) In such a sole use area, if an applicant can clearly demonstrate to the approving Board that, because of the nature of the operation or the use of the premises, the parking requirements are unnecessary and excessive, the Board, may approve a parking plan wherein less parking is initially installed than is required. Such approval shall be subject to providing sufficient area and design and details wherein the compliant amount of parking is land banked to be installed in accordance with Section 166-153 (L). Implementing such an option shall be up to the review of the Board and not require a variance.

[3] Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure.

[4] On-street parking can be counted toward the Commercial / Office and Retail requirements.

[5] Storage loading and services areas as well as common hallways that have access outside of the commercial, office and retail uses does not count toward the required parking.

[6] Outdoor seating areas count toward the required parking ratios(**)


[8] For Civic Uses without seating, the Commercial / Office parking requirements shall apply.

[9] Employee parking is based on the estimated maximum number of employees per shift (***)

[10] Up to 25% of the required parking stalls may be designated for compact cars. Each compact car parking space shall be not less than eight feet six inches wide between center lines of two-feet-wide hairpin pavement markings, not less than 16 feet deep plus a two-foot overhang area of adjacent landscaped space or sidewalk of at least six feet in width. Compact car parking spaces shall only be permitted for commercial uses.
(a) Parking Design Requirements: The design of the parking areas shall comply with §166-153 A through J.

(b) Parking Space Size: The typical perpendicular off-street parking space shall be 9'-0" by 18'-0".

(c) Shared Parking and loading facilities: Shared parking shall comply with the provisions contained in §166-157 and require a Shared Parking Analysis based on the ULI Shared Parking Software or a comparable software model, and shall be prepared by a credible expert, such as an experienced parking or land use consultant, planner, architect or engineer. All shared parking proposals shall be subject to the review and approval of the Township Approving Authority.

(d) Structured/Underground Parking Decks: For residential units the following requirements shall be met:

[1] Parking Security / Gates: Residential developments, including mixed or multi-use with a residential component can provide security for residents by controlling vehicular and pedestrian access to the second level or underground level in areas designated for the residential parking.


(e) Loading Area Requirements. The following criteria shall apply to loading and unloading areas:

[1] Shall conform with Section 166-156 (except Section 166-156B(1)).

[2] Setback Maneuvering: Maneuvering for trash collection and deliveries area permitted in the public right of way so long as the travel way is not obstructed once the vehicle is parked.

[3] Each loading space shall be a minimum of 10 feet in width, 25 feet in length and have 12 feet overhead clearance.

[4] Loading areas along building frontages, perpendicular to the public streetscape sidewalk, shall be configured such that a minimum of 6 feet of said sidewalk is unobstructed during the loading and unloading activities.

(16) Minimum buffer requirement: A landscaped buffer (in accordance with the standards set forth in section 166-125D and E), shall be provided of at least 15 feet from the tract boundary line (excluding the frontage of the Morristown Erie Rail
property line). The Board shall permit a buffer of less width up to a minimum of 5 feet, for a proposed circulation drive (excluding parking spaces), for a distance of no more than a total of 50 feet wherein the intent of such a buffer is being provided by other design features. Such buffer design features shall include but are not limited to a screening fence, decorative freestanding wall, hedge planting or similar elements.

SECTION 3.9: AFFORDABLE HOUSING SET ASIDE OBLIGATION

A. The RP-A Town Center Zone District shall be subject to a mandatory set-aside of affordable dwelling units and shall provide affordable dwellings in accordance with the requirements of this section.

(1) The affordable unit set aside shall comply with the requirements of the Settlement Agreement as noted herein.

(2) At least ten (13%) percent of the affordable dwellings shall be affordable to households earning thirty (30%) percent or less of the median income for the COAH region as specified in the applicable affordable housing regulations.

(3) Full and complete satisfaction of the affordable housing requirements of the development shall be a specific, automatic, essential and non-severable condition of all land use approvals. Pursuant to this condition, the applicant must demonstrate that it has satisfied the Township’s affordable housing condition of approval prior to obtaining the first building permit and compliance with the affordable housing condition should be a continuing condition of all Board approvals for development.

(4) Compliance with Affordable Housing Rules. The affordable unit(s) to be produced pursuant to the sections above shall be available to a low-income individual or household should only one affordable unit be required. Thereafter, each of the affordable units shall be divided between low- and moderate-income individuals and households in accordance with N.J.A.C.5:93-7.2 except in the event of the applicable formulas resulting in an odd number of affordable units; in which event the unit shall be a low-income residential unit. All affordable units shall strictly comply with the affordable housing regulations contained in Chapter 72 Affordable Housing Regulations of the Township including, but not limited to, pricing, phasing, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, and income qualification. It shall be the applicant’s responsibility, at its sole cost and expense, to arrange for a COAH and Township approved qualification service to ensure full COAH compliance and to file
such certificates, reports and/or monitoring forms as may be required by COAH or the Court to verify COAH compliance of each affordable unit.

