REDEVELOPMENT PLAN FOR
BLOCK 8803, LOT 17 & BLOCK 4001, LOTS 10, 11, 12, 13, 14 & A PORTION OF LOT 9
IN THE TOWNSHIP OF HANOVER, NEW JERSEY

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | Planning & Real Estate Consultants | April 2020
REDEVELOPMENT PLAN FOR
BLOCK 8803, LOT 17 AND
BLOCK 4001, LOTS 10, 11, 12, 13, 14
AND A PORTION OF LOT 9
IN THE TOWNSHIP OF HANOVER, NEW JERSEY

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The Township of Hanover, New Jersey

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April 2020

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Table of Contents

I. INTRODUCTION ......................................................................................................................................... 1
   I.A Statutory Basis for the Redevelopment Plan ...................................................................................... 1
   I.B Description of Redevelopment Plan Area Boundaries ................................................................. 1
   I.C Area History and Existing Land Use ................................................................................................. 2

II. PLAN VISION AND OBJECTIVES ........................................................................................................ 6
   II.A Redevelopment Plan Goals and Objectives .................................................................................... 6
   II.B Relationship to Local Objectives .................................................................................................. 6

III. LAND USE & REDEVELOPMENT PLAN .............................................................................................. 8
   III.A Note on Plan Terminology ........................................................................................................... 8
   III.B Overview of Development and Redevelopment Plan Components ............................................. 8
   III.C Land Uses & Bulk Standards ........................................................................................................ 11
   III.D Setback and Coverage Requirements ........................................................................................ 14
   III.E Requirements for Townhouses and Stacked Townhouses in the Residential Component ...... 15
   III.F Parking and Loading .................................................................................................................... 15
   III.G Site Access and Circulation ......................................................................................................... 16
   III.H Landscaping and Buffers .............................................................................................................. 17
   III.I Open Space .................................................................................................................................. 18
   III.J Location and Screening of Loading Areas ................................................................................... 18
   III.K Building Design ............................................................................................................................ 18
   III.L Signage ........................................................................................................................................ 21
   III.M Lighting ........................................................................................................................................ 21
   III.N Screening of Mechanicals and Trash Enclosures ........................................................................ 21
   III.O Utilities .......................................................................................................................................... 22

IV. RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS ......................... 23
   IV.A Relationship to the Hanover Township Zoning and Land Development Ordinances ............... 23
   IV.B Relationship to Master Plans of Adjacent Municipalities ........................................................... 23
   IV.C Relationship to the Morris County Master Plan ......................................................................... 23
   IV.D Relationship to the State Development and Redevelopment Plan ............................................ 23

V. REDEVELOPMENT ACTIONS ............................................................................................................... 25
   V.A Outline of Proposed Actions .......................................................................................................... 25
INTRODUCTION

I.A Statutory Basis for the Redevelopment Plan

This Redevelopment Plan has been prepared for Block 8803, Lot 17 and Block 4001, Lots 10, 11, 12, 13, 14 and a portion of Lot 9 (“Redevelopment Plan Area”) within the Township of Hanover (“Township”) in Morris County, New Jersey. The Redevelopment Plan Area is located in the Whippany section of Hanover Township along the south side of Route 10. According to the Tax maps of the Township the Redevelopment Plan Area encompasses ±23.863 acres. The location of the Redevelopment Plan Area is shown in Figure 1.

The New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within a municipality constitute an area in need of redevelopment, as set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law. On March 14, 2019, the Township Committee by resolution (No. 62-2019) directed the Planning Board to conduct an investigation of Block 4001, Lots 6, 7, 10, 11 12, 13, 14 and a portion of Lot 9, and Block 8803, Lot 17, in order to determine whether it met the conditions as a condemnation “area in need of redevelopment” according to criteria set forth in N.J.S.A. 40A:12A-5 and authorized Phillips Preiss Grygiel Leheny Hughes LLC, to undertake the investigation. On July 23, 2019, the Planning Board held a public hearing on the investigation study entitled “Area in Need of Redevelopment Investigation for Block 8803, Lot 17 and Block 4001, Lots 6, 7, 10, 11, 12, 13, 14 and a portion of Lot 9 in the Township of Hanover, New Jersey." Upon conclusion of the public hearing, the Planning Board recommended to the Township Committee that the subject properties be designated as a condemnation area in need of redevelopment. On August 8, 2019, the Township Committee concluded that it did not intend to proceed with condemnation of any of the properties within the proposed redevelopment area, and thereafter adopted a resolution (Resolution No. 169-2019) designating the area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.

This Redevelopment Plan includes all of the parcels listed above but for Block 4001, Lots 6 and 7, which are excluded from the Redevelopment Plan Area boundaries. These two lots shall remain within the limits of the existing B-10 zone.

I.B Description of Redevelopment Plan Area Boundaries

The boundary of the Redevelopment Plan Area is shown in Figure 2. The area is roughly bounded to the north by New Jersey State Highway Route 10 and to the southwest by the lands of the Jewish Community Foundation of Greater MetroWest NJ, which includes the Lester Senior Housing Community. To the southeast of the Redevelopment Plan Area there are single-family homes along Legion Place. To the east of the Redevelopment Plan Area are single-family homes along Mount Pleasant Avenue, as well as non-residential uses located along Route 10 including an autobody shop and a diner. Across Route 10 from the Redevelopment Plan Area is The Grande at Hanover condominium development, single family homes, a Tiffany and Co. customer fulfillment center, a VFW post and an office building. To the west of the Redevelopment Plan Area along Route 10 are Nikko’s restaurant, single-family homes; office, lab and warehouse space; and a bicycle shop.
Route 10 is a major four-lane arterial roadway. Each of the lots in the Redevelopment Plan Area is accessible from Route 10 except Lot 14 which is accessible from Mount Pleasant Avenue. The Redevelopment Plan Area is less than half a mile to the entrance and exit ramps of Exit 39 of I-287.

