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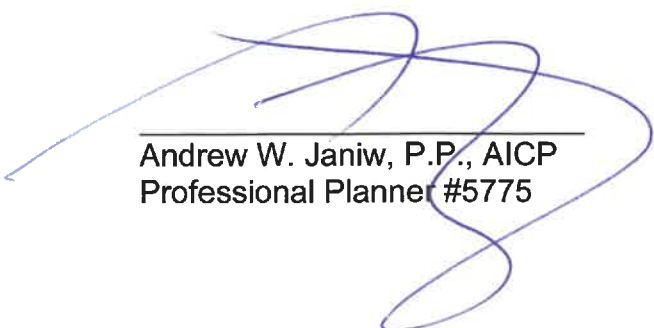
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**LOCUST-ROOSEVELT REDEVELOPMENT PLAN  
BOROUGH OF CARTERET, NEW JERSEY**

Beacon File: A14159c  
February 2018  
Revised: December 2021  
Revised: May 2024

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.



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## **1.0 INTRODUCTION**

### **1.1 Background**

The subject properties are located within the southeastern portion of the Borough and were determined to be an “area in need of redevelopment” by the Borough Council Resolution #18-37 on February 08, 2018 and Resolution #21-246 on December 09, 2021, pursuant to the requirements of New Jersey’s Local Redevelopment and Housing Law (LRHL). Subsequently, the governing body directed the Planning Board to prepare a redevelopment plan for the area.

The resulting plan, which is comprised of this document, identifies the land uses that are suitable for the area. It also sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the Carteret community. The redevelopment plan provides for a range of land uses that will encourage the redevelopment or rehabilitation of substandard properties located within this portion of the community. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the properties in the redevelopment district. The plan is designed to complement and implement the specific goals, objectives and policy statements set forth in the Borough Master Plan.

### **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.

- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or

amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

### **1.3 Area Description**

The Locust-Roosevelt Redevelopment Area is located within the southeastern portion of the Borough of Carteret. Figure 1 shows the location of the redevelopment area within the Borough. The study area consists of properties identified by the Borough Tax Assessor as Block 6805, Lots 1-11 and 19-29, which are located within the southern portion of Block 6805 and have frontages along Locust Street, Carteret Avenue and Roosevelt Avenue. A total of 22 properties are located within the redevelopment area. Figure 2 shows the location of the redevelopment district. Figures 3 and 4 show the existing zoning of the subject properties and the zoning surrounding the Locust-Roosevelt Redevelopment District.

The study area lies within a commercial/residential area of Carteret, New Jersey. The surrounding area exhibits a mature development pattern of commercial, institutional, religious and residential properties. The study area is located in close proximity to what was once the core of the cultural, financial and government sectors of the Borough, which is currently undergoing redevelopment and reinvestment. Specifically, Borough Center is undergoing reinvestment with mixed-use development envisioned, as well as associated retail and entertainment uses. This area is located just west and north of the assessment area. To the east of the subject area lies Meridian Square, a high-density residential redevelopment. We note that parcels not included within this development located along the eastern portion of Roosevelt Avenue, specifically 180-182 Roosevelt Avenue, are slated for redevelopment with high density residential envisioned. This portion of the community is slowly converting to higher density in order to provide a better buffer from the industrial uses located

along the Peter J. Sica Industrial highway. To the south of the study area is the Columbus Elementary School and to the west is St. Joseph's Catholic Church.

#### **1.4 Utility 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 Locust-Roosevelt Redevelopment Area. Potential environmental liabilities present within the Redevelopment 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, substantial portions of Carteret's commercial and industrial districts were designated as an Urban Enterprise Zone (UEZ). This includes approximately half of the properties within the Locust-Roosevelt Avenue Redevelopment Area. Properties that are located beyond the boundaries of the UEZ include Block 6805, Lots 1- 9.

