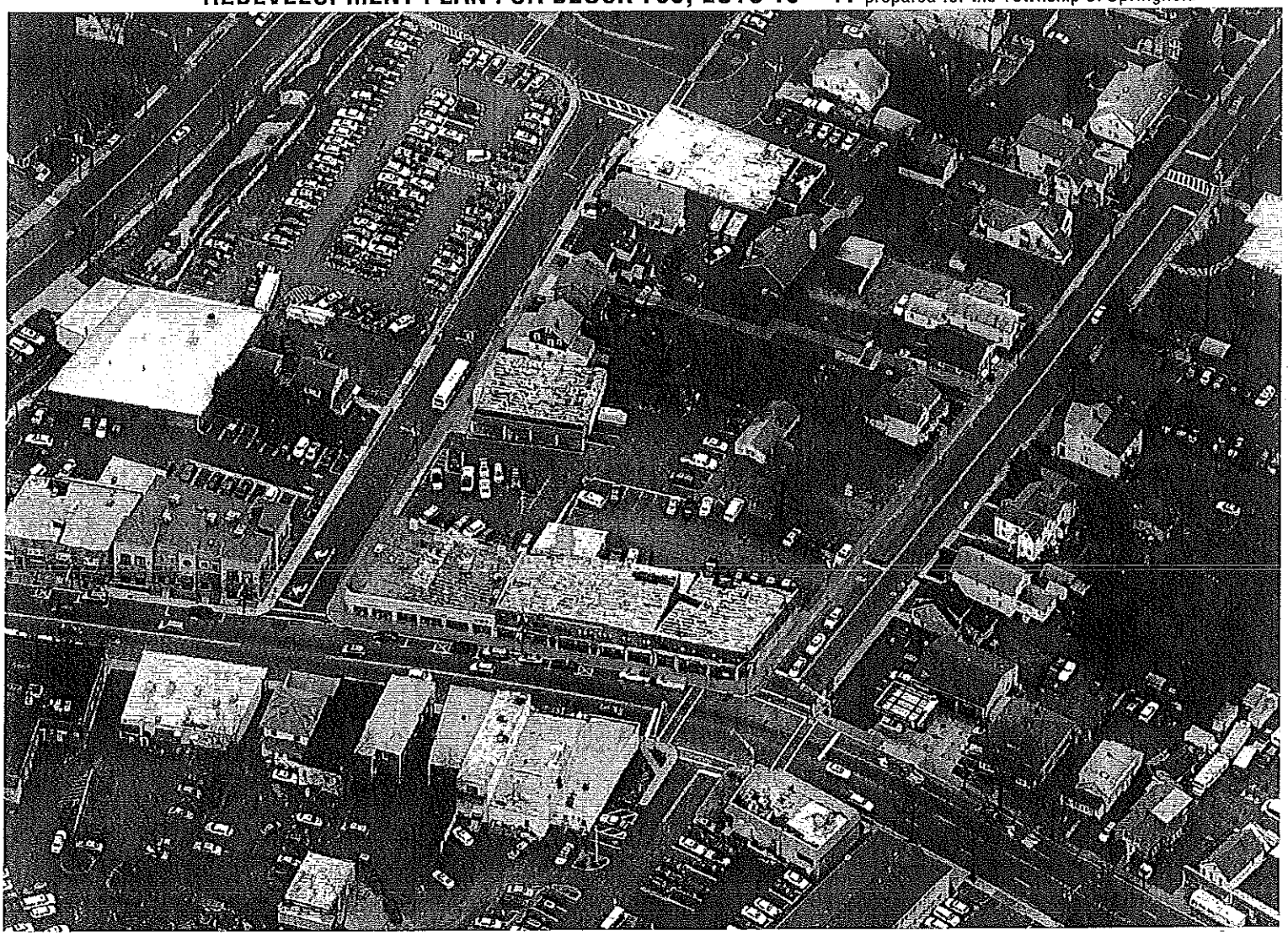
REDEVELOPMENT PLAN FOR BLOCK 706, LOTS 10 – 17 prepared for the Township of Springfield



PHILLIPS PREISS GRYGIEL LLC | Planning & Real Estate Consultants | February 2015

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1 INTRODUCTION

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared for a portion of Block 706 within the Township of Springfield, Union County, New Jersey. The approximately 80,000 square foot area subject to the Redevelopment Plan encompasses Lots 10-17 in Block 706 which is located within the downtown area of Springfield ("Downtown Springfield"). Figure 1 illustrates the location of the area within its regional context.

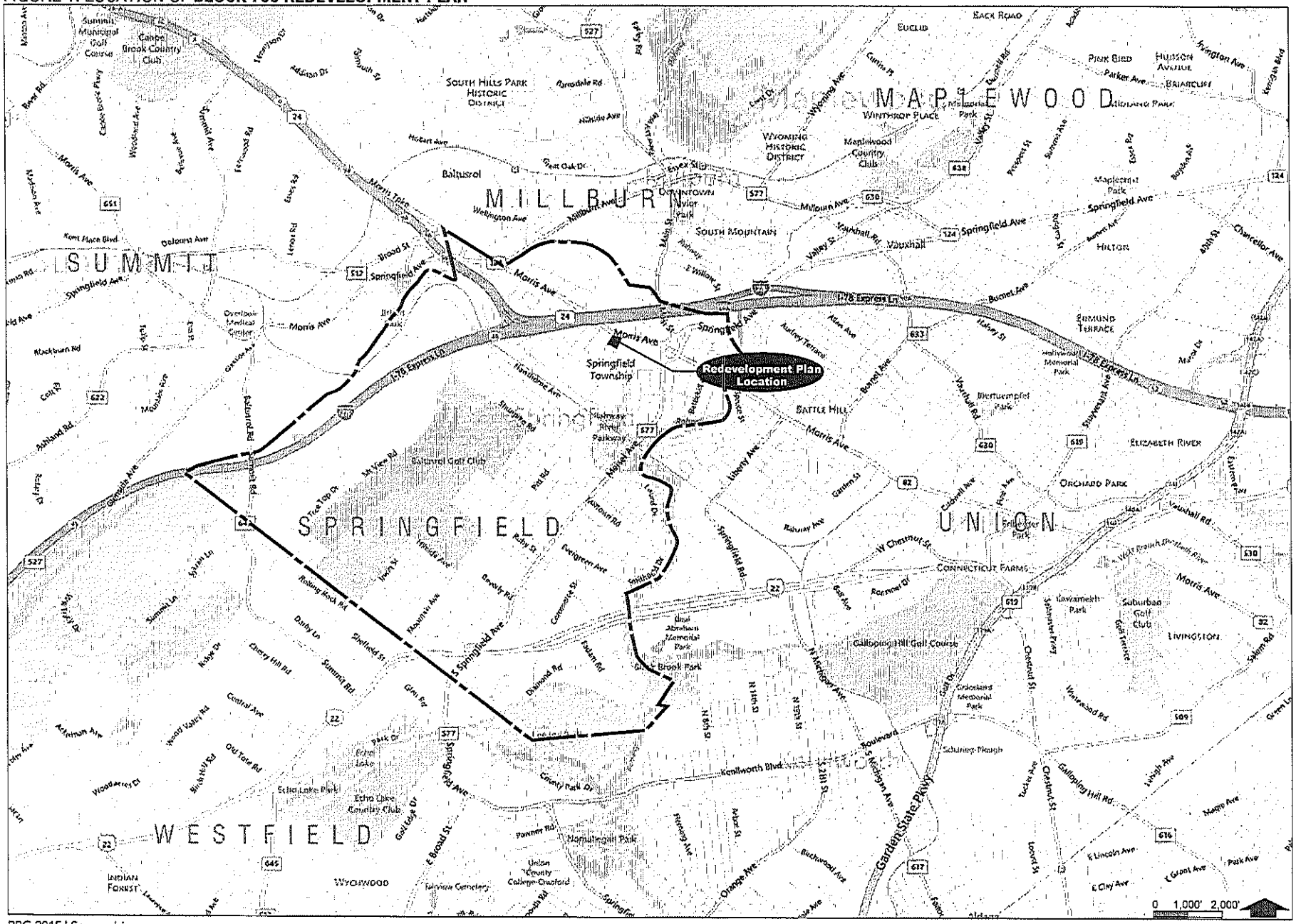
In 2006, the Township of Springfield Committee directed the Township's Planning Board to study a portion of Downtown Springfield in order to determine whether it was an "Area in Need of Redevelopment" in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. On October 4, 2006, following a public hearing the Planning Board recommended that the study area qualified as an Area in Need of Redevelopment. Based on the findings of the report, the Township Committee adopted an Area in Need of Redevelopment designation for the study area on October 10, 2006. The Area in Need of Redevelopment (hereafter the "Downtown Springfield Redevelopment Area") comprised the following properties:

- Block 206, Lots 1-4, 6-21, 24-26
- Block 208, Lots 8, 9
- Block 703, Lots 1-3
- Block 705, Lots 14-21
- Block 706, Lots 11-17
- Block 707, Lots 2-10
- Block 803, Lot 5
- Block 811, Lots 1-8

Following additional study, the Planning Board recommended that Block 207, Lots 1 and 2 and Block 208, Lot 6 should be included in the Area in Need of Redevelopment on January 3, 2007. The Township Committee adopted the Planning Board's recommendations by resolution on January 9, 2007. The Township Committee then requested and authorized the Planning Board to prepare a redevelopment plan for the area. In 2014, the Planning Board undertook a preliminary investigation and recommended the addition of Block 706, Lot 10 to the Area in Need of Redevelopment. This recommendation was adopted by the Township Committee on June 24, 2014. The Township Committee then requested and authorized the Township Planning Board to prepare a redevelopment plan for the Block 706 portion of the Area in Need of Redevelopment.[1]

[1] A redevelopment plan is defined as "a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation or both" (see N.J.S.A. 40A: 12A-3).

FIGURE 1: LOCATION OF **BLOCK 706 REDEVELOPMENT PLAN**



PPG 2015 | Source: bing.com

In this Redevelopment Plan, Block 706, Lots 10-17 are considered together and will generally be referred to as the "Plan Area." The tax map in Figure 2 shows the parcels included within the Plan Area. Figure 3 illustrates the location of the Plan Area within the context of the Downtown Springfield Redevelopment Area.

1.2 Plan Overview

This Redevelopment Plan shall supersede any and all previously adopted redevelopment plans encompassing the referenced area, and, except as otherwise specifically indicated herein, shall further supersede all zoning designations for said area.

The Block 706 Redevelopment Plan envisions the development of a prominent mixed-use project within the heart of Downtown Springfield. Utilizing the LRHL to promote the revitalization of Downtown Springfield is a longstanding objective of the Township's Master Plan. The primary objective of this Plan is to achieve a signature high-quality building that can catalyze subsequent redevelopment and physical improvements within downtown Springfield. The addition of a downtown residential population and the creation of new, modern space for restaurant, retail and other commercial tenants will provide aesthetic, economic and quality of life benefits for the entire Springfield community.

This Redevelopment Plan is a critical step forward for the Township's downtown planning efforts. Accordingly, the requirements set forth in this Redevelopment Plan set a high standard of design for the first of several anticipated redevelopment projects that will take shape within the downtown Springfield Redevelopment Area.

1.3 Plan Area Boundaries and Existing Land Uses

As shown in Figure 4, the Plan Area has approximately 250 feet of frontage along Morris Avenue; approximately 320 feet of frontage along Center Street; and 314 feet of frontage along Caldwell Place. Existing development within Lots 11-15 of the Plan Area consists of one- and two-story buildings with retail storefronts along Morris Avenue. A surface parking area accessed from Caldwell Place and Center Street is located behind the buildings. Lots 10, 16 and 17 contain single-family residential uses. The 8 tax parcels included in the Plan Area comprise a total area of approximately 80,000 square feet (see Table 1). The Plan Area is owned by Morris and Center Avenue, LLC, with the exception of Lot 17.