I.C Area History and Existing Land Use

The Redevelopment Plan Area encompasses ±23.863 acres consisting of the following (see Table 1):

<table>
<thead>
<tr>
<th>Tax Block</th>
<th>Tax Lot</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>4001</td>
<td>10</td>
<td>±2.75</td>
</tr>
<tr>
<td>4001</td>
<td>11</td>
<td>±0.344</td>
</tr>
<tr>
<td>4001</td>
<td>12</td>
<td>±17.14</td>
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<tr>
<td>4001</td>
<td>13</td>
<td>±1.20</td>
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<tr>
<td>4001</td>
<td>14</td>
<td>±1.43</td>
</tr>
<tr>
<td>4001</td>
<td>Portion of Lot 9</td>
<td>±0.44*</td>
</tr>
<tr>
<td>8803</td>
<td>17</td>
<td>±0.562</td>
</tr>
</tbody>
</table>

*Calculated using GIS.

Block 4001, Lots 12 and 14 (i.e., Pine Plaza Shopping Center)

Block 4001, Lots 12 and 14 are improved with the Pine Plaza shopping center. Lot 12 is improved with the shopping center building and its associated parking areas. Lot 14 contains an access drive to the center from Mount Pleasant Avenue. The shopping center was originally constructed in or about 1965 and contained approximately ±30,000 square feet of first floor rentable area and approximately ±6,400 square feet of basement area. The initial tenants included a supermarket and a few satellite stores. In December 1989, the Hanover Township Planning Board granted site plan approval for a major expansion of the center to as much as ±110,800 square feet of first floor rentable area. The expansion, which included a renovation and enlargement of the supermarket premises, was completed in 1991. In January 1995, the current owner, Pine Plaza Associates, purchased the shopping center. The anchor tenant for the center has always been a supermarket and a succession of supermarket retailers have occupied the anchor spot. In October 2015, the supermarket “Farmtastic” closed a year and a half after it opened. It had replaced a Pathmark/Foodtown which closed circa 2011. The supermarket location is currently empty as are many of the other retail spaces at the center.

Block 8803, Lot 17

Block 8803, Lot 17 fronts on Route 10 and consists of unimproved vacant land. It has a street address of 92 Mt. Pleasant Avenue. A research of deed information reveals that the owner of the shopping center at the time of its 1991 expansion, Mendham Investment Corporation, acquired the property in 1988. The current owner, Pine Plaza Associates, also owns the adjacent Pine Plaza shopping center, and, according to tax records, purchased the parcel in 1994. However, a deed of sale transferring ownership of the shopping center to the current owner dated January 27, 1995, includes Block 4001, Lots 12 and
14, as well as Block 8803, Lot 17 in the same document. The lot, however, remains separate from Block 4001, Lots 12 and 14 on the official tax records and tax maps of Hanover Township.

Block 4001, Lot 13

Block 4001, Lot 13, i.e., 99 Mt. Pleasant Avenue is improved with a single-story commercial building. It is currently occupied by a Midas auto service facility, which has been located at this site for over 30 years.

Block 4001, Lot 11

Block 4001, Lot 11, i.e., 851 Route 10, is improved with a 1.5 story single-family home. According to tax records it was built in 1945. It is currently owned by Marino Associates LLC, which purchased the property in 1998.

Block 4001, Lot 10

Block 4001, Lot 10, i.e., 859 Route 10, is improved with a 2.5-story single-family home. According to tax records it was built in 1955. It is owned by JCF Real Estate I LLC, which purchased the property in 2002.

Block 4001, Portion of Lot 9

Block 4001, Lot 9, i.e., 901 Route 10, is improved with the facilities of the Jewish Community Foundation (JCF) and the Lester Senior Housing Community. The portion of Lot 9 in the Redevelopment Plan Area is part of a deed of easement dated July 24, 1990 between the JCF and the Southeast Morris County Municipal Utilities Authority (SMCMUA) and the Hanover Sewerage Authority (HSA). The deed of easement recognizes that JCF had obtained site plan approval from the Planning Board of the Township of Hanover for development of its property and that as a condition of approval JCF was required to convey to SMCMUA and HSA an easement for installation and maintenance of sanitary sewer and water lines across part of its property. The deed states that SMCMUA and HSA are agreeable to the mutual occupancy and use of the easement. Only a portion of the easement is located within the Redevelopment Plan Area. That portion is 50 feet in width and extends for approximately ±385 feet in length. The easement land is unimproved.
FIGURE 1: REDEVELOPMENT PLAN AREA

REDEVELOPMENT PLAN FOR BLOCK 8803, LOT 17 & BLOCK 4001, LOTS 10, 11, 12, 13, 14 & A PORTION OF LOT 9 | TOWNSHIP OF HANOVER, NEW JERSEY

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020
FIGURE 2: AERIAL CONTEXT
REDEVELOPMENT PLAN FOR BLOCK 8803, LOT 7 & BLOCK 4001, LOTS 10, 11, 12, 13, 14 & A PORTION OF LOT 9 | TOWNSHIP OF HANOVER, NEW JERSEY
II PLAN VISION AND OBJECTIVES

II.A Redevelopment Plan Goals and Objectives

This Redevelopment Plan provides a framework for the redevelopment of the Pine Plaza Shopping Center and associated properties along Route 10 in the Township of Hanover, New Jersey. The Redevelopment Plan sets forth standards and guidelines for land use, bulk, parking and design. Some Plan elements are fixed while other standards are flexible and are to be used as guidelines for ensuring that development meets the Plan’s goals and objectives described below.

