



WEST AMWELL TOWNSHIP

Hunterdon County NJ

VILLAGE MARKETPLACE REDEVELOPMENT PLAN

Prepared by L&G Planning / August 18, 2020

Table of Contents

| | |
|---|------------------|
| <i>Introduction.....</i> | <i>2</i> |
| <i>Statutory Requirements.....</i> | <i>4</i> |
| <i>Redevelopment Area: Location and Description</i> | <i>4</i> |
| Plan Goals | 6 |
| Plan Background - Review of Current Zoning | 9 |
| <i>Implementation</i> | <i>9</i> |
| Water Service | 9 |
| Sewer/Wastewater Service | 11 |
| Financing Options..... | 11 |
| <i>Relationship of Plan to the Township's Land Development Regulations</i> | <i>12</i> |
| Affordable Housing | 13 |
| Redevelopment Agreement | 13 |
| Procedure for Amending the Plan | 13 |
| <i>Vision for a Village Center.....</i> | <i>15</i> |
| Plan Principles | 16 |
| CONCEPT PLAN - The Plan Conceptually Designed | 17 |
| The Village Core - Subarea #1 (VC-1) | 17 |
| Conservation District - Subarea #2 (CD-2)..... | 17 |
| The Preserve - Subarea #3 (PA-3)..... | 19 |
| <i>Land Use Plan</i> | <i>20</i> |
| Zoning District Map and Applicability:..... | 20 |
| Definitions | 20 |
| Bulk and Yard Regulations..... | 23 |
| Village Core District (VC-1): | 23 |
| The Conservation District (CD-2):..... | 24 |
| The Preservation Area District (PA-3): | 26 |
| Parking Standards: | 27 |
| <i>Design Standards.....</i> | <i>28</i> |
| Architectural Standards: | 28 |
| Signage Standards:..... | 31 |
| Lighting & Landscaping Standards: | 33 |

Village Marketplace Redevelopment Plan

Introduction

The Township of West Amwell (“WAT” or the “Township”) is located in the southern portion of Hunterdon County, and is adjacent to Hopewell Township (Mercer County) in the South, Lambertville City in the West, and East Amwell Township in the East. The Township is a rural community located along Routes 31, and 202, two regional roadways. The Township's location within close proximity to major transportation routes, and the New Hope - Lambertville markets could serve the community well if carefully planned to gain valuable ratables, while preserving the Township's rural appeal. This Redevelopment Plan aims to capture this opportunity.

Consistent with the New Jersey Supreme Court’s decision, In Re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council on Affordable Housing, 221 N.J. 1 (2015). The Township filed an action with the Superior Court on July 21, 2015 seeking a Declaratory Judgment that the municipality has fulfilled its constitutional obligation to provide affordable housing obligation. On December 5, 2018, the Township entered into a Settlement Agreement with the Fair Share Housing Center (“FSHC”) regarding the Township’s affordable housing obligation. Such settlement required the Township to pursue development of inclusionary developments on a tract of land within the Township by adopting a redevelopment plan. The Superior Court approved such settlement on January 31 2019. The Township Planning Board adopted a Housing Element and Fair Share Plan (the “Housing Element”) on August 20, 2019. The West Amwell Township Committee adopted Resolution #110-2019 endorsing the Housing Plan. This Redevelopment Plan seeks to integrate the various components of the Township's Master Plan while creating sustainable economic ratables and satisfying the Township’s affordable housing obligations as mandated by the Court. WAT chose to utilize the redevelopment planning process to set a vision through synthesizing prior comprehensive planning efforts into the regulatory blueprint set forth within this Village Market Redevelopment Plan (the “Plan”).

Pursuant to Resolution No. 2019-45 adopted on February 20, 2019 (as amended by Resolution No. 86-2019 adopted on August 13, 2019), the West Amwell Township Committee authorized and directed the West Amwell Township Planning Board to conduct an investigation to determine whether certain properties meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law. The Board conducted an investigation of the Study Area and, in consultation with its planner, drafted a report entitled, “Redevelopment Area Determination Report – Village Center Redevelopment Area.” (the “Study”). The Board conducted a public hearing on October 15, 2019, and adopted a Resolution recommending to the Township Committee that the properties designated as Block 8, Lots 23.02, 23.05, 24, 27, 29.02, and 33 be designated as an Area in Need of Redevelopment in accordance with the Redevelopment Law. Pursuant to Resolution#105-2019 adopted on October 16, 2019, the Township Committee directed the Planning Board to draft a redevelopment plan.

Redevelopment pursuant to this Plan presents an opportunity to create a traditional village center with vibrant streetscapes, quality open spaces, and pedestrian-oriented design that integrates best practices in community design. The new Village Center will offer the

market what is currently in short supply: a spirit of community and inextricable charm while preserving valuable open spaces. While five (5) sites are part of this new Village Center, redevelopment is focused on the former ESC School Site, and a parcel within the Fulper Family holdings as they were the focus in the Township's Housing Element. The Settlement Agreement characterized these sites as follows;

ESC - The redevelopment of this property would create an inclusionary residential development consisting of 100 units, including 20 affordable units through a mandatory 20% affordable housing set-aside on the ESC School Site. The Redevelopment Plan will also require the landlocked parcel to be developed to provide cross-access connections between the ESC School site and Fulper site to create synergy between the two developments. The Redevelopment Plan will allow the two sites to be developed jointly or independently. It should be noted that the Settlement Agreement permits the Township to provide additional units on the ESC School site, while maintaining a 20% affordable housing set-aside, to alleviate the cost of municipally sponsored programs within the Agreement, including the accessory apartment program. Based on the information above, the ESC School Site will yield at least 20 affordable units.

The Fulper Tract - The Fulper Tract, known as Lot 33 in Block 8, is located at 86 Rocktown Lambertville Road and encompasses 68.54 acres. Pursuant to the Settlement Agreement, the Township intends to declare the Fulper Site, along with the ESC School Site, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (NJ.S.A. 40A:12A-1). The Redevelopment Plan will permit a minimum of 172 units to be constructed on the property and adjoining lots with a mandatory 20% affordable housing set-aside. The redevelopment plan will also require that the development have access to the amenities and mixed-uses on the ESC School site. Based on the information above, the 172-unit development on the Fulper site and adjoining sites will yield at least 34 affordable units. At least five (5) of the affordable units shall be family rental units.

Pursuant to amendments to the Housing Element & Fair Share Plan (HEFSP) as amended to satisfy the conditions outlined in the Special Master Report dated June 24, 2020, this Redevelopment Plan is intended to be the implementation arm of said HEFSP. All new residential development in the Redevelopment Area must include a twenty-percent (20%) set-aside of affordable housing, and the Township shall ensure that, at a minimum, fifty-four (54) total affordable housing units are created. Pursuant to the Settlement Agreement, a minimum of twenty-five (25) of the affordable units must be family rental units, and no more than twenty-nine (29) of those units may be age-restricted to seniors. This Plan also allows for a range of units beyond these minimum requirements to grant West Amwell the ability to provide additional housing as necessary.

The Conceptual Plan included herein sets forth merely represents one scenario for how the Redevelopment Plan could be implemented to achieve the Township's Housing Element strategies. While the marketplace may bring forth other development design scenarios, this Village Marketplace Redevelopment Plan elevates the status of the Design Standards section. Design is of equal importance to that of the number of units permitted or the bulk standards that outline specific setback.

Use-type variances from the regulations set forth in this Redevelopment Plan are not permitted. Variances undermine the integrity of the Redevelopment Plan. Accordingly, designs that break with the design intent of this plan will require the Township Committee to amend this Plan.

Statutory Requirements

According to the Local Redevelopment and Housing Law (*N.J.S.A. 40A:12A-1 et seq.*), (“Redevelopment Law”) a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- a. Its relationship to definitive 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;
- b. Proposed land uses and building requirements in the project area;
- c. 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;
- d. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
- e. Any significant relationship of the redevelopment plan 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 (*N.J.S.A. 52:18A-196 et seq.*).

A redevelopment plan shall also include a description of its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L. 1975, c.291 (*N.J.S.A. 40:55D-1 et seq.*).

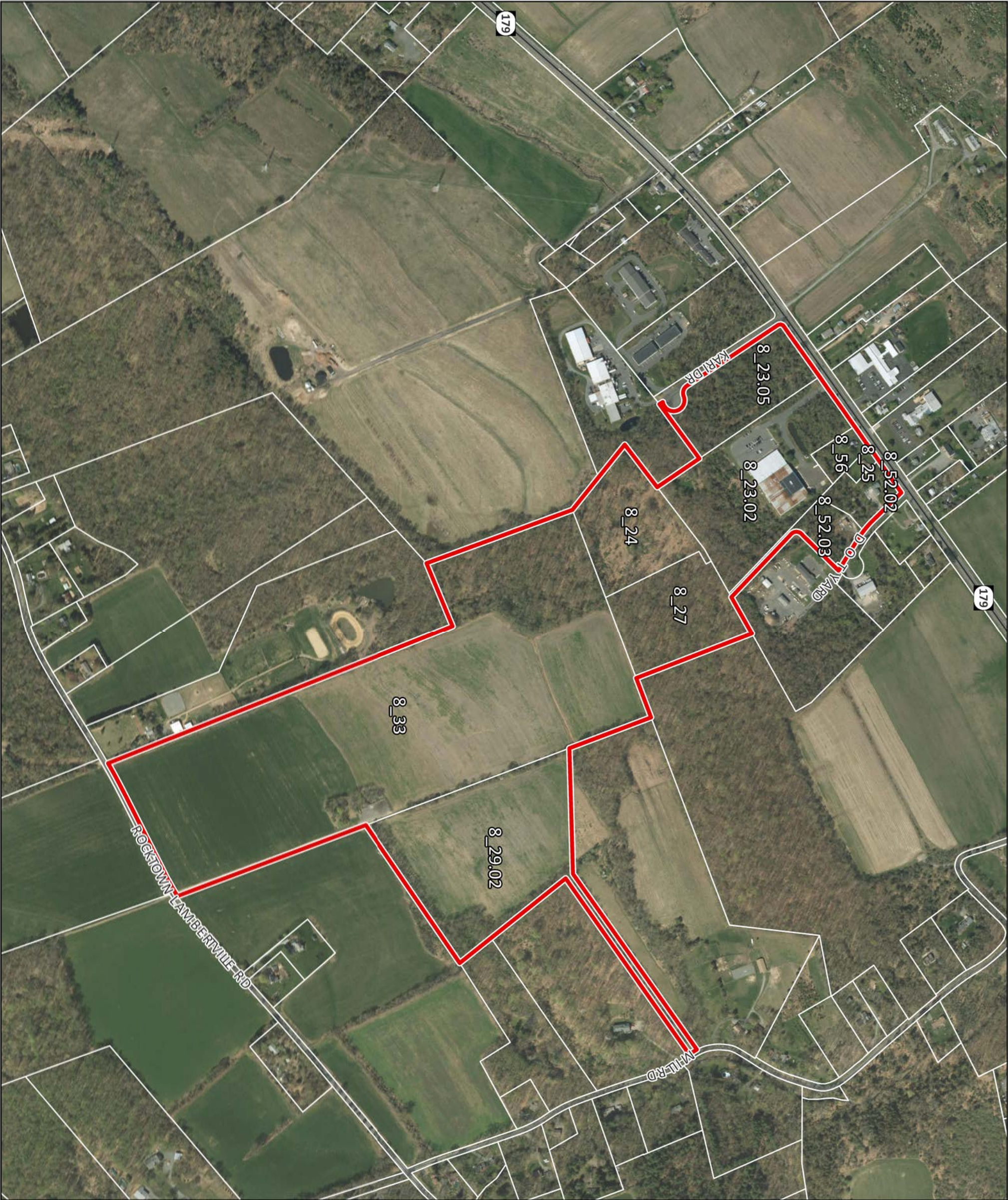
Finally, a redevelopment plan shall either be substantially consistent with the municipal master plan or designed to effectuate the master plan unless the governing body adopts the ordinance approving the redevelopment plan and affirmatively states the reasons why the redevelopment plan is inconsistent with, or not designed to effectuate, the master plan. In the case of this Redevelopment Plan, the Plan was meant to effectuate portions of Master Plan but more importantly, it is designed to meet the Settlement Agreement with Fair Share Housing Center.