## **2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT**

The findings of the Planning Board's preliminary investigation are summarized in reports entitled "Locust-Roosevelt Redevelopment Area Assessment," dated January 2016 and "Upper Locust-Roosevelt Redevelopment Area Assessment," dated October 2021. The properties within the redevelopment area qualified under Criterion B, C, D, E, G and H, the latter of which speak to inclusion as a result of being within a UEZ and a land mass identified as an area where Smart Growth Planning Principles would apply. The following statutory criteria were cited together with a description of the condition evident as justification for inclusion of the property or 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 or 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 proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

**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 preliminary investigation and subsequent Planning Board recommendation represented the first step of an extensive planning process. In turn, the governing body

elected to proceed with the recommendation of the Planning Board, pursuant to Borough Resolution #18-37 on February 08, 2018. The Council subsequently directed Beacon Planning to prepare a redevelopment plan for the subject area. The statute governing this process allows a redevelopment 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 the properties within 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**

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for infill and mixed use (commercial and residential) district that advances the Master Plan's land use designation for the subject area. The intent is to permit neighborhood retail development along Roosevelt Avenue in conjunction with upper story or attached single-family residences.

#### **3.2 Plan Interpretation**

Unless otherwise specified herein, the standards contained within the Locust-Roosevelt Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations and design standards in the Redevelopment Area, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the Borough, this Plan shall control. An overlay zoning district to accommodate the intended permitted land uses will be established and known as the Locust-Roosevelt Redevelopment District (LRRD).

Since this is an overlay zone, properties may also be used and developed in accordance with the current, underlying zoning designation for the Redevelopment Area (see Figure 4). 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 within the Redevelopment 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 between the underlying and overlay zoning districts is essential to achieve the best design possible and to create a sustainable mixed-use neighborhood. 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 achieve the following goals and objectives for the Borough of Carteret:

- A. To renovate and redevelop underutilized buildings and properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area;
- B. To eliminate vacant, deteriorated and obsolete buildings and structures that affect the feasibility of amenable neighborhood physical change by advancing mixed use infill development (commercial and residential);

- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition
- D. To provided land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the area;
- E. To serve as the guiding document for the Borough Council and Planning Board for the Locust-Roosevelt Redevelopment Area;
- F. To create land use and building requirements specific to the Redevelopment Area that will promote the development of a mixed-use neighborhood. The redeveloped area will consist of a mix of retail uses along with upper story residences and lofts.
- G. To foster the development of commercial and residential uses that will advance the revitalization of the Redevelopment Area by providing for an increase in the Borough's economic base;
- H. To promote the utilization of high quality design standards in the construction of buildings and improvements;
- I. To identify and remediate potential brownfields issues relative to historical automotive and industrial uses and activities within the redevelopment area;
- J. To stimulate an appropriate level of development that provides public benefits to the Borough and does not overwhelm the Borough's infrastructure;
- K. To control vehicular access along Washington Avenue in a manner that diminishes traffic conflicts.

### **3.4 Permitted Uses**

- A. Permitted principal uses. The Redevelopment Plan seeks to accommodate an expanded range of commercial and residential uses in order to encourage redevelopment of the Locust-Roosevelt Redevelopment Area. Table 1 lists

the permitted uses for this area.

**Table 1**  
**Permitted Principal Uses**  
**Locust-Roosevelt Redevelopment District (LRRD)**

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1. Multi-Family Buildings.
  2. Upper-story apartments above commercial uses.
  3. Loft apartments above commercial uses.
  4. Mixed use development, consisting of uses permitted in the underlying zoning district and the LRRD overlay district except for prohibited uses listed in Section 3.6 C.
  5. Restaurants and eating establishments.
- 

B. Permitted accessory uses. Permitted accessory uses in the Locust-Roosevelt Redevelopment District may include off-street parking, parking garages, fences and walls, signage, loading areas, and public open space and related elements which are commonly ancillary to principal permitted uses.

C. General Use Regulations. The following general use standards shall apply to all permitted uses in the Locust-Roosevelt Redevelopment Area:

1. Minimum and maximum limits for various uses. The distribution of uses shall comply with the following:
  - a. Commercial uses shall only be located on the first floor of any mixed-use building except that restaurants, clubs and banquet facilities may be permitted on upper floors.
  - b. Any single non-residential establishment shall be limited to a gross floor area of 8,000 square feet.
  - c. Upper story residential uses may project into the street right-of-way, subject to the grant of an air rights easement by Mayor and Council.
  - d. Free-standing restaurants shall be limited to a maximum building height of two-and-one-half (2½) stories or 35 feet.