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

- To transform an outmoded shopping center, as well as older, single-family residential dwellings along Route 10, into a more productive mix of retail/commercial and residential uses.
- To improve the aesthetics of the property and establish site and building design standards that will foster high-quality development within the Redevelopment Plan Area.
- To provide for a variety of housing types, including both market-rate and affordable housing units for seniors, which complements and expands the housing options and choices in the Township.
- To assist the Township in meeting its affordable housing obligation.
- To allow moderate-density residential development adjacent to existing residentially zoned areas.
- To foster appropriate relationships between buildings, streets, parking areas, recreational areas, walkways and landscaped areas within the Redevelopment Plan Area and in the context of the surrounding area.
- To enhance the character of the Route 10 corridor in the Township.
- To promote a strong and sustainable economic environment that encourages attractive commercial and business development, employment opportunities, an enhanced tax base, and convenient and quality facilities, services and amenities, for both residents and the business community.
- To ensure that infill development and redevelopment is accomplished in a manner that complements the overall community and respects the general scale of development in the Township.

II.B Relationship to Local Objectives

II.B.1 Hanover Township Master Plan

The Township Master Plan was adopted in 2006 and was subsequently amended with an updated Land Use Element in 2012, 2013, and most recently in 2019. The Township further amended the 2006 Master Plan with updated plan elements including the Route 10 Corridor Planning and Zoning Report in 2016, the Housing Element and Fair Share Plan (HEFSP) in 2016 and 2019, the Circulation Plan in 2012 and
2013, the Bicycle and Pedestrian Connectivity Framework Plan in 2013 (as an appendix to the Circulation Plan), and the Open Space and Recreation Plan Update in 2011 and 2013.

Route 10 Corridor Planning and Zoning Report

The 2016 Route 10 Corridor Planning and Zoning Report found that many zoning districts along the corridor were redundant and had incompatible zoning compared to existing land uses and site conditions. The report recommended that redundant districts be consolidated and/or that an overlay zone be implemented to promote a more coordinated and uniform development pattern that would encourage businesses serving a broader customer base than common neighborhood retail businesses. In addition, the 2016 Route 10 Corridor Planning and Zoning Report recommended that internal pedestrian and vehicular circulation be improved by connecting adjoining commercial sites and minimizing the number of access points on Route 10. The intent of this recommendation was to prevent vehicles from exiting from a shopping area onto Route 10 to then reenter the shopping area at an adjacent property. The report also recommended redevelopment plans for the area, including establishment of large development sites with “substantive landscaping features along the street as well as within parking areas” and a “smart-growth philosophical approach.”

Land Use Plan Element

The Redevelopment Plan Area contains seven tax lots in two zoning districts: two lots in the R-15 Single-Family Residential District (Block 8803, Lot 17 and Block 4001, Lot 14) and five lots in the B-10 Highway Business District (Block 4001, Lots 10, 11, 12, 13 and the portion of Lot 9 in the Study Area). The current Land Use Element of the Township of Hanover Master Plan was adopted in October 2019. The Plan acknowledges that portions of the B-10 and R-15 zones (i.e., part of the Redevelopment Plan Area) were recently designated as a non-condemnation area in need of redevelopment. The Land Use Plan Element further acknowledges that the Township has entered into a Settlement Agreement to address its affordable housing obligation (consistent with the Housing Element and Fair Share Plan which was also adopted in October 2019). Said agreement calls for the Redevelopment Plan Area to be redeveloped for 130 market rate townhouses and 60 senior affordable rental units, together with retail/commercial space, and for this development scheme to become part of a redevelopment plan that would supersede the underlying zoning within the Redevelopment Plan Area.

This Redevelopment Plan is substantially consistent with the Master Plan.
III LAND USE & REDEVELOPMENT PLAN

III.A Note on Plan Terminology

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

“Shall” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so. The Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

III.B Overview of Development and Redevelopment Plan Components

The intent of the Redevelopment Plan is to redevelop the Plan Area for a mixed-use development consisting of a retail/commercial uses and residential uses. For the purposes of this Redevelopment Plan, the Plan Area will be divided into three development components described below, the approximate boundaries of which are shown in Figure 3.

III.B.1 Residential Component

The Residential Component is intended to be redeveloped for a mix of market rate townhouses and stacked townhouses, as well as a multifamily affordable building for seniors. Existing structures and parking areas in the Residential Component will be demolished and redeveloped in accordance with the requirements of this Plan.

III.B.2 Retail/Commercial Component

The Retail/Commercial Component is intended to be redeveloped for a mix of non-residential development including retail stores, restaurants, a hotel, a convenience store with gasoline sales, and a grocery store. Existing structures and parking areas in the Retail/Commercial Component will be demolished and redeveloped in accordance with the requirements of this Plan.
III.B.3 Westerly Portion of Mount Pleasant Avenue Right-of-Way

A portion of the acreage within the westerly portion of the Mount Pleasant Avenue right-of-way is intended to be conveyed to the designated redeveloper and, if so, shall become part of the Residential Component of the Plan Area, except for an approximately 3,000 square foot area that shall become part of the Retail/Commercial Component and shall be used exclusively for parking and/or landscaped buffer area.
III.C  Land Uses & Bulk Standards

III.C.1  Maximum Number of Principal Buildings Per Lot
There shall be no maximum number of principal buildings per lot in the Residential Component or the Retail/Commercial Component.

III.C.2  Principal Permitted Uses

III.C.2.a  Residential Component
The following principal uses are permitted in the Residential Component:

- Townhouses as defined in Section 166-4 of the Township of Hanover Code.
- Stacked townhouses defined as dwellings that have multiple units vertically, no more than two in number, with each having its own private entrance.
- A multifamily affordable rental building for seniors.

