

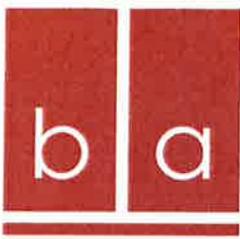
ROUTE 46 WEST CONDEMNATION REDEVELOPMENT PLAN

BLOCK 162 LOTS 4, 6 & 7

MONTVILLE TOWNSHIP
MORRIS COUNTY, NEW JERSEY

June 30, 2016





COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
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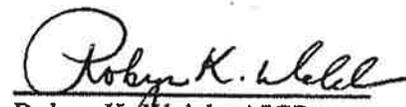
**Montville Township
Morris County, New Jersey**

**Prepared for Montville Township
BA# 3039.30**

The original document was appropriately signed and sealed on June 30, 2016 in accordance with the State Board of Professional Planners.



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1.0 INTRODUCTION

Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Montville Township Committee designated Block 162 Lots 4, 6 and 7 an 'area in need of redevelopment' by Resolution No. 2015, dated October 13, 2015. In that same Resolution, the Township Council directed the Township Planning Board, and the Planning Board engaged Burgis Associates, Inc., to prepare a 'condemnation' redevelopment plan for the aforementioned lots. This report is the culmination of the Planning Board's efforts.

The 5.44-acre "area in need of redevelopment" is located in the Pine Brook section of the Township, along westbound Route 46. It is identified as Block 162 Lots 4, 6 and 7 in municipal tax records. The site contains multiple buildings and uses, including the Pine Brook Motel, the Park Center IV commercial building, and the Evergreen Commercial Real Estate office. Each of these properties have been found to either satisfy the LRHL criteria for a redevelopment area designation, or be necessary for the effective redevelopment of the area.

The plan set forth herein is the product of a number of Planning Board meetings, Redevelopment Task Group meetings, and public work sessions where alternative uses, intensities-of-use and concept designs for the site were discussed. The plan is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the plan's underlying goals and objectives, enumerate permitted uses and area and bulk regulations governing redevelopment of the site, and indicate the plan's relationship to local, regional and state land use planning objectives. The resultant plan proposes to develop the site with a mix of retail, service and/or hotel uses and associated site improvements in a manner that emphasizes a human scale of development and enhances the streetscape along Bloomfield Avenue.

2.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) PROCESS

In 1992, the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. The LRHL was ultimately designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation as evident in its preamble which states that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to designate an "area in need of redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the Governing Body has the power to cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

When authorized by the Governing Body, the Planning Board has the power to conduct a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The Township Committee directed the Planning Board to undertake such a study for Block 162 Lots 2 through 7 by Resolution No. 2015 dated September 8, 2015. The Planning Board prepared its study and presented its findings and conclusions that a portion of the study area – namely Lots 4, 6 and 7 – met the criteria to enable the Township to designate these lots as an 'area in need of redevelopment' in a report dated September 24, 2015.

The Planning Board is also authorized to make recommendations concerning a redevelopment plan and prepare a plan as determined to be appropriate. The Board may also make recommendations concerning a determination if an area is in need of rehabilitation. This report represents the Board's recommendations regarding a redevelopment plan for the Route 46 West Redevelopment Area.

