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FEDERAL BOULEVARD REDEVELOPMENT PLAN
BOROUGH OF CARTERET, NEW JERSEY

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1.0 INTRODUCTION

1.1 Background

The Borough of Carteret authorized Beacon Planning and Consulting Services (BPCS), LLC, to evaluate whether certain properties located within West Carteret industrial district would qualify as a Redevelopment Area under the requirements of New Jersey's Local Redevelopment and Housing Law (LRHL). The findings were presented to the Planning Board in a report entitled "Federal Boulevard Redevelopment Area Assessment," dated October 2005. The report found that the area is characterized by underutilized properties, as well as properties with obsolete and inefficient site layouts. These conditions are consistent with requirements identified under the LRHL to designate the entire study area as an "area in need of redevelopment".

Based on the conclusions of the Redevelopment Area Assessment, the planning board recommended that the governing body designate the study area a redevelopment area. The governing body then formally delineated the area for redevelopment.

Subsequently, the Borough authorized Beacon Planning to evaluate several additional properties within this same industrial district, the findings of which were presented to the Planning Board in a report entitled "Federal Boulevard Redevelopment Area Assessment, Phase 2," dated April 2006. Based on the conclusions of the Redevelopment Area Assessment, the planning board recommended that the governing body designate the study area a redevelopment area. Subsequently, the governing body formally delineated the area for redevelopment and directed the Planning Board to prepare one redevelopment plan that would regulate development within both of these redevelopment areas.

The accompanying redevelopment plan identifies proposed uses for which the overall area is suitable. It also sets forth area and bulk guidelines to accommodate redevelopment of the area in a manner that promotes the health, safety and welfare

of the Carteret community. The redevelopment plan is designed to enhance the presently underutilized area by allowing for a diverse mix of appealing commercial and residential activities in a location that affords convenient access for Borough residents, as well as residents in neighboring communities. The redevelopment plan is designed to enhance the presently substandard and underutilized area by providing an opportunity for attractive and complementary uses that are intended to function practically, aesthetically, and productively. The redevelopment plan for this area envisions the area will function as an integrated component of the Borough while taking advantage of nearby highway accessibility to broaden the site's regional appeal. The plan is also designed to be consistent with and implement specific goals, objectives and policy statements set forth in the Borough Master Plan, dated 1973, and the Borough's most recent Master Plan Re-examination Report, which was adopted in June 1998.

Following its review of this redevelopment plan, the Planning Board will forward its findings and recommendations regarding the redevelopment plan to the governing body for formal action. The statute governing redevelopment activities in New Jersey allows for a plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the delineated area.

1.2 Statutory Basis for the Redevelopment Plan

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
 2. Proposed land uses and building requirements in the project area.
 3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
 4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
 5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398.
- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be

required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

1.3 Area Description

The Federal Boulevard Redevelopment Areas, Phases 1 and 2, are located within the West Carteret industrial district. The two redevelopment areas are comprised of total of 23 lots located in Tax Blocks 49.01, 49.02, 64.01 and 64.02. In addition, the rights-of-way for several public are included as well. Figure 1 shows the location of the 163.1-acre redevelopment area within the Borough. The redevelopment area has 1,300 feet of frontage on Minue Street, 375 feet of frontage on Bryla Street and 700 feet on Blair Road. Figure 2 delineates the boundaries of the area regulated by the Federal Boulevard Redevelopment Plan and the properties within. Table 1 lists the properties that comprise this area. The entire right-of-way of Raskulinecz Road has also been designated for redevelopment.

Table 1
Redevelopment Area Properties

Block	Lots	Area
49.01	4, 9 & 11	14.53
49.02	2	33.24
64.01	1, 2, 3, 4.01, 4.03, 4.04, 5, 6.01, 6.02, 7 & 8	65.83
64.02	1, 2.01, 2.02, 3 & 7	27.45
Total		141.05

The redevelopment area adjoins a single-family residential neighborhood to the north and west. A utility right-of-way and the New Jersey Turnpike are directly east of the study area, while remaining portions of the Borough's light industrial district are situated to the south and west. The area to the west along Roosevelt Avenue consists of additional properties developed with neighborhood commercial and other non-residential uses.

1.4 Utilities and Infrastructure

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the Redevelopment Area.

- **Water:** Middlesex Water Company services the entire Borough of Carteret for domestic purposes and with water pressure for fire fighting purposes.
- **Sanitary Sewerage:** The Borough maintains and operates a sewerage collection system that pumps the collected wastewater to the regional Middlesex County Utility Authority for treatment. While surcharging of portions of the storm system does occur, the separation of storm from sanitary lines has eliminated potential health concerns.
- **Electricity:** Electrical power is provided to the Redevelopment Area by Public Service Electric and Gas (PSE&G).
- **Natural Gas.** Gas lines that service the Redevelopment Area are provided by Elizabethtown Gas.
- **Voice and Data Transmission:** Verizon services are available for the redevelopment Area.