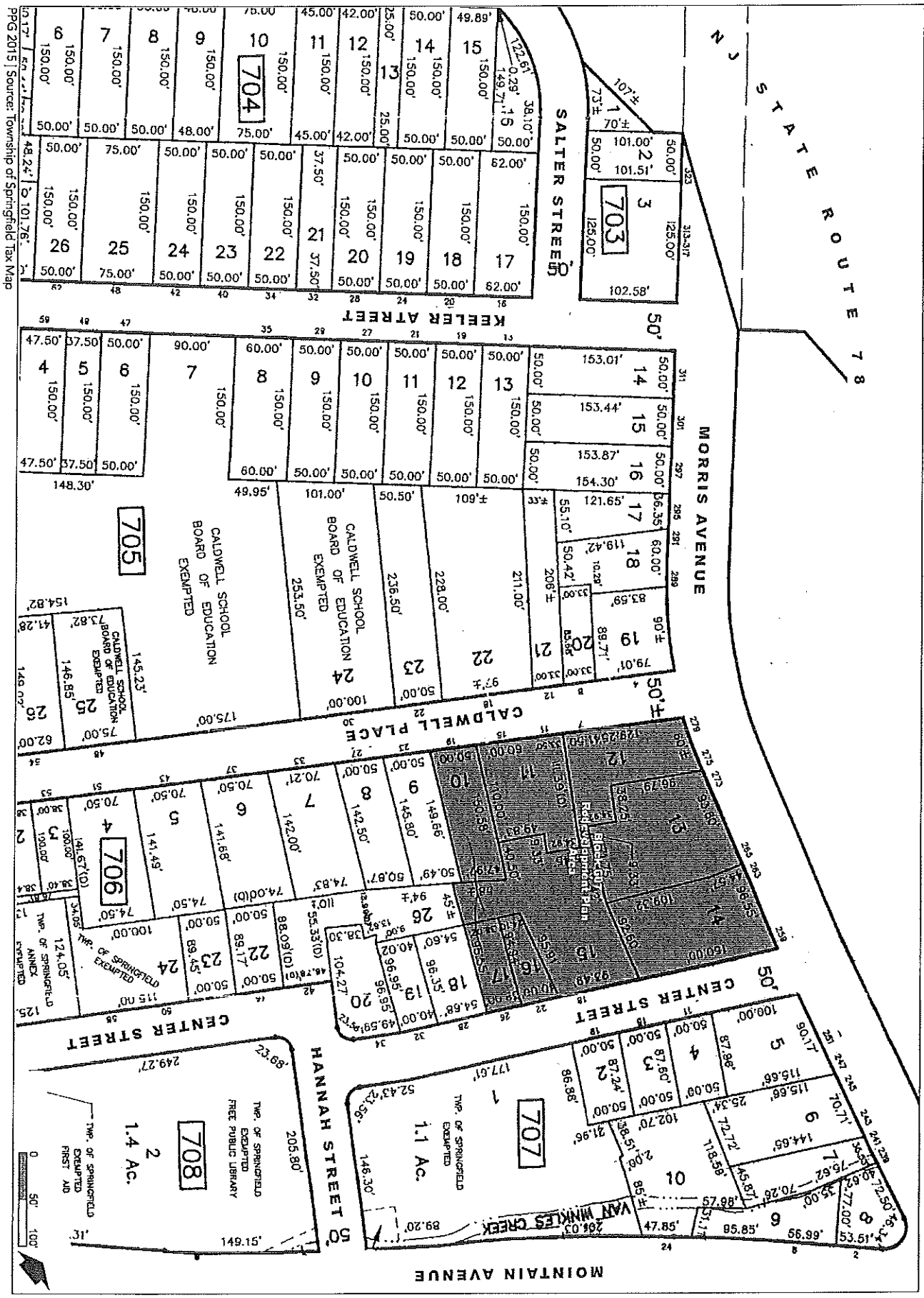
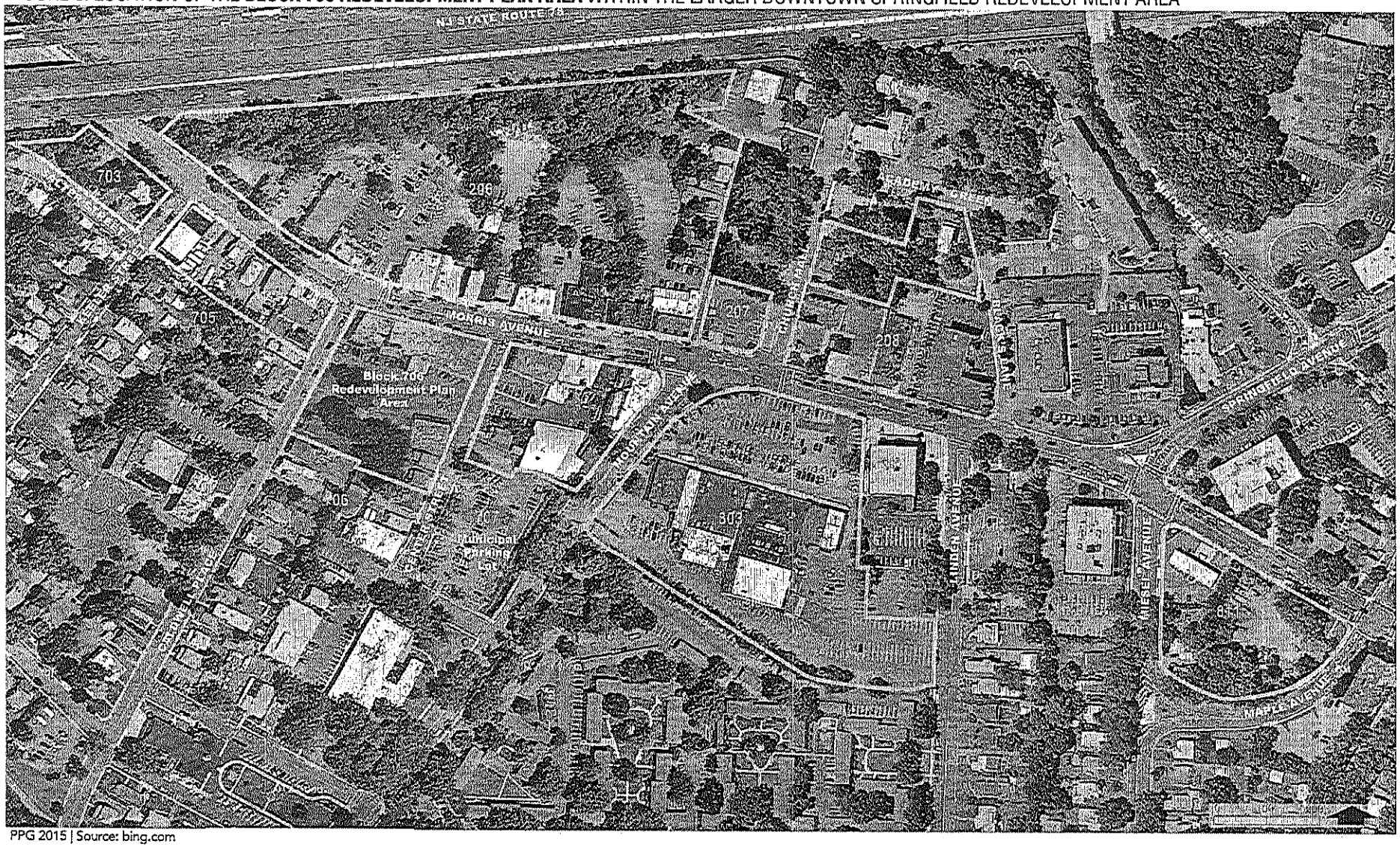