Redevelopment Area: Location and Description

The Redevelopment Area Study of 2019 prepared by the firm L&G Planning for the Township's Committee (“Study”) evaluated ten (10) properties as the “Study Area” and yielded a determination that seven (7) properties met one or more of the statutory redevelopment criteria. (Redevelopment Area Map) Rather than designate one large redevelopment zone, this Plan breaks the area into three (3) areas that will allow the market to consolidate all the properties into one project, while also allowing individual property owners the ability to redevelop their sites independently as long as it is in accordance with the unified design elements presented within this Plan.

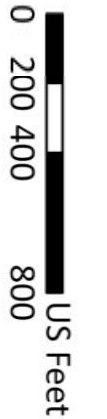
The properties which compose this area include;

| Lot | Address | Acres |
|------------|----------------|--------------|
| 23.02 | 1422 Route 179 | 14.99 |
| 23.05 | 2 Kari Drive | 7.19 |
| 24 | Route 179 | 8.58 |



STUDY AREA MAP
VILLAGE CENTER REDEVELOPMENT STUDY
WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ
MAP CREATED 9/20/2019

- Legend**
- Study Area
 - Tax Parcels (Block_Lot)



SOURCE(S): NJDEP (2019); NJOGIS (2019); MOD-IV
TAX DATA (2018)



| | | |
|-------|-------------------------------|-------|
| 27 | Route 179 | 8.56 |
| 29.02 | 37 Mill Road | 19.67 |
| 33 | 86 Rocktown-Lambertville Road | 68.54 |
| 52.03 | 1408 Route 179 | 2.03 |

(Regional and Local Map)

Plan Goals

This Plan is substantially consistent with the Township's Master Plan and meets the following Master Plan goals detailed here;

a. Land Use and Development Goals:

The Land Use Element provides the primary basis for the Development Review Ordinance and Zoning Regulations ultimately established to implement the land use policies of West Amwell Township. Maintaining the Township's rural character and protecting the natural environment are primary goals of the Planning Board and community residents in general. While the Land Use Element establishes overall policy guidelines for the Township's short and long-term development pattern, it can also be used to address issues on a more localized level. Issues and concerns affecting neighborhoods, streets, intersections and even individual properties can be addressed where necessary. This ability, to be as broad or specific as needs dictate, is the cornerstone of the Land Use Plan's significance to overall community development.

b. Conservation Goals:

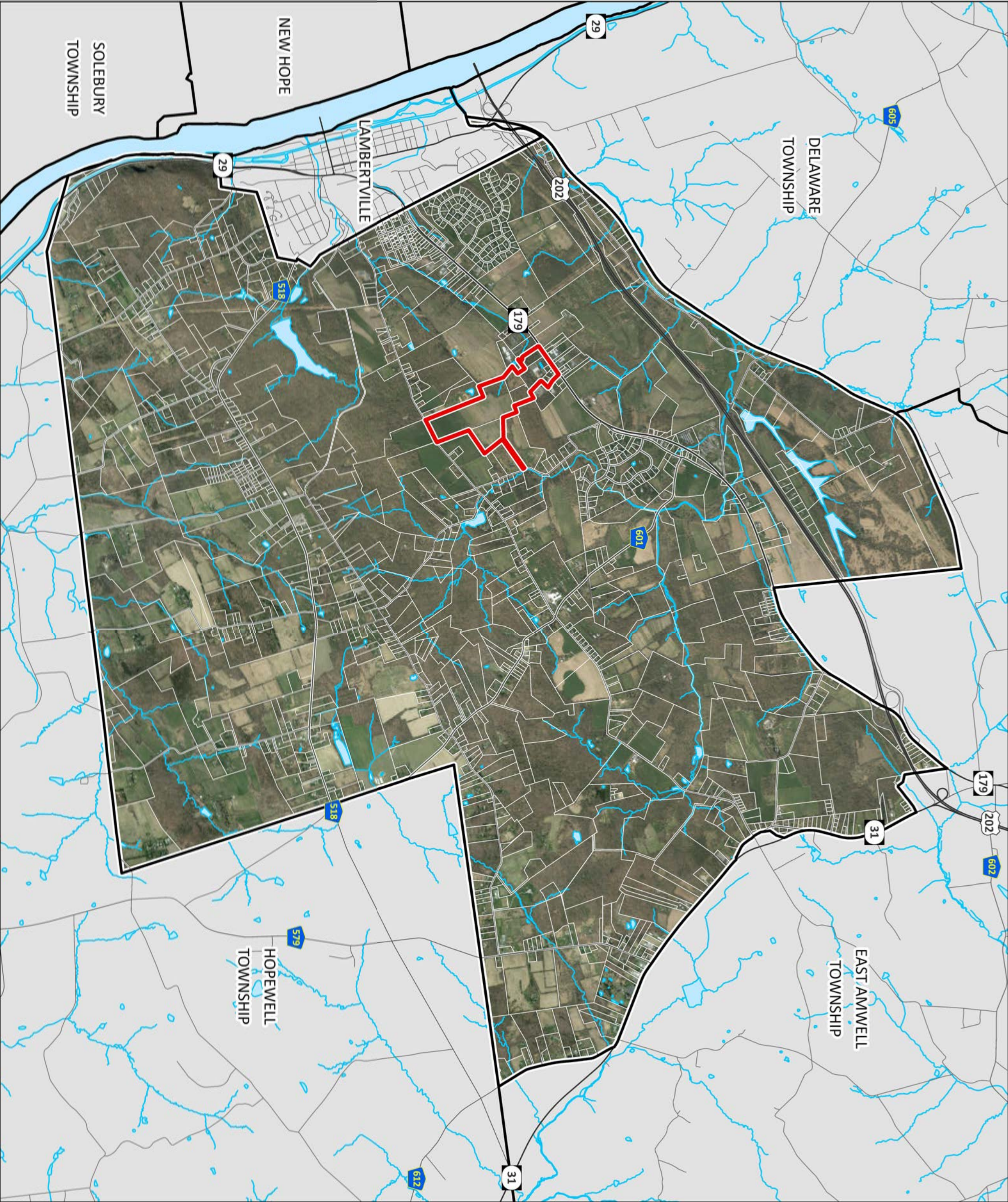
So that West Amwell Township can achieve the goal of maintaining its rural and agricultural character, creative and thoughtful methods must be employed to balance the many pressures it will face in the coming years. Such measures can be used to protect vitally important natural resources like groundwater, as well as providing a means to establish and stabilize residential neighborhoods while protecting farmland and open spaces from encroaching development.

c. Recreation Goals:





Recreation is a vital element to a community's overall quality of life. As such it is an important component of the Master Plan. Clearly the use of land for recreation within a municipality is a significant land use issue, also affecting traffic issues and environmental issues. Even though West Amwell is largely rural and undeveloped, the need for recreational facilities still exists and will grow in the future. It is particularly important as vacant and farmlands are converted to residential, commercial, and industrial usage that areas of open space are protected to provide visual relief from development and to protect natural features. In addition, the provision of various recreational facilities such as trails, ball fields and playgrounds should continue to be a Township responsibility in meeting the needs of residents.

d. Circulation Plan Goals:

Decisions and recommendations regarding circulation issues have direct impact on public safety and overall quality of life for the community. It is the purpose of this Plan to recognize the evolving nature of the Township and region as rural agricultural areas,