1.5 Environmental Conditions

Any and all redevelopment efforts must consider the environmental status of the area. Potential environmental liabilities present within the area must be identified and all planning and redevelopment/rehabilitation pursued pursuant to all applicable laws, statutes and pertinent rules.

1.6 Urban Enterprise Zone Status

In 1994 Carteret gained an Urban Enterprise Zone (UEZ) status for the district comprising the redevelopment area.

2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT

This redevelopment plan provides standards and regulations for two redevelopment areas. They are the Federal Boulevard Redevelopment Area, Phases 1 and 2. Separate area analyses were performed for each of these redevelopment areas, and the findings and conclusions were summarized in reports entitled "Federal Boulevard Redevelopment Area Assessment," dated October 2005, and "Federal Boulevard Redevelopment Area Assessment, Phase 2, dated April 2006. The following statutory criteria were cited as the basis for inclusion of the properties for redevelopment:

- Criterion B: The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- Criterion C: Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- Criterion D: Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- Criterion E: A growing lack or total lack of property utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- Criterion G: In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise

Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

Criterion H: The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The redevelopment area assessment represented the first step of an extensive planning process. The governing body elected to proceed with the recommendations of the Planning Board with respect to the Federal Boulevard Redevelopment Area, pursuant to Resolution 06-48. Subsequently, the governing body elected to proceed with the recommendations of the Planning Board with respect to the Federal Boulevard Redevelopment Area, Phase 2, pursuant to Resolution 06-212. Following this second designation, the governing body directed the Planning Board to prepare a redevelopment plan that would regulate development within both of these redevelopment areas. The statute governing this process allows a plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the delineated area. The analysis highlighted the fact that portions of the study area are not utilized in a manner that allows the achievement of their full development potential, and thus does not enable them to contribute to the public health, safety, and general welfare of the community.

3.0 REDEVELOPMENT AREA REGULATIONS

3.1 Approach

This plan seeks to achieve the realistic development potential of the site in order to maximize its economic and social benefits to the local community. The most appropriate approach for the municipality is to provide for an appealing mix and range of commercial and residential activities. It is the intent of the plan to create a unique and pleasant environment that attracts local and regional commerce to the site, while providing enhanced residential opportunities within the Borough. The overall area has convenient regional access via the New Jersey Turnpike, Routes 1 and 9, and the Garden State Parkway. The Federal Boulevard Redevelopment Plan should reflect the community's progressive vision through thoughtful urban design and aesthetically integrated architectural details. The appropriate use of landscaped transitional areas should buffer surrounding residential neighborhoods from potential nuisances, and as well as to buffer areas within the redevelopment area from adjoining uses in Carteret and Woodbridge.

3.2 Plan Interpretation

Unless otherwise specified herein, the standards contained within this Plan shall regulate the land use, bulk requirements, sign regulations and design standards in the FBRA, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a designated redeveloper or by private property owners. Where regulations of the Plan conflict with the Land Development Ordinance or Design Standards of the Borough, this Plan shall control.

A new zoning district to accommodate the intended permitted land uses will be established and known as the Federal Boulevard Redevelopment Area (FBRA). This zone district is not an overlay zone, but replaces the current zoning designation for the Federal Boulevard Redevelopment Area and the Federal Boulevard Redevelopment Area – Phase 2. Final adoption of this Redevelopment Plan by the

Borough Council shall be considered an amendment to the Borough of Carteret Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the Borough's Land Development Ordinance.

The continued use of existing properties is permitted until the property is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the Borough of Carteret's Zoning Ordinance and/or other applicable Borough codes or ordinances shall be required.

The flexibility of land uses within the overall zone district is essential to allow for best design possible in order to:

- 1) Realize an aesthetically desirable commerce center for residents and visitors;
- 2) Provide for a range of commercial activities that reflect the diverse lifestyles and needs of the local and regional marketplaces;
- 3) Improve traffic circulation on local roadways;
- 4) Strengthen pedestrian connections to surrounding uses;
- 5) Accommodate public transit operations;
- 6) Protect nearby residential neighborhoods from physical nuisances;
- 7) Create market-driven opportunities to ensure the success of the redevelopment efforts.

The local land development regulatory process will be administered by the Carteret Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to reach the following goals and objectives for the Borough of Carteret:

- A. To remedy substandard and otherwise obsolete buildings and site designs which contribute to property underutilization;
- B. To transform the site into positive asset for the general community with fully productive uses;
- C. To serve as the guiding document for the Borough Council and Planning Board for this area;
- D. To create land use and building requirements specific to the Redevelopment Area that will promote the development of a broad range of desirable commerce and lifestyle activities;
- E. To foster development that will advance the revitalization of the Redevelopment Area, while adding taxable improvements to the Borough's ratable base;
- F. To promote the utilization of high quality design standards in the construction of buildings and improvements;
- G. To provide for needed public amenities and services as well as provide connectivity to surrounding uses;
- H. To stimulate economic development opportunities within the redevelopment area;
- I. To create and control vehicular access within the site and along adjacent roadways in order to diminish traffic conflicts.