2. The accessory use regulations set forth in Section 160-98 of the Borough Land Development Ordinance shall apply to accessory uses in the Locust-Roosevelt Redevelopment Area.

D. Specific use standards. The following standards shall apply to applicable uses permitted in the Locust-Roosevelt Redevelopment Area:

1. Upper story apartments in multi-family buildings and mixed use buildings.
  - a. Controlled and secure access for the residential use shall be provided.
  - b. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than two bedrooms.
  - c. Studio apartments shall have a floor area of at least 400 square feet, one bedroom dwelling units shall have a floor area of at least 650 square feet, and two bedroom apartments shall have a floor area of at least 800 square feet.
  - d. Off-street parking for multifamily dwelling units shall be provided at a ratio of 1 space per unit. Parking for the multifamily development units may be satisfied by providing the required spaces on-site and by securing spaces through payment/contribution within the parking garage located at the intersection of Washington Avenue and High Street.
2. Lofts.
  - a. Lofts may be permitted above the street level of a commercial building. The apartments must have an entrance at street level and the entrance must be self-closing and locking.
  - b. One-bedroom lofts shall have a minimum habitable floor area of 750 square feet, and two-bedroom lofts shall have a floor area of at least 900 square feet. Lofts may also be arranged in a "great room" or "studio" format.
  - c. Lofts may contain an open mezzanine, which may not exceed 30 percent of the lower level floor plan. The mezzanine may comprise the fifth story of the building in

which the loft apartment is located.

- d. Occupancy of a loft apartment shall be limited to one (1) person per 300 square feet of floor area.
- e. Lofts shall contain a suitable kitchen area, toilet and bathing facilities, and not more than two bedrooms or sleeping areas.
- f. Off-street parking for loft apartments shall be provided at a ratio of one space per unit. Parking for the multifamily development units may be satisfied by providing the required spaces on-site and by securing spaces through payment/contribution within the parking garage located at the intersection of Washington Avenue and High Street.
- g. An application seeking approval for a loft apartment shall include a proposal for the handling and disposal of solid waste, including the means by which differing recycling requirements between the commercial and residential uses will be reconciled and shall comply with all applicable requirements regarding same for mixed use buildings.

### 3.5 Bulk Standards

Table 2 lists the area and bulk requirements for commercial and mixed-use development in the Locust-Roosevelt Redevelopment Area:

**Table 2**  
**Locust-Roosevelt Redevelopment District**  
**Commercial, Multi-Family and Mixed-Use Bulk Regulations**

| <b>Zoning Standard</b>                 | <b>LRRD Requirement</b> |
|----------------------------------------|-------------------------|
| Minimum lot area (square feet)         | 20,000                  |
| Minimum lot width (feet)               | 100                     |
| Minimum front yard setback (feet)      | 0                       |
| Minimum side yard setback (feet)       | 0                       |
| Minimum rear yard setback (feet)       | 0                       |
| Maximum impervious coverage (percent)  | 100                     |
| Maximum building height (feet/stories) | 120/10                  |
| Maximum floor area ratio               | 10                      |

### **3.6 Supplemental Regulations**

#### **A. General Regulations**

1. The parking requirements set forth in Section 160-107 of the Borough Land Development Ordinance shall apply to all non-residential uses in the Locust-Roosevelt Redevelopment Area. However, in no case shall more than 25 spaces for non-residential uses be required. The spaces shall be provided on-site.
2. In the event of any conflicts between the regulations set forth herein and any other Borough of Carteret development ordinances, the Locust-Roosevelt Redevelopment District regulations shall apply to any properties or proposed development within the Locust-Roosevelt Redevelopment Area.