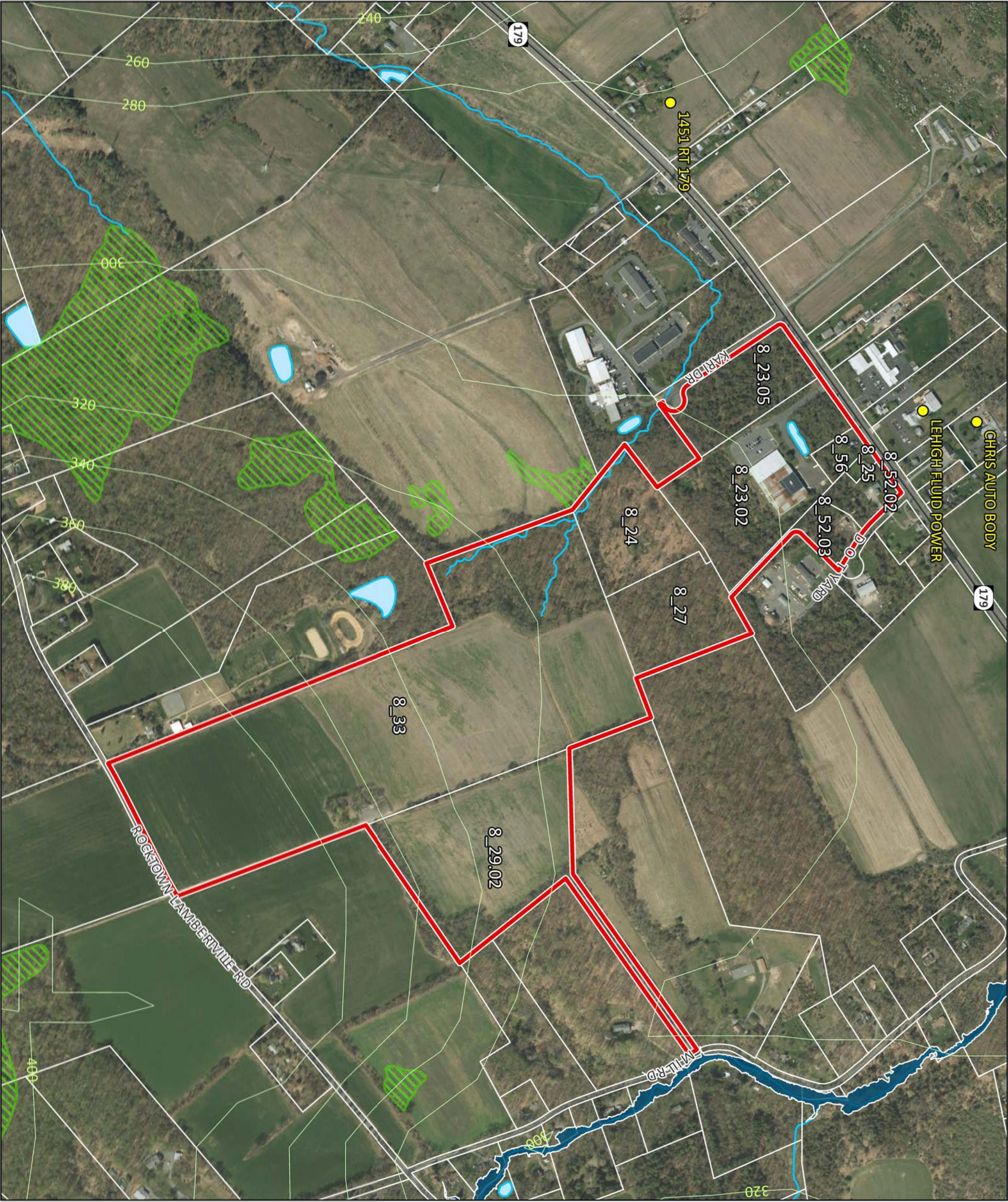
STUDY AREA LOCATION MAP
VILLAGE CENTER REDEVELOPMENT STUDY
WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ
MAP CREATED 9/20/2019

- Legend**
-  Study Area
 -  Tax Parcels
 -  Streams
 -  Waterbodies



SOURCE(S): NIOGIS (2019); MOD-IV TAX DATA (2018)





ENVIRONMENTAL CONSTRAINTS MAP
VILLAGE CENTER REDEVELOPMENT STUDY
WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ
MAP CREATED 9/20/2019

- Legend**
- Study Area
 - Tax Parcels (Block_Lot)
 - NJDEP Known Contaminated Sites
 - USGS Elevation Contours
 - Streams
 - Wetlands
 - Waterbodies
 - FEMA Flood Zones
 - 100-Year Flood Plain
 - 500-Year Flood Plain
 - Regulatory Floodway

0 200 400 800 US Feet

SOURCE(S): NJDEP (2019); NJOGIS (2019); MOD-IV
TAX DATA (2018)



with the pressures of suburbanization mounting. Balancing the importance of maintaining community character with the need to provide for safe, well-designed and maintained roadways is an important aspect of the plan.

e. Economic Plan Goals:

West Amwell articulated a strong desire to maintain the character of the community. Any economic plan must balance the need for growth with this very basic tenet. Growth within the community should be encouraged in such a way that it minimizes the increased cost of services. For example, new township roads should be avoided if at all possible. Any new major residential subdivision should include the creation of a homeowners association.

Plan Background - Review of Current Zoning

A majority of properties in the Redevelopment Area are within B-H Business Highway and the Rural Residential Central (RR5 Zone). The following is a brief description of the each of the Zoning Districts (depicted on the Existing Zoning Map).

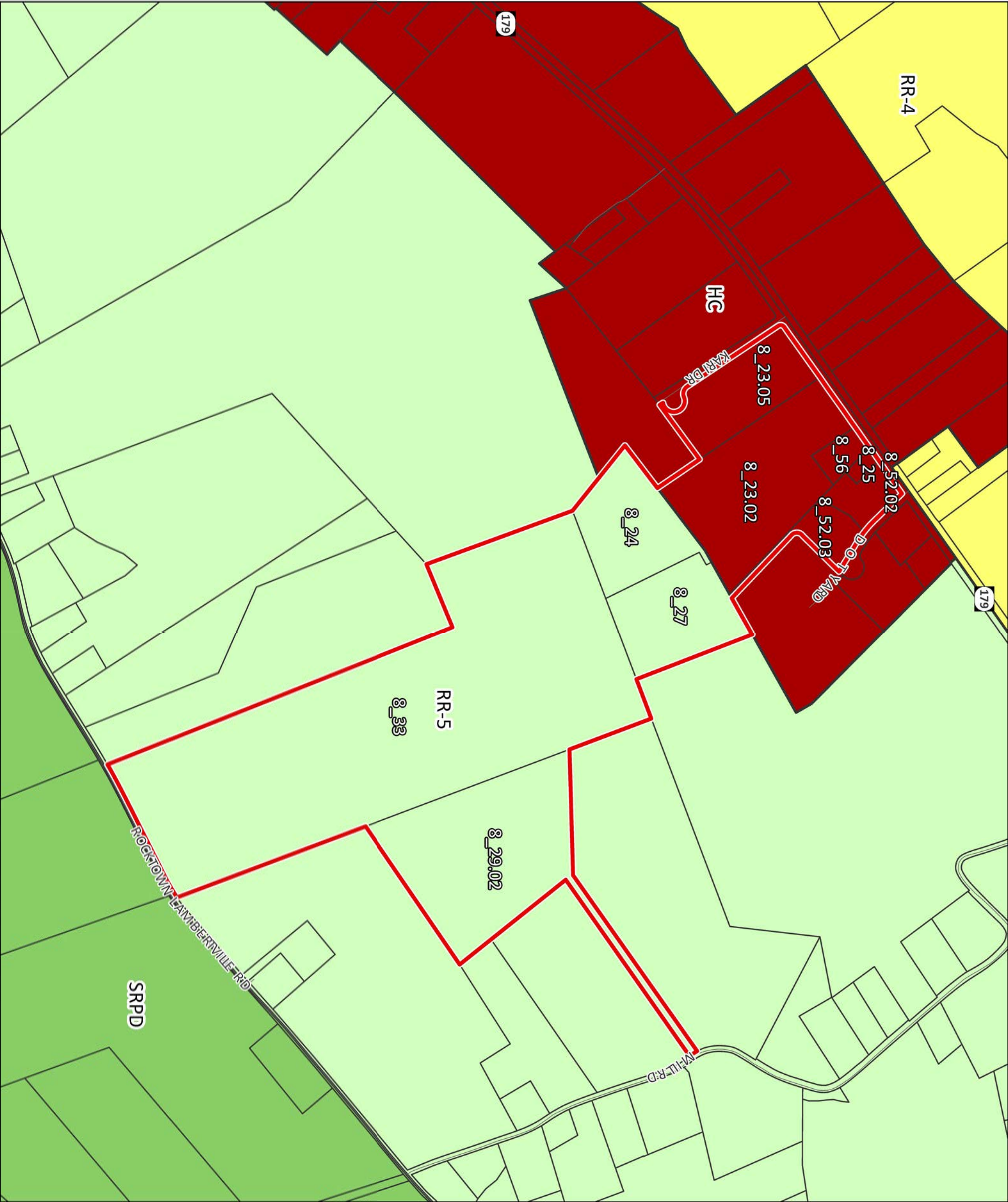
- Highway Commercial Zone (HC) Permits general commercial uses including retail and wholesale trade, offices, personal services, restaurants and warehousing on lots containing at least two acres. It is the goal of the Highway Commercial Zones to facilitate the development of attractive commercial development while avoiding the typical strip commercial development typical in the past. The Highway Commercial Zones are located along portions of Route 179 and Route 29.
- Rural Residential Central (RR-5) Permits single-family residential dwellings on lots of at least five acres. This district lies generally between the Rt. 179 corridor and the northern boundary of the Sourlands Regional Planning District. This area also contains the Mt. Airy Historic District, including the village area, which contains a small area of higher density development. The geological formation lying below the RR-5 area has resulted in a metamorphosing or baking of portions of the subsurface bedrock, resulting in severely limited access to groundwater and limited recharge opportunities. It is due to this combination of factors that a lower density designation is permitted.

Implementation

While this Plan recognizes that market conditions will drive the redevelopment in the area, public attention to specific issues and hurdles that can sometimes plague the development process can work to spur private investment. Due to the fact that the Township does not currently have adequate sewer and water infrastructure to service the Plan's vision, more detailed discussion as to the mechanism that such services can be delivered are in order. The Area does however have gas service available along Rt 179.

Water Service

Given the presence of water along Rt 179, the Township will need to explore extending water to the redevelopment area. Such an extension will assuredly benefit many users along Route 179, including but not limited to the West Amwell Elementary School. The costs of this extension, in addition to potential capacity issues and connection fees, need to be explored in full depth.



ZONING MAP
VILLAGE CENTER REDEVELOPMENT STUDY
WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ
MAP CREATED 9/20/2019

- Legend**
- Study Area
 - Tax Parcels (Block_Lot)
- Zoning Districts**
- SRPD - Sourland Regional Planning District
 - RR-4 - Rural Residential North
 - RR-5 - Rural Residential Central
 - HC - Highway Commercial

0 200 400 800 US Feet

N

SOURCE(S): NJDEP (2019); NJOGIS (2019); MOD-IV
TAX DATA (2018)



Sewer/Wastewater Service

Due to the anticipated size of the project, individual septic systems are infeasible. A package treatment plan is a more responsible environmental option given the distance, terrain, and Township's desires to remain rural. These types of systems can provide an effective, lower-cost alternative to tapping into the Lambertville system, which could also further exacerbate state policies that expand suburban sprawl into the exurbs. In general, package treatment plants are applicable for areas with a limited number of people and small wastewater flows. They are most often used in remote locations such as rural areas like West Amwell.