(5)

SECTION 3.10 SIGN ZONING REGULATIONS

A. General Provisions and Intent:

(1) Intent. All signs proposed in the RP-A Town Center Zone District shall conform to a comprehensive sign design plan. A design theme can include style of lettering, method of attachment, construction, material, size, proportion, lighting and position. Color of letters and background shall be carefully considered in relation to the color of the materials of the building(s) or where the signs are proposed to be located. Signage shall be designed and located so as to provide efficient, appropriate and attractive directional and advertisement for non-residential uses. There shall be a consistent sign design theme for all freestanding or directional signs throughout the development. The comprehensive sign design shall be incorporated into the framework of the built environment of the zone to promote overall uniformity of the zone while encouraging artistic expression and establishment of project identity. Signs shall be a subordinate rather than predominant feature of any building.

(2) The developer is encouraged to explore a variety of signage types for individual businesses, sizes and styles with the objective of integrating the design of the signage into the streetscape design. Storefronts are expected to utilize store logos, specialty letter styles, quality materials, graphic flourishes and graphics.

(3) Signs shall be designed so as to respect the architectural scale of the built environment and complement vertical and horizontal building elements. Signage shall not cross or obscure these elements and detract from the building’s overall architecture.

(4) The goal is to maintain creative consistency that identifies the tenant’s identity and integrates with the storefront façade design;

(5) Illuminated signs shall not be of an intensity or configuration to impair the vision of or distract motorists, pedestrians, or occupants of adjacent uses within or outside of the zone.

(6) Signs can be in the form of a painted sign, flat sign, fin or hanging sign, window sign, illuminated or non-illuminated sign, dimensional sign, sidewalk sign or awnings in accordance with the applicable regulations or overall design guidelines approved during review of the proposed sign plan;

(7) Emphasis should be on durable, natural materials and quality manufacturing and can include cast, polished or painted metal; painted, stained or natural wood; glazed and ceramic tile; etched, cut, edge-lit or stained glass; cast stone and carved natural stone;
(8) Tenants should strive for creativity, uniqueness and high quality.

B. Signage Criteria: The applicant shall submit a comprehensive sign and wayfinding plan for the RP-A Town Center Zone District for review and approval of the reviewing Board. The signs shall comply with the sections 166-139 through 166-141 A to D, F to H and K to O of the current Township regulations. In addition, the following shall apply:

[1] Project Signage:

[a] In order to provide proper development identification, monument signs are permitted at the Eden Lane and Parsippany Road entrances;

[b] Monument signs. Monument signs are permitted as part of this redevelopment plan and shall comply with the following:

i. Monument signs shall be permitted at the Eden Lane and Parsippany Road entrances.

ii. A maximum of two (2) double sided monument signs no greater than two hundred and twenty-five (225) square feet for each side of the sign.

iii. Signage size is defined as the area surrounding the lettering and/or logo of the sign.

iv. Such sign shall be located in any front yard area but in no case less than fifteen (15) feet from the curb line of any abutting street nor less than 10 feet to the street right-of-way.

v. The maximum height from the ground shall be twenty (20) feet and the maximum width shall be fourteen (14) feet.

vi. Internal illumination shall be permitted.

SECTION 3.11 PHASING-ZONING REGULATIONS

A. General Provisions. Per the Settlement Agreement, the developer shall have the right to develop the various components of the Project concurrently or in any order it determines, at its sole discretion.

(1) The construction of buildings located between Eden Lane and the Whippany River can be completed prior to any other site improvements.

(2) Prior to the issuance of TCO’s for any phase located between the Whippany River and the Morristown Erie Rail line shall include the following improvements.

i. Construction of both access points and bridges;

ii. Construction of the portion of Patriots Path contiguous to such phase with the limits of which shall be subject to the approval of the Board so long as the
segment of the path constructed shall provide a connection from Eden Lane to Eden Lane frontage in the first of the applicable phases and a connection from the proposed development to the westerly connection of the proposed path at the intersection of South Jefferson Road and Eden Lane in the final phase of the pathway construction.

(3) The boulevard and public plazas / open spaces shall be completed when buildings are constructed on both sides of the street or open space.

(4) Affordable housing shall be constructed in each phase in accordance with the phasing requirements of Chapter 72.

(5) The Special needs housing requirements shall be constructed in total by the issuance of the residential development certificate of occupancy representing no more than 75% of the total non-special needs' units approved for the tract.

SECTION 3.12 DEVELOPMENT AND PLACE MAKING DESIGN STANDARDS

A. Architectural and Neighborhood Goals:

The design standards in this section provide the criteria proposed development within Redevelopment Area A in order to promote a high quality, pedestrian friendly, mixed use environment. These standards promote:

(1) Appropriate scale for the Town Center;

(2) Standards for all permitted and accessory uses;

(3) A compatible mixture of architectural styles.