3.4 Design Standards

Fundamental to Federal Boulevard Redevelopment Plan is the creation of an effective transition area between Carteret's existing residential neighborhoods and the redevelopment area. Visual and functional transition elements are essential. Off-street parking, well defined site access from adjacent roadways, a contiguous pedestrian network on site with off-site linkages, transit oriented facilities, an architectural style that attractively meshes various commercial land uses, quality

building materials, and an enticing streetscape are character requirements of the Redevelopment Plan.

Purpose

- To set forth guidelines and standards that promote the creation of functional and attractive development that shall promote and give due consideration to the health, safety, general welfare, morals, order, efficiency, economy, maintenance of property values and character of the Borough of Carteret.
- To ensure that any development shall comply with the stated goals and objectives of the Federal Boulevard Redevelopment Plan.
- To provide guidelines and standards that shall be used by an applicant in preparing a redevelopment proposal, and the designated redevelopment entity in reviewing same.
- To minimize adverse impacts of flooding, drainage, erosion, vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waster disposal, litter, ventilation, vibration, crime and vandalism and inappropriate design and development.
- To ensure that any new development gives due consideration to the physical, visual and spatial characteristics of the existing and proposed streetscape, neighborhood and district in which such is located and the Borough generally, while providing sufficient opportunity for creativity in design.
- To ensure that the physical, visual and spatial characteristics of any proposed development will effectively function as a transition area to existing development in adjacent neighborhoods.

Exceptions

The design standards herein shall be used as the Borough's presumptive minimum requirements for development in the Federal Boulevard Redevelopment Areas. However, the guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived if they are shown to further promote the purpose and intent of the Redevelopment Plan. Such modification or waiver may be approved by Mayor and Council upon a demonstration of the following:

- Any proposed changes would substantially satisfy the goals and objectives of the Federal Boulevard Redevelopment Plan;
- Be designed in accordance with the Borough's normally acceptable engineering, planning and/or architectural practices;
- Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
- Generally enhance the overall development plan for the tract;
- Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape and neighborhood in which such development is located or the two Federal Boulevard Redevelopment Areas as a whole;
- Generally enhance the streetscape and neighborhood;
- Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development;
- Not materially detract from the real property value of the development or adjacent or nearby properties;

Site Standards

- *Vehicular access.* It is the intent of the plan to limit the number and frequency of driveways and curb cuts onto existing public rights-of-way. The plan should attempt to minimize adverse impacts to the traveling public on Federal Boulevard, Minue Street, Milik Street, and Blair Road. Parking within the redevelopment area shall be provided completely on site except where on-street parking would promote the purpose of exceptional urban design. Parking lots shall be prohibited within 25 feet of any public right-of-way or street and consideration should be given to locating the parking areas internally throughout the redevelopment area. Loading areas shall be located to the side and rear of buildings and out of the line of sight from the traveling public or adjacent residential properties.
- *Commercial activity.* Commercial land uses permitted by this Redevelopment Plan may draw both pedestrian and motor vehicle activity, and is dependent on both to varying degree according to the type of proposed uses. Sufficient parking for retail and other commercial components of the Federal Boulevard Redevelopment Plan is important to the long-term success of the redevelopment plan. It is also important to provide uninterrupted pedestrian access through the

redevelopment area, as well as to provide pedestrian connectivity to adjacent residential and commercial areas. Emphasis should also be placed on providing parking in sufficient quantity and in reasonable proximity for all land uses proposed.

- *Building location.* Buildings shall be located to front towards and relate to public streets, both functionally and visually. In a multiple-building development, buildings located on the interior of a site shall front towards and relate to one another, both functionally and visually. Commercial structures facing a public street should maintain or recreate a continuous, urban storefront appearance and should provide access to and from the street. Spatial relationships between buildings shall be geometrically logical, harmonious and architecturally formal. All buildings shall be located to allow for adequate fire and emergency access. Any refuse collection facilities located outside of structures shall be enclosed, sheltered, screened and in keeping with the established design of the community.
- *Pedestrian Circulation.* A barrier-free, uninterrupted walkway system shall be provided to allow pedestrian access to buildings from either the Borough sidewalk system or onsite parking facilities. Such walkway system shall promote pedestrian activity both within the site itself and to adjacent neighborhoods by its integration with the Borough sidewalk system. Walkways shall be separate from motor vehicle circulation to the greatest extent possible. Walkways shall also provide for connectivity between buildings on site.
- *Decorative lampposts.* An exterior tract with greater than 45 feet of public right of way frontage shall provide for decorative lampposts approximately 10 feet to 12 feet high, and spaced at intervals of approximately 40 feet to 60 feet along or near all street lines and driveways. Walkways in the interior of a site shall have decorative lampposts approximately 10 feet to 12 feet high, spaced at intervals of approximately 30 feet to 40 feet. The style, size, color and type of light source of such lampposts shall be in accordance with generally accepted Borough streetscape standards or its functional and aesthetic equivalent. Lighting levels from such fixtures shall be in accordance with Borough standards.
- *Sidewalk type and streetscape details.* Sidewalks and all other streetscape improvements along public right-of-way shall be completed in accordance with the Borough's design standards.