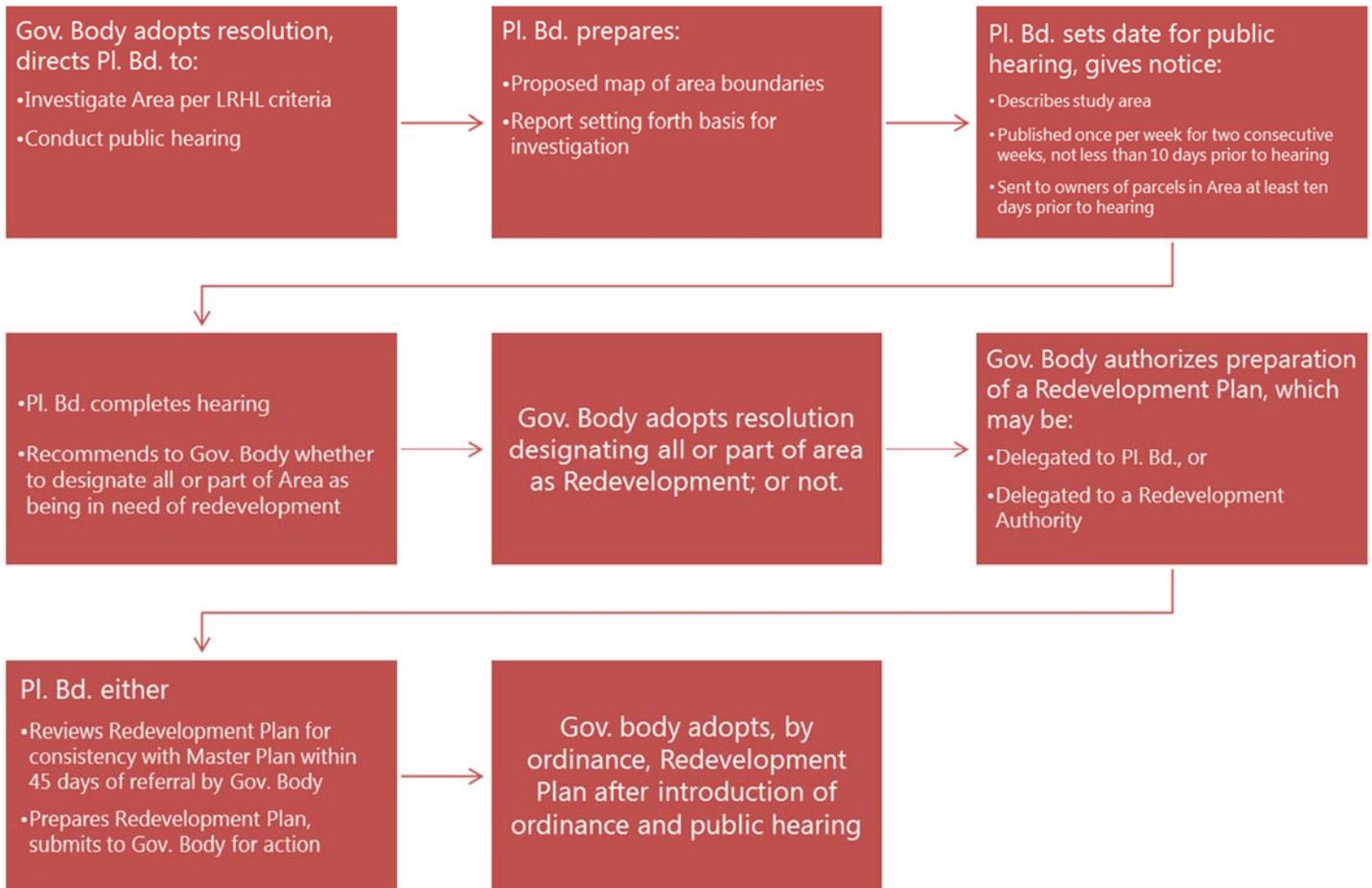
In 2013, the LRHL was amended to mandate that municipalities, at the inception of this process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Governing Body's initial resolution directing the Planning Board to prepare their analysis, whether the municipality will proceed to study the area within the context of a

“condemnation” or “non-condemnation” redevelopment procedure. This amendment was designed to enable property owners and the public to understand at the outset if eminent domain would ever be considered as part of the process. In this instance, the Township Committee by Resolution chose the “condemnation” approach to the Area in Need of Redevelopment study.

The accompanying chart depicts the two-fold process set forth in the LRHL, namely the designation of a site as an area in need of redevelopment (Step 1), and the preparation of the plan (Step 2, which is undertaken if the Governing Body designates an ‘area in need of redevelopment’). This chart identifies the process the Planning Board and Committee are required to follow, beginning with the Committee adoption of their resolution to direct the Planning Board to study whether the site can meet the criteria to enable it to be designated an ‘area in need of redevelopment,’ through to the preparation and adoption of a plan.

Through this process, the LRHL grants the municipality the power to, amongst other things, adopt a redevelopment plan, which identifies how an area will be developed; issue bonds for redevelopment; acquire property (where the Committee had initially voted to proceed with a ‘condemnation’ approach, which is applicable in this instance); lease or convey property without having to go through the public bidding process; collect revenue from a selected developer; and grant tax exemptions and abatements.

The following diagram summarizes the LRHL Redevelopment process.



3.0 STUDY AREA CONDITIONS

The 5.44-acre subject area, identified as Block 162 Lots 4, 6 and 7 in municipal tax records, is located in the Pine Brook section of Montville Township. It is bound by westbound Route 46 to the south, Bloomfield Avenue to the north, Changebridge Road to the east, and the parcel identified as Block 162 Lot 3 to the west. The aerial map included on the following page provides an illustrative overview of the study area and its existing land development pattern.

3.1 PROPERTY DESCRIPTION

Existing conditions on each of the subject area parcels are described in more detail below:

1. Block 162 Lot 4: This 0.16-acre parcel is located at 13 Bloomfield Avenue. It is irregular in shape, with 41.5 feet of frontage on Bloomfield Avenue, and an average depth of 140 feet. The site is presently developed with an Evergreen Commercial Real Estate office in a converted one-story residential structure. The rear of the property also contains an accessory detached 3-car garage.



Although the site does not appear to be well maintained and there are signs of disrepair, it is not considered to be in need of redevelopment on its own. However, its inclusion in the redevelopment area designation was determined to be necessary for potential redevelopment of Lot 6, which surrounds the parcel on three sides. The accompanying photos were taken during a site inspection of the property and illustrate the existing conditions on site.