B. Architectural and Neighborhood Standards:

(1) Architectural Character:

i. All building details shall reinforce pedestrian scale through the use of features such as windows, doors, porches, columns and balconies;

ii. The base of buildings shall be distinguished from the middle and top of the building with an emphasis on providing design elements that will enhance the pedestrian environment particularly at the street level;

iii. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are appropriate and should be provided to add special interest to the base;

iv. Storefront windows should be distinguished from the rest of the building through the use of arches, pediments, mullions, and other treatments;

v. Building facades in excess of 120’0” in length shall be designed to avoid a monolithic appearance through the use of different façade materials and building
setbacks (minimally 3 feet), that act to break the building appearance into smaller increments and sections.

vi. Building materials may include: brick, stone, cast stone, metal, clay, porcelain, ceramic, tile, resin panels and glass storefront assemblies, wood and fiber cement siding or other material as approved by the reviewing authority;

vii. Vinyl siding of any type and grade is strictly prohibited on any portion of any building façade within the Redevelopment Area;

viii. First level commercial, retail and office may be designed using different material than the levels above.

(2) Building Orientation:

i. All buildings shall be oriented toward public streets and public open spaces. The building front is considered to be the elevation facing any public street unless the building is adjacent to a park, plaza or open space, in which case the building should orient to both the public street and the open space;

ii. The first floors of all buildings, including structured parking, must be designed to encourage and compliment pedestrian-scale activity as seen from the boulevard;

iii. All new commercial and retail first floors shall have a 14’-0” minimum interior floor to ceiling height.

Image 18
Example of varied façade and corner elements.
(3) Building Entrances:
   i. Building entrances should be easily identifiable and feature large, open and transparent windows.
   ii. Retail entrances can have up to a 2‘-0” pop-out / protrusion / recess into the required setback for columns or other architectural features that distinguish the commercial or retail storefront;
   iii. Tenants may use this area for merchandising projection;
   iv. Entrances for residential, office and uses other than retail should be separate and distinct from retail/commercial entrances.

(4) Building Storefronts:
   i. Storefronts for retail uses should look to express their individual identity and positioning provided they observe the minimum guidelines noted below:
   ii. Storefronts should be “individual” expressions of a tenant’s identity;
   iii. Tenant’s storefront construction should be of high quality and craftsmanship.
   iv. Any restaurant use is encouraged to provide outdoor seating.
   v. In locations adjacent to a public plaza, permanent shade structures for outdoor dining are encouraged.
   vi. A minimum 7‘-0” clearance area for pedestrian access is required.

(5) Storefront Components:
   i. Entries & Doors: The placement of doors and their design are an integral part of the storefront because they establish a clear point of entry to the store.
   ii. Restaurants especially should use doors to open interior seating spaces to the outside café seating on the sidewalk;
   iii. Canopies & Awnings: Canopies, awnings, and similar architectural accents are encouraged along the boulevard.
   iv. Canopies and awnings should be comprised of rigid materials and should be horizontal in nature.
   v. Cloth canopies and awnings are not permitted unless they are temporary in nature.
   vi. Any canopy may extend from the building up to one half of the width of the setback area in front of the building, or seven (7) feet, whichever is less;
vii. Minimum overhead clearance shall be ten (10'-0") feet. If a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required;

viii. Balconies/balconettes: Can be incorporated into the building façade and are allowed to project into the 14'-0" setback up to 6'-0" starting at the second level.

ix. Windows: Operable windows are strongly encouraged for all restaurant uses facing the boulevard and public plazas.
(6) Storefront Materials:
   i. The approach to storefront design should be to create the highest quality level possible with an emphasis on user-friendly materials. The minimum recommendations below, outline some of the specifics when considering materials for storefronts:
   ii. Focus should be on window design to create a visual connection between the interior and exterior;
   iii. Acceptable materials are durable, smooth exterior grade woods such as oak, redwood and poplar;
   iv. Durable materials are especially critical at street level where pedestrian contact will be considerable. EIFS or similar materials are not permitted on the ground level;
   v. Storefronts should be predominantly glass to provide views into the store, but glass should not be the exclusive material.

(7) Doors and Windows:
   i. Where windows are used they must be transparent. Where expanses of solid wall are necessary, they may not exceed 30’-0” feet in length;
   ii. The first floor and street level must be designed to address all public streets and all adjacent public plaza;
   iii. For buildings fronting on two streets or one street and one public plaza or open space the entrance to the building should provide access from the primary street and is encouraged to provide access from the secondary street or public plaza.

