

Explanation: This Ordinance adopts Amendment #1 to Redevelopment Area Plan – The Knitting Mill/Dubois Road pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**TOWNSHIP OF WARREN
ORDINANCE NO. 13-03**

**AN ORDINANCE ADOPTING AMENDMENT #1 TO THE REDEVELOPMENT
AREA PLAN – THE KNITTING MILL/DUBOIS ROAD.**

WHEREAS, Ordinance No. 11-06 was adopted by the Township Committee of the Township of Warren on May 19, 2011, approving the Redevelopment Plan entitled “Dubois Road Redevelopment Plan” (the “Redevelopment Plan”), outlining the planning, development and redevelopment of Block 79, Lots 6.01 situated in the Township of Warren, Somerset County, New Jersey, and identified in Ordinance No. 11-06 as the “Redevelopment Area” in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7; and

WHEREAS, certain modifications to the Redevelopment Plan are necessary in order to memorialize the various discussions which have taken place between the Township Committee of the Township of Warren and the ultimate Redeveloper of the Redevelopment Area; and

WHEREAS, the attached Amendment #1 to the Redevelopment Plan has been prepared by the Township Planner in concert with the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Warren, County of Somerset and State of New Jersey as follows:


1. Amendment #1 to the Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby approved pursuant to the provisions of N.J.S.A. 40A:12A-7(e).


2. This Ordinance, once introduced, shall be referred by the Township Clerk to the Planning Board of the Township of Warren (the “Planning Board”) with instructions that the Planning Board shall have forty-five (45) days within which to issue a report containing its recommendations concerning Amendment #1 to the Redevelopment Plan, if any, in accordance with the provisions of N.J.S.A. 40A:12A-7(e).

3. This Ordinance shall take effect immediately upon final adoption and publication thereof according to law.

ATTEST:

TOWNSHIP OF WARREN


Patricia A. DiRocco, RMC
Township Clerk

By: 
Victor J. Sordillo, Mayor

INTRODUCED MARCH 14, 2013
ADOPTED May 16, 2013
EFFECTIVE May 23, 2013

AMENDMENT #1
REDEVELOPMENT AREA PLAN
**THE KNITTING MILL/
DUBOIS ROAD**

Prepared for

**WARREN TOWNSHIP PLANNING BOARD
& TOWNSHIP COMMITTEE**

By:

John T. Chadwick, IV P.P.

The original of this document was signed and sealed according to law
John T. Chadwick, IV P.P. License No. 995

June 29, 2009
Revised September 10, 2009
Revised March __, 2013

INTRODUCTION

The Township Committee adopted by Ordinance 11-06 the Redevelopment Plan for the Knitting Mill/Dubois Road Redevelopment Area. The Ordinance contained Appendix A which is the Redevelopment Area Study/Knitting Mill/Dubois Road Area.

The Redevelopment Plan contains a Land-Use Plan and subsection entitled Development Standards and Requirements. This Redevelopment Plan Amendment #1 amends the development standards and requirements as follows:

Development Standards and Requirements:

Permitted Uses Single family detached
 Side by side semi attached
 Town home
 Condominium where units may be designed
 to be one above the other

Housing Units Permitted No more than 35 dwelling units shall be permitted

Required Unit Size Stratification

Maximum Habitable Space* (a) the maximum habitable square footage of units shall be 2,650 square feet

(b) no less than 70% of total number of units (or 25 units) shall be 2,400 square feet or less

*Habitable space shall not include garage, unfinished attic and basement floor space whether finished or not. Habitable space requirements shall not apply to affordable housing units.

Master Bedrooms All units with 2,401 to 2,650 square feet of maximum habitable space shall include a master bedroom on first floor

Not more than six (6) units with 2,400 square feet or less of maximum habitable space may include master bedroom on second floor. All other units with 2,400 square feet or less of maximum habitable space shall include master bedroom on first floor.

Minimum/Maximum Units Per Building 2/7 units/structure

Maximum No of Bedrms/Unit 3/unit

Maximum Building Height 2 stores/35 feet, whichever is less

Setbacks:

Front Yard from Dubois Road 50 feet

**Front Yard from Private Street 20 feet
(curb line)**

Side Yard from Tract Boundary 25 feet

Rear Yard from Tract Boundary 25 feet

Parking Development shall meet Residential Site Improvement Standards and further each market rate dwelling unit shall have a garage

Housing Affordability Requirements The Redeveloper shall pay an in lieu fee of Four Hundred Thousand (\$400,000.00) Dollars, or \$11,428.57 per unit for all units constructed and occupied.

Occupancy Preference The Redeveloper shall make all reasonable efforts to make units available to Warren residents or to those individuals who work in Warren and reside elsewhere. These efforts are detailed below and will be made part of the Redevelopment Agreement with the Township in its capacity as the Redevelopment Agency.

Design Standards for Dubois Road Redevelopment Area Zone:

The general design theme for the Dubois Road Redevelopment Area shall be generally colonial. Buildings, signage and all other improvements shall be designed to follow a Colonial theme to the extent possible. The following Design Standards shall apply to the Area, and shall be utilized to carry out the design theme of the Area.

A. Applicability. These guidelines and standards shall apply to all applications for development within the Area.

B. General Design Standards.

1. The building itself should be designed with an eye toward architectural detailing that can be unique and compliment the appearance of adjacent structures.
2. Buildings shall have varied and interesting facades. Use of texture and window variations shall be encouraged.
3. Pitched roofs are required.
4. Buildings greater than 1 story in height are strongly encouraged.
5. Entryways shall give orientation and add aesthetically pleasing character to the front facade.
6. Entrances shall include such features as canopies or porticos, overhangs, arcades,

recesses/projections, raised corniced parapets over the doors, peaked roof forms and arches.

C. Marketing of Units for “Age Targeted” Residents.

The Redeveloper shall market all units in the Project pursuant to an “age targeted” marketing campaign. The marketing plan for the Project shall include:

1. Direct mailing to Warren Township residents, including active adults. Mailing material will feature active adult needs and will highlight amenities that appeal to active adults.
2. The Redeveloper’s sales agents will meet with community groups and make sales presentations.
3. The Redeveloper will maintain a pre-sale wait list which will be open to Warren Township residents only.
4. Hard-hat tours will be offered to Warren Township residents and community groups.