Architectural Design Standards

- *Massing.* Building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than 150 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. The total

measurement of such offsets shall equal a minimum of 10% of the building wall length. The minimum projection or depth of any individual offset shall not be less than 75 feet in length.

- *Continuity of treatment.* All sides of a building shall be architecturally designed so as to be compatible with regard to style, materials, colors and details.
- *Roof.* The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building.
- *Windows.* Fenestration shall be architecturally compatible with the style, materials, colors and details of a building. Windows shall be vertically proportioned wherever possible and the location of windows on the upper stories of a building shall be vertically aligned with the location of windows and doors on the ground level of such building. Buildings containing storefront style and boutique type retail uses shall have a pane display style window on the ground level. Such windows shall not comprise less than 45 percent or greater than 75 percent of the total ground level façade area of such building.
- *Entrances.* All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.
- *Awnings and canopies.* Commercial buildings with entrances facing public rights-of-way may use awnings or canopies to compliment the architectural style of the building and to distinguish various types of commercial establishments one another on the same site. The design of awnings shall be architecturally compatible with the style, materials, colors and details of such buildings.

The maximum size of an awning/canopy sign shall not exceed an area of 10 square feet per awning/canopy up to a maximum of two awning/canopy signs per business use;

The maximum height of lettering on an awning/canopy sign shall not exceed sixteen (16) inches.

- *Physical plant.* All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing shall be shielded from view for a minimum distance of 500 feet from the site. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse-type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building.

- *Materials, colors, and details.* All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such incorporated into the design of such buildings
- *Lighting.* Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the lights quality such sources produce. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible.
- *Multiple uses.* A building with multiple storefronts or other multiple uses, no matter whether such uses are the same type of use or located on the same floor level, shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such storefronts or uses.
- *Multiple building.* A development plan that contains more than one building or structure shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such buildings or structures. Any building located on a corner lot shall be considered significant feature of the area's urban design, as buildings will have more than one façade facing a public street. Such buildings may be designed to have additional height and architectural details, if deemed by the redevelopment entity to provide a substantial enhancement of the aesthetics of the streetscape.
- *Prohibited materials.* The use of bare aluminum or other bare metal materials or exposed non-decorative concrete block as exterior building materials shall be prohibited. The use of unusual shapes, colors, and other characteristics that create a jarring disharmony shall be avoided.

Landscaping Design Guidelines

- *Landscaping.* The entire development shall be landscaped in accordance with a plan conceived as a complete pattern and style throughout the total site. All areas of the site not occupied by buildings and other improvements shall be planted with trees, shrubs, hedges, ground cover and perennials and annuals. Landscaping shall be provided to achieve the following:
 - Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation and land forms;

- Assistance in adapting a site to its proposed development;
- Mitigation and control of environmental and community impacts from a development;
- Creation of an attractive appearance for the development, as viewed from both within the site itself and the surrounding area;
- Definition of yard areas and other open space;
- Energy conservation and micro-climatic control;
- *Other site design elements.* The development plan shall incorporate landscaping with other functional and ornamental site design elements, where appropriate, such as the following:
 - Courtyards, plazas, alleys and similar public and semi-public open spaces;
 - Ground paving materials;
 - Paths and walkways;
 - Fences, walls and other screens;
 - Street and site furniture;
- *General standards.* The following general standards shall be used to prepare and review landscaping for any development plan.
 - Deciduous trees shall have a minimum caliper of two and one half inches at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Low-growing evergreen shrubs shall be a minimum of 2.5 feet in height at time of planting. Size of other plantings shall depend on setting and type of plant material.
 - Plantings shall be watered regularly and in a manner appropriate for the specific plant material through the first growing season. All landscaped areas shall be well maintained and kept free of all debris, rubbish, weeds, tall grass, other overgrown conditions and the storage of any equipment or materials.
 - The redeveloper shall be required to replace dead or dying plant material for a period of two years from the date of issuance of a final occupancy permit and shall post a maintenance guaranty for such. If plant material is dead or dying during a planting season, it shall be replaced that same

season. If plant material is dead or dying during a non-planting season, it shall be replaced as soon as is reasonably possible at the start of the next planting season.

- *Specific standards.* The following standards shall be used to prepare and review landscaping within the two Federal Boulevard Redevelopment Areas:
 - The interior area of all parcels shall be landscaped to enhance the site's aesthetic appearance, provided visual relief from monotonous appearance of extensive building and parking areas, and to provide shading. In parking lots, such landscaped areas shall be provided in protected planting islands or peninsulas within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of motorist.
 - The redeveloper shall provide to the redevelopment entity an acceptable landscaping plan.
 - Benches, trash receptacles, kiosks, phone booths and other street or site furniture shall be located on-tract, and shall be positioned and sized in accordance with the functional need of such. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.
 - Street trees shall be provided on-tract along all public streets within the West Carteret Minue Street Retail Redevelopment Area. Street trees shall be Redspire Pear (*Pyrus calleryana* "redspire") or equivalent planted 30' on-center, a minimum 2-1/2" caliper at the time of planting.
 - Shade trees shall be provided along all existing public right-of-ways in accordance with the Borough's design standards.