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Designated Area in Need of Redevelopment: Block 162 Lots 4, 6, and 7



BURGIS ASSOCIATES, INC.
 CONSULTING ENGINEERS AND ARCHITECTS
 25 WESTWOOD AVENUE
 WESTWOOD, NEW JERSEY 07675

Project No. 3039.30
 Date 12.08.15
 Scale 1" = 150'
 Project Name Redevelopment Plan
 Route 46 West
 TOWNSHIP OF MONTVILLE (HARRIS COUNTY, NEW JERSEY)

Parcel No.	3039.30	Area	12.08.15	Zone	RW
Scale	1" = 150'		Proj. No.	AER	

Legend



Area in Need of Redevelopment

DATE: 12/08/15
 PROJECT: ROUTE 46 WEST CONDEMNATION REDEVELOPMENT PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 150'

2. Block 162 Lot 6: This 3.23-acre parcel is located at 12 Route 46. It is irregular in shape, with 462 feet of frontage on Bloomfield Avenue, 516 feet of frontage on Route 46, and an average depth of 570 feet. The lot surrounds adjacent Lot 4 on three sides. The site is presently developed with the Pine Brook Motel, which consists of eight (8) one- and two-story buildings. The buildings contain 82 rooms, and other motel related facilities.

There are 68 delineated off-street parking spaces provided on-site. The western portion of the site (totaling 1.12 acres) is almost entirely paved, but does not contain any striping. There are three curb cuts for vehicular access on Route 46, as well as one curb cut on Bloomfield Avenue.

The Pine Brook Motel buildings are generally dilapidated and, in some cases, untenable, and the site itself suffers from faulty arrangement, lack of lighting, rusting signage, excessive land coverage and generally deleterious conditions. In its present state, the property is underutilized, blighted, and projects a negative image which detracts from the sense of place along the Bloomfield Avenue/Route 46 corridors. This has resulted in an overall depressed condition of the property and a negative aesthetic and economic impact on the surrounding area. The accompanying photos illustrate the existing adverse conditions, and demonstrate the need for substantial improvements to the site.



3. Block 162 Lot 7: This 2.05-acre parcel is located at 16 Route 46. It is approximately rectangular in shape, with 277 feet of frontage on Bloomfield Avenue, 275 feet of frontage on Route 46, and 287 feet of frontage on Changebridge Road. The site is presently developed with the Park Center IV, a multi-tenant commercial building with one-story along the Bloomfield Avenue frontage and two-stories along the Route 46 frontage.

The building is currently occupied by Pine Brook Cleaners and Bart Foods, a cold storage warehouse use not permitted in the zone. The building also contains several vacant tenant spaces formerly occupied by a wholesale arts supply company, as well as health and fitness, restaurant, and retail tenants. There are 84 off-street parking spaces provided on-site. Automobile ingress and egress are provided on all three street frontages.



The buildings appear to have been developed over time in a discordant manner, with smaller buildings connected to larger masses of structure. Owing to the large number of tenant vacancies on this site, the site is also deteriorating. It is apparent that there has been no maintenance to the southern portion of the site, as there is overgrown vegetation, rusting light fixtures, trash, and a damaged monument sign along the Route 46 corridor. The buildings themselves also appear to have poor roofing conditions.