III.C.2.b  Retail/Commercial Component
The following principal uses are permitted in the Retail/Commercial Component:

- All permitted principal uses in the B-10 Highway Business District listed in Section 166-183.2 of the Township of Hanover Code including all uses permitted as part of large-scale development.
- One gasoline station, with or without a convenience store, provided that there be no outdoor displays of products for sale.
- Drive-thru windows shall be permitted for food services and drinking places, banks, and pharmacies subject to the following:
  - No more than two drive-thru window establishments shall be permitted.
  - No drive-thru window shall have direct driveway access to any public street; driveway access to the drive-thru window shall only be from driveways that are internal to the Redevelopment Area.

III.C.3  Permitted Accessory Uses

III.C.3.a  Residential Component
The following accessory uses are permitted in the Residential Component:

- Off-street parking areas.
- Driveways and walkways.
- Decks, patios, porches and steps.
- Fences and walls.
- Dog parks.
- Amenities provided for the use of the multifamily affordable senior building occupants such as resident meeting rooms or recreation rooms, and management offices.
- Indoor communal facilities and activities and passive outdoor recreation facilities for the exclusive use of residents and guests.
- Individual and common mailboxes.
- Individual parking garages attached to townhouses and stacked townhouses.
• Any other use which is customarily incidental to a principal permitted use.

III.C.3.b Retail/Commercial Component

The following accessory uses are permitted in the Retail/Commercial Component:

• Off-street parking.

• Outdoor dining facilities for restaurants and eating and drinking facilities shall be permitted subject to Planning Board approval and in compliance with the following bulk standards:
  o Such facilities shall comply with the setback requirements applicable to principal buildings.
  o Such facilities shall be located at least 75 feet from Route 10.
  o Such facilities shall be located at least 50 feet from any residential building.
  o Such facilities shall be screened from view of any residential building by plantings, fencing and/or walls, effective during all seasons of the year.
  o If located within 100 feet of a residential building, such facilities shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m.
  o If such facilities are to be used at the same time as the indoor dining facilities on the premises, the area of the outdoor dining facility shall be considered to be floor area for purposes of determining the required number of parking spaces on the premises, using the same parking ratio as would otherwise apply to the restaurant.
  o Trash containers shall be provided for such facilities, or the operator of the facility shall demonstrate that service personnel will maintain the area free of trash during and after the hours of operation of the facility.
  o No additional signage shall be permitted for the outdoor dining facilities above that permitted for the restaurant.
  o Any lighting for the outdoor dining facility shall be subject to the same requirements as apply to the illumination of parking areas.
  o No speakers, music, beepers or other similar noise-making equipment that is audible from outside the building shall be permitted.
  o The use of the outdoor dining facilities shall be limited to the serving and consumption of food and beverages only; food cooking and preparation, musical entertainment and other forms of entertainment shall be prohibited.

• Any other use which is customarily incidental to a principal permitted use.

Bike sharing facilities

III.C.4 Maximum Yield and Level of Development

III.C.4.a Residential Component

Total Residential Units

A maximum of 130 townhouses and stacked townhouses shall be permitted and shall consist of a maximum of 62 townhouses and a maximum of 68 stacked townhouses.

The multifamily affordable senior building shall consist of a maximum of 60 rental units.
Bedroom Distribution

No more than 97 units of the total 130 units of townhouses and stacked townhouses shall be three-bedroom units. The remaining units shall be one-bedroom or two-bedroom units.

All 60 senior affordable units shall be one-bedroom units.

III.C.4.b Retail/Commercial Component

The maximum allowable gross floor area shall be 130,000 square feet excluding any hotel use. The 130,000 square feet of gross floor area shall be distributed among a combination of larger multistoried buildings and buildings intended for individual retailers/users. No such building shall have a gross floor area in excess of 50,000 square feet.

A hotel building of up to 150 rooms shall be permitted in the Retail/Commercial Component. Up to 5,000 square feet of floor area within the hotel may be used for a restaurant.

III.C.5 Affordable Housing

The affordable housing shall consist of a 60-unit multifamily building reserved for seniors. The provision of affordable units shall be consistent with all applicable rules of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq and any other applicable affordable housing laws including the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. The affordable units shall include low-income units (including very low-income units) and moderate-income units. The very low-income units shall constitute not less than thirteen percent (13%) of the total number of affordable units.

III.C.6 Building Height

Building height shall be defined and measured consistent with the definition for “Height of Building or Structure” in Section 166-4 of the Township of Hanover Code.

III.C.6.a Residential Component

The maximum building heights for permitted land uses in the Residential Component are as follows:

- Townhouse buildings shall not exceed 3 stories and 45 feet in height.
- Stacked townhouse buildings shall not exceed 3 stories and 50 feet in height.
- The multifamily affordable senior building shall not exceed 4 stories and 55 feet in height.

III.C.6.b Retail/Commercial Component

The maximum building heights for permitted land uses in the Retail/Commercial Component are as follows:

- All uses shall not exceed 45 feet in height with the following exceptions:
  - Hotels shall not exceed 5 stories and 75 feet in height.
  - Convenience stores with gasoline sales shall not exceed 35 feet in height.
III.D Setback and Coverage Requirements

III.D.1 Setbacks in the Residential Component

III.D.1.a Setbacks From Interior Roadways, Parking Spaces, and Redevelopment Plan Area Boundaries

The minimum setback of a townhouse or stacked townhouse garage façade from the curb line of an interior roadway shall be 20 feet where there is no sidewalk and 28 feet where there is a sidewalk.

The minimum setback of a townhouse from a Redevelopment Plan Area boundary line shall be 20 feet. However, the setback shall be increased to 35 feet when the Redevelopment Plan Area boundary borders a property fronting on Legion Place or Mount Pleasant Avenue. Patios and decks may encroach up to 10 feet into this 35 foot setback area.

The minimum setback of a stacked townhouse from a Redevelopment Plan Area boundary shall be 20 feet. However, the minimum setback of a stacked townhouse to any property fronting on Legion Place or Mount Pleasant Avenue shall be 150 feet.