3.5 Permitted Uses

- A. Permitted principal uses. The Redevelopment Plan seeks to accommodate a broad range of uses and activities in one location to encourage redevelopment of the FBRA. Table 4 below lists the permitted uses for this area.

Table 4
Permitted Principal Uses
Federal Boulevard Redevelopment Area

1. Retail sale of goods and personal services
 2. Service establishments dealing directly with consumers
 3. Business and professional offices, banks and fiduciary institutions
 4. Municipal offices and facilities
 5. Restaurants, cafes, bistros, bars and nightclubs;
 6. Supermarkets
 7. Specialty food stores
 8. Variety stores
 9. Dry goods stores
 10. Clothing and apparel stores
 11. Department stores
 12. Recreational sports facilities
 13. Fitness and health clubs
 14. Child care and adult daycare facilities
 15. Multifamily residences (age restricted)
 16. Attached single-family residences (age restricted)
 17. Light industrial uses
 18. Warehousing
 19. Mixed use of uses permitted in this district, excluding industrial uses
 20. Data Centers
-

B. Permitted accessory uses. Permitted customary uses may include off-street parking, parking garages, parking lots, fences and walls, signage, loading areas, and public open space, street furnishings and related elements which are commonly ancillary to principal permitted uses.

C. Accessory uses for data centers, such as water tanks and generators, shall not be located in a front yard, shall not exceed 20 ft. in height, shall comply with all noise ordinances, and the full height of all accessory uses shall be screened from view from Federal Boulevard.

3.6 Bulk Standards

Table 5 lists the area and bulk requirements for the Federal Boulevard

Redevelopment Area:

Table 5
FBRA Bulk Regulations

Zoning Standard	Redevelopment Area Requirement
Minimum lot area (acres)	5
Minimum lot width (feet)	250
Minimum front yard setback (feet) ¹	50
Minimum side yard setback (feet) ¹	25
Minimum rear yard setback (feet) ¹	25
Maximum impervious coverage (%)	85
Maximum building height (feet/stories) ²	60/4
Maximum floor area ratio	0.75
Maximum building wall length (feet)	150
Minimum landscaped open space amenity (%)	15

¹Minimum setback from an existing adjacent residential zone district shall be 100 feet

²Exclusive to the Data Center use, roof-top appurtenances may be placed to a height of 65 ft. provided a screen wall of that same height is included around the entire perimeter of the building. Cooling towers may be placed to a height not exceeding 69 ft. provided they occupy less than 10% of the gross roof area and that they are properly screened from view from all sides of the building. Cooling towers should be setback from the perimeter to the greatest extent possible to minimize the view of same.

3.7 Supplemental Regulations

A. General Regulations

1. The parking requirements set forth in Section 160-107 of the Borough Land Development Ordinance shall apply to permitted uses in the FBRA. Uses for which off-street parking standards have not been established shall be determined by the Planning Board during site plan review. The required number of parking spaces shall be based on the parking demand generated by the particular use.
2. The accessory use regulations set forth in Section 160-98 of the Borough Land Development Ordinance shall apply to accessory uses in the FBRA.
3. In the event of any conflicts between the regulations set forth herein for commercial and any other Borough of Carteret development ordinances, the FBRA regulations shall apply.

B. Distribution of Uses

1. Delineation on plan. The applicant shall identify the square footage devoted to various types of commercial uses. The amount of open space and landscaped open space shall be calculated.

2. Light industrial uses are encouraged as a transition to industrial uses situated in Woodbridge or to remaining industrial uses in West Carteret. In all instances, adequate screening and buffering shall be provide for any residential development.

C. Landscaped Open Space Requirements

1. A minimum 15 percent of a site's land area shall be devoted to landscaped open space.
1. If provided, any public open space shall include a water-related feature such as a fountain, waterfall, or reflecting pool. The open space shall also be suitably landscaped and planted to provide an attractive year-round visual amenity.
2. Landscape plan amenities shall be guided by the requirements set forth in Section 138.G (1)(h)(i) of the Carteret Land Development Review Ordinance.

D. Prohibited Uses

1. Commercial use not otherwise permitted in the Table 4 of this Plan, or commercial or industrial uses not specifically permitted in the Borough's Neighborhood Commercial Zone (Section 160-132), or those uses permitted in Section 160-132 that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, fumes, noise, vibration or similar substances or conditions.

E. Signs

All signs shall be architecturally compatible with the styles, materials, colors and details of the building and other signs used on the site. A maximum of one sign shall be used for each commercial establishment residing within a building except establishments located on more than one building corner may provide a sign on each corner. Signs may be provided consistent with the provisions of Section 160-113 of the Borough's Land Development Ordinance. Monument style signs are preferred at entrances to the site to enhance aesthetics.