#### **B. Distribution of Uses**

Delineation on the site plan. The square footage devoted to commercial uses shall be identified on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

#### **C. Prohibited Uses**

All industrial uses, as well as any commercial uses that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations, or similar substances or conditions. Such uses may include, but are not limited to the following:

- i. Automobile service stations.
- ii. Gasoline filling stations.
- iii. Autobody repair and auto mechanical repair shops.
- iv. Automobile parts sales
- v. Automobile washing establishments.
- vi. Automobile dealerships.
- vii. Arcades, billiard parlors, dance halls, and bowling alleys.
- viii. Appliance repair and/or service.
- ix. Billboards.
- x. Laundromats and drycleaners.
- xi. Inns, hotels, cabarets, auditoriums or theaters.
- xii. Nail salons.
- xiii. Outdoor storage of goods incidental to the conduct of a retail business.

The Planning Board may recommend specific commercial use limitations at the time of review.

D. Signs

Signs may be provided consistent with the provisions of Section 160-113 of the Borough's Land Development Ordinance.

E. Non-Applicable Sections

The following sections of the Borough's Land Development Ordinance shall not apply within the Locust-Roosevelt Redevelopment Area:

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

F. Stormwater Management

Stormwater management facilities located in and serving development within the Locust-Roosevelt Redevelopment Area shall meet all applicable requirements established pursuant to any and all local and state regulations.

G. 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, 160-86, 160-88, 160-89, 160-90, 160-91, 160-93, 160-94, and 160-96, and shall be consistent with the streetscape design and standards presently being implemented in other areas of the Borough.

H. Deviation Requests

The Planning Board may grant deviations from the bulk standards contained in this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, 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 the Locust-Roosevelt Redevelopment Plan. 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.

Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment to the Redevelopment Plan by the Borough Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

### **3.7 Design Standards**

Fundamental to the redevelopment of the Locust-Roosevelt Redevelopment Area is the creation of a mixed commercial and residential district that is cognizant of and responds to the needs of the surrounding residential neighborhoods. Visual and functional transition elements are essential. Off-street parking, clearly defined access from Roosevelt Avenue, Carteret Avenue and Locust Street, an architectural style that attractively integrates potential commercial and residential land uses, quality building materials, and an enticing streetscape are all key 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 Locust-Roosevelt 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 waste 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 be consistent with and complement existing residential and commercial land uses in adjacent neighborhoods. The proposed development shall not be so markedly incongruous with the same characteristics of the existing or proposed streetscape, neighborhood and district in which such is located, and the Borough generally, so as to materially detract from the real property value of adjacent or nearby properties.

#### Site Standards

- *Building location.* Buildings shall be located to front towards and relate to a public street, both functionally and visually. Spatial relationships between buildings shall be geometrically logical and architecturally formal. All buildings shall be located in a manner that allows adequate safe access for fire and emergency vehicles.
- *Pedestrian Circulation.* A barrier-free walkway system shall be provided to allow pedestrian access to a building from the Borough's sidewalk system. Such walkway system shall promote pedestrian activity both within the site itself and throughout the community by its integration with the Borough's sidewalk system. Walkways shall be separated from motor vehicle circulation to the greatest extent possible.
- *Decorative lampposts.* Decorative lampposts shall be provided along the periphery of a site where such lighting is not already provided. Lampposts shall be 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, and spaced at intervals of approximately 40 feet to 60 feet. The style, size, color and type of light source of such lamp posts 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 adjacent public streets shall be completed in accordance with the Borough's design standards.
- *Private Open Space.* Private open space, designated for any residential uses, that is adjacent to or visible from public areas shall be demarcated with walls and/or fencing.

#### Architectural Design Standards

- *Massing.* New buildings shall be designed to be compatible with the scale, form, and proportion of adjacent existing development and adjacent redevelopment initiatives. Building wall offsets or exterior material variations shall be provided along any building wall measuring greater than 100 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 5 percent of the building wall 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.
- *Entrances.* All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticoes, overhangs, canopies, 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.

- *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. Any HVAC or device penetrations (such as PTAC sleeves and grills) or vents located along any street oriented façade shall be shielded from view with decorative metal grills. The design of the grills shall be presented to the Planning Board for approval at the time the redevelopment application is presented for review.
- *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. Brick veneer, thin-brick, EIFS and vinyl siding shall be prohibited along any street front. Architecturally interesting combinations of quality materials, such as brick, stone, metal panels, concrete board and glass, are encouraged.
- *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 light 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 buildings.* 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.