(8) Public Plaza:
   i. For any building that fronts a public plaza / open space, the first-floor uses shall wrap the building and provide frontage on the plaza space;
   ii. Public plazas / open spaces shall be designed as a multi-functional space that permits a variety of uses through the year for gathering;

(9) Parking Structures:
   i. Structured parking shall be screened with uses along the boulevard, with the exception of parking structure entrances;
ii. Structured parking shall be screened with either uses or shall include decorative architectural details such as building materials, windows and detailing along all facades in the Redevelopment Area with the exceptions as noted herein;
iii. Architectural detail elements should have the same or similar materials and should have the same or similar scale for openings as the residential / commercial building above;
iv. Other than at the parking entrances, vehicles shall not be visible from the center line of boulevard;
v. Parking decks shall be designed to mitigate the negative effects of the proposed structure as noted in Section 166-153 G. (2). Such screening shall include buildings or structural screening with a design that is consistent with the materials, proportions and openings of the rest of the building including but not limited to grills, screens or punched openings;
vi. Parking structures shall have architecturally compatible detailing in materials, decorative elements and proportions with primary on-site buildings and structures;

vii. Pedestrian access to the parking structure shall be designed to provide safe and sufficient access to surrounding uses they are intended to serve;

viii. All ramps shall be internal to the parking structure and shall not be visible from the boulevard;
ix. Driveway and garage openings should not exceed 42’-0” (excluding loading areas) in width and should include traffic calming measures and a change in surface materials where driveways cross the sidewalk to help ensure pedestrian and bicycle safety;

(10) Mechanical Equipment Screening:
   i. The screening of rooftop mechanical equipment is required;
   ii. Rooftop mechanical equipment including cell phone antennae, if permitted, should be screened from view from the adjacent public streets and open spaces in all directions as viewed by a pedestrian and elevations to minimize the negative impact;
   iii. Screening materials shall be consistent with the architectural detail, color and materials of the building;
   iv. Wire mesh screening is not permitted;
   v. All roof and HVAC systems must be set back a minimum of 15’ from the boulevard and 10’ from any other public street or public open space from the building edge and screened as to not be visible from any adjacent public street or public property;
vi. Any wall pack ventilation unit facing a public street should match the adjacent material color.

Image 23
Example of ground level store front pop-out features

Image 24
Example of streetscape and varied storefronts
Image 25
Example of multi-functional outdoor plaza permitting a variety of outdoor seasonal activities

Image 26
Example of multi-functional outdoor plaza with Tivoli lighting
SECTION 3.13 STREETSCAPE DESIGN STANDARDS

A. Town Center Streetscape: The streetscape for the Redevelopment Area A should be designed with a similar palette of materials and standards in order to portray a cohesive district.

B. Town Center Boulevard:
   (1) The minimum width from principal building to principal building along the boulevard section of the drive from Eden Lane shall be 120 feet. The minimum width from principal building to principal building along the boulevard section of the drive with commercial uses on the lower floor (other than the Eden Land drive) shall be 140 feet;
   (2) The minimum setback from the building to the face of curb of the boulevard shall be 14 feet;
   (3) The boulevard should be based on a paired one-way system with a minimum aisle width of 16 feet;
   (4) On-street parking can be provided along the interior portions of both sides of each one-way portion of the boulevard;
   (5) Pedestrian traffic calming bump outs shall be included at the primary intersections.

Image 27
Conceptual street section of proposed boulevard
C. Streetscape Elements: The following streetscape elements shall be provided per this section of the Design Standards. Proposed development projects shall provide these elements as a part of the approval process.

(1) Street Trees: Street trees shall be planted in either grates or open landscape areas minimally equivalent to 30'-0” on center along the boulevard.

(2) Street trees shall be planted with a minimum 3 to 3 ½ inch caliper, shall be trimmed up to 8’-0” and shall be in accordance with the “American Standard for Nursery Stock” published by the American Association of Nurserymen;

(3) Prior to installation a minimum 4’-0” by 8’-0” area should be treated and prepared for tree root growth.

D. Design & Materials:

(1) Sidewalks should be comprised of a minimum 4’-0” street furniture zone from the back of curb toward the building on both sides of the boulevard. This area should include trees, planting, and street furniture;

(2) Sidewalks materials should have a higher level of finish on pedestrian oriented, mixed-use streets (pavers, colored and decoratively stamped or decoratively scored concrete, etc. - asphalt is prohibited);

(3) The pattern and type of materials are to be determined during the preliminary design phase;

E. Seating, Benches & trash receptacles:

(1) Two sets of benches with one trash receptacle should be located at minimum every 120’-0” on center, centered between the street trees.

F. Street Lighting:

(1) Street lights should be located as part of the streetscape and function as a unifying decorative stylized element;

(2) Fixtures should exhibit an aesthetic as well as functional purpose to create interest and pedestrian scale for the streetscape and should provide at a minimum, brackets to allow for banners;

(3) Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;

(4) Diffusers and refractors should be installed to reduce unacceptable glare adjacent to residential areas.

(5) The specific street light and spacing of poles shall be determined during the design phase;
(6) GFl’s receptacles can be located at each pole.