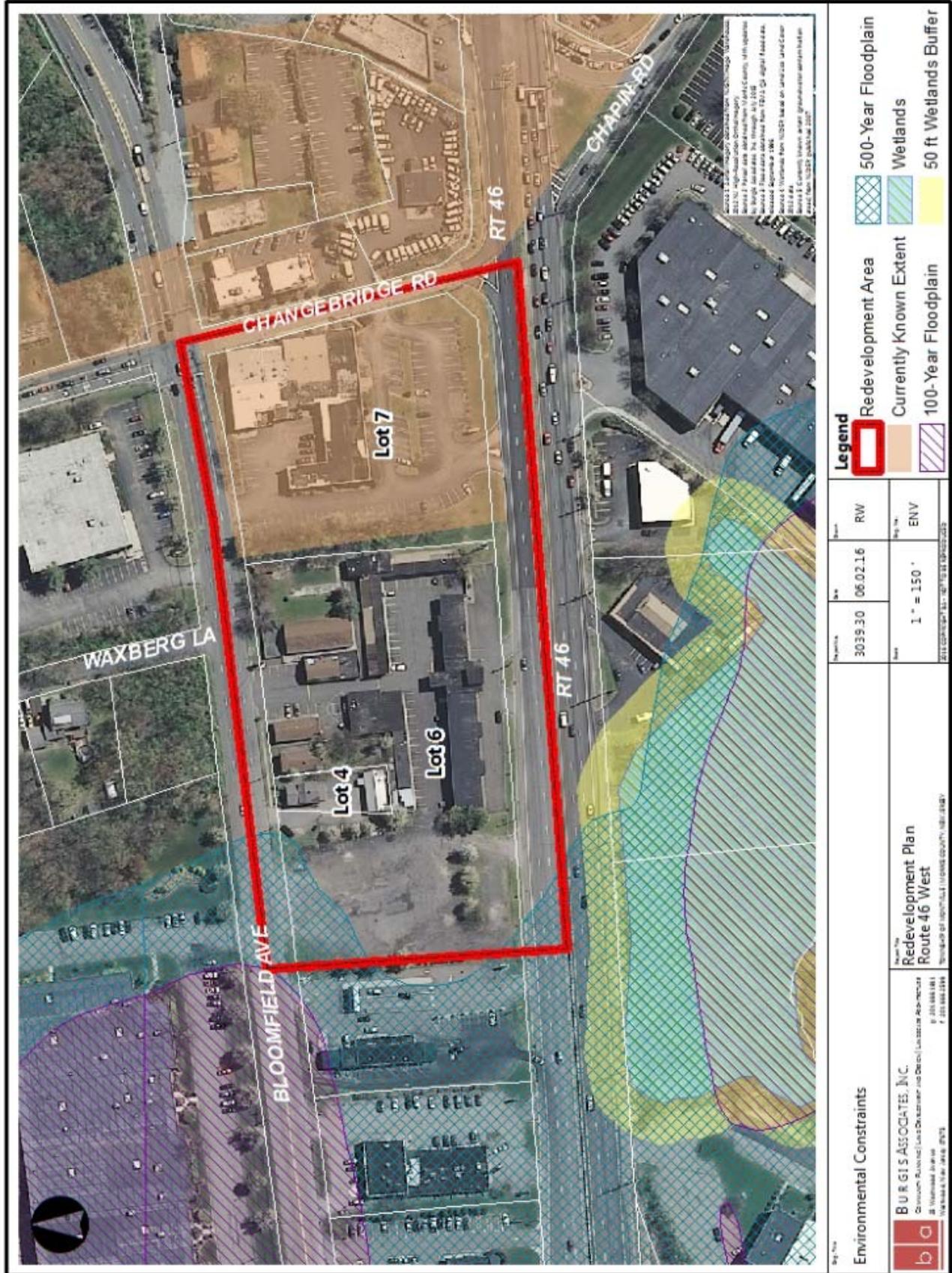
Despite the presence of these conditions, the site is not considered to be in need of redevelopment on its own. However, it does appear that the lack of economic investment in the adjacent Pine Brook Motel may not be encouraging of investment into this site, contributing to an obvious lack of maintenance and economic stagnation. As such,

inclusion of the Park Center IV site in the redevelopment area designation was determined to be necessary for effective redevelopment of the area. The accompanying photos were taken during a site inspection of the property and illustrate the existing conditions on site.

3.2 ENVIRONMENTAL CONSTRAINTS

As shown on the accompanying Environmental Constraints Map included on the following page, there are some environmental constraints affecting the site's development potential. These are detailed below:

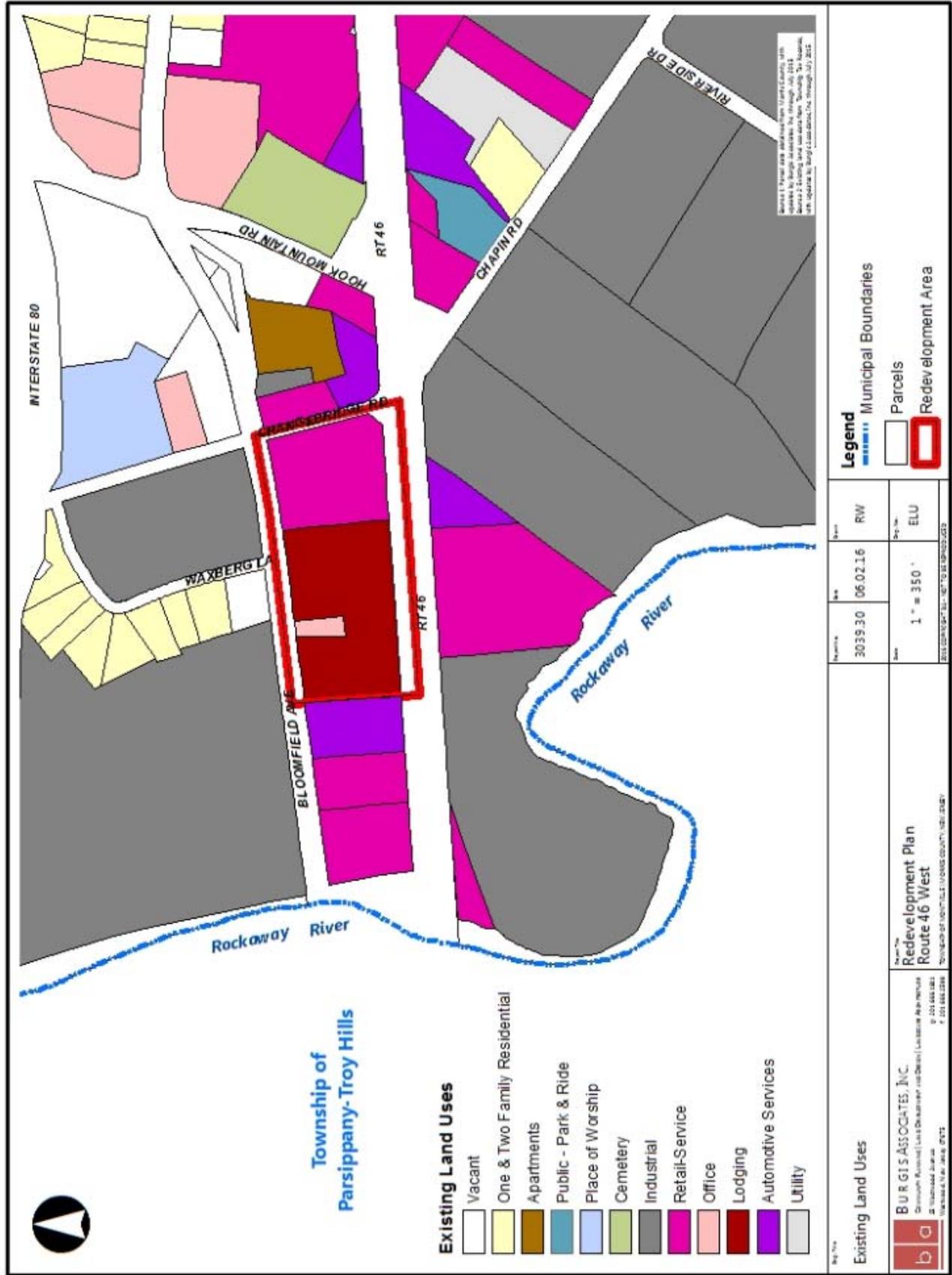
1. Floodplains: The Pine Brook Motel property (Lot 6) is partially located within the 500-year floodplain. The northwest corner of the site has a flood hazard area designation measuring 8,200 square feet, and the southwest corner of the site has a flood hazard area designation measuring 566 square feet.
2. Groundwater Contamination: Nearly the entirety of the Park Center IV property (Lot 7) is included in a Currently Known Extent (CKE) area. CKE areas are geographically defined areas within which the local groundwater resources are known to be compromised because the water quality exceeds drinking water and groundwater quality standards for specific contaminants. CKEs are used by NJDEP staff, water purveyors, and local officials to make decisions concerning appropriate treatment and/or replacement of contaminated drinking water supplies.
3. Easements: A 20-foot wide MUA easement straddles the westerly side lot line of Lot 6, according to municipal tax maps.