Several options exist related to the financing of such a project. Capacity issues as well as the potential costs for such a project have been studied by the Township Engineer. Estimates include a plant that handles 60,000-80,000 GPD and could run between \$1.5 - 2.0 million for construction, not including design and environmental permit fees. The Plan discusses herein the options for financing such an investment. (Exhibit A) These include;

Financing Options

Sewer Utility Assessment

A Sewer Betterment Assessment based on Sewer Betterment Unit (SBU) may be employed. One (1) Unit – 1 SBU; Two (2) Units – 2 SBUs, and so on. Capacity of the system will be determined by the capacity of this Redevelopment Plan but may wish to consider the development potential of lands immediately surrounding the Business Highway zone surrounding. Capacity allocations for projects would be reserved for future connections whereby property owners are legally entitled to connect. One mechanism for such an endeavor could be through a shared services agreements or public/private partnerships, but while this plan lays out some options, it does not mandate an actual mechanism for implementation.

- a. Calculating Sewer Allocation - creating the pro-rata share for development. The Sewer Betterment Unit (SBU)
 1.
$$\text{Assessment} = \frac{\text{Local share of total allocated sewer project cost (excluding grants)}}{\text{Total number of Sewer units (SBUs)}}$$
 2. Commercial SBU = Water usage(gpd)/Quantity of water flow expected from a residential unit.
 3. Undeveloped lot SBU = Maximum number of units allowed based on zoning
- b. Calculating Costs - how charges may be calculated and collected. The Sewer Betterment Assessment.
 1. Formed as a municipal lien on property upon Planning Board approval of the project.
 - 50% charge per unit at Building Permit
 - Remaining 50% upon CO
 - Pay lump sum or amortize over 20 to 30 years
 - i. Amortization - pay blended rate of 2% NJEIT loan + market rate loan for other expenses.
 - ii. Constant over 30-year period.

- c. Creation of Township Sewer Enterprise Fund - for continued maintenance of the facility an assessment, quarterly usage charge could be employed
- d. Other Financing Options.
 - *Redevelopment Allocation District* - New Jersey's Revenue Allocation District Financing Act provides municipalities with an additional tool to encourage private development by using the incremental tax or other revenue generated by a development project to finance various related infrastructure and redevelopment costs.
 - *Tax Increment Financing* - Tax Increment Financing or "TIF" in other states, is a developer subsidy that has already successfully closed construction financing gaps on shovel-ready projects throughout the State.
 - *Private Investment* - A developer and/or developers own and operate in accordance with NJDEP rules and regulations.
 - *Public/Private Partnership* - Development of other agreed upon mechanisms.

Relationship of Plan to the Township's Land Development Regulations

The core principles of the Plan utilized to develop the concept designs contained herein can be applied in many different and creative ways. It is however intended that the Township work closely with current property owners to ensure the balance necessary to implement such a plan is afforded - particularly as it relates to Kari Drive and the Township's desire to ensure its ratable base remains intact and can be expanded cohesively with this new direction.

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Plan. This Plan supersedes any provision of the Township Land Use Regulations for the Redevelopment Area as well as the use and bulk provisions thereof, with exception to the frontage along Kari Drive where the underlying HC-Highway Commercial zoning shall remain intact with some additional flexibilities regarding setbacks included as an option and Kari Drive shall be exclusively maintained as the point of ingress and egress for the West Amwell Business Park. However, other planning and engineering standards, performance standards and definitions and development standards that are not outlined specifically within this Plan remain applicable.

In connection with site plan and/or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Plan that may be required by reason of: (i) the shape of a specific piece of property (including exceptional narrowness or shallowness); (ii) exceptional topographic conditions; (iii) pre-existing structures; or (iv) physical features uniquely affecting a specific piece of property.

The Planning Board may also grant a deviation in the event that the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan would result in exceptional or undue hardship to a property owner.

The Planning Board may also grant a deviation from the bulk standards contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant reasonable deviations or waivers of design standards from the requirements for site plan or subdivision approval within the general purpose and intent of the provisions for site plan review and/or subdivision approval. Such deviations may be granted if

the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site.

Deviations may be granted under the terms of this section as long as they can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

The Planning Board shall not grant deviations that (i) will permit a use that is not permitted by this Plan; (ii) expands a use already in existence that is not in conformity with this Plan; (iii) allows for a conditional use that does not comply with this Plan; (iv) increases floor area ratio; (v) results in an increase in density; or (vi) allows the height of a principal structure to exceed 10 feet or 10% beyond the maximum height permitted for such structure. If the Planning Board desires to grant such deviation, the Planning Board and the Township Committee shall undertake to amend this Plan. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by *N.J.S.A. 40:55D et seq.*

Final adoption of this Plan by the Township shall be considered an amendment to the Township's Zoning Ordinance and Zoning Map. Unless otherwise defined in this Plan, terms used in this Plan shall have the same meaning as defined in the Township's Zoning Ordinance.

Affordable Housing

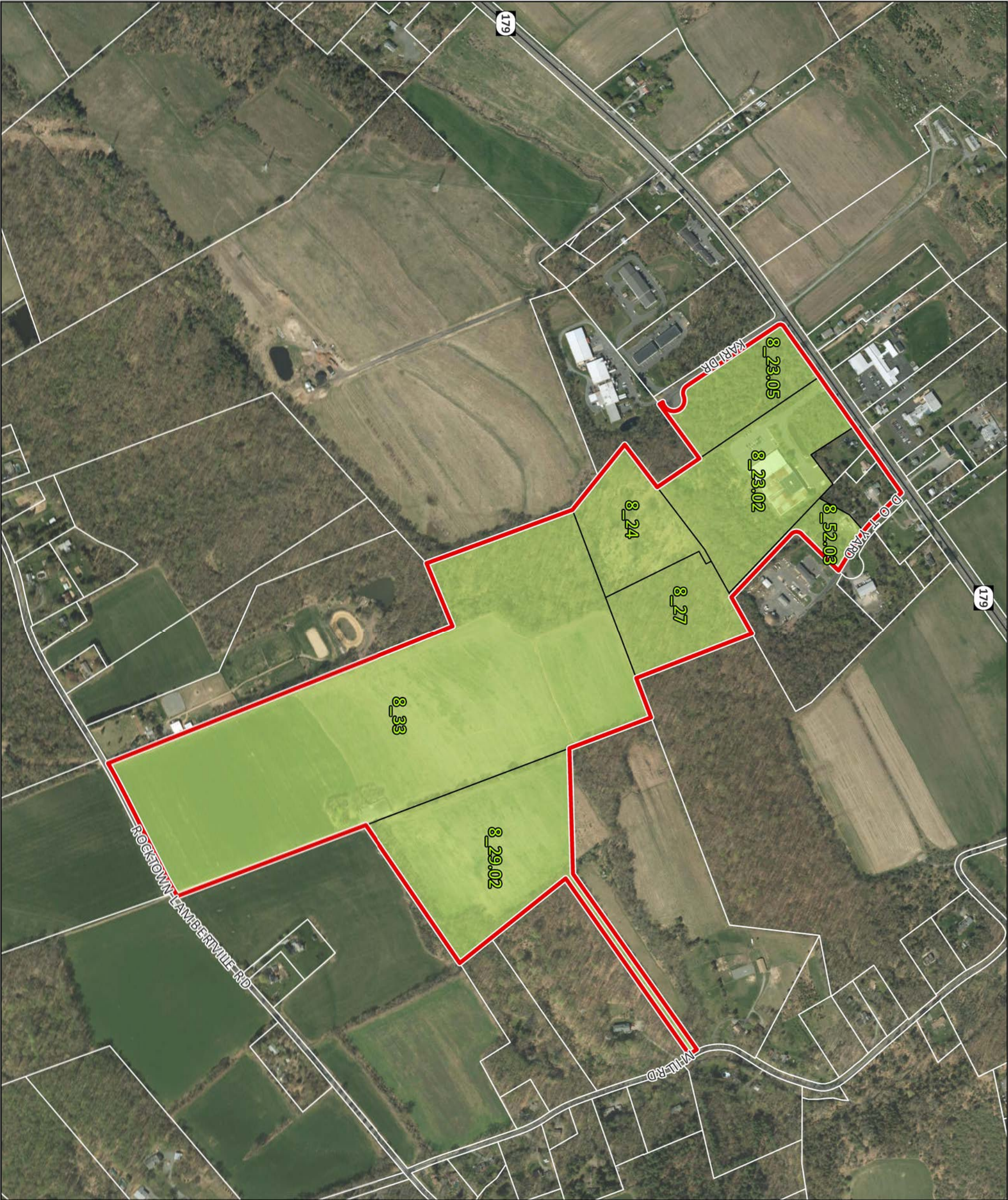
All projects within the Redevelopment Area shall adhere to the Settlement Agreement dated December 2, 2018 as to the number of Family units and overall counts for Age-restricted. The settlement envisioned this Plan to allow 270 +/- units (145 being dedicated to senior living) as necessary to achieve a 20% set-aside for affordable housing, with no fewer than 25 affordable family-rental units and no more than 29 units dedicated to age-restricted affordable units, for the sites within this Redevelopment Area.

Redevelopment Agreement

Any development or construction within the Village Market Area must be undertaken in accordance with a fully executed valid and binding redevelopment agreement with the designated redevelopment entity. The redevelopment entity shall be the entity authorized by the Township's governing body to implement this Plan and carry out the various redevelopment projects within the VMA. The redevelopment agreement must be in full force and effect prior to granting final site plan approval.

Procedure for Amending the Plan

This Plan shall be in effect from the time of adoption. The Mayor and the Township Committee may amend, revise or modify this Plan as they see appropriate and in the best interest of the people of the Township on advance written notice of not less than thirty (30) days to the property owner at 2 Kari Drive, Lot 23.05, Block 8 and subject to the terms set forth in a consent agreement between the Township of West Amwell and Breen Real estate, LLC, dated November 19, 2019. Requests to modify the Plan may be made in writing to the Township and may be subject to a Conditional Redeveloper Agreement and an initial escrow payment of \$15,000 to cover the associated costs.



RECOMMENDATION AREA MAP
VILLAGE CENTER REDEVELOPMENT STUDY

WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ

MAP CREATED 9/20/2019

Legend

Study Area

Recommended Planning Area (Block_Lot)

Tax Parcels

0 200 400 800 US Feet



SOURCE(S): NJDEP (2019); NJOGIS (2019); MOD-IV
TAX DATA (2018)



Vision for a Village Center

This Plan envisions a vibrant Village that includes a healthy mix of commercial and residential space within a functional and coherent architectural theme. Vibrant, pedestrian-friendly streetscapes with ornamental lighting, seating, outdoor cafe/market areas, adorned with public art will serve to attract people of all ages. Capitalizing on its location, the VMA will provide convenient access for residents as well as businesses. Public open spaces will be integrated into the fabric of the community at-large and will become a catalyst for economic development that is able to sustain a mix of businesses through the energy created by the atmosphere the development will provide the framework for.