Image 28
Example of streetscape materials and related features

Image 29
Example of streetscape paver design to delineate streetscape use areas
(7) The height and spacing of the light poles should be based on a photometrics calculations but shall have a mounting height of no higher than 14 feet along the boulevard pedestrian sidewalk areas. The lighting standards permitted in parking areas of minimally 30 spaces shall have a mounting height no higher than 24 feet.  
(8) Lights should be centered between the street trees within the 4’-0” street furniture zone.  
(9) Street light specifications and locations shall be submitted for review and approval.

G. Planting Pots & Planters:
   (1) Pots and planters can be used in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety; 
   (2) Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles; 
   (3) Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or parking areas.

H. Tree Grates:
   (1) Tree grates can be used wherever a tree is placed within a high traffic area; 
   (2) Tree grates should allow for tree growth and be made of ductile iron and should be factory painted; 

I. Trash Receptacles:
   (1) Trash receptacles should be located conveniently for pedestrian use and service access in significant areas and gathering places; 
   (2) Trash receptacles should be permanently attached to deter vandalism and have sealed bottoms with sufficient tops to keep contents dry and out of pedestrian view; 
   (3) The type and location of the receptacles will be determined during the design phase. 
   (4) At minimum every other trash receptacle should include an additional recycling container; 

J. Bicycle Racks:
   (1) Bicycle racks should be permanently mounted and placed in convenient locations to encourage bicycle use but not to obstruct views or cause hazards to pedestrians or drivers;
(2) Bicycle racks should exhibit a simple and easy access design that allows for convenient and safe use by the public and should not be placed on within the 14'-0" building setback.

Image 30
Example of streetscape zones and related features

Image 31
Example of monument or streetscape focal point feature in boulevard

K. Bollards:
(1) Bollards should aesthetically complement the overall streetscape concept; respond to the area it supports (Plaza vs Services); setback from curbs to allow unobstructed opening of parked car doors;
(2) Bollards may be chained or cabled together to ensure pedestrian safety or define areas for public functions;
(3) Removable bollards should be used where service vehicles need access and for street closures in the event of festivals or community events;

L. Fountains:
(1) Fountains or water features can be located in key public areas such as parks or plazas, should allow for ample pedestrian circulation on all sides and should be designed to encourage “sitting” or for interaction;

M. Public Art:
(1) Public art should be “accessible” and if possible, should be created by a local source; include water, seating, planting, decorative architectural elements or plaza space design;
(2) Public art should be visible, but not interfere with pedestrian circulation or create a traffic hazard; made of durable, weatherproof materials; and should be designed to avoid physical hazards;

N. Utility Accessories:
(1) Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;
(2) Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;
(3) Utility locations should minimize visual and physical impact as much as possible;
(4) Utilities should blend in with the surroundings or enhance the area;
(5) Overhead utilities should not be permitted.

SECTION 3.14 SCREENING STANDARDS:
The provisions of this section shall be met at the time land is developed or the land and structures are redeveloped. The requirements of this section do not apply to lots or portions of lots, which are undeveloped.

A. Off Street Parking: All proposed off street surface parking areas with twenty (20) spaces or more, shall be screened from all public streets with the following criteria:
(1) A three foot (3’-0”) minimum planting strip shall be located between the back of the public sidewalk and the parking area;

(2) The planting strip shall be planted with evergreen shrubs at least three feet high (3’-0”) at the time of planting with species that will form a year-round dense screen.

(3) The maximum height for planting should be maintained at no greater than 4’-0” in height.

(4) Perimeter trees shall be planted at no greater than thirty foot (30’-0”) on center based on the perimeter length of the parking area;

B. Interior Landscape Planting: All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 3” to 3 1/2” caliper tree for every eight parking spaces which include perimeter shade trees. (See Section 3: Streetscape Standards for minimum street tree requirements.)

(1) Fractions equal to or greater than one half resulting from this calculation shall be rounded upwards to one tree;

(2) Each such shade tree shall be located in a planting island with a minimum area of 150 square feet of pervious planting surface;

(3) The following distribution of shade trees shall apply:
    i. Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;
    ii. No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area.

C. Required Screening: The following uses must be screened from abutting property and view from a public street:

(1) Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas;

(2) Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;

D. Installation Requirements: The following contains standards to be used in installing screening:

(1) Shade trees must be installed with a minimum 3” to 3 ½ ” caliper and must be large deciduous or evergreen species.