FIGURE 2: TAX MAPS OF THE BLOCK 706 REDEVELOPMENT PLAN AREA

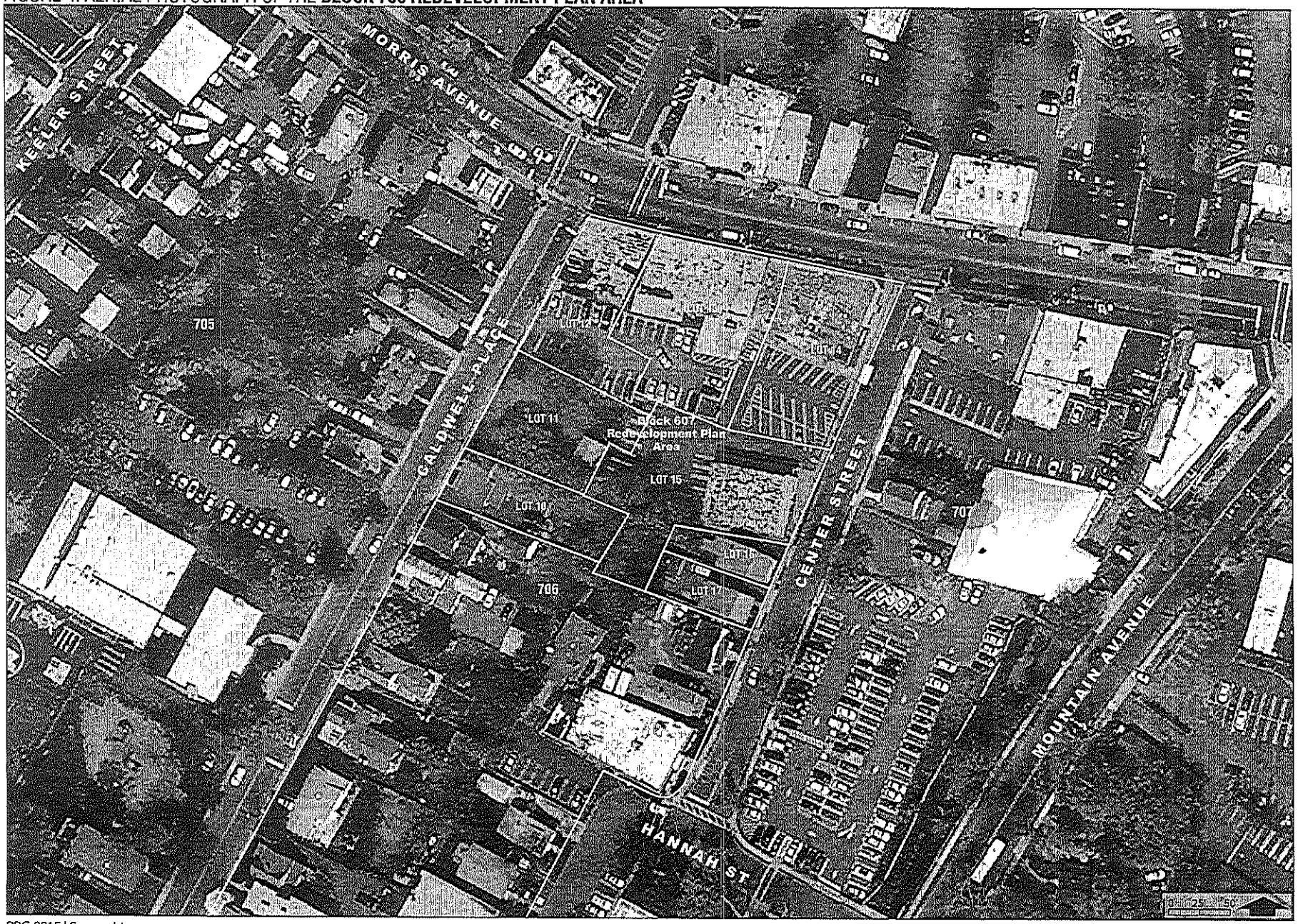
PPG 2015 | Source: Township of Springfield Tax Map

FIGURE 3: LOCATION OF THE **BLOCK 706 REDEVELOPMENT PLAN AREA** WITHIN THE LARGER DOWNTOWN SPRINGFIELD REDEVELOPMENT AREA



PPG 2015 | Source: bing.com

FIGURE 4: AERIAL PHOTOGRAPH OF THE **BLOCK 706 REDEVELOPMENT PLAN AREA**



PPG 2015 | Source: bing.com

Table 1: Tax Lots Located within the Plan Area

Block	Lot	Address	Owner	Lot Area (square feet)*
706	10	19 Caldwell Place	Morris and Center Avenue, LLC	7,350
	11	7-13 Caldwell Place	Morris and Center Avenue, LLC	9,801
	12	275-279 Morris Avenue	Morris and Center Avenue, LLC	9,897
	13	265-273 Morris Avenue	Morris and Center Avenue, LLC	13,100
	14	259-263 Morris Avenue	Morris and Center Avenue, LLC	14,440
	15	14-20 Center Street	Morris and Center Avenue, LLC	18,800
	16	22 Center Street	Morris and Center Avenue, LLC	3,040
	17	26 Center Street	Carmen and Vincenza Faraone	3,610
			TOTAL	**79,998 square feet (approx.)**

*Lot area calculations based on the lot dimensions shown on Springfield Township's tax map.

In terms of its locational context, the Plan Area is located in the heart of downtown Springfield. The land uses within Block 706 to the south of the Plan Area include single-family homes, a house of worship, a Motor Vehicle Commission building and the Township Department of Public Works. The General Commercial (G-C) zone, which encompasses the properties with frontage along Morris Avenue, does not permit residential uses, so the land uses along Morris Avenue are predominately commercial in the vicinity of the Plan Area. To the west, Block 705 contains a gas station and other commercial uses along its Morris Avenue frontage, several single family homes and the James Caldwell Elementary School (Lots 7 and 24). Block 707, located across Center Street to the east of the Plan Area, contains several commercial uses along Morris Avenue, one single-family home, a Department of Public Works storage facility and a Township-owned surface parking lot with approximately 99 parking spaces. The Township Library and Town Hall are located to the east and south of Block 706.

2 PLAN VISION AND OBJECTIVES

2.1 THE DOWNTOWN VISION

From a planning viewpoint, the key to establishing downtown Springfield as a destination for shopping, dining and entertainment will be the implementation of physical improvements and development projects which help create a traditional, walkable mixed-use environment along the Morris Avenue corridor. At this juncture, downtown Springfield is a low-density, fragmented commercial district in need of a signature redevelopment project with sufficient density (in terms of residential units and retail space), quality in building design and a strong visual presence, to spur additional private development and public improvements along the Morris Avenue corridor and within the surrounding area.

The overall vision for downtown Springfield emerged from several recent and ongoing planning initiatives undertaken by the Township. The establishment of a Business Improvement District (BID) in 2011 was an important step in the Township's efforts to build a destination-oriented retail environment along Morris Avenue. A market analysis commissioned by the BID in 2012 revealed that a significant portion of consumer spending of the residents of Springfield is occurring outside of the community. Meanwhile, downtown Springfield captures very little spending from affluent consumers in surrounding communities. The study presented a major opportunity to increase spending in the downtown by increasing its residential population, developing new modern retail spaces and instituting a retail recruitment program. Meanwhile, simultaneous to the preparation of this Redevelopment Plan, Springfield Township is pursuing a Vision Plan initiative for the Morris Avenue corridor which is anticipated to provide concrete recommendations to improve the corridor through traffic calming, streetscape improvements, public space planning and other measures. This Plan aims to implement a public-private redevelopment project consistent with the findings and recommendations of those planning initiatives.

It should be noted that environmental constraints are a major challenge in the Township's redevelopment efforts. The potential for redevelopment within downtown Springfield is limited by the floodway and flood hazard area which winds through the area and subjects many properties to flooding in major precipitation events. The Plan Area is relatively unburdened by those constraints, but the flood hazard area does infringe upon a portion of the property along Center Street (later shown in Figure 5). This makes Block 706 uniquely suited to accommodate a redevelopment project as compared to the many other downtown properties located within the floodway.

This Redevelopment Plan is integral to advancing the community's vision for downtown Springfield. It envisions a signature mixed-use project on Block 706 which provides downtown living opportunities for residents interested in a walkable downtown lifestyle, creates modern retail space and promotes a pedestrian-oriented streetscape along Morris Avenue.

2.2 PLAN OBJECTIVES

The intent of the Redevelopment Plan is to accommodate high-quality mixed-use development designed to encourage retail commercial activity at the street level along Morris Avenue and multi-family residential units on the upper floors. Anticipated redevelopment actions include demolition and clearance of all existing buildings, consolidation of tax lots and new building construction and related site improvements.

2.2.1 Overall Objectives

- Enhance the economic base of downtown Springfield and facilitate a redevelopment project that can create a positive fiscal impact on the Township.
- Encourage higher-density mixed-use development consistent with smart growth planning principles.
- Catalyze additional private investment and redevelopment activity within downtown Springfield.
- Require quality design that sets a high standard for subsequent redevelopment within downtown Springfield.
- Promote the development of new retail space and residential units to support business activity within Downtown Springfield and provide additional job opportunities.
- Codify development regulations for the Plan Area that further the Township's planning and design objectives while acknowledging the significance of economic and market factors.