- *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. Brick veneer, thin-brick, EIFS and vinyl siding shall be prohibited along any street front. The use of 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 six (6) feet in height at time of planting. Low-growing evergreen shrubs shall be a minimum of two-and-one-half (2½) 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 throughout 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. 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 Locust-Roosevelt Redevelopment Area:
  - The interior area of all parcels shall be landscaped to enhance the site's aesthetic appearance, provide visual relief from monotonous appearance of extensive building and parking areas, and to provide shading. In parking lots, 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 motorists.
  - 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 along all public streets within the Locust-Roosevelt Redevelopment Area. Street trees shall be Redspire Pear (*Pyrus calleryana* "Redspire") or equivalent planted 30 feet on-center, and shall have at least a 2½" caliper at the time of planting.

### Exceptions

The design standards contained herein shall be used as the Borough's presumptive minimum requirements for development in the Locust-Roosevelt Redevelopment Area. However, these guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived. The Planning Board may grant a Redeveloper reasonable waivers or modifications from these design guidelines provided the Redeveloper demonstrates the following:

- The proposed design waiver or modification will not substantially impair the intent of the Locust-Roosevelt Redevelopment Plan;
- The proposed design waiver or modification is consistent with the Borough's normally acceptable engineering, planning and/or architectural practices;
- The proposed design waiver or modification will 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;
- The proposed design waiver or modification generally enhances the overall development plan for the tract;
- The proposed design waiver or modification will 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 Locust-Roosevelt Redevelopment Area;
- The proposed design waiver or modification generally enhances the streetscape of the Locust-Roosevelt Redevelopment area and the surrounding neighborhood;

- The proposed design waiver or modification will 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;
- The proposed design waiver or modification will not materially detract from the real property value of the development or adjacent or nearby properties;
- The proposed design waiver or modification will not present a substantial detriment to the health, safety and welfare.

## **4.0 ACQUISITION AND RELOCATION**

### **4.1 Properties to be acquired**

Properties may need to be acquired in order to implement the purposes of this redevelopment plan. Some, but not all, properties within the Locust-Roosevelt Redevelopment Area that are not owned by the Borough of Carteret may be acquired to enable this redevelopment plan. Properties may be acquired for the following purposes:

- Redevelopment or rehabilitation of existing lots;
- Assembly of development parcels; and
- Alteration of lot lines.

This Redevelopment Plan authorizes the Borough to exercise its power of eminent domain within the Locust-Roosevelt Redevelopment Area to acquire any and all property within the Area or to eliminate any restrictive covenants, easements or similar property interests that may obstruct or undermine the implementation of the Plan.

Only the properties identified in Table 5 on the following page may be acquired to enable this redevelopment plan:

### **4.2 Relocation**

Relocation, temporary or permanent, of businesses 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 business currently located within the Locust-Roosevelt Redevelopment Area are available in the immediate region during the relocation period. Implementation of the Redevelopment Plan will not result in the relocation of any residences within the Redevelopment Area. 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.

**Table 3**  
**Properties That May be Acquired**

| <b>Block</b> | <b>Lot</b> |
|--------------|------------|
| 6805         | 1          |
| 6805         | 2          |
| 6805         | 3          |
| 6805         | 4          |
| 6805         | 7          |
| 6805         | 8          |
| 6805         | 9          |
| 6805         | 10         |
| 6805         | 19         |
| 6805         | 20         |
| 6805         | 21         |
| 6805         | 29         |

## **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. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

### **5.1 Carteret Master Plan**

The redevelopment area is located in an area that is designated for neighborhood commercial and residential use. The intent of these land use categories is to provide areas with small retail and service commercial establishments and professional offices that provide for the daily needs of people in the surrounding neighborhood. The proposed redevelopment plan provides for a combination of these uses within the Roosevelt Avenue corridor. The Master Plan also notes a desire to upgrade such areas and to facilitate continued investment in the Borough's business and commercial establishments. The goals, objectives and standards contained in this Redevelopment Plan are consistent with the Borough's Master Plan. The goals and objectives advanced by the Locust-Roosevelt Redevelopment Plan include the following:

- To maintain and enhance existing areas of stability in the community; to encourage the proper relationship between land uses by designating areas that have their own uniform development characteristics. A principal goal of this plan is to preserve and protect residential character and existing density of the borough's residential neighborhoods by restricting incompatible land uses from established residential areas and

limiting densities and intensities of use to the levels, and locations, prescribed herein.