(2) Shade trees should be trimmed up eight feet (8’-0”) at the time of planting;
(3) Shrubs used in any screening or landscaping must be evergreen, at least three feet (3’-0”) tall with a minimum spread of two feet (2’-0”) when planted and no further apart than four feet (4’-0”). They must be of a variety and adequately maintained so that an average height of three to four feet (3’-0” to 4’-0”) could be expected as normal growth within four years of planting;

(4) Any fence or wall used for screening shall be constructed in a durable fashion of brick, stone, other masonry material, specifically designed as fencing materials;

(5) The maximum height for a wall or fence shall be four feet (4’-0”) with the exception of screening for dumpsters which shall have a maximum height of six feet (6’-0”);
   i. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
   ii. Outdoor storage of materials, stock and equipment; and
   iii. Any other uses for which screening is required under these regulations.

Image 32
Example of planting requirements for large parking lots

Source: DMR Architects
Example of screening requirements for surface parking areas

Source: DMR Architects
SECTION 4: CONSISTENCY TO OTHER PLANS

This chapter of the report describes the relationship to the master plans of adjacent communities and Morris County as well as the report’s relationship to the State Development and Redevelopment Plan.

SECTION 4.0: HANOVER MASTER PLAN

The Township of Hanover’s Master Plan notes the following goals, objectives and policies that are consistent with this Redevelopment Plan. They include:

Land Use Plan Amendment - Town Center (June 2004):

A. The 2004 Amendment to the Master Plan proposes a new Town Center (TC) zone for the properties identified in this redevelopment plan. The document states:

(1) To phase out industrial zoning within the core area of the Township and to create a new multi-use zone providing a more compatible development pattern with surrounding residential neighborhoods.

(2) To integrate the Whippany River and open waters on the former paperboard mill site into the new district’s site amenities and to incorporate these features into the Township’s open space network and pedestrian corridors.

(3) To create the nucleus of a potential larger Town Center District that may eventually expand to include the Township’s municipal building and library and other areas appropriate to this purpose.

B. In addition, the plan indicates:

(1) Provisions should be included in the development regulations to permit passenger-related facilities associated with the rail line. This would allow for passenger platforms and similar structures that would support and strengthen the Town Center particularly with regard to the special event programs conducted by the railroad company.

(2) The Reexamination Report finds, “potential mixed-use town center, open space along Whippany River...” as its objective.

(3) The purpose of the Town Center zone is to create a focal point in the geographic center of the Township. It is intended to replace the industrial zoning, which is not compatible with the surrounding residential neighborhoods and the network of preserved open space and parkland that has evolved along its boundaries.
C. As identified in the plan, the concept for establishing a Town Center was reflected in the "Key Issues and Key Strategies section of the 2004 Master Plan Reexamination Report which include the following relevant items:

(1) *Enhance character of township: create central focal points within Hanover to serve as “Areas of Commerce”*

(2) *Be environmentally responsible to Hanover’s residents today and tomorrow - preserve and/or restore land for improved water quality and increased recreational use.*

(3) *Optimize retail development in a township with limited infrastructure: Develop ordinances that support the growth of “traditional” retail establishments to compliment the Township’s environment versus “modern trade” which may require major support infrastructure (roadways and land).*

Open Space and Recreation Plan (November 2013)

The following information identified in the Open Space and Recreation Plan are supported with this Redevelopment Plan.

*Patriots’ Path is a countrywide, multi-use trail throughout Morris County that extends for 55 miles. There is a spur of the trail that crosses Hanover Township from the south at Hanover Avenue at Morris County Library to Troy Road in the northeast corner of the Township. The Morris County Park Commission and Morris County Planning Department want the trail system to be completely linked throughout the County, Hanover Township is a municipality that provides critical links.*

Municipal Stormwater Management Plan (February 2005)

The following information identified in the Municipal Stormwater Management Plan are supported with this Redevelopment Plan.

A. *Reduce flood damage, including damage to life and property;*

B. *Reduce soil erosion from any development or construction project;*

C. *Maintain the integrity of stream channels for their biological functions, as well as for drainage.*

Circulation Plan (November 2013)

The following information identified in the Circulation Plan are supported with this Redevelopment Plan.

A. *Provide an interconnect pedestrian and bicycle pathways throughout the Township, with particular emphasis on interconnections between recreational uses and schools;*
B. *Improve pedestrian accessibility in areas of the Township where pedestrian traffic is encouraged;*

**Master Plan Re-examination and Land Use Plan Amendment (October 2019)**

The following was identified and recommended in the October 2019 Re-examination and Land Use Plan Amendment as it relates to this Plan:

1. The Re-examination Report recommended the Land Use Plan Element be amended to be consistent with the Housing Plan Element of the Master Plan. Additionally, it was recommended the development regulations be revised to be consistent with the housing element and land use plan element recommendations in order to address the State-mandated fair share of affordable housing obligations. This Plan is consistent with the recommendations of the Housing Element and Fair Share Plan and therefore promote these recommendations.

2. The Land Use Plan was amended to effectuate the proposed Redevelopment Plan to replace the existing TC zone designation for the redevelopment area in accordance with the Housing Element and Settlement Agreement. This Plan implements this recommendation and is consistent with this designation in the Land Use Plan.
4.2: PLANS OF ADJACENT MUNICIPALITIES:
The Township of Hanover is located on the eastern portion of Morris County. The adjoining municipalities are Florham Park Borough, East Hanover Township, Parsippany-Troy Hills Township, Morris Plains and Morris.