Quality Park space, both formal and informal



Creation of interesting gathering spaces



Opportunities for the local farming community



Delivery of quality neo-traditional architecture

Plan Principles

The following principles are the benchmarks by which the process of implementing this Plan through the development process will be measured:

1. Redevelopment will be designed to be vibrant, well-maintained, safe, clean and attractive place that is both functional and convenient to the public. Entrances, open spaces, and architecture will coordinate across property lines through cross-access agreements in road, parking, pedestrian circulation system, and public spaces.
2. Redevelopment will seek to provide a unique living experience that will include a density of residential units that will be inclusive of affordable housing in accordance with the Township's Housing Element and Fair Share Plan.
3. Redevelopment will provide the West Amwell community with experiences in shopping, dining, socializing, and entertainment through well-designed public spaces that can be dedicated to public events such as farmers markets or community festivals.
4. Redevelopment will provide for the needs of pedestrians while providing convenient access for bicycles, and motor vehicles throughout. The Plan will include bike racks, indoor storage facilities and locker rooms where appropriate and feasible. Sidewalks and/or multi-use paths will connect the two cluster development nodes of ESC and Fulper.
5. Redevelopment will foster a vibrant business-friendly environment along Rt 179 and entering the area. The ground floor of each building will have retail and service businesses allowing for office and residential uses above. A central green extending from Rt 179 to the former ESC building for multi-purpose community events if repurposed.
6. Buildings will orient themselves to the public spaces with the majority of parking areas hidden in the rear. A central parking area will be designed to ensure accessibility even if the roads around the green are closed for events.
7. Redevelopment will facilitate the conservation of property dedicated to serve as park space between the development areas for residents and community alike. Clustering development will minimize tree clearing. The Conservation area will be primarily focused on the overlapping woodlands on Fulper, Kiriluk, Mccloughan, and ESC site to minimize habitat fragmentation.
8. Redevelopment will facilitate approximately 50 acres of land dedicated and preserved for farming.
9. Redevelopment may consider access from Muller's Lane to the east to facilitate potential parking near the former ESC gymnasium, which has the potential for live-work, senior living units, and commercial use.
10. Single-family attached with rear driveways/garages will be prioritized over single-family detached to conserve undeveloped land.
11. Redevelopment of the Fulper Tract should be organized around a formal green that can be connected to trails through the conservation area to the north and west and farmland/meadows to the south. Plats should consider a future trail connection to the state-preserved open space across Rocktown-Lambertville Road with driveway access for fire and general circulation.

CONCEPT PLAN - The Plan Conceptually Designed

Taking the Plan's principles and applying them to the entirety of all three (3) subareas yields a holistic plan that will be greater than the sum of its parts (or unit count). The design presented herein was meant to take the conceptual framework set forth in the Township's settlement with the Fair Share Housing Center on December 2, 2018 and refine it. The settlement envisioned this Plan to allow 250+ units (145 being dedicated to senior living) as necessary to achieve a 20% set-aside for affordable housing for the sites within this Redevelopment Area. There is a caveat within the Housing Element and Fair Share Plan for the Township to consider additional units in the Redevelopment Area should it choose to abandon other affordable housing mechanisms that are more costly and difficult to manage; namely the municipally sponsored housing program.

Several issues arise when considering a plan such as this dynamic endeavor in addition to the cost of ensuring low and moderate incomes are accommodated; sewer and water utilities, roadway access and parking infrastructure, public spaces, and rehabilitation and/or demolition costs. These factors may require the Township to consider allowing some room for increased residential density in negotiations with any Redeveloper and its financial ability to make a project work.

The Village Core - Subarea #1 (VC-1)

Sub Area 1 is located at the northern section - the former ESC school site and includes Block 8 Lot 23.05 whereby the underlying HC Zone remains in effect. Land uses currently occupying the ESC Site include a one-story commercial/industrial type structure that was once home of the ESC private school facility. Lot 23.05 is vacant and belongs to Breen Color. The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Area 1. The concept plan for Sub Area 1 envisions:

- Symmetry with Route 179 and particularly the West Amwell Elementary School site to ensure pedestrian connections to and through the Redevelopment Area. Future zoning within the commercial corridor may likely benefit from such a relationship.
- A 40,000 SF Community Common that can be a space programmed with farmers markets, street fairs, etc.
- 100-115du (107,000sf new construction + 10,000-15,000 in ESC) which includes provisions for assisted/congregate living; 12,000 SF retail and 15,000- 30,000 in community space through the rehabilitation of the ESC structure into a mixed-use care facility in one half and a community center that utilizes the gym area of the former school in the other half. 55,000sf drainage basin.
- Working collaboratively with the owners of the Breen site (Block 8 Lot 23.05) an option to handle additional parking needs in the form of excess or overflow parking for the Village Core if the Community Common were to be closed to traffic for events may exist. Options for Breen to tie into the proposed Sewage Treatment Area will be solicited, Breen having provided sanitary flow estimates in conjunction with a concept building plan for Lot 23.05, Block 8.

Conservation District - Subarea #2 (CD-2)

This area is comprised of a portion of all parcels in the Redevelopment Area and is located at the middle quadrant of the Redevelopment Area. Sub Area 2 is to become consolidated into the larger development program as the open space / park amenity for the Redevelopment as well as the entirety community. The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Area 2. The concept plan for Sub Area 2 envisions:

Village Center Redevelopment Concept Plan
West Amwell Township, Hunterdon County
JUNE 2020



- Over 25 acres of dedicated Open Space with a system of pedestrian and bicycle connections that ensure continuity between all sites of the area. (Lot 24 - 299,000sf (6.85ac); Lot 27 - 296,000sf (6.8ac); Lot 33 - 391,000sf (9ac); Lot 23.03 - 100,000sf (2.3 acres)
- 36 housing units which includes; townhomes and/or multifamily housing to be coordinated with Lot 33's development. Lot 24 - 48,000sf (1.1ac) disturbed area. 18 du (21,000sf); Lot 27 - 50,000sf (1.15ac) disturbed area. 18 du (21,000sf)
- Set aside for a package treatment plant. (Exact Location to be Determined)

The Preserve - Subarea #3 (PA-3)

The concept plan for Sub Area 3 envisions the eventual long-term transformation into a mixed income/mixed-age community similar to Subarea 3. Development will work to compliment the entire area and facilitate the long-term transformation of the area into a community. The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Area 3. The concept plan for Sub Area 3 envisions:

- Preservation of farmland - Although the overall acreage is to be determined, the Concept Plan depicts roughly 65 acres as accessible for preservation. (Lot 29.02 - undeveloped, 19.7ac open space/future growth; Lot 33 - 1.86mil sf (42.6ac) preserved farmland/meadow.)
- 136 housing units which includes; a mix of townhomes and multifamily housing, 28,000 SF Community Green. (Lot 33 - 490,000sf (11.25ac) disturbed area. 136 du (272,000sf);
- A network of streets designed to ensure solid pedestrian and bicycle connection to the remainder of the community.

Land Use Plan

Zoning District Map and Applicability:

The properties located within the area indicated on the “Redevelopment Area Map” are governed by the provisions for each Zoning District as depicted on the *Redevelopment Zone District Map (MAP-3)*. Plan provides for three (3) basic districts:

- *The Village Core District; VC-1 (With Block 8 Lot 23.05 HC Zone option)*
- *The Conservation District; CD-2*
- *The Preserve District; PA-3*

Definitions

Build-To-Line:

- a. Definition: Build-To-Line is the line parallel to the street along which the primary mass of the front façade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building façade.
- b. Application: A Build-To-Line identifies the precise horizontal distance (or range of distances) from a street that the front of all primary structures must be built in order to create a uniform line of buildings along a street.
- c. Where a Build-To-Line is specified as a range (for instance, 5 to 10 feet), the lesser measurement is defined as primary and the greater measurement is defined as secondary. This means that building fronts must fall within that range of distances between the primary and secondary measurement from the Street Line. Where there is a range, the front façade does not have to be parallel to the street or in a single plane, as long as the front façade remains within the range.
- d. Build-To-Lines prescribed in this Plan may be adjusted, based on site-specific needs, to maintain visibility for vehicles exiting onto primary streets. Considerations will also be given to park and parking facility access.

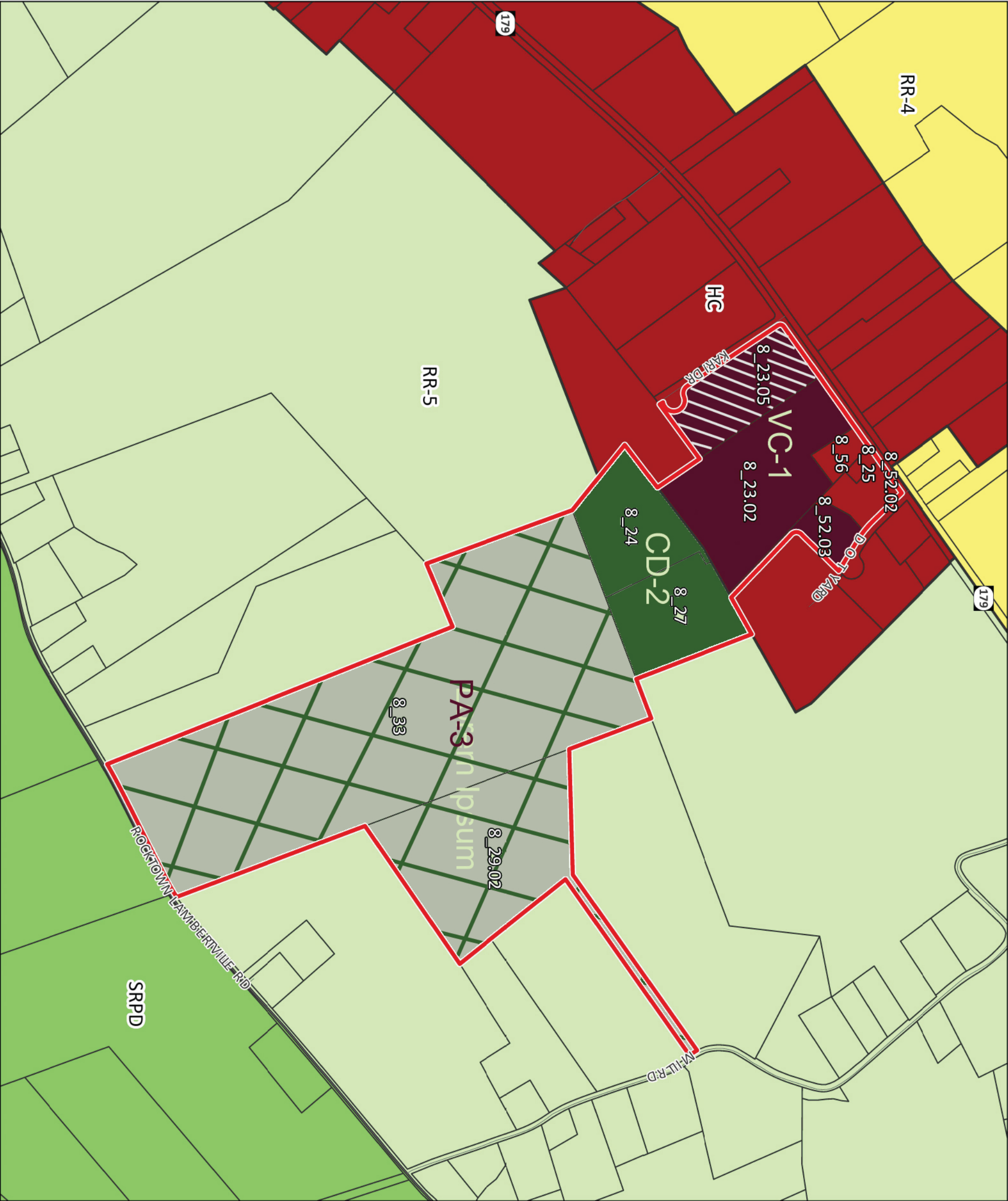
Accessory Buildings:

- a. Any accessory building or deck attached to the principal building is part of the principal building and shall adhere to the building requirements of the principal building.
- b. The Architectural Standards shall equally apply to the accessory buildings, and accessory building shall be designed and constructed in the same style and materials used in a principal building.
- c. Accessory buildings shall not exceed 15 feet in height and may not occupy an area totaling more than 25% of the first-floor area of a principal building.

Inclusionary Development:

- a. At least 20% of the housing units approved to be built on each property shall be set-aside for affordable housing. At least 20% of the total number of housing units approved to be built in the Redevelopment Area shall be set-aside for affordable housing
- b. The affordable units shall be deed restricted with affordability controls and affirmatively marketing as directed by the Municipal Housing Administrator and shall be in compliance with UHAC (Uniform Housing and Affordability Controls).
- c. 13% of all affordable units within each bedroom distribution shall be very low income units affordable at 30% or less of median income.
- d. Pursuant to the December 2, 2018 Settlement Agreement that Fair Share Housing Center and the Township of West Amwell entered into, the Township shall require that no fewer than

twenty-five (25) affordable family rental units shall be built in the Redevelopment Area and no more than twenty-nine (29) units dedicated to age-restricted affordable units, for a total of at least fifty-four (54) affordable units. If one property develops before another, the Township shall take whatever steps necessary to ensure that the total number of affordable units built results in at least twenty-five (25) affordable family rental units.



ZONING MAP
VILLAGE CENTER REDEVELOPMENT STUDY
WEST AMWELL TOWNSHIP
HUNTERDON COUNTY, NJ
MAP CREATED 9/20/2019

Legend

Study Area

Tax Parcels (Block_Lot)

Zoning Districts

SRPD - Sourland Regional Planning District

RR-4 - Rural Residential North

RR-5 - Rural Residential Central

HC - Highway Commercial

Village Center - VC-1

Village Center - VC- Overlay (HC Zone)

Conservation District - CD-2

Preservation Area - PA-3

0 200 400 800 US Feet

N

SOURCE(S): NJDEP (2019); NJOGIS (2019); MOD-IV
TAX DATA (2018)



Bulk and Yard Regulations

Village Core District (VC-1):

Designed to create an active mixed-use retail environment the District will establish the vibrant pedestrian-oriented character of the Village. To ensure a solid, pedestrian focused streetscape that defines the street edge, the physical form and placement of buildings in this district are regulated as follows. Block 8 Lot 23.05 will be permitted to utilize the HC Highway Commercial standards with additional provisions provided herein.

1. *Allowable Uses:*

| <i>Permitted Primary Uses</i> | <i>Floor Level Specification</i> |
|--|---|
| Along Rt 179 frontage; Retail stores, shops, restaurants, breakfast and dining areas of hotels | First floor (grade-level); and also permitted on second floor |
| Professional offices, newspaper offices and printing establishments | Upper floors only (*) |
| Banks, offices, savings and loan associations and other fiduciary institutions. | First floor (at grade-level); and second floor |
| Residential uses* - Townhouses, multi-family | Upper floors only along Rt 179. Otherwise no restriction |
| Public and quasi-public uses as defined in the West Amwell Land Development Ordinance | |

| <i>Permitted Secondary Uses</i> | |
|--|---|
| On-site storage of goods incidental to the daily conduct of the on-site retail business or professional office | First floor (grade-level); second floor; upper floors |
| Open-air/covered outdoor dining areas of restaurants | First floor (grade-level); |
| Farmers Market, Festivals | |

(*) Hotel and office lobby, teller services of a bank, and residential entrances may be located on the first floor, no drive-thrus.

2. *Building Requirements:*

| <i>Build-to-Line and Setbacks</i> | |
|--|----------|
| Front yard (Rt 179) | 50' |
| Build-to Line Distance from property line (internal streets) | 5 to 15' |
| Minimum Side Yard | 5' |
| Minimum Rear Yard | 0 |
| Minimum Rear Yard (from any rear access road or alley) | 10' |

| <i>Building Form</i> | |
|--|---------------------|
| Minimum Building Height | 35' / 2-1/2 stories |
| Maximum Building Height | 55' / 4-1/2 stories |
| Floor Ceiling Height in the first floor (grade level of commercial) | 12' min. clear |
| Floor Ceiling Height in the upper floors | 9' min. clear |
| All upper floors must have a minimum of one primary ground-floor pedestrian entrance on a public street. | |
| Loading docks, overhead doors, and other service entries are prohibited on all Public Streets. | |

Any building façade over 50' wide fronting on Rt 179 must be broken down by vertical building elements and/or change in materials, so as to read as a series of buildings no wider than 30'.

Architectural Elements that are not habitable, and do not occupy more than 5% of floor area at the first-floor level, may extend up to a height of 12 feet beyond the maximum building height.

All upper stories are required to remain in the same vertical plane as the first story.

3. Permitted Densities and Requirements (*Must be coordinated with the Plan Principles Section). All projects are required to be Inclusionary Developments.

Subarea 1 (VC-1):

Residential Density: 8 units/acre

Commercial requirement: 0.015 FAR minimum.

Open space requirement: 15% minimum*

4. Additional Standards for HC Highway Commercial Option.

- a) Bulk Standards may be relaxed at the Board's discretion as long as it generally creates more efficient design options and cohesiveness with Redevelopment of the remainder of the VC-1 Zone, including but limited to more specifically;
 - i. Creating efficiencies for existing business expansion that specifically address the needs of operational capacity and to allow the concept building plan circulated by Breen Real Estate, LLC, the property owner of 2 Kari Drive, Block 8, Lot 23.05, to be considered for approval by the Planning Board and developed in the future,
 - ii. Enhancing buffering opportunities between incompatible uses to include but not be limited to: fencing, construction of berms, substantial landscape buffering between any improvements associated with the Redevelopment Plan and existing commercial/industrial uses on 11 Kari Drive, Lot 23.03, Block 8 and proposed future development on 2 Kari Drive,

The Conservation District (CD-2):

Location and Purpose: The primary purpose of this district is to create an attractive and welcoming greenway that connects the entire area. This new green-belt will enhance the marketability of the entire community.

1. Allowable Uses:

| <i>Permitted Primary Uses</i> | <i>Floor Level Specification</i> |
|---|----------------------------------|
| Park and Open Spaces | N/A |
| Package Treatment Plants | N/A |
| Farmers Markets | N/A |
| Residential uses - Townhouses, multi-family | N/A |

| <i>Permitted Secondary Uses</i> | |
|---------------------------------|---|
| Residential Live-work | First floor (grade-level); second floor. |

(*) Hotel and office lobby, teller services of a bank, and residential entrances may be located on the first floor, no drive-thrus.

2. Building Requirements:

| <i>Build-to-Line and Setbacks</i> | |
|--|----------------|
| Build-to Line Distance from property line. Main Access streets | 5' to 15' (*) |
| Build-to Line Distance from property line (all other streets) | 10' to 20' (*) |

| | |
|--|-----|
| Minimum Rear Yard | 15' |
| Minimum Rear Yard (from a rear access road or alley) | 15' |

() Except for the provision of fountains, public art, monuments, landscaping or other forms of gateway treatment, at any of the four corners of the intersection of Rt 179 and Route 31*

| | |
|--|---------------------|
| Building Form | |
| Minimum façade length - structure built to the Primary Build-To-Line | 60% of lot frontage |
| Minimum façade length along all other streets - structure built to the Primary Build-To-Line | 40% |
| Minimum Building Height | 35' / 2-1/2 stories |

| | |
|--|---------------------|
| Maximum Building Height | 45' / 3-1/2 stories |
| All upper floors must have a minimum of one primary ground-floor pedestrian entrance on a public street. | |
| Architectural Elements that are not habitable, and do not occupy more than 5% of floor area at the first floor level, may extend up to a height of 12 feet beyond the maximum building height. | |

3. Permitted Densities and Requirements (*Must be coordinated with the Plan Principles Section). All projects are required to be Inclusionary Developments.

Subarea 2 (CD-2):

Residential Density: 2.5 units/acre*

Commercial requirement: None permitted.

Open space requirement: 80% minimum*

The Preservation Area District (PA-3):

Location and Purpose: The primary purpose of this district is to create an attractive and welcoming community that will form the basis for a successful development of the entire area. The Preserve will strengthen the marketability of the commercial district and help form the basis of the Village Marketplace

1. *Allowable Uses:*

| <i>Permitted Primary Uses</i> | <i>Floor Level Specification</i> |
|---|----------------------------------|
| Residential uses - Townhouses, multi-family | N/A |
| | |

| <i>Permitted Secondary Uses</i> | |
|---------------------------------|---|
| Residential Live Work | First floor (grade-level); second floor; upper floors |

(*) Hotel and office lobby, teller services of a bank, and residential entrances may be located on the first floor.