F. Non-Applicable Sections

The following sections of the Borough's Land Development Ordinance shall not apply in the Federal Boulevard Redevelopment Area

160-109: Limitation on number of principal uses or buildings per lot.

|

G. Stormwater Management

Stormwater management facilities located in and serving development pursuant to the Federal Boulevard Redevelopment Area shall satisfy all applicable requirements established by the New Jersey Department of Environmental Protection.

H. Street, Curbs and Sidewalks

Proposed right-of-way improvements shall meet the requirements set forth in the Borough's Land Development Ordinance at Sections 160-79 (Curbs), 160-86 (Monuments), 160-88 (Off-site and Off-tract improvements), 160-89 (Sanitary Sewers), 160-90 (Shade Trees), 160-91(Sidewalks), 160-93 (Street lighting), 160-94 (Streets), and 160-96(Water Supply), and shall be consistent with the streetscape design and standards being implemented elsewhere in the Borough.

I. Deviation Requests

The Planning Board may grant deviations from the bulk standards provided in the Federal Boulevard Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the development of such property. The 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 application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted that would result in permitting a use that is not permitted in the FBRA. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a, b.

4.0 ACQUISITION AND RELOCATION

4.1 Properties to be acquired

All lands within the Federal Boulevard Redevelopment Area not owned by the Borough of Carteret are subject to acquisition for redevelopment. This Redevelopment Plan authorizes the Borough to exercise its condemnation powers on all properties in the two Redevelopment Areas, to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the Plan.

4.2 Relocation

Relocation, temporary or permanent, of residents displaced as a result of the implementation of this Redevelopment Plan shall be carried out by the Borough, or such entity designated by the Borough (Relocation Entity) in accordance with the provisions of the State of New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.), the rules promulgated there under, and a State-approved Workable Relocation Assistance Plan (WRAP) for the Redevelopment Area. Said WRAP shall be available for public inspection at the offices of the Relocation Entity

It is estimated that adequate opportunities for the relocation of establishments currently conducting business within the FBRA will be available in the immediate region during the relocation period. The Relocation Entity will seek to identify potential new locations for businesses that may be displaced as a result on the implementation of this Redevelopment Plan.

5.0 RELATIONSHIP TO OTHER PLANS

The LHRL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. The Redevelopment Area lies adjacent to Woodbridge Township to the south and west, and the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of this community.

5.1 Carteret Master Plan

FBRA is located in an area of the Borough that is designated for commercial and industrial uses. The goals, objectives and standards contained in this Redevelopment Plan are consistent with the Borough's Master Plan.

5.2 Sewer and Water Service

Both public water and sewer service services are available to development within the Federal Boulevard Redevelopment Area.

5.3 Transportation and Public Transportation

The FBRA is currently served by public transportation. New Jersey Transit provides bus service to the general area. Roosevelt Avenue provides access to the regional highway network. Minue Street and Blair Road connect the area regulated by this Redevelopment Plan to the New Jersey Turnpike (Interchange 12), state and county highways, and neighboring communities.

5.4 Relation to Master Plans of Adjacent Municipalities

Municipalities bordering Carteret include Woodbridge in Middlesex County, and Rahway and Linden in Union County. The southern and western portions of the regulated area are situated along the municipal boundary with Woodbridge. Proposed uses in the FBRA will need to recognize the industrial character of the adjoining area in Woodbridge, and either be compatible with such existing development or provide suitable buffers to minimize any potentially adverse impacts.

Regional access to the redevelopment area is primarily from the New Jersey Turnpike. As a result, the redevelopment of the area is not anticipated to have a significant adverse impact on development or roadways in neighboring communities.

5.5 Relation to Middlesex County Plan

The Federal Boulevard Redevelopment Plan is consistent with the Middlesex County Master Plan as it relates to this specific area. The area is proposed to remain in non-residential use, and will continue to provide substantial employment opportunities for Borough and County residents. The addition of residential uses to this district is intended to provide additional

5.6 Relation to State Development and Redevelopment Plan

This Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development and redevelopment in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. Carteret is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understands that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section summarizes the implementation process for a successful redevelopment plan.

6.1 Redevelopment Entity

The Borough Council shall serve as the Redevelopment Entity hereunder.

6.2 Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

6.3 Selection of Designated Redeveloper

Potential redevelopers will be required to submit to the Redevelopment Entity for review and approval prior to the designation of a Redeveloper(s):

- Documentation evidencing financial responsibility and capability with respect to the development proposed;
- Estimated total development cost;
- Estimated time schedule for start and completion of development;
- Conceptual site plans, subdivision plans, preliminary plans, outline specifications and elevations sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, parking, loading, and landscaping;

- Community impact report that identifies the impact of the proposal on municipal facilities and services, school district facilities and services, and local tax revenues.
- Such other information as may be required by the redevelopment entity.