The Redevelopment Area is centrally located within the Township of Hanover and does not abut any municipal boundaries. The Redevelopment Area is over 4,000 feet from the nearest municipal boundary. The River Park Redevelopment Plan is unlikely to have an impact on any of the adjacent municipalities although new services and products resulting from the Redevelopment Plan will be available to residents and businesses in the region.

4.3: MORRIS COUNTY MASTER PLAN:
The Morris County Future Land Use Element was adopted in April 1975. The following County goal is relevant to and compatible with the Redevelopment Plan:

   Balanced and diversified economic growth, coordinated with transportation, utilities, and environmental limitations.

More recently the Morris County Planning Board prepared a State of the County Report in 2013. This report contained the following relevant comments with regard to redevelopment in the County:

Redevelopment/Infill

A. The lack of developable “greenfield” lands and increasing regulatory restrictions by local and state government require future development to increasingly occur through redevelopment, intensification of use and as infill projects.

B. Redevelopment pressures may continue to help revitalize downtowns where the existing infrastructure exists to support higher density development. In suburban areas, proposals for the adaptive reuse of former office and manufacturing sites may also become more common, particularly as office vacancy rates increase pressure to repurpose these sites.

C. Greater redevelopment, infill and higher intensity of use will require consideration of the compatibility between new development and surrounding neighborhoods. Greater emphasis on compatible building design, landscape buffering, consideration of adjacent land uses, and traffic management will be required in these areas.
4.4 **New Jersey Strategic Plan:**

A. The most recent State Strategic Plan, released in October of 2011, outlines goals and principles for targeting investment and growth in the State of New Jersey. This Redevelopment Plan is consistent with the stated goals and objectives of the State plan. Specifically, this Plan follows the guiding principle of “spatial efficiency”, which will help guide State decision making.

B. The State of New Jersey endorses spatial efficiency by placing value on the economic, social and environmental benefits of investing in areas where infrastructure already exists in an effort to control long-term costs of public services, re-invigorate existing communities, and protect important natural resources.

C. The State Strategic Plan also identifies Garden State Values, many of which are advanced by this Plan. This Redevelopment Plan advances the following Garden State Values:
   (1) Garden State Value #1 Concentrate development and mix uses.
   (2) Garden State Value #2 Prioritize redevelopment, infill and existing infrastructure.
   (3) Garden State Value #3 Increase job and business opportunities in priority growth investment areas.

D. The Town Center advances the following State Goals:
   (1) Revitalize the State’s Cities and Towns;
   (2) Conserve the State’s Natural Resources and Systems;
   (3) Promote beneficial economic growth, development and renewal for All residents of New Jersey;
   (4) Protect the environment, prevent and clean up pollution;
   (5) Preserve and enhance areas with historic, cultural, scenic, open space and recreational value;
   (6) Ensure sound and integrated planning and implementation statewide.
SECTION 5: GENERAL PROVISIONS

5.1: TEMPORARY AND PERMANENT RELOCATION:
The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are no residential buildings in the redevelopment area, there is no need to make provision for temporary or permanent relocation of any resident.

5.2: IDENTIFICATION OF PROPERTY TO BE ACQUIRED:
The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

As the designation was without condemnation, there will be no properties to be acquired through the use of eminent domain.

5.3: AFFORDABLE HOUSING OBLIGATION:
As of the date of adoption of the resolution finding the area to be in need of redevelopment, no affordable housing units are to be removed from the Township’s inventory as a result of the implementation of this redevelopment plan. However, the Township of Hanover does have an obligation to provide affordable housing units. As such the developer shall construct affordable units within the project by phase as required by the Settlement Agreement and the provisions of this plan.

5.4: TRAFFIC IMPACT ANALYSIS:
A traffic study shall be provided as a part of any site plan submission to the Planning Board. The analysis should forecast additional traffic associated with the entire development, determine vehicular and pedestrian improvements necessary to accommodate the proposed development to help ensure safe and reasonable traffic conditions and reduce the negative impacts created by the development.

5.5 DEVIATIONS FROM REDEVELOPMENT PLAN REQUIREMENTS:
The Planning Board of the Township of Hanover may, after a review of a site plan that is in one or more aspects inconsistent with the Redevelopment Plan, grant deviations from the strict application of the regulations contained in this Redevelopment Plan in accordance with the provision of bulk variances in N.J.S.A. 40:55D-70c.
5.6 SAMPLE CONCEPT PLANS

The following concept plans and illustrations, prepared by others, represent the opportunities and goals of this redevelopment plan. These conceptual images portray the general redevelopment of the tract area, are illustrative only and are subject to further design development and refinement at time of site plan review.
TOWNSHIP OF HANOVER
River Park Redevelopment Plan: Area A
SECTION 6: REDEVELOPMENT PLAN ACTIONS

SECTION 6.1: OUTLINE OF PROPOSED ACTIONS
This Redevelopment Plan envisions the construction of a new mixed-use development within the Plan Area. Once a redeveloper is selected, the redeveloper will be required to enter into a Redeveloper Agreement with the Township that stipulates the precise nature and extent of the improvements to be made including their timing and phasing as permitted therein.