2. *Building Requirements:*

| Build-to-Line and Setbacks | |
|---|----------------|
| Build-to Line Distance from property line | 5' to 15' (*) |
| Build-to Line Distance from property line (all other streets) | 10' to 25' (*) |
| Minimum Side Yard (each) | 0' |
| Minimum Rear Yard | 15' |
| Minimum Rear Yard (from a rear access road or alley) | 15' |

(*) Except for the provision of fountains, public art, monuments, landscaping or other forms of gateway treatment, at any of the four corners of the intersection of Rt 179 and Route 31

| |
|---------------|
| Building Form |
|---------------|

| | |
|--|---------------------|
| Minimum façade length - structure built to the Primary Build-To-Line | 60% of lot frontage |
| Minimum façade length along all other streets - structure built to the Primary Build-To Line | 40% |
| Minimum Building Height | 35' / 2-1/2 stories |
| Maximum Building Height | 45' / 3-1/2 stories |
| All upper floors must have a minimum of one primary ground-floor pedestrian entrance on a public street. | |
| Architectural Elements that are not habitable, and do not occupy more than 5% of floor area at the first floor level, may extend up to a height of 12 feet beyond the maximum building height. | |

3. Permitted Densities and Requirements (*Must be coordinated with the Plan Principles Section). All projects are required to be Inclusionary Developments.

Subarea 3 (PA-3):

Residential Density: 2.0 units/acre (clustered*)

Commercial requirement: None permitted.

Open space requirement: 65% minimum*

Parking Standards:

- a. On-site parking is required for all new construction and shall be provided per the parking standards in the West Amwell Township Land Development Ordinance.
- b. A developer may seek the "Shared Parking Standards", as an incentive for contribution of excess land as dedication/easement and/or payments in lieu of parking.
- c. Bicycle parking, 1 bike rack for 1000 square feet of non-residential floor area, should be provided along the sidewalk in accordance with the streetscape standards of this chapter, or off-street in a secure environment.

Parking Ratios

This Plan recommends the following parking standards be implemented for all development in the Village Market Redevelopment Area.

- a. Residential
 1. 1.50 spaces/0-1 bedroom unit
 2. 1.75 spaces/2 bedroom unit
 3. 2.00 spaces/3 bedroom unit
- b. Office/Commercial
 1. 2 spaces/1,000 sq. ft. of floor area
 2. Retail (including restaurants)
 3. 2 spaces/1,000 sq. ft. of floor area

Design Standards

The following design standards are binding for all development with the Redevelopment Area must conform to the standards set forth below.

Architectural Standards:

- a. General Principles. The following 4 general design principles shall apply to both new construction and rehabilitation of existing structures:
 1. Reinforce the scale, massing, building type and orientation of buildings as set forth in this Plan.
 2. Encourage architectural ornamentation based on the Township's rural character.
 3. Enhance the visual quality of the Redevelopment Area as an attractive destination for business, recreation, entertainment and shopping.
 4. Maintain and enhance the sense of place and property values in the Redevelopment Area.
- b. Primary and Secondary Building Walls Defined. Primary building walls shall be the exterior building walls visible from a public street, and secondary building walls shall be the building walls that are visible from public alleys, side streets, etc.
- c. Visibility from a Public Street. All secondary building façades shall be designed in a manner that is visually and materially consistent with the primary building façades.
- d. Architectural Review. All new/infill development, additions, alterations, renovations building façades, and modifications of buildings shall comply with the architectural standards of this Plan and will be subject to review by the Planning Board prior to approval.
- e. Restrictions on Location. Utility meters, domestic trash receptacles/recycling enclosures, dryer and oven vents, and air conditioning compressors shall be located in the rear yards and subject to advise and consent of the Board.
- f. Compatibility of Exterior Building Walls. Exterior walls should be designed in a manner that is compatible with the neighboring buildings.
- g. Use of Materials. Materials are the most identifiable element of the built environment and shall be of high quality. Materials used should be durable and long-lasting, and appropriate to both the climate and visual environment of the region. Natural materials including brick, stone and wood may be used in combination with other materials such as concrete, metal and glass. Contrasting materials should be used in design details (signage, awnings, public art and landscaping). The following materials are preferred:
 1. Natural stone or brick (materials shall be detailed and used in appropriate load-bearing configurations);
 2. Wood (pressure treated or naturally decay resistant);
 3. Concrete block with stucco smooth or sand only, no roughly textured finished;
 4. Reinforced concrete either with a smooth finish, stucco, or stone finish. Exposed concrete shall not be permitted; or

5. Metal and glass (only for exterior trim elements). Metal beams and other metal used in structural elements shall be concealed.

h. Exterior Wall Design Elements. While design flexibility may be granted in terms of the use of ornamentation and colors, overall design should be complementary with the character of the majority of buildings within the Village. The following standards shall apply to exterior façade design elements:

1. Wall openings shall not span vertically more than one story.
2. Horizontal dimension of wall openings shall not exceed the vertical openings.
3. Material changes should be well defined with bands such as a moldings or with change in projection from the building face.
4. Where the side of a building is visible from an adjoining property or the public right-of-way, the design and materials used on the front façade shall be extended to at least 1/3 of the building's side façade
5. Front façades shall be designed to be compatible with adjacent structures in terms of vertical and horizontal building elements, and to provide interest to pedestrians through the use of architectural relief, window and door frames, pediments, columns, etc.
6. Trim elements and visible window framing shall be painted or sealed.

i. Exterior Wall and Façade Design Elements. Design flexibility is encouraged in the use of ornamentation and colors, but should be in tune with the character of the majority of buildings within the Village. The following standards shall apply to exterior wall design elements:

1. The horizontal dimension of a wall opening shall not exceed the vertical opening.
2. Material changes should be well defined with a band (such as a molding) or a change in projection from the building face.
3. Where the side of a building is visible from an adjoining property or the public right-of-way, the design and materials used on the front façade shall be extended to at least 1/3 of the building's side façade.
4. Front façades shall be designed to be compatible with adjacent structures in terms of vertical and horizontal building elements, and to provide interest to pedestrians through the use of architectural relief, window and door frames, pediments, columns, etc.
5. Trim elements and visible window framing shall be painted or sealed.

j. Transparency of Façade. The following shall apply for the transparency of façades:

1. Buildings located on corner lots shall treat both street frontages as front façades in terms of transparency.
2. The first floor level of all façades shall maintain a transparency of no less than 60% of the wall area.
3. Storefront windows are required subject to the following: Windows shall use clear or lightly tinted glass, except for decorative of architectural accents, typical of retail.
4. Reflective glass is prohibited.
5. Windows shall allow an unobstructed viewing distance of at least 10 feet into the interior.
6. The percentage of glass/transparent area shall no include frames, grids, mullions etc.
7. The upper floors along the building frontage shall have transparent windows covering no less than 20% of the wall area.

k. Windows and Doors. Where clearly visible from the street:

1. Specialty windows (oval, octagonal, Palladian) are restricted to one per section of façade, and to the upper story façades.
2. All entryway and window openings shall have concrete, or masonry sills and lintels that project at least 3 inches from the surface of the exterior wall surface.
3. All glazing shall be at least 70% transparent.
4. Windows may be grouped, up to 5 panels per group, if each grouping is separated by a mullion, column, pier or wall section no less than 8 inches wide.
5. Windowsills shall project a minimum of 1 inch from the building face.
6. All lintels must extend a minimum of 4 inches beyond the edge of the opening.
7. For storefront and display windows, the sill shall be a minimum of 2 feet and a maximum of 3 feet from the grade level.
8. Windows shall be no closer than 30 inches to building corners (excluding bay windows which are regulated herein).

l. Doors configurations and techniques:

1. Buildings on a corner lot shall have the main entrance located at the corner of the building and oriented towards the intersection.
2. An entry from the street providing access to the upper floors is required on all lots. This entry shall not be combined with the primary access for the commercial space.
3. Doors or entrances with public access shall be provided at intervals no greater than 40 feet.
4. Exterior security grates are prohibited.

m. Roofs, Eaves, Parapets, Skylights, Roof Vents and Gutters:

1. Roof penetrations, except stucco or brick chimneys, shall be placed so as not to be easily visible from streets and painted to match the color of the roof, except those of metal that may be left unpainted.
2. All hipped or gabled roofs must have eaves that shall be continuous, however, overhanging a balcony or porch are permitted and exempted from this regulation. On the main structure, eaves may overhang a minimum of 12 inches and a maximum of 18 inches.
3. Cornices are required on buildings with flat roofs. Cornices shall have a minimum projection of 12 inches beyond the building face.
4. Roof parapets are permitted on all buildings. Such parapets shall be provided along the entire roof edge of the building.
5. Skylights and roof vents are permitted only on the roof planes facing the rear yards or when shielded from the public street view by a building's parapet wall.
6. Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or aluminum. The Board, upon its architectural review, may recommend that gutters and downspouts be painted to match the building façade.
7. Awnings. The predominant awning forms within the Redevelopment Area should achieve a high degree of consistency with those of adjacent buildings and provide visual continuity.
8. Awning design should reflect the architecture of a building while also complementing the streetscape.
9. The color of awnings should complement (and not entirely contrast) the building façade.

10. Awnings shall have a metal structure covered with canvas, or like product. Metal awnings are discouraged. Awnings may have a front skirt; and the bottom of the skirt shall not be scalloped.
11. "Goose-neck" or other similar forms of external lighting may only be used to illuminate awnings. Awnings shall not be internally lit.
12. Awnings may include logos or text, and such logos or text shall be included in sign calculation.
13. Awning projection from the building face shall conform to the encroachment requirements.

n. Stoops, Front Porches, Balconies and Decks:

1. Balconies on the front façade are limited to a width of 10 feet and 24 inches in depth.
2. No balconies may be located within 10 feet of a shared lot line. Glass parapets or railings are prohibited.
3. Porches and decks are permitted at the rear second and third floor levels. Porches and decks are not permitted on the front of buildings

o. Street and Garden Walls, and Fences:

1. Garden walls that define the outdoor areas and separate the sidewalk from the private space (parking lots, trashcans, gardens and equipment), when required, shall be constructed of the same material and finish as the main structure. Such garden walls shall be a minimum of 8 inches thick, have a horizontal cap, have a minimum height of 24 inches and a maximum height of 48 inches.
2. Fences shall be used in the rear yards to enclosed trashcans and other recycling facilities. These fences shall be at least 5 feet in height and shall be solid board-on-board or other form of opaque fencing. Chain link fences are not permitted.
3. Hedges may not be used in place of garden walls or fences.
4. Sitting walls, between 12 inches and 24 inches in height and a maximum depth of 18 inches shall be incorporated whenever possible. Sitting walls are encouraged along the front façade.