In selecting a Redeveloper, the Borough shall give preference to a developer based on the following considerations:

- A. The redeveloper's qualifications including successful completion of commercial or industrial developments of comparable size, complexity and quality.
- B. The extent to which a proposal best serves the interests of the Borough in terms of the financial benefits to be derived by the Borough, after consideration of the scale and intensity of development; the proposed the timing and quality of construction; and the architectural theme selected.

After review and evaluation of all proposals by the Redevelopment Entity, the Entity may select one or more developers who have submitted a proposal for the Redevelopment Project and/or each of the sections of the Redevelopment Area. The Borough reserves the right to provisionally designate a Redeveloper(s) subject to the negotiation of an acceptable Redevelopment Agreement setting forth the essential terms and conditions pursuant to which the Redevelopment Project(s) shall be authorized and completed.

6.4 Appointment of a Redeveloper

The Redevelopment Entity shall review each Redeveloper Proposal and Qualification Summaries submitted to the Borough. The Redevelopment Entity may decide to reject all developer proposals or may select one or more Redevelopers to participate in the implementation of the Redevelopment Plan.

Upon the selection of one or more Redevelopers, the Redevelopment Entity shall then proceed to negotiate a formal Redevelopment Agreement.

The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. Estimates of total development cost and time schedule for project start and completion shall be finalized by the designated Redeveloper(s) at the time of execution of such agreement. Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the Redevelopment Entity by the Redeveloper for approval to insure conformance with the approved preliminary submission. Development plans shall also be submitted for approval to the Borough Planning Board, as required by the Borough's Land Development Ordinance.

6.5 Land Disposition

The Redevelopment Entity shall have the authority to sell, lease or otherwise convey to the Redeveloper(s) for redevelopment, subject to the restrictions, controls and requirements of this Plan, all or any part(s) or portion(s) of land within the Redevelopment Area which becomes available for disposition as a result of public action under this Plan. The Entity reserves the right to formulate an agreement to enforce resale covenants. The development of the plan in different sections by separate entities will be permitted if it is determined that this approach best achieves the goals and objectives of the Plan.

Title will be transferred only after the Borough has been paid in full for the value of such title interests as are to be transferred or other arrangements for full payment have been accepted by the Borough.

Neither the Borough of Carteret nor the Redevelopment Entity nor any of their assigns nor any purchasers or lessees from them shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or martial status in the

sale, lease or rental or in the use and occupancy of land or improvements erected or be erected thereon, or any part thereof, in the Redevelopment Area.

6.6 Property Acquisition

This Redevelopment Plan authorizes the Borough to exercise condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or similar property interests that may undermine the implementation of the Plan.

6.7 Conditions in Redevelopment Agreement

Any Redevelopment Agreement pertaining to the Federal Boulevard Redevelopment Plan shall be contingent upon the following conditions, restrictions, and/or requirements.

1. The Redeveloper Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. The Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. Failure by the Redeveloper to adhere to any approved site plan and the associated time schedule shall constitute a condition of default under the Redevelopment Agreement.
4. The deed of conveyance shall include a restriction that the Redeveloper and his successors or assigns shall devote land to the uses specified in the Redeveloper's final plan and shall not devote such land to any other uses. These restrictions shall be perpetual in nature and shall run with the land.
5. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with a Redeveloper in the event that such Redeveloper fails to

perform its obligations on a timely basis or it suffers a substantial change in its financial conditions which in the sole, reasonable judgment of the Redevelopment Entity is determined as being materially adverse.

6. The Redeveloper shall not be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Entity have been obtained; it being understood that such consent will not be granted under conditions that would promote speculation and fail to protect the interests of the Borough of Carteret.
7. The consent of the Redevelopment Entity shall be required prior to the disposition of all or any of the Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Redeveloper of all on and off-site improvements as may have been approved and required.
8. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with any Redeveloper in which the ownership interests have changed by more than ten (10) percent in aggregate during the term of a Redeveloper Agreement unless such changes have been first approved by the Redevelopment Entity.
9. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Redevelopment Entity or by purchasers or lessees from them, or by an successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national original, sex, or marital status.
10. The Redeveloper shall have the obligation to maintain all aspects of the built environment of the Federal Boulevard Redevelopment Plan including buildings, parking areas, landscaping, streetscaping, sidewalks, curbing and traffic calming devices (but not the paved roadway unless disturbed by the Redeveloper), trash collection & receptacles, and all such issues identified in the Borough Property Maintenance Code Section 222.
11. The Redeveloper shall pay to the Redevelopment Entity a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.