- To continue to support the economic and physical revitalization of the borough through the coordination of public and private redevelopment efforts.
- To provide a variety of housing types, density and a balanced housing supply, in appropriate locations, to serve the borough and the region.
- To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the Borough.
- To protect and enhance the Borough's commercial areas through the implementation of a plan for the upgrade and revitalizing these areas through continued redevelopment.
- To encourage and provide buffer zones to separate incompatible land uses.
- To encourage new development to take into account the aesthetic character of the community in an effort to enhance the visual and aesthetic appearance of the Borough.
- To ensure that traffic and pedestrian circulation issues are affirmatively addressed on a local and regional scale.
- To support the overall philosophy of the State Development and Redevelopment Plan and the County's Phase III Growth Management Strategy Report as a means of providing growth management on a state-wide basis and regional basis while retaining the principles of home rule.

This Redevelopment Plan also addresses one of the major issues identified in the Borough's last master plan re-examination report, i.e., the revitalization of commercial corridors and streetscape improvements.

## **5.2 Sewer and Water Service**

The redevelopment area is located within public water and sewer service areas.

## **5.3 Transportation and Public Transportation**

The Locust-Roosevelt Redevelopment Area is currently served by public transportation. Bus service is provided to the general area by New Jersey Transit. Access to the regional highway network is readily available, and Roosevelt Avenue connects the redevelopment area to the New Jersey Turnpike, state and county highways, as well as 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 redevelopment area is not situated along the municipal boundary with any of these communities, and as such, its proposed commercial or commercial/residential development is not anticipated to adversely impact these adjacent communities. Regional access to the redevelopment area is primarily from the New Jersey Turnpike, therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

## **5.5 Relation to Middlesex County Plan**

The Middlesex County Master Plan has historically designated portions of the Locust-Roosevelt Redevelopment Area for commercial development. The proposed redevelopment of this area is consistent and compatible with the County plan in that it serves to enhance the continued viability of this commercial corridor.

## **5.6 Relation to State Development and Redevelopment Plan**

This Redevelopment 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 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, residential or mixed-use 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 of the Agreements of Understanding, together with the Redeveloper's Proposal and Qualification Summaries. 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 marital 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 Conditions in Redevelopment Agreement**

Any Redevelopment Agreement pertaining to the Locust-Roosevelt Redevelopment Area 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 20 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 Locust-Roosevelt Redevelopment Area 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.

## **6.7 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. Preliminary and

Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the Borough's Land Use 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 and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the 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.