3.3 SURROUNDING LAND USES

As shown on the accompanying Existing Land Uses Map on the following page, there are a variety of land uses surrounding the subject area. These are detailed below:

1. North: The area to the north of the subject area contains a mix of industrial and single-family detached dwellings. A 14-acre property with frontage on Bloomfield Avenue and Interstate 80 contains light industrial and office uses. To the east, along the west side of Waxberg Lane, there are eight single-family dwellings. Along the east side of Waxberg Lane lies the Seifer Kitchen showroom and warehouse building.
2. Northeast: Block 160, to the northeast of the subject area, is bound by Bloomfield Avenue to the south, Changebridge Road to the east, Interstate 80 to the north, and Hook Mountain Road to the west. The lot at the corner of Bloomfield Avenue and Changebridge Road is vacant. To the north of this lot is the Pine Brook Dental Care office and San Dol Church. The lot at the corner of Bloomfield Avenue and Hook Mountain Road is also vacant; however, the lot has been approved for a 28-unit age-restricted multi-family residential development.
3. East: Block 175, to the east of the subject area, is bound by Changebridge Road to the west, Bloomfield Avenue to the north, Hook Mountain Road to the east, and Route 46 to the south. The Don Pepe II restaurant occupies the corner of Bloomfield Avenue and Changebridge Road. A used car dealership is just south, at the corner of Changebridge Road and Route 46. Additional uses on this block include apartments, a machine shop, strip retail building, and overflow restaurant parking.
4. South: Properties to the south of the subject area, along eastbound Route 46, are in Block 182. Along the municipal border lies a non-conforming billboard. To the east, along Route 46, are a trucking terminal/warehouse operation, a bedroom furniture store, and an auto service and tire center. The lot at the corner of Route 46 and Chapin Road contains light industrial and office uses.
5. West: Block 162 Lot 3 is immediately west of the subject area and contains the Green Clean Car Wash facility. Beyond this lot, to the west, is the Pine Brook Plaza strip retail center, the Montville Diner, and the Rockaway River and municipal border with the Township of Parsippany-Troy hills.