The minimum setback of the multifamily Affordable Senior building from a residentially-zoned property outside of the Plan Area shall be 75 feet. The minimum setback of the multifamily Affordable Senior building from off-street parking spaces shall be 10 feet.

III.D.1.b Distance Between Buildings

The front façade of a townhouse shall be the façade with the garage. The minimum distance between townhouse structures shall be as follows:

- Front façade to front façade: 75 feet
- End façade to end façade: 30 feet

The rear façade of a stacked townhouse shall be the façade with the garage. The minimum distance between stacked townhouse structures shall be as follows:

- Front façade to front façade: 35 feet
- End façade to end façade: 30 feet
- Rear façade to rear façade: 70 feet
- Rear façade to end façade: 60 feet

The minimum distance between the rear façade of townhouse structures and the end façade of stacked townhouse structures shall be 40 feet.

The minimum distance between the multifamily Affordable Senior building and any townhouse structure shall be 35 feet.

III.D.2 Setbacks in the Retail/Commercial Component

III.D.2.a Building and Parking Setbacks

The minimum setback from a building to the right-of-way of Route 10 shall be 65 feet, except that canopies over gasoline pumps may be located within 35 feet of the right-of-way of Route 10. The minimum setback of a building to any other Redevelopment Plan Area boundary shall be 35 feet.
The minimum distance from off-street parking areas, including internal access drives, and the right-of-way of Route 10 shall be 25 feet.

**III.D.2.b Distance Between Buildings**

The minimum distance between any building in the Retail/Commercial Component and any building in the Residential Component shall be 65 feet.

**III.D.3 Building and Improvement Coverage**

**III.D.3.a Building and Improvement Coverage in the Residential Component**

The maximum building and improvement coverage shall be 40 percent and 80 percent, respectively.

**III.D.3.b Building and Improvement Coverage in the Retail/Commercial Component**

The maximum building and improvement coverage shall be 30 percent and 90 percent, respectively.

**III.E Requirements for Townhouses and Stacked Townhouses in the Residential Component**

Each dwelling unit in a townhouse or stacked townhouse structure shall not have fewer than two exposures.

The townhouse structures shall consist of no less than 4 and no more than 8 units per structure. At least 35 percent of the townhouse structures shall consist of 4 to 5 units per structure. No more than three adjacent dwelling units shall be constructed without providing a front and rear façade setback/variation of not less than two feet.

The stacked townhouse structures shall consist of no less than 8 and no more than 10 units per structure. The stacked townhouse structure façade shall provide a setback of not less than two feet at a maximum of every 45 feet for any façade facing a street.

Common accessory buildings and facilities shall be designed to harmonize with the overall character of the development and shall meet the building setback requirements set forth herein.

**III.F Parking and Loading**

**III.F.1 Minimum Off-Street Parking and Loading Requirements in the Residential Component**

All parking in the Residential Component shall comply with the requirements of N.J.A.C. 5:21-4.14(c), i.e., the Residential Site Improvement Standards (RSIS). Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA). The Planning Board may consider a de minimis exception from RSIS for the multifamily affordable senior building in recognition of the fact that 100% of the dwellings will be affordable units. However, in no event shall the parking ratio for such dwellings be less than 0.5 spaces per unit.

No off-street loading shall be required in the Residential Component.
III.F.2 Minimum Off-Street Parking and Loading Requirements in the Retail/Commercial Component

A minimum parking ratio of 1 space per 250 square feet of floor area shall apply to all uses in the Retail/Commercial Component except that for a hotel use the ratio shall be 1 space per hotel room and for restaurants and eating and drinking establishments the ratio shall be 1 space per 3 seats. Off-street parking spaces for all uses shall be at least 9 feet in width and 18 feet in length. Parallel street parking spaces shall be at least 8 feet in width and 24 feet in length.

Provision of off-street loading spaces for buildings in the Retail/Commercial Component shall be subject to Section 166-104 and Section 166-156 of the Township of Hanover Code.

III.F.3 Shared Parking for the Retail/Commercial Component

Shared parking shall be permitted subject to Planning Board approval as a means to reduce the total parking supply that would otherwise be required based on the above parking ratios. Shared parking takes advantage of variation in the periods of maximum usage among different land uses, allowing different uses to share the same given parking spaces if they have different time-of-day or day-of-week peak usage patterns.

If shared parking is followed, the developer shall submit a shared parking study employing the methodologies established by the Urban Land Institute or other commonly accepted source which demonstrates that:

- The particular combination of uses and the peak periods of demand for parking and/or loading spaces, as applicable, are such that a lesser number of spaces are necessary to meet the total parking and/or loading needs for the development at all times; and
- Parking shall be located to be reasonably convenient, safe and suitable for the various uses, buildings and/or lots involved in the shared parking program.

III.G Site Access and Circulation

III.G.1 Vehicular Access from Route 10

The principal access to the Retail/Commercial Component shall be via the existing signalized intersection with New Jersey State Highway Route 10. Additional access locations shall be permitted from Route 10, subject to the approval of the New Jersey Department of Transportation.

III.G.2 Vehicular Access from Mount Pleasant Avenue

Direct access to the Residential Component shall be provided via Mount Pleasant Avenue. The Township anticipates conveying a portion of the right-of-way of Mount Pleasant Avenue at its western end to the designated redeveloper provided that the redeveloper dedicate or otherwise grant an easement to construct a turn around to the satisfaction of the Township Engineer in accordance with applicable State regulations and municipal ordinances.

III.G.3 Vehicular Connections Between Components

There shall be an internal vehicular connection between the Residential Component and the Retail/Commercial Component subject to Planning Board approval. Such connection, and the internal
roadway layout for same, shall be designed to discourage through traffic between the Retail/Commercial Component and Mount Pleasant Avenue.