2.2.2 Land Use Objectives

- Encourage the development of attractive housing options for singles, young couples, empty nesters and others interested in participating in the revitalization of Downtown Springfield.
- Promote land uses that support and enhance the retail environment in Downtown Springfield.
- Create modern retail spaces suited for destination-oriented restaurants and stores.
- Ensure adequate parking is provided to support the project without creating a detrimental impact on the parking supply that supports local businesses.
- Provide a land use mix that can result in a positive fiscal impact on Springfield Township.

2.2.3 Design Objectives

- Ensure that the materials and overall aesthetic of the project is consistent with the Township's vision for a traditional, walkable downtown.
- Create an appealing and attractive pedestrian-oriented atmosphere at the sidewalk level.
- Require retail uses within the ground floor along Morris Avenue.
- Provide a safe environment for pedestrians by properly managing vehicular circulation within the Plan Area.
- Allow building heights which can accommodate enclosed/covered parking within the project while remaining consistent with the scale and character of downtown Springfield.

2.3 Notes on Plan Terminology

Throughout this Redevelopment Plan the following distinction is made between "shall" and "should":

- "Shall" means that a redeveloper is required to comply with the specific standard or regulation.

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

3 LAND USES

3.1 PURPOSE AND INTENT

The land uses permitted within the Plan Area are consistent with the Township's vision for a mixed-use traditional downtown. Retail uses are required along the Morris Avenue frontage of Block 706 to promote business activity and create a pedestrian-friendly atmosphere at the street level. Multifamily units are permitted on upper floors only. The remainder of this section sets forth the land use regulations for the Plan Area.

3.2 PERMITTED PRINCIPAL USES

- Multifamily dwellings (except for within the first floor)
- Retail sales and services
- Restaurants and bars
- Art galleries
- Health or fitness clubs

3.3 PERMITTED ACCESSORY USES

- Off-street parking, including parking structures
- Uses that are customarily incidental to a permitted principal use

3.4 REQUIREMENTS FOR FIRST FLOOR USES

- Principal uses (except for multifamily dwellings) shall be required within the first floor along Morris Avenue
- Multifamily dwellings shall be prohibited from the first floor along Morris Avenue, Caldwell Place and Center Street
- Lobby areas servicing upper-floor multifamily dwellings are permitted within the first floor

3.5 REQUIREMENTS FOR MULTIFAMILY DWELLINGS

- The minimum floor area of any multifamily dwelling unit shall be 600 square feet
- The average floor area of all multifamily dwelling units in the Plan Area shall be no less than 900 square feet per unit
- All units shall be 2 bedrooms or less

3.6 PARKING REQUIREMENTS

The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on the following parking ratios:

Residential

1 BR: 1 parking space per unit

2 BR: 1.5 parking spaces per unit

Other Principal Uses

1 parking space per 400 square feet of gross floor area

The total required parking spaces shall be provided on-site except that up to 45% of the parking spaces may be provided in the municipal parking lot located across Morris Avenue on Block 206, Lot 6 [per the authority provided to the Planning Board per Section 35-23.1(i) of the Springfield Township Land Use Ordinance]. Usage of off-site parking spaces in said municipal parking lot shall be subject to a satisfactory arrangement with the Township of Springfield as specified in the Redevelopment Agreement.

A minimum of 1 parking space per multifamily unit shall be located on-site.

A determination of minimum parking requirements shall be based upon the aggregate total of parking requirements for individual uses. In recognition of the mixed use nature of the redevelopment, the redeveloper is encouraged to submit a shared parking analysis as part of the site plan application. If acceptable, the Planning Board may relax the aggregate total of required spaces to account for the shared use of the provided spaces.

If the redeveloper is able to secure an agreement with an established car-sharing provider, such as ZipCar, six parking spaces may be reduced from the overall parking requirement for each space devoted to a shared car in the on-site parking facility.

4 BULK AND DESIGN STANDARDS

This section establishes the bulk and design requirements for the Plan Area. Figure 5 provides a generalized plan-view representation of an illustrative development concept for the Plan Area per the bulk and massing standards set forth in this chapter.

4.1 BUILDING BULK

4.1.1 Minimum Development Area

The minimum lot area for development shall be 65,000 square feet.

4.1.2 Building Height

The maximum height for all buildings within the Plan Area shall be 4 stories or 50 feet, whichever is less. The minimum building height shall be 3 stories.

4.1.3 Projections above Maximum Building Height

Maximum allowable building height excludes building rooftop mechanical equipment and walls or other devices that are used to screen such equipment, provided the equipment and screening devices are both set back at least 10 feet from all sides of the building. If same are located within 10 feet of a building façade, they shall count towards the height limit. All such equipment should be screened from view from the public realm.

4.1.4 Measurement of Height

Per the Springfield Township Land Use Ordinance, building height shall be the vertical distance measured from the average elevation of the finished grade at the corners of the building to the highest elevation of the roof surface or ridge line on pitched roofs.

4.2 ACCESS

4.2.1 Vehicular Access

Curb cuts and driveways should not exceed 28 feet in width. Curb cuts and driveways should be located at least 90 feet from any block corner or street intersection. The following limits shall apply to the number of curb cuts for entrances to the parking areas from each street:

- On Morris Avenue: no vehicular curb cuts are permitted
- On Caldwell Place: no more than one vehicular curb cut is permitted
- On Center Street: no more than one vehicular curb cut is permitted