3.4 EXISTING ZONING

The subject area is located entirely within the B-3 Business Zone. Table 1 below enumerates the uses permitted in the B-3 District:

Table 1: Montville Township B-3 Business District, Permitted Uses

<ol style="list-style-type: none"> 1. Retail stores and shops. 2. Personal service establishments. 3. Banks and financial institutions, including banks with drive-through facilities. 4. Offices for business, professional and administrative purposes. 5. Restaurants. 6. Restaurants, fast-food. 7. Theaters, indoor. 8. Hotels and motels. 9. Funeral homes. 10. Business and vocational schools. 11. Studios for instruction in voice, dance, martial arts, musical instruments and art. 12. Medical clinics and laboratories. 13. Bowling alleys. 14. Indoor tennis, racquetball and similar court sports. 15. Motor vehicle sales, new. 16. Wholesale distribution centers. 	<ol style="list-style-type: none"> 17. Health and fitness centers. 18. Professional studios for photography and fine arts. 19. Bars and taverns. 20. Museums, art galleries and libraries. 21. Animal hospitals and clinics. 22. Public garages. 23. Motor vehicle service stations. 24. Automatic car washes. 25. Greenhouses and garden centers. 26. Printing and duplicating. 27. Computer and data processing centers. 28. Convention, conference and corporate training centers. 29. Laundromats. 30. Plumbing, heating, electrical supply and air-conditioning showrooms and shops. 31. Building materials and contractor's yards. 32. Moving and storage operations. 33. School bus storage and maintenance. 34. Child care centers.
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Source: Township of Montville Zoning Ordinance

Table 2 below details the area and bulk regulations in the B-3 District:

Table 2: Montville Township B-3 Business District, Area and Bulk Regulations

Requirement	B-3 Zone
Min. Lot Area	43,750 sf
Min. Lot Width	
At Street	175 ft
At Required Setback	175 ft
Min. Depth of Corner Lot	200 ft
Min. Front Yard Setback	40 ft
Min. Rear Yard Setback	50 ft
Min. Side Yard Setback	20 ft
Max. Height	30 ft
Max. Building Coverage	30 %
Max. Impervious Coverage	75%
Floor Area Ratio (FAR)	N/A

Source: Township of Montville Zoning Ordinance

4.0 REDEVELOPMENT PLAN STATUTORY CRITERIA

Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the subject area sufficient to indicate the following:

1. The 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 housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan; and
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

5.0 REDEVELOPMENT PLAN

The following section identifies the goals and regulations intended to serve as the basis for the redevelopment of the subject area, which shall be referred to as the PBR Pine Brook Redevelopment Zone. Specifically, this Redevelopment Plan is designed to facilitate the development of retail, service and/or hotel uses and associated site improvements in a manner that complements the site's surrounding development pattern and conditions.

5.1 DESCRIPTION OF THE PBR PINE BROOK REDEVELOPMENT ZONE

The PBR Pine Brook Redevelopment Zone shall constitute Block 162 Lots 4, 6 and 7 in Montville tax records.

5.2 PLAN GOALS

The goal of the PBR Pine Brook Redevelopment Zone is to redevelop the subject area with attractive, high quality retail, service and/or hotel uses which emphasize a human scale of development and enhance the streetscape along Bloomfield Avenue.

5.3 PERMITTED PRINCIPAL USES

The following principal uses shall be permitted within the PBR Pine Brook Redevelopment Zone:

1. Retail stores.
2. Personal service establishments.
3. Eating and drinking establishments.
4. Banks.
5. Instructional studio spaces, such as but not necessarily limited to dance, artist studios, martial arts, music, and related studios.
6. Hotels.
7. Banquet halls.
8. Motor vehicle sales, new.

5.4 PERMITTED ACCESSORY USES

The following accessory uses shall be permitted within the PBR Pine Brook Redevelopment Zone:

1. Off-street parking and loading.
2. Outdoor cafes associated with and on the same lot as indoor eating and drinking establishments.
3. Fences and walls.
4. Signs.
5. Accessory uses normally incidental to hotels, including newsstands, gift shops, restaurants, bars, swimming pools, salons and spas, banquet halls, and conference rooms.

5.5 PROHIBITED USES

Any use or structure other than those uses or structures permitted in Sections 5.3 and 5.4 above shall be prohibited. In addition, and notwithstanding the above, the following uses shall be specifically prohibited within the PBR Pine Brook Redevelopment Zone:

1. Used car sales, except as accessory to a new motor vehicle franchise located on the premises.

5.6 AREA AND BULK REGULATIONS

Development within the PBR Pine Brook Redevelopment Zone shall conform to the area and bulk standards set forth in Table 3 below.

**Table 3: Montville Township PBR Pine Brook Redevelopment Zone
Area and Bulk Regulations**

Requirement	PBR Zone
Min. Lot Area	5.0 ac
Min. Setback to Building:	
From Route 46	20 ft
From Bloomfield Avenue	10 ft
From Changebridge Road	20 ft
From Other Lot Lines	20 ft
Max. Setback to Building:	
From Bloomfield Avenue	20 ft ^a
From Other Lot Lines	None
Max. Building Height	
Hotels	50 ft / 4 sty ^b
All Other Uses	30 ft / 2 sty
Max. Building Coverage	25%
Max. Impervious Coverage	80%
Multiple Buildings Per Lot	Permitted
Min. Distance Between Buildings	40 ft ^c

NOTES:

^a Max. setback shall be met for at least 75% of the lot's Bloomfield Avenue frontage.

^b Any elements of buildings which are greater than 2 stories in height shall have the following minimum setback from all streets: 20 feet per story.

^c Or the height of the taller building, whichever is higher.