III.G.4 Pedestrian Circulation
In the Retail/Commercial Component, sidewalks shall be provided to provide safe pedestrian access between retail/commercial buildings subject to Planning Board approval. Crosswalks shall be provided across internal roadways and parking areas where appropriate in order to connect the sidewalks to building entrances.

There shall be a 10 foot wide pedestrian path in the Residential Component which connects to the internal roadway and sidewalk system in the Retail/Commercial Component. Such path should be constructed of decorative paving.

III.G.5 Patriots Path
The developer shall relocate the existing Patriots Path easement through the Redevelopment Plan Area to allow for a connection between the existing location of Patriots Path at the southern end of the Plan Area and The Grande at Hanover on the north side of Route 10 and shall construct a pathway to Township specifications. The Township shall assist with any action required to effectuate the relocation of the existing Patriots Path.

III.H Landscaping and Buffers
A detailed landscaping plan indicating the type, size and spacing of all grasses, plants, shrubs, and evergreen and deciduous trees shall be submitted as part of Site Plan approval.

III.H.1 Buffer Between Residential and the Retail/Commercial Component
Where the Retail/Commercial Component directly abuts the Residential Component, a landscape buffer shall be provided (i.e., within the Retail/Commercial Component) in order to screen the retail/commercial uses from the adjacent residential uses. Such buffering may include a combination of plantings and fencing. Buffer plantings shall consist of evergreen and deciduous trees and shrubs in a variety of species and sizes. Fences may be constructed of metal, wood, or other material with a high-quality, attractive appearance. Chain link or other wire fences are prohibited. The adequacy of the buffer shall be subject to Planning Board approval.

III.H.2 Buffer Between Residential Component and Properties Outside Redevelopment Plan Area
Where the Residential Component directly abuts properties outside the Redevelopment Plan Area a landscape buffer shall be provided (i.e., within the Residential Component). Such buffering may include a combination of plantings and fencing. Buffer plantings shall consist of evergreen and deciduous trees and shrubs in a variety of species and sizes. Fences may be constructed of metal, wood, or other material with a high-quality, attractive appearance. Chain link or other wire fences are prohibited. The adequacy of the buffer shall be subject to Planning Board approval, however the minimum depth of the buffer to any property fronting on Legion Place or Mount Pleasant Avenue shall be 15 feet.
The maximum height and setback of any fence/wall combination shall be subject to Planning Board approval.

III.H.3 Buffer Between Retail/Commercial Component and Redevelopment Plan Area Boundaries

In the Retail/Commercial Component, a landscape buffer shall be provided along Redevelopment Plan Area boundaries other than the Route 10 right-of-way. The buffer shall be landscaped with grass or other ground cover (including decomposed granite, mulch and decorative stone), shrubs, perennials, ornamental grasses, and deciduous and coniferous trees. The maximum height and setback of any retaining wall shall be subject to Planning Board approval. The adequacy of the buffer shall be subject to Planning Board approval.

III.H.4 Parking Area Landscaping in the Retail/Commercial Component

Street trees and other plant material shall be provided in landscaped islands at the ends of parking rows to the extent practical. Landscaped islands shall be at least 6 feet in width. Trees should be tolerant of roadway and parking lot environments.

III.I Open Space

All areas not devoted to building, roadway, or parking area improvements shall be landscaped with grass and/or evergreen and deciduous trees and shrubs in a variety of species and sizes.

III.J Location and Screening of Loading Areas

Loading areas in the Retail/Commercial Component shall be located on facades not visible from any buildings in the Residential Component to the extent practical. Where location of loading areas is visible from buildings in the Residential Component, such loading area shall be screened from view by a combination of landscaping and fencing subject to Planning Board approval.

III.K Building Design

III.K.1 The Residential Component

III.K.1.a Transparency

Entries

Pedestrian building entries should be clearly visible and highlighted within the front facade through such means as projecting bays, columns, canopies, overhangs, porches, and stoops.

Windows

Windows should occupy at least 20 percent of the façade area on all façades to the extent practical. Windows should align vertically from floor to floor and the pattern of window openings should relate to a building’s vertical bay pattern. Areas of blank, windowless walls in excess of 20 feet in width are discouraged.

All windows should have dimensionality so as to create shadows and texture within the building facade. At a minimum, all windows should have deep headers and sills; in addition, trim on all sides that projects
from the building facade is encouraged. Window glazing should be recessed relative to the surrounding enframement. If divided lites are used, they should include external members that cast shadows on the glass.

Upper-story windows should be vertically-proportioned. Windows may be clustered in pairs and triples to create larger, horizontally-proportioned expanses of windows.

Balconies

Balconies are encouraged as a means to provide private outdoor space and help connect residences to the outdoors and neighborhood. Deep balconies should be recessed within a wider facade or within a projecting bay, rather than projecting alone from the facade. Shallow balconies ("Juliet" balconies) are permitted to project from the facade. Balconies should be visually-permeable, such as with vertical posts, horizontal wires, or glass safety panels.

Garage Doors

Residential garage doors should be paneled and include lites. Garage doors should be recessed within the surrounding garage facade plane or relative to upper level facades so as to diminish their importance in building façades.

III.K.1.b Articulation

First Floor Emphasis

The base (either the entire first floor, or the lowest portion of the first floor) of all facades of buildings should be highlighted architecturally in order to visually ground the building. Suggested means include front porches or stoops; larger areas of fenestration; materials of a more substantial appearance, such as stone or brick; taller floor heights; and horizontal banding, overhangs, light shelves, belt courses, cornices, or other detailing.

Roofline Emphasis

On sloping roofs, the roofline should be emphasized with deep eaves or overhangs, cross-gables, and/or dormer windows.

The multifamily senior affordable building should use architectural features to de-emphasize the top floor, such as pitched roofs, stepbacks of the facade plane, contrasting facade materials, and higher levels of glazing.