Signage Standards:

- a. As a design principle, colors, materials, sizes, shapes and lighting of signs should be compatible with the architecture of the building, the business identified and the character of the surrounding area.
- b. Sign lettering should be simple, legible and well-proportioned for clear communication.
- c. Signs as graphic symbols are encouraged as the same are easily read and add to the vitality of a storefront. Such sign shapes should be simple and straightforward to communicate well.
- d. Illumination of signs. Signs shall be illuminated externally only, except that individual letters and symbols may be internally lit. The light intensity levels of a sign should not overpower other signs on the street or the façades of adjacent buildings.
- e. Sign area is calculated by the smallest plan figure enclosing all design elements.
- f. Buildings shall be designed to include a 'signage zone' above retail storefronts. A signage zone shall be limited to the first-floor level of the primary building façade, and architecturally integrated into the façade design. A limited number of vertically oriented

banners or blade signs may be permitted beyond the first floor level at the discretion of the Planning Board.

- g. Signage shall not exceed 10% of the first story portion of wall area to which it is affixed. Each use is permitted no more than one sign unless located on the corner of a structure.
- h. Buildings with multiple uses are permitted one sign per use so long as the aggregate sign area does not exceed the maximum permitted area. The signs should complement each other in terms of height, proportion, and color, but need not be identical.
- i. Permitted Signs:
 - 1. Blade/Projecting signs;
 - 2. Awning signs;
 - 3. Wall signs;
 - 4. Temporary on-site advertising signs (window signs); or
 - 5. Temporary sidewalk signs (sandwich signs only), within the permitted limit of encroachment.
 - 6. Ground signs
- j. Prohibited Signs
 - 1. Pylon signs
 - 2. Flashing signs,
 - 3. Signs which vary in luminous intensity;
 - 4. Box signage;
 - 5. Moving signs;
 - 6. Signs which provide the illusion of movement;
 - 7. Freestanding signs and billboards;
 - 8. Off-site advertising signs;
 - 9. Neon signs;
 - 10. Plastic signs; or
 - 11. Incompatible, multi-colored signs.
- k. Sign Placement
 - 1. Signs on commercial buildings should fit within existing features of the building's façade.
 - 2. Sign location should not detract from or hide significant architectural details of the building.
 - i. Building signs shall not conceal the cornice;
 - ii. Over-varied shapes create visual confusion and are discouraged;
 - iii. Awning signs shall not cover masonry piers;
 - 3. The number of signs should be limited to avoid clutter.
 - 4. Window signs are permitted only within the first story window area of a building.
 - 5. New buildings shall be designed with built-in sign bands to integrate signs with the architecture.
 - 6. Signage materials shall be durable and weatherproof. Materials with a matte or dull finish shall be used, in order to reduce glare.
 - 7. Building signage shall use no more than 3 colors:- principal, lettering and border (a corporate logo is exempt from this requirement). The principal color should be compatible with the building.
 - 8. Placement of signs on principal facades. Signs must coordinate in size and placement with the building and storefront;

- I. Sign Size
 - 1. Ground signs
 - i. Ground signs are limited to 32 square feet.
 - ii. Maximum height of ground signs is seven 7' generally.

Lighting & Landscaping Standards:

Lighting

- a. Exterior lighting should highlight building elements, signs, or other distinctive features and not the lighting feature itself.
- b. The design of all building and site lighting fixtures shall be coordinated with other architectural elements of the building, and the size and location of lighting fixtures must be compatible with overall design of the building.
- c. Goose neck or shadowbox lighting fixtures are highly recommended for storefront lighting. Indirect lighting should be used whenever possible.
- d. Accent lighting that highlights ornamental features of the building façade is encouraged.
- e. Prohibited building lighting includes:
 - 1. Visually over-bearing or obtrusive lighting on the structure, street, or adjacent buildings;
 - 2. Flashing, pulsating or moving lights or lights that produce excessive glare; and,
 - 3. Neon tubing surrounding displays windows, and any amount of exposed neon lighting.
- f. Streetlights: Streetlights enhance the pedestrian environment and provide a feeling of safety and security.

Utilities and Mechanical Equipment Standards:

- a. To the extent possible, all rooftop equipment shall be concealed from public view at the street level.
- b. Bulkheads and/or mechanical equipment shall only be located in the rear side of the building roof. The Board may waive this requirement under special circumstances where the function layout of the building floor plan demands that such equipment be located along the building frontage.
- c. Bulkheads and/or mechanical equipment that extends beyond 5 feet from the ceiling level of the highest permitted story - shall be enclosed on the roof, set back at least 10 feet from any exterior wall face, and housed in an enclosure utilizing the same material or comparable material as the rest of the building façades.

Landscape Buffering Standards:

- a. A landscape buffer of 15 feet shall be required as screening along the edge of all parking and loading areas. Any development's parking requirements satisfied through a shared parking arrangement shall not be subject to this requirement. Such a buffer will be part of an approved Landscape Plan with the Planning Board
- b. A landscape buffer of 15 feet shall be required when a non-residential use abuts a residential zone. Mixed-use developments with a floor area of at least 60% dedicated to residential uses will not be subject to this requirement.
- c. A landscape buffer of less than 10 feet may be compensated by the provision of a 6 foot high stockade-type fence within the buffer area parallel to the edge of the parking/loading area or lot line of the abutting residential lot, allowing for an adequate distance for buffer landscaping. Such a fence shall be designed to fit the character of the project and rural landscape when appropriate.

Streetscape Standards

- a. **Street Trees:** Street trees provide shade, color, and visual interest, soften the building mass, and contribute to an attractive Village Market environment. Street trees in the Village Market should be selected on the basis of appropriateness, including health, maintenance, and habit (e.g. crowns that will not obscure signage). If possible, trees should exhibit year-round interest (i.e. attractive flowers, fall color, winter habit and bark). It is recommended that trees be at least 2.5 inches in caliper upon installation. Trees should be spaced between 25 and 35 feet on center depending on the size of selected trees. Spacing over 35 feet on center is not recommended.
- b. The following is a list of suggested street trees:
 1. *Tilia cordata* 'Greenspire' – Littleleaf Linden
 2. *Gleditsia Triacanthos* var. *inermis* 'Shademaster' – Thornless Common Honeylocust
 3. *Prunus sargentii* – Sargent Cherry
 4. *Zelkova serrata* 'Green Vase' – Japanese Zelkova

Other Design Features

- a. **Benches:** Benches are a vital part of any relaxed comfortable pedestrian-friendly streetscape and give pedestrians a place to rest and/or watch the activity on a street. Benches should be placed throughout parks and plaza areas and locations that attract a high level of pedestrian activity. The Model FR-7 Goblet Series bench (metal with wooden slats) by Victor Stanley, Inc. or equivalent is recommended.
- b. **Trash Receptacles:** Trash receptacles are necessary into creating a clean, orderly pedestrian-friendly environment. It is recommended that trash receptacles be placed throughout the Village Market area. Model SD-42 Iron Sites Series by Victor Stanley, Inc. or equivalent is recommended.
- c. **Public Art:** Public art is a common denominator of many high-quality public spaces Public art includes statues, murals, fountains, and art installations. Innovative use of public art is encouraged. This Plan recommends that public art be strategically included throughout the Redevelopment Area.
- d. This Plan recommends the incorporation of public art: as part of the proposed public plaza on Rt 179 in the center of the block and visible from the West Amwell Elementary School; adjacent to the Park spaces; and within the proposed park area It is recommended that public art incorporate the unique identities of the Township.
- e. **Municipal Signage:** Signage is a crucial design element that will contribute to the public perception of the Village. Signage should be designed to attract visitors to the area and to orient them once they have arrived. Wayfinding signage, street signs, historical signage, and banners should be presented as a unified package that serves an aesthetic and functional purpose.
 1. It is recommended that the Township adopt a uniform signage system. Uniform signage will provide a visual cue to visitors that they are in the Township. The signage system should be consistent, utilizing a similar color scheme and typeface, and should be unified by a recognizable logo. Such an image should be instantly recognizable and should reinforce the Township's unique identity.
 2. **Wayfinding Signs:** Wayfinding signs direct residents and visitors to important cultural, recreational and governmental destinations. Wayfinding signage should be placed throughout and at key gateway locations. From Rt 179, travelers should be

directed to other significant destinations in the Village Market. Wayfinding signage along the corridor should direct travelers to other destinations.

3. Informational Signs: In order to educate residents and visitors alike about the Village Market. The signs would contain a short, informative message about the date of construction, significance of the site, and the intended use of the site.
4. Street Signs: Street signs should be considered as part of the overall signage system and should be consistent with other signs in terms of color and logo. They should be clear, bold, well placed and aid in the safe and effective circulation of motorists.
5. Banners: Banners are an important component of any signage system. Banners create a festive and lively street atmosphere and they reinforce identity.

Engineer's Estimate - Review Function Only
NOT TO BE USED FOR CERTIFICATION OF PAYMENTS
PROJECT NAME: Fulper Tract - Sewer Package Plant
TOWNSHIP: West Amwell Township
COUNTY: Hunterdon County

Estimator: PTB
Date: 6/25/2019
Checker: WHB
Date: 6/25/2019

| COST ESTIMATE FOR SEWER TREATMENT PLANT | | | | | |
|---|---|------|----------------|---------------|---------------|
| PAY ITEM NO. | ITEM | UNIT | TOTAL QUANTITY | UNIT PRICE | TOTAL COST |
| 1 | 40,000 GPD SEWER TREATMENT PLANT | UNIT | 1 | \$ 800,000.00 | \$ 800,000.00 |
| 2 | INSTALLATION OF TREATMENT PLANT | LS | 1 | \$ 400,000.00 | \$ 400,000.00 |
| 3 | SEWER DISPOSAL FIELD - DISCHARGE TO GROUNDWATER | LS | 1 | \$ 750,000.00 | \$ 750,000.00 |
| | | | | | |

ESTIMATED COSTS \$ 1,950,000.00

- Notes:
- 1. Costs above do not include engineering, design, NJDEP permitting.
 - 2. Costs do not include rock excavation or removal.
 - 3. No field work has been conducted to determine actual soil conditions, percolation rates, bedrock, groundwater levels, etc.
 - 4. This estimate does not include any O&M costs after system is installed.