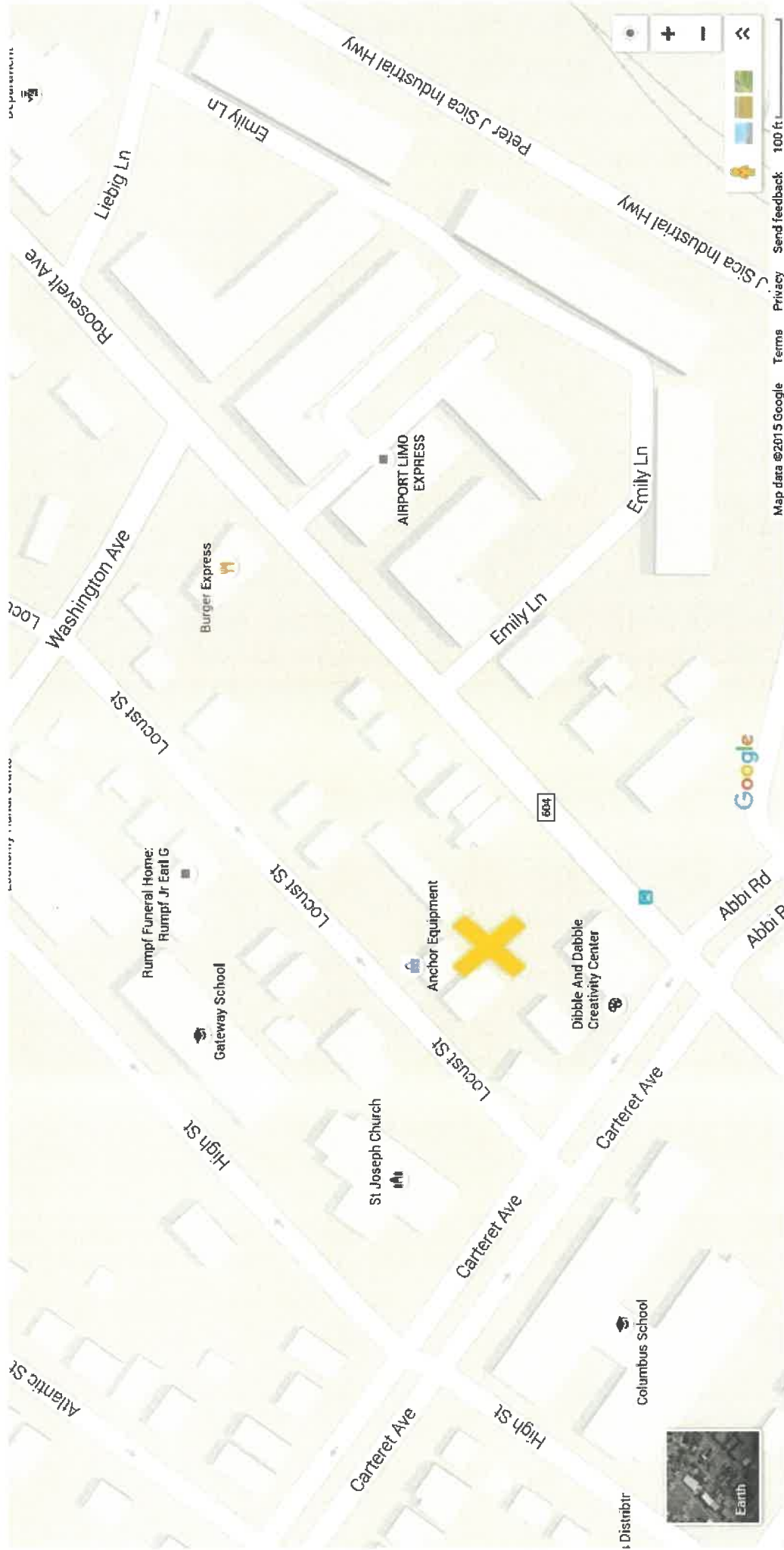
## **6.8 Duration of Redevelopment Plan**

During the period that this 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 shall remain in effect for 30 years following the date of its adoption. After that period the Borough's Land Use Ordinance will regulate development within the Redevelopment Area.

## **6.9 Amending the Redevelopment Plan**

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

**FIGURES 1 - 6**



Locust Roosevelt Redevelopment District  
Borough of Carteret, New Jersey  
Figure 1: Location Map

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315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722



Locust Roosevelt Redevelopment District  
Borough of Carteret, New Jersey

Figure 2: Approximate Outbound of the Redevelopment District

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Locust Roosevelt Redevelopment District  
Borough of Carteret, New Jersey  
Figure 3: Existing Zoning

- High Density Residential (R-25)
- Neighborhood Commercial/Business (GB)

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Locust Roosevelt Redevelopment District  
Borough of Carteret, New Jersey

- Neighborhood Commercial (GB)
- Multi-Family Housing R-M
- High Density Residential (R-25)
- Heavy Industry (HI-B)





Locust Roosevelt Redevelopment District

Borough of Carteret, New Jersey

Figure 5: Proposed Zoning - Locust -Roosevelt Redevelopment District

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