SECTION 6.2: RELOCATION
The implementation of the redevelopment plan will not require any relocation of residence or business.

SECTION 6.3: PROPERTIES TO BE ACQUIRED
The implementation of the redevelopment plan will not require any property acquisition within this Redevelopment Area.

SECTION 6.4 PROCEDURAL ACTIONS
The redevelopment procedures are outlined below:

A. Planning Board Investigation. The statute provides that no area of a municipality shall be determined a redevelopment area unless the governing body "shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to criteria set forth in the applicable laws of the State of New Jersey." The statute also states, "such determination shall be made after public notice and public hearing."

The governing body authorized the preparation of the investigation to determine if the area is in need of redevelopment. The Planning Board conducted a hearing on the investigation and recommended that the tract studied be declared an area in need of redevelopment.

B. Redevelopment Area Designation. Following the recommendation by the Planning Board, the governing body adopted a resolution designating the Property in Question as a non-condemnation redevelopment area.

C. Redevelopment Plan Preparation. The governing body authorized the preparation of a redevelopment plan.
D. Planning Board Review. After introduction and prior to adoption of a redevelopment plan, the Planning Board reviews the Redevelopment Plan for consistency with the Master Plan. Following this review, the Planning Board issues recommendations to the governing body regarding the redevelopment plan.

The redevelopment plan is to be consistent with the master plan or designed to effectuate the Master Plan. The governing body can adopt a redevelopment plan that is inconsistent with the Master Plan by an affirmative majority of its full authorized membership. The reasons for such action must be set forth in the redevelopment plan.

E. Adoption of Ordinance to Implement Redevelopment Plan. The governing body adopts, by ordinance, the Redevelopment Plan after introduction of the ordinance and a public hearing.

The governing body can adopt a Redevelopment Plan with nonmaterial amendments or revisions, subject to an affirmative vote of the majority of the full authorized membership and shall record in its minutes the reasons for each amendment or revision.

**SECTION 6.5: INFRASTRUCTURE**

In addition to the proposed actions outlined above, other actions may be taken to further the goals of this Plan. These may include, but shall not be limited to:

A. Provisions for infrastructure necessary to service new development (including any necessary off-tract improvements);

B. Environmental remediation; and

C. Vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

**SECTION 6.6: OTHER ACTIONS**

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications and description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper’s obligation to provide the necessary infrastructure and improvements, including the provision of water, sanitary sewer and stormwater sewer service as well as sidewalks, curbs, streetscape improvements, street lighting and on and off-site traffic controls and roadway improvements.
**SECTION 7: SUMMARY OF COMPLIANCE**

In accordance with the LRHL (NJSA 40A:12A-1 et seq.), the following statements are offered regarding compliance with the requirements of a redevelopment Plan.

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*

   The Redevelopment Plan contained herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other public improvements.

2. *Proposed land uses and building requirements in the project area.*

   The Redevelopment Plan contained herein outlines the proposed land uses and building requirements for the Redevelopment Area.

3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*

   As noted, relocation, temporary or permanent, of residents and/or businesses displaced as a result of the implementation of this Redevelopment Plan is not required.

4. *An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*

   In accordance with the Settlement Agreement noted herein, the developer of this Plan shall acquire the property designated as Block 4301, Lot 6 on the Township’s official Tax Map, from the Morris County Park Commission. This parcel is integral to the development of this Redevelopment Plan.

5. *Any significant relationship of the redevelopment to: the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C.52:18A-196 et al.)*
As noted in Section 4.2 herein, the Redevelopment Plan is centrally located within the Township of Hanover and does not abut any municipal boundaries. The Redevelopment Area is over 4,000 feet from the nearest municipal boundary. The River Park Redevelopment Plan is unlikely to have an impact on any of the adjacent municipalities although new services and products resulting from the Redevelopment Plan will be available to residents and businesses in the region. It also advances the goals and objectives of the Mercer County Master Plan, the New Jersey State Development and Redevelopment Plan, and the draft State Strategic Plan.

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

No low- or moderate-income households are proposed to be removed with this Redevelopment Plan.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

No low- or moderate-income households are proposed to be removed with this Redevelopment Plan.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

The Plan is furthering this effort since electric vehicle charging stations are a permitted accessory use in this plan and will be subject to review and approval of the reviewing Board at the time of site plan application.