Two alternative scenarios depicting the site’s potential redevelopment are shown in the following Section 6.0 to illustrate a few of the ways in which this site may be redeveloped. These concept plans are provided solely for illustrative purposes to show intensity of use, and are not necessarily templates for redevelopment of the site. Concept Plan 2B identifies how the site could be developed with multiple retail buildings, including a specialty food store, while Concept Plan 3A illustrates how the site could be developed with a mixed hotel/restaurant use, as well as freestanding retail uses. As shown, each of these plan alternatives satisfy the area and bulk requirements set forth above.

5.7 SUPPLEMENTAL HOTEL REQUIREMENTS

In addition to the area and bulk standards set forth in Section 5.6 above, hotel uses in the PBR Pine Brook Redevelopment Zone shall also be subject to the supplemental regulations set forth in Table 4 below.

**Table 4: Montville Township PBR Pine Brook Redevelopment Zone
Supplemental Regulations for Hotel Use**

Required Component	Minimum Amount
Number of Guest Rooms	120 Rooms
Restaurant Space	80 Seats
Conference Room Space	6,000 sf

5.8 SUPPLEMENTAL MOTOR VEHICLE SALES REQUIREMENTS

In addition to the area and bulk standards set forth in Section 5.6 above, new motor vehicle sales uses in the PBR Pine Brook Redevelopment Zone shall also be subject to the following supplemental regulations.

1. There shall be no service bay doors or garages located along the Bloomfield Avenue frontage. All service bay doors or garages shall be setback a minimum distance of 70 feet from the Bloomfield Avenue right-of-way.
2. Any parking spaces or traffic aisles associated with the outdoor display of vehicles for sale shall be setback a minimum of 20 feet from all streets and a minimum of 10 feet from all other property lines. The setback area shall be landscaped in accordance with Section 5.12 below.

5.9 PARKING, LOADING AND CIRCULATION

The minimum number of off-street parking spaces required within the PBR Pine Brook Redevelopment Zone shall be as shown in Table 5 below.

**Table 5: Montville Township PBR Pine Brook Redevelopment Zone
Off-Street Parking Requirements**

Land Use	Requirement
Retail Stores	1 per 250 sf GFA
Personal Service Establishments	1 per 200 sf GFA
Eating and Drinking Establishments	1 per 3 seats, but no less than 1 per 250 sf GFA
Banks	1 per 200 sf GFA
Instructional Studio Spaces	1 per 200 sf GFA
Hotels	1.2 per guest room
Restaurants (Accessory to Hotel)	1 per 3 seats
Conference Space (Accessory to Hotel)	1 per 275 sf GFA
Motor Vehicle Sales, New	1 per 400 sf GFA, plus 1 per 5,000 sf outdoor display area and 1 per service bay

The number of off-street loading spaces required shall be as set forth at § 230-204 of the Montville Township Code.

Parking and loading are discouraged along Bloomfield Avenue. All parking, loading, and traffic aisles shall be set back at least 10 feet from all property lines. Parking and traffic aisles shall be set back at least 5 feet from all buildings. Due to the site's configuration, loading shall be permitted in front yards, but shall be setback/screened from the street to the maximum extent possible.

In addition, the PBR Pine Brook Redevelopment Zone shall have no more than one curb cut per street frontage, and shall have sidewalks installed along the length of its Bloomfield Avenue frontage, as well as the northern portion of its Changebridge Road frontage, to promote safety and pedestrian mobility in the area. Pedestrian amenities shall be provided in accordance with the Streetscape Design Standards set forth at § 230-95.G of the Montville Township Code.

5.10 SIGNAGE

Signage requirements for the PBR Pine Brook Redevelopment Zone shall be consistent with § 230-217 of the Montville Township Code, which governs sign regulations in the B-3 through B-6 Zones. However, the PBR Pine Brook Redevelopment Zone shall also permit awning signs and hanging signs consistent with those permitted in the Towaco Center Zones at § 230-216 of the Montville Township Code.

5.11 INFRASTRUCTURE

The PBR Pine Brook Redevelopment Zone is serviced by both public water and sewer utilities, with water and sewer conveyance lines at the property. There is sufficient capacity to meet the demands of the proposed redevelopment.

5.12 LANDSCAPING

A landscape design plan shall be required, which shall provide a variety of plant material to enhance the character of the site, including foundation plantings, and perimeter trees and shrubs, as depicted in schematic form on the accompanying concept plans. All landscaping in the PBR Pine Brook Redevelopment Zone shall conform to the following minimum landscaping requirements:

1. Parking areas shall be screened from the street with landscaping, and interior lot landscaping shall be required as follows:
 - a. Each parking row shall include a curbed landscaped island with at least one shade tree and shade shrub plantings.
 - b. A minimum of three shrubs shall be planted for every parking space along the perimeter of the parking spaces.
 - c. One interior lot shade tree shall be provided for every 10 parking spaces.
2. Street trees shall be provided along the Bloomfield Avenue and Changebridge Road corridors at an average distance of 75 feet on-center. Street trees shall have a minimum caliper size of three inches at time of planting.
3. The types of plant material provided on site shall comply with the species set forth at §§ 230-95.C.4 and 5 of the Montville Township Code.
4. Perennial and annual flower beds shall be incorporated into the landscape design plan.