4.2.2 Pedestrian Access

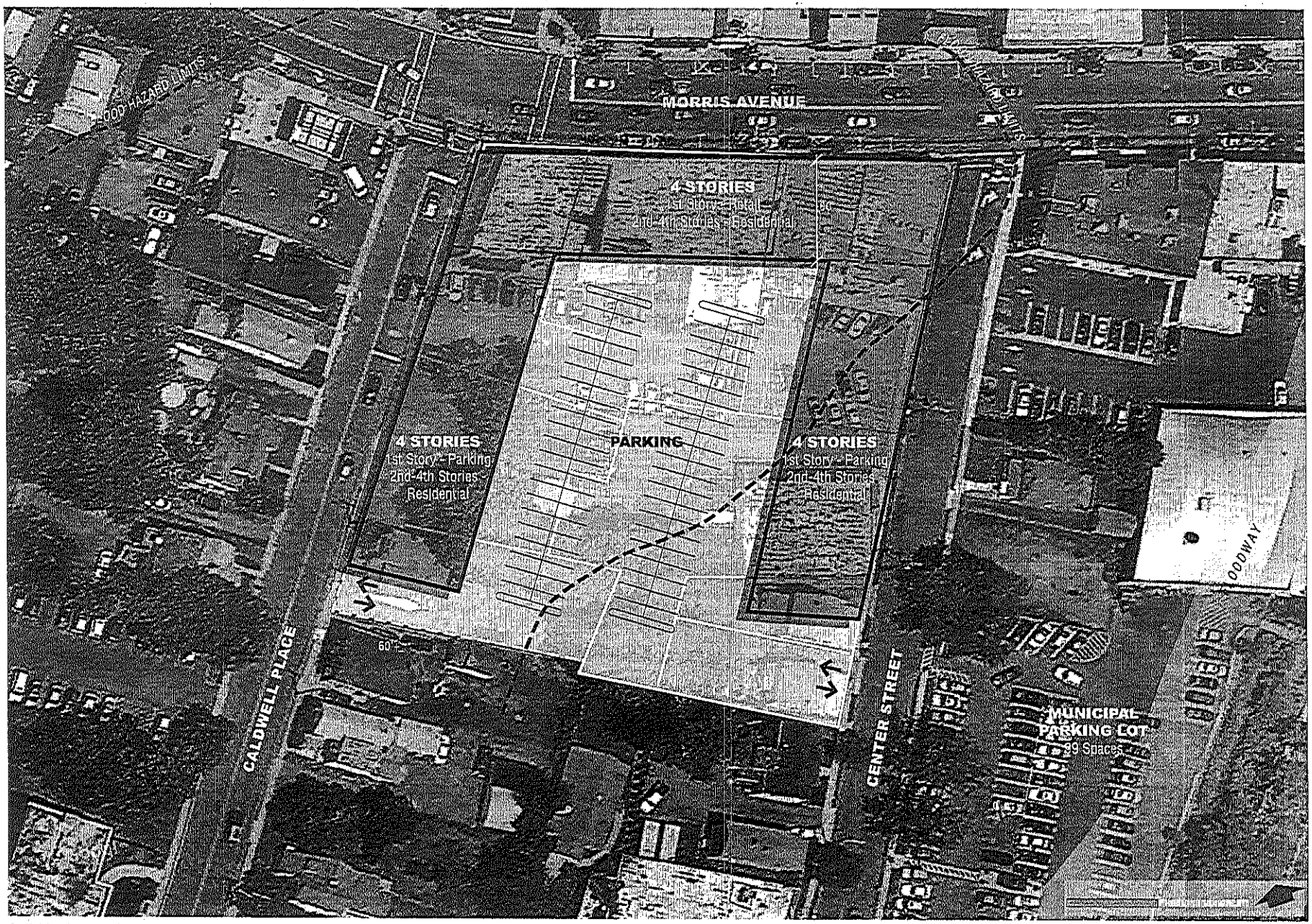
To Retail and other Commercial Uses within the First Floor along Morris Avenue

Individual primary pedestrian entries to retail and other ground level spaces shall be provided from Morris Avenue. Secondary pedestrian entries to retail spaces should also be provided from the parking area at the rear of each storefront.

To Residential Areas

The primary point of pedestrian access to upper residential units should be via an enclosed lobby accessed from Morris Avenue, with a secondary entrance from the internal parking area. Any pedestrian

FIGURE 5: BASIC DEVELOPMENT CONCEPT FOR **BLOCK 706 REDEVELOPMENT PLAN**



PPG 2015 | Source: bing.com

access to the residential areas from Caldwell Place or Center Street should be located within 80 feet of the intersection of each of those streets with Morris Avenue. Additional emergency stairwell access points for upper-story residential areas are permitted in other locations.

To Parking Areas
Public pedestrian access to the parking area shall be provided by means of a sidewalk (i.e., running along the rear building façade facing said parking area). An additional public sidewalk shall be provided along one side of each driveway. The sidewalks shall be at least 6 feet in width and should remain accessible, open and unrestricted at all times. The sidewalks shall be well-lit with pedestrian-scale lighting.

4.2.3 Setbacks

Minimum setback requirements serve to widen sidewalks and enhance the pedestrian realm. A minimum setback is required along Morris Avenue to provide a wider, more comfortable pedestrian environment and also preserve sunlight. The following minimum building setbacks from street-facing property lines shall be provided, for all street-facing building facades at all floors:

- Along Morris Avenue: Minimum two foot setback at all points
- Along Caldwell Place: No setback required
- Along Center Street: No setback required

Along the southerly boundary of the property (i.e., adjacent to Lots 9, 18 and 26 in Block 706), a minimum building setback of 30 feet shall be provided.

A decorative board-on-board fence and landscaped buffer with a minimum width of 5 feet shall be located along the southerly boundary of the property to separate the redevelopment project from adjacent land uses.

4.3 Building Massing

This section establishes specific means by which building mass must be broken down visually into a series of smaller elements that harmonize with the character of Downtown Springfield.

4.3.1 Vertical Articulation

The following applies to the building facades along Morris Avenue, Caldwell Place and Center Street:

- Building façades shall be broken down vertically into a series of bays. Individual bays should be defined by a change in material, color, pattern and/or texture; use of columns, pilasters, gutters or expansion joints; massing; and/or size and rhythm of fenestration.
- Facades shall be differentiated so as to create the appearance of a series of traditional downtown "buildings" connected side-by-side. This should be accomplished by means of vertical changes in the façade plane of at least one foot in depth between each "building," creating strong vertical shadow lines between each section. Several distinct "buildings" should be created along each façade through vertical changes in the façade plane.
- Bay definition should extend upward through all levels of the building.

4.3.2 Horizontal Articulation

Building facades shall be differentiated horizontally into a base, middle and top, as follows:

- **Base** – The base should be highlighted architecturally to visually ground the building. Detailing at the base should be richer than on upper floors in order to provide greater pedestrian-scale interest at the sidewalk. For example, horizontal banding, belt course, taller floor heights and larger window openings, as well as signage, lighting and awnings or canopies will help highlight the base.
- **Middle** – The middle should be distinguished from the base and top by horizontal belt courses or cornices and/or changes in material, texture and fenestration pattern.
- **Top** – The top floor and/or the roof line should be distinguished from the base and middle with a coping, parapet wall, balustrade and/or cornice, change in material, texture and/or fenestration pattern.

4.4 Building Detailing

This section sets forth more specific requirements for detailing of buildings, with particular attention to the appearance at the sidewalk level. Building transparency, in the form of windows, is important for creating a relationship between the private space of the building and the public environment of the sidewalk and street. Specific guidelines further deal with screening parking areas located within the first floor of the building. This section also articulates how building materials should be applied to create high-quality facades. This Plan does not require any particular architectural style; any number of styles from historic to contemporary may be successfully accommodated within the following requirements and guidelines.

4.4.1 Windows and Doors

The following applies to the facades facing Morris Avenue, Caldwell Place and Center Street:

- Along the first floor, windows/window openings and doors shall occupy at least 50 percent of the façade area (except where parking is located within the first floor along Caldwell Place and Center Street; see Section 4.4.3).
- Along upper-floor facades, windows shall occupy at least 25 percent of the façade area.
- Individual windows should generally be vertically-proportioned.

The following applies to the rear facades of building that front onto Morris Avenue, Caldwell Place and Center Street (i.e., facades internal to the project):

- Along any first floor building facades, windows/window openings and doors shall occupy at least 25 percent of the façade area.
- Along upper-floor facades, windows shall occupy at least 25 percent of the façade area.

A door or window/window opening should be provided at least every 20 feet along all first floor frontages. Continuous expanses of windowless walls in excess of 10 feet in length should be discouraged at all building floors; instead, a change in plane and variation in materials and/or detailing should be provided for any windowless wall area in excess of 10 feet in length.