III.K.2 Retail/Commercial Component

III.K.2.a Vertical Façade Differentiation

The base of all retail/commercial buildings should be highlighted with a contrasting material, texture or color that is heavier in appearance than the main façade cladding, such as a stone base below a brick façade. The base may also project outwards from the middle of the building by several inches. The top of the base cladding may also be capped with a coping, cornice, or other dimensional transition. Low planters and base planting may be placed around the base for further emphasis.

The middle level of retail/commercial buildings should be distinguished from the base by changes in material, façade detailing, or fenestration pattern and proportion. The middle of retail/commercial
buildings consisting of retail storefronts should have clear glass windows. Overhangs, canopies, arcades and straight awnings are encouraged along storefronts and other major building entrances. Any awnings should be flat or inclined; fluted, curved, and box-style awnings are prohibited. Internally illuminated awnings are prohibited. Additionally, awnings, canopies and arcades should provide at least 8 feet clearance underneath at all points. Awnings should not be continuous across a series of bays, but rather should break at each pier or other vertical architectural element. Retail signage and building-mounted lighting should also be used to help highlight the middle of the retail/commercial building where appropriate.

The top of retail/commercial buildings encompasses the roof and/or roofline. Using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top. Building roof mass may also be broken up by towers, steeples, gables, shed dormers, and similar elements.

III.K.2.b  Horizontal Façade Differentiation

Buildings with extensive front facades are encouraged to divide their elevations into smaller parts or "bays". A "bay" may be distinguished from adjacent portions of the facade by one or more of the following elements: a change in depth plane of at least one foot, extending upwards through all levels; a change in materials, texture, and/or fenestration pattern, but not simply color; a change in height; and articulation through elements such as columns, pilasters, gutters or expansion joints.

III.K.2.c  Building Transparency in the Retail Commercial Component

Pedestrian Entries

Retail businesses shall have individual entries at-grade facing walkways. Internal mall-style entries are prohibited for retail uses. Pedestrian entries for retail/commercial buildings should be clearly visible and highlighted within the front façade through projections, recessions, material changes, canopies, overhangs and/or lighting, not merely punched into the facade.

Windows

Retail storefront glass windows shall be transparent, non-tinted glazing. Drive-through window elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.

III.K.3  Building Materials and Architecture

Architecture in both the Residential and Retail/Commercial Component should provide a coherent design theme using rooflines, building materials, fenestration patterns, entrance locations and massing of buildings to provide a compatible visual relationship between the various buildings and uses. All buildings shall use durable high-quality material. Materials should be applied consistently and with the same level of detail on the front elevation and the side and rear elevations. Changes in material should occur at a structurally logical break point, and should not appear pasted-on. Stone and brick and similar materials should not be used above visually lighter-weight cladding such as stucco or wood.
III.K.3.a Residential Component

The suggested building material palette in the Residential Component is HardiePlank or vinyl siding intended to look like wood shingle. Manufactured stone or brick may be used for the base of buildings. Pitched roofs should be clad with composite roof shingles.

III.K.3.b Retail/Commercial Component

The suggested building material palette in the Retail/Commercial Component is brick and glass. Manufactured stone may be used for the base of buildings. Reflective, mirrored, smoked, and dark tinted glass is prohibited.

III.L Signage

III.L.1 Signage in the Residential Component

Signage in the Residential Component shall comply with the signage requirements for signs in the RM, RM-2, RM-3, RM-4, RM-5, RM-6 and AH-1 Zone Districts listed in Chapter 166. Land Use and Development, Part 5. Zoning, Article XX Signs of the Township of Hanover Code.

III.L.2 Signage in the Retail/Commercial Component

Signage in the Retail/Commercial Component shall comply with the signage requirements for signs in the B-10 Zone District listed in Chapter 166. Land Use and Development, Part 5. Zoning, Article XX Signs of the Township of Hanover Code.

III.M Lighting

Site lighting and street lighting should employ decorative fixtures and stanchions. Such fixtures shall minimize adverse visual impacts, such as glare and overhead sky glow, on adjacent properties and on any public right-of-way. Light cutoff shields shall be provided where fixtures abut a residential use and in other locations as directed by the Planning Board. Use of LED light sources is encouraged. Non-color-corrected low-pressure sodium and mercury vapor light sources are discouraged. Building facade lights shall be incorporated into the overall lighting plan design; fixtures shall be of compatible design and detail. Lighting levels at all tract boundary lines should not exceed 0.5 footcandle, except where driveways meet a public street.

III.N Screening of Mechanicals and Trash Enclosures

Placement of any PTAC (packaged terminal air conditioner) units within the residential facade of the multifamily affordable senior building should be part of a larger, architecturally-cohesive facade design; if necessary flanked with symmetrical framing or grilles, rather than arbitrarily-placed punched openings so that the PTAC unit blends unobtrusively into the facade.

Screening of ground-mounted mechanical equipment (e.g. air conditioning, heating, ventilation ducts and exhaust vents, elevator overruns, transformers and generators, and similar equipment) is required in the form of fencing or landscaping, or both. Roof-top mechanical equipment shall be screened in roof wells recessed below the roof line in the case of pitched roofs or by solid and permanent roof-mounted
screens in the case of flat roofs. Screening should be compatible with the architectural style, materials, and color of the building.

Dumpsters and similar shared storage areas for trash and recycling collection shall be screened from view by means of fencing and landscaping. Trash and recycling containers for individual residential units shall be stored inside unit garages rather than on the exterior.

III.0 Utilities

All utility connections internal to the site shall be underground.
IV. RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS

IV.A Relationship to the Hanover Township Zoning and Land Development Ordinances

In case of conflict, this Redevelopment Plan shall supersede all provisions of the Zoning and Land Development Ordinances of Hanover Township. Otherwise, the Hanover Township Zoning and Land Development Ordinances shall remain in effect. Adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Hanover Township Zoning Map.