6.8 Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, will be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The Planning Board may require the developer to provide a bond or bonds of sufficient size and duration of guarantee the completion of the various phases of the project in compliance with the requirements of the Municipal Land Use Law, Section 160 of the Borough of Carteret's Land Use Ordinance, and any and all planning approvals granted for a redevelopment project within the FBRA.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Federal Boulevard Redevelopment Area and take precedent over the Land Development Ordinance of the Borough of Carteret. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

6.9 Duration of Redevelopment Plan

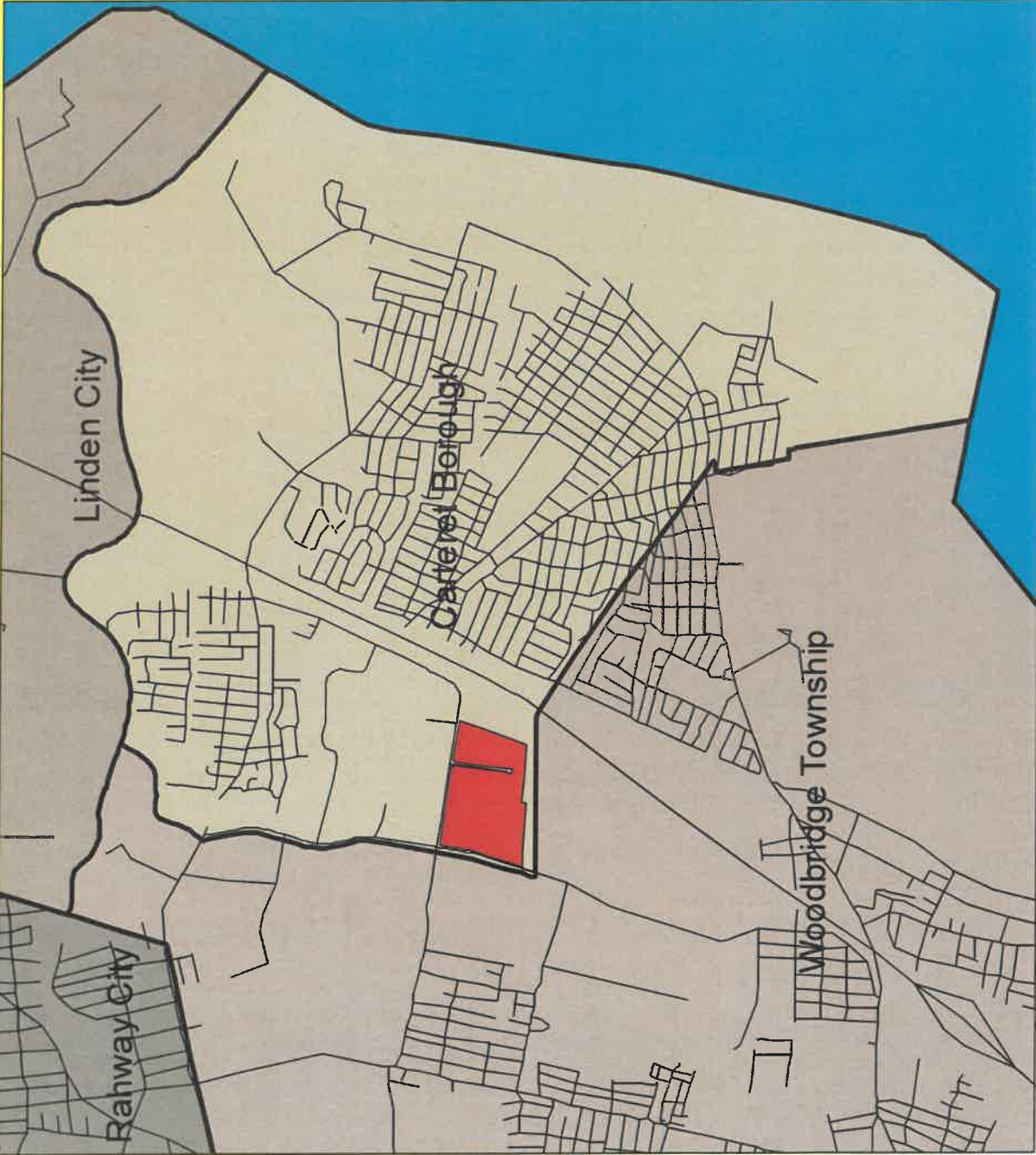
During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan will remain in effect for 30 years.

After that period the Zoning Ordinance will regulate the development of the Redevelopment Area.

6.10 Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

FIGURES



FEDERAL BOULEVARD REDEVELOPMENT STUDY AREA

Figure 1
Site Location



Beacon Planning and Consulting Services, LLC
Colts Towne Plaza, Suite 207
41 State Highway 34 South
Colts Neck, New Jersey 07722
732.845.8103 (Tel)
732.845.8104 (Fax)



FEDERAL BOULEVARD REDEVELOPMENT PLAN

Figure 2
Redevelopment Areas

Legend

- Federal Blvd Redevelopment Area
- Federal Blvd Redevelopment Area, Phase 2



Beacon Planning and Consulting Services, LLC
 Collis Towne Plaza, Suite 207
 41 State Highway 34 South
 Collis Neck, New Jersey 07722
 732.845.8103 (Tel)
 732.845.8104 (Fax)



FEDERAL BOULEVARD REDEVELOPMENT PLAN

Figure 3
Existing Zoning

Legend
 Light Industrial



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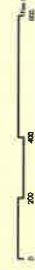


FEDERAL BOULEVARD REDEVELOPMENT PLAN

Figure 4
Proposed Zoning

Legend

 FBRA



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