4.4.2 First Floor along Morris Avenue

The first floor of the street-facing façade along Morris Avenue shall have a retail-style design that reinforces the public character and visibility of the first floor. Windows shall be storefront-style plate glass windows that maximize views into the interior.

Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat shapes and open ends may be used.

Security grates, if used, should be of the open-weave type that allows views into the store after hours. Solid security grates are prohibited.

4.4.3 Parking Areas within the First Floor

Along Morris Avenue, off-street parking areas shall be located behind allowable first floor building uses (i.e., retail sales and services, restaurants, etc.). No portion of the off-street parking supply shall be located within 60 feet of the Morris Avenue right-of-way.

Any first floor parking areas adjacent to the Caldwell Place and Center Street rights-of-way shall be architecturally screened and detailed to create an attractive and harmonious façade for the first floor, as follows:

- The first floor façade should be designed with a similar level of detail, materials and fenestration pattern as is used on the Morris Avenue-facing first floor façade.
- The façade massing should be broken into bays per the Vertical Building Articulation requirements set forth in Section 4.3.1 of this Plan.
- Window openings should be provided in the parking façade, with a similar size, spacing, quantity and enframement as in the residential building mass above the parking area, OR as in the retail facades along Morris Avenue.
- Window openings may be free of glazing, but should be covered by decorative metal grilles or grates.
- Window sizing, placement, glazing and grilles/grates should be designed to minimize headlight glare from the parking area onto the street.

4.4.4 Materials

Preferred materials for street-facing facades are brick, cultivated stone or other masonry facing; fiber cement siding or backboard (e.g., HardiePlank); metal panels; metal and glass. No more than three different materials should be employed as primary materials on a building façade. Within the chosen primary materials, variation in color, texture and pattern may be employed to create further distinctions.

The level of materials, detailing and articulation should be consistent along all street frontages. Materials should be extended around corners and extensions in order to avoid a "pasted on" appearance.

Material transitions should occur at an inside corner and/or logical change in building massing. Materials and architectural details on corner façade bays should be consistent on both street-facing facades.

The following materials are not appropriate in any location within the Plan Area:

- Materials with little or no precedent in Downtown Springfield, such as exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS) and bare or stained wood.
- Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding and sheet metal siding.
- Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.

4.4.5 Upper-story Projections

Balconies are permitted only above the first floor. Balconies shall not extend over the sidewalk of the public right-of-way. Where possible, balconies on street-facing facades should be recessed within the façade plane. French or "Juliet" balconies are also allowed and may project up to one foot into required setbacks on any façade.

Other allowable projections on upper-story facades shall include overhangs, flat canopies, cornices and bay windows.

4.4.6 Signage

All signage in the Plan Area shall comply with the requirements of Section 35-31 "Signs" of the Springfield Township Land Use Ordinance. In addition to such requirements, signage should:

- Be pedestrian-scaled in size and design;
- Include visually-interesting and varied designs; and
- Utilize unique and varied materials.

4.5 Streetscape

A unified streetscape plan shall be presented to the Springfield Township Planning Board for its review. Such streetscape plan shall provide for the materials to be used for sidewalk and curb construction, the size, species and locations of all street trees and other horticultural materials, and for the type and location of all street furniture. Sidewalk areas shall be adequate for the movement of pedestrians through the Plan Area. Specifically, the following element shall be provided:

- Street trees shall be planted at regular spacing on all streets bounding the Plan Area.
- Along Morris Avenue, the sidewalk shall be furnished with benches and trash receptacles.
- Streets shall include pedestrian-scale street lighting as per Section 35-25 of the Springfield Township Land Use Ordinance.

4.6 Parking and Loading

4.6.1 General

All parking and loading areas should be graded and paved with a durable dust-free surface.

4.6.2 Parking Stall Dimensions

All parking spaces throughout the Plan Area shall be a minimum of 9 feet wide by 18 feet deep. Aisle widths and other spacing requirements shall be in accordance with Section 35-23.4(a, c, e) of the Land Use Ordinance.

4.6.3 Loading / Trash / Generators / Service Access

A loading area shall be provided per Section 35-23.4(d, e) of the Land Use Ordinance. The loading area shall not be visible or directly adjacent to a public street.

Off-street loading areas should be coordinated with the public street system in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Trash receptacle and recycling bins shall be provided in accordance with Section 35-23.8 of the Springfield Township Land Use Ordinance.

Generators should be located on the interior of the site and should not be located at or near pedestrian entrances.

5 Plan Consistency Review

5.1 Relationship to Springfield Zoning Ordinance and Map

This Redevelopment Plan shall supersede all provisions of the Land Use Ordinance of the Township of Springfield, except where specific provisions of the Land Use Ordinance are expressly indicated as being applicable. Adoption of this Plan by the Township Committee shall be considered an amendment to the Township of Springfield Zoning Map.

5.2 Relationship to Adjacent Municipalities

The Plan Area is not adjacent to any of the surrounding municipalities. Given its physical separation, the Redevelopment Plan will not affect those nearby municipalities to any significant degree, other than have a generally positive impact via the creation of a mixed-use development which helps to revitalize a key downtown in the Union County region.

5.3 Relationship to Union County Master Plan

Although the County of Union does not have a current Master Plan, the revitalization of Downtown Springfield generally is considered consistent with the land use planning goals of the Union County Planning Board.

5.4 Relationship to State Plan

Among the goals of the 2001 New Jersey State Development and Redevelopment Plan is to revitalize existing urban centers by directing growth and development to those areas. On the State Plan Policy Map, the Plan Area is located within a PA-1 Metropolitan Planning Area, which is identified in the State Plan as an appropriate location to accommodate much of the State's new growth.

A stated goal of the State Plan is to revitalize the State's cities and towns by protecting, preserving and developing the valuable human and economic assets in cities, towns and other urban areas. The Plan Area, by virtue of its location within a part of New Jersey that has extensive existing infrastructure and a long history of development, is by all measures an appropriate location for growth and redevelopment. The Redevelopment Plan will facilitate growth in this area and contribute to the economic revitalization of the State Plan. The Redevelopment Plan will encourage redevelopment in an underutilized area within Downtown Springfield in order to better serve the needs of the community.

It should be noted that the State Planning Commission is in the process of drafting a new State Plan, which will supersede the existing State Development and Redevelopment Plan. According to the current draft of the new State Plan, center-based development remains the preferred mode of growth in New Jersey. As such, it is anticipated that Downtown Springfield will remain a priority area that will benefit from the State's future planning policies. The Redevelopment Plan aims to stimulate physical and aesthetic improvements within the downtown area, provide housing choices for the citizens of Springfield and surrounding municipalities and enhance the Morris Avenue retail environment.

5.5 Relationship to Local Planning Goals and Objectives

The revitalization of Downtown Springfield is a longstanding policy objective within the Township. In fact, the Land Use Element of the Township's 1997 Master Plan highlighted the need for improvement within the Morris Avenue area as one of its four overall objectives.

> The continued economic health of the downtown Morris Avenue area and other commercial sections of the Township is of paramount importance. This includes programs to provide new street trees and landscaping, street furniture and improved parking areas.

The document describes the importance of the Morris Avenue area as an "entrance to the municipality" and acknowledged some specific beautification efforts which had helped improve the visual appearance of the area.