IV.B Relationship to Master Plans of Adjacent Municipalities

The Township of Hanover is bordered to the northwest by the Borough of Morris Plains; to the north by the Township of Parsippany-Troy Hills; to the east by the Township of East Hanover; to the southeast by the Borough of Florham Park; and to the southwest and west by Morris Township. None of these municipalities abut the Plan Area. Thus, there is no significant relationship of this Redevelopment Plan with the Master Plan of the contiguous municipalities.

IV.C Relationship to the Morris County Master Plan

IV.C.1 Future Land Use Element

The Morris County Master Plan’s Future Land Use Element was adopted in 1975 and is now almost 45 years old. Nevertheless, there are some land use goals for the “future of Morris County” stated in the 1975 Future Land Use Element which hold true today. For example, “Goal 6. Provision for a variety of individual choices in life styles and living spaces” states that although many Morris County residents prefer to live in single family detached housing “other sub-segments of a demographically mixed population; the elderly and the newly-married, for instance, have no need for large living areas. Therefore, the future goals for Morris County should include adequate provision for other types of housing in sufficient numbers to provide a choice for all residents…. variations in density and density should be provided to accommodate individual preferences.” This Redevelopment Plan is consistent with Goal 6 of the Morris County Master Plan. Additionally, the County Master Plan recommends among its objectives that “future economic activities be located within existing economic concentrations, and within feasible utility networks.” Again, this Redevelopment Plan which envisions the concentration of non-residential uses in already developed areas served by existing utilities is consistent with this objective.

IV.D Relationship to the State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan (SDRP) classifies the Redevelopment Area as part of Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” This Redevelopment Plan is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area. For example, consistent with the goals for the PA-1, this Redevelopment Plan will promote redevelopment needed to transform an outmoded shopping center into a mixed-use development that will ensure efficient
utilization of scarce land resources while also carefully protecting the character of surrounding communities. The SDRP further advocates for the provision of a full range of housing choices in PA-1 through redevelopment, new construction and the introduction of new housing in appropriate nonresidential settings. Consistent with that objective, this Redevelopment Plan provides for a diversity of housing types, including affordable housing. Additionally, consistent with the SRDP objectives for PA-1, this Redevelopment Plan places compact redevelopment in a location well served by existing transportation networks, including Route 10 and Routes 287, 80, and 24.
V. REDEVELOPMENT ACTIONS

V.A Outline of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; provisions for infrastructure necessary to service and support new development; and the creation and/or vacation of easements as may be necessary for redevelopment.

V.B Provision of Improvements

The designated redeveloper shall be responsible for the installation or upgrade of infrastructure related to the project, whether on-site or off-site. Infrastructure improvements may include, but are not limited to, gas, electric, water, sanitary and storm sewers, pumping stations, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting, street trees, and street furniture. The extent of the redeveloper’s responsibility will be outlined in the redeveloper’s agreement with Hanover Township. All improvements shall comply with applicable federal, state and local law.

V.C Properties to be Acquired

No property acquisition on the part of Hanover Township is required to implement the Redevelopment Plan.

V.D Demolition

It is intended that the Residential and Retail/Commercial Components will be completely cleared of existing improvements and parking lots.

V.E Relocation

No relocation actions are required to implement the Redevelopment Plan.

V.F Other Actions

In addition to the demolition and new construction, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) environmental remediation; (2) vacation of the western end of the Mount Pleasant Avenue right-of-way; and (3) creation and/or vacation of public utility easements and other easements and rights of way as may be necessary for redevelopment.
VI GENERAL PROVISIONS

VI.A Site Plan & Subdivision Review

Prior to commencement of any construction within the Redevelopment Plan Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and Chapter 166 Land Use and Development of the Township of Hanover shall be submitted by the applicant for review and approval by the Planning Board of the Township of Hanover so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

Any subdivision of land within the Redevelopment Plan Area shall be in accordance with the requirements of this Redevelopment Plan or as otherwise established in the Chapter 166 Land Use and Development of the Township of Hanover. However, any of the Redevelopment Plan components or sub-components may be subdivided subject to Planning Board approval to allow for separate ownership and/or for financing purposes. In order to provide design flexibility there shall be no minimum lot area, depth, width or yard requirements associated with such internal subdivision provided that the project as a whole complies with the requirements of the Redevelopment Plan. A lot may be created without frontage on a public street provided such lot has appropriate access to a public street and the right to such access is established by an easement recorded in the Morris County Clerk’s office or otherwise as provided by law.

VI.B Adverse Influences

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

VI.C Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Hanover Township Committee or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Plan Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

Any contractor or subcontractor engaged to perform work within the Redevelopment Plan Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Plan Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.
VI.D Duration of the Plan

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Hanover Township Committee.

VI.E Deviation Requests

The Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Plan Area or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee, and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

VI.F Procedure For Amending The Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of $2,500 and shall further reimburse the Township for reasonable costs, fees and expenses to undertake such amendment.
VII OTHER PROVISIONS

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

• The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

• The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Plan Area.

• No relocation actions are required as part of this Redevelopment Plan.

• No property acquisition on the part of Hanover Township is required as part of this Redevelopment Plan.

• The Redevelopment Plan is substantially consistent with the Master Plan for Hanover Township, as well as with the Master Plans of the surrounding municipalities and Morris County. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.

• In case of conflict, the Redevelopment Plan shall supersede all provisions of Chapter 166 Land Use and Development. Otherwise, such regulation shall remain in effect. Adoption of this Plan by the Township Committee shall be considered an amendment of the Township of Hanover Zoning Map.

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

• Any designated redeveloper must have a fully executed Redevelopment Agreement with the Township prior to making any applications to the Planning Board.