> The intent of the General Commercial Districts is to serve a wider area than the neighborhood commercial areas. Some of the uses within the district have a regional draw, but it is not a true regional shopping district. The commercial center of the community also serves as an entrance to the municipality, and has been the focus of upgrading efforts in recent years. Some of the parking areas have been improved, and there have been beautification efforts with signage and store fronts with the cooperation of some building owners. Additionally new street trees were recently planted along Morris Avenue, also to further this effort.

However, the Master Plan also emphasizes the need for redevelopment and revitalization of the existing commercial uses and recommended focusing on retailers which can attract pedestrian activity.

> Redevelopment of some of the marginal commercial uses within the downtown should be encouraged. Service commercial uses including restaurants could help to revitalize the area. The rezoning of the Black's Lane area for senior citizen multi-family housing could help to bring added pedestrian traffic to the area. Automobile service businesses should be restricted in the downtown area in favor of businesses which attract pedestrian activity, including outdoor uses especially during the warm weather months. There have been successful projects which include new street trees planted along Morris Avenue and the clean-up and upgrading of parking lots located behind the buildings on the north side of Morris Avenue. The parking lot improvements should be continued, and landlord cooperation requested as tenant changeover occurs.

In terms of implementation, the Township recognizes the importance of involving the local Chamber of Commerce as well as Union County in its redevelopment efforts.

> The Springfield Chamber of Commerce and the Union County Economic Development Committee should be involved with the central business district redevelopment effort. Cooperation between the Township and its officials and private interests, such as landlords, tenants and interested citizens is needed to revitalize this commercial area.

The 2005 Master Plan Reexamination elaborated on some of the above policies and generally reiterated the importance of revitalization in the downtown, while expressing some concern that certain recommended road improvements and ordinance changes had not been accomplished to date.

> The revitalization of the downtown of Springfield continues to be an issue and goal of the community. In 2001 a downtown study was completed that focused on street improvements and also forwarded recommended ordinance changes. No action was taken to implement the road improvements or to amend the ordinance.

Finally, the 2005 Master Plan Reexamination Report makes a very clear policy statement in support of utilizing the LRHL to stimulate redevelopment activity within Downtown Springfield.

> There is a growing movement to take more aggressive action to accomplish redevelopment of the downtown commercial area of Springfield. The current intent is to investigate the potential for creating a redevelopment area under the guidelines of New Jersey's Local Redevelopment and Housing Law (LRHL). As part of such an undertaking, the limits of the redevelopment area would have to be established as determined by whether properties qualified under the LRHL criteria. Additionally, the vision for area to be redeveloped would have to be identified and established and become the redevelopment plan.

Importantly, the document recommends permitting residential and mixed-use development within the General Commercial zone in Downtown Springfield.

> Permitted uses in the GC General Commercial zone should be expanded to include residential uses and properties with mixed commercial and residential uses. This will help to provide alternative uses for some properties that have vacancies and will provide additional customers to some of the commercial ventures. Such a use can be established as a conditional use in locations that meet specific criteria to be established. Such conditional use criteria could include lot size, parking availability, private entrances and buffering.

Pursuant to the LRHL, "all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan." As described above, this Redevelopment Plan is wholly consistent with Springfield Township's Master Plan objectives and policies. In general, the intent of this Plan is to encourage mixed-use development which catalyzes further private investment in the downtown area and provides additional residents who will increase pedestrian and spending activity along Morris Avenue. Further, the design standards of this Plan will ensure that new development will greatly enhance the visual appearance of Morris Avenue. In summary, this Redevelopment Plan should be viewed as a significant product of the Township's downtown planning efforts dating back to 1997.

6 Redevelopment Actions

6.1 Outline of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions needed to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; and provision for public improvements necessary to support new development.

Once a redeveloper is selected the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

6.2 Properties to be Acquired

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Plan Area. However, the Township reserves the right to acquire certain lots which are eligible for acquisition (Block 706, Lots 10, 11, 12, 13, 14, 15, 16 and 17).

6.3 Relocation

The Redevelopment Plan does not anticipate the displacement or relocation of any residents or businesses within the Plan Area. However, should the Township acquire properties within the Plan Area, it will undertake the following steps to provide for relocation:

- At the time of property acquisition, the actual extent of displacement will be determined.
- A Workable Relocation Assistance Plan (WRAP) will be prepared and submitted to the New Jersey Department of Community Affairs for approval.
- The Township will comply with the requirements of the State's relocation statutes and regulations as applicable, and will provide all benefits and assistance required by law.

6.4 Infrastructure

In addition to the proposed actions outlined above, other actions may be taken to further the goals of this Plan. These may include, but shall not be limited to: 1) provisions for infrastructure necessary to service new development; 2) environmental remediation; and 3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

6.5 Other Actions

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

7 General Provisions

7.1 Amendment to Zoning Map and Land Use Ordinance

The Zoning Map referenced in Section 35-10 of the Land Use Ordinance of the Township of Springfield is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Section 35-9 of the Land Use Ordinance is hereby amended to include a reference to said Redevelopment Plan.

7.2 Definitions

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section in the Township's Land Use Ordinance as set forth in Section 35-7.

7.3 Deviation Requests and Requests for Design Exceptions

The Springfield Township Planning Board may grant deviations from the regulations contained within this Redevelopment Plan under Chapters 3 and 4, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reasons of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar difficulties to, or exceptional and undue hardship upon, the redeveloper. The Springfield Township Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations shall be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Township of Springfield Zoning Board of Adjustment.

7.4 Site Plan and Subdivision Review

Site plans for the construction of improvements within the Plan Area shall be prepared and submitted to the Planning Board in accordance with the Township of Springfield Site Plan and Subdivision Review Ordinance (Sections 35-64 to 35-69.4).

The site plan shall be consistent with the provisions of this Plan and should, at a minimum, include the following additional elements:

- Overall development plan specifying land uses, building heights, square foot areas for each land use and numbers of residential units.

- Streetscape elevations of proposed building (and buildings adjacent to proposed building), indicating the materials to be used, the location of all trees and other plantings and the location and design of any street furniture to be installed.
- Architectural renderings and floor plans indicating compliance with the design standards contained herein.
- Traffic and circulation analysis and plan which shall include consideration of mass transit routes.
- Parking, loading and vehicular access plan.
- Landscape plan.
- Utility plan.
- Stormwater Control plan as per the requirements of Section 35-117 of the Township Land Use Ordinance
- Plans for any off-tract improvements (if applicable)
- Phasing plan (if applicable)

No certificate of occupancy of any type shall be issued for construction of improvements within the Plan Area until the Springfield Township Planning Board has granted final site plan approval for such improvements.

Any subdivision of lots or parcels of land within the Plan Area shall be in accordance with the requirements of this Redevelopment Plan and the Site Plan and Subdivision Review Ordinance of the Township of Springfield, except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, the Plan shall prevail.

7.5 Adverse Influences

No use 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.

7.6 Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the redeveloper, upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

7.7 Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

7.8 Completion of Redevelopment

Upon the inspection and verification by the Township of Springfield that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

7.9 Severability

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.

8 PROCEDURE FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of $5,000 shall be paid by the party requesting such amendment, unless the request is issued from any agency of Springfield Township. The Township Committee, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.