5.13 LIGHTING

All lighting in the PBR Pine Brook Redevelopment Zone shall conform to the following minimum lighting requirements:

1. Decorative pole-mounted lighting fixtures shall be provided along all street frontages and within any parking areas in the front yard in the PBR Pine Brook Redevelopment Zone. Decorative building-mounted lighting fixtures shall be provided on all building facades facing a street in the PBR Pine Brook Redevelopment Zone.
2. The type of decorative lighting fixture to be utilized shall be consistent with those set forth at § 230-96E.1.a for the Towaco Center districts.
3. All pole-mounted decorative lighting fixtures shall be dual-head fixtures and shall meet a maximum height requirement of 20 feet.
4. Decorative streetlights along the Route 46 corridor shall be installed at 300-foot intervals. On Bloomfield Avenue, decorative streetlights shall be installed at 150-foot intervals. At the intersections of these thoroughfares with Changebridge Road, decorative streetlights shall be installed at 75-foot intervals for at least 300 feet in all directions.
5. "Shoe box" type fixtures shall be permitted within parking areas in the interior of the lot.
6. Decorative building-mounted light fixtures shall be of similar design to the decorative streetlights. The scale of the structure shall dictate the diameter of the "shade" portion of the wall-mounted fixtures as either 18 inches for small- to medium-sized buildings or 24 inches for large buildings.
7. Surface parking facilities shall have a minimum light intensity at ground level of 0.3 footcandle, and the entire parking area shall have a minimum average light intensity of 0.5 footcandle.

5.14 GENERAL DESIGN STANDARDS

The site shall be redeveloped with attractive, high quality construction that emphasizes a human scale of development and enhance the streetscape along Bloomfield Avenue. All development within the PBR Pine Brook Redevelopment Zone shall adhere to the following design standards:

1. Buildings shall have elements of vertical articulation such as offsets to achieve a break in the linear dimension of the building walls. The ground-floor areas of a facade, especially in pedestrian areas, shall exhibit the highest levels of articulation, with larger openings and changes in depth, especially around entry points.

2. Buildings with expansive blank walls shall be prohibited. Windows, awnings, canopies and other design elements shall be provided along all facades of buildings which face a street. Ground-floor store windows shall provide a minimum of 50% facade transparency, while upper floor areas of the facade shall be designed to provide a minimum of 20% facade transparency.
3. Where buildings are located at or within 20 feet of Bloomfield Avenue, the façade which faces on this right-of-way shall contain entranceways for each tenant in the building, and the yard between the building and Bloomfield Avenue shall consist of pedestrian pathways and street furniture, as illustrated on Concept Plan 2B, in order to encourage an active streetscape.
4. Rhythms shall carry through the design of all buildings, such as storefront patterns, window spacing, entrances, canopies or awnings, etc.
5. A variety of building materials and textures are encouraged.
6. Signage shall be part of a unified design theme.
7. No single retail use occupant shall be permitted to have a building footprint exceeding 20,000 square feet gross floor area.
8. Outdoor cafes are encouraged and shall be designed in a manner that does not impair pedestrian circulation on site, consistent with §§ 230-96.C.1.c. through e. of the Montville Township Code. Outdoor cafes providing a total of 16 seats or less shall not be required to provide additional off-street parking.
9. In addition to the above design standards, all development shall adhere to the Streetscape Design Standards set forth at § 230-95 of the Montville Township Code. In the event of conflict, the requirements set forth herein shall govern.

6.0 *CONCEPT PLAN ALTERNATIVES*

Project Title
**Designated Area in
 Need of
 Redevelopment:
 Block 162 Lots 4, 6 & 7**
 Township of Morristown, New Jersey

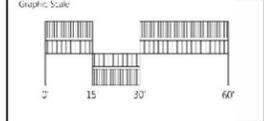
File Name
 Scale: NOT TO SCALE

Draw Legend
 SITE DATA
 This concept plan is for illustrative purposes only. The site can be developed in alternative ways

THIS PLAN IS INTENDED AS AN APPROXIMATE CONCEPT PLAN SUBJECT TO FURTHER SET PLANNING, FACILITIES, SITE SURVEY AND ENVIRONMENTAL STUDIES.

Rev	Description	Date	Drawn	Check

Draw Title
CONCEPT PLAN 2B



EDWARD SNECKUS JR
 LANDSCAPE ARCHITECT
 NEW JERSEY LIC. NO. A5000576

Project No.	3019-33
Sheet No.	1 of 1
Date	05-08-10
Drawn	ESJ
ACAD File	3019-33
Drawn Scale	1"=60'
Drawn By	

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Zone Requirements	Concept 2B Proposed
Min. Lot Area (sf)	237,140
Min. Lot Width (ft)	
At Street Line	277
At Required Setback Line	
Min. Depth of Corner Lot (ft)	>200
Min. Front Yard (ft)	20
Min. Rear Yard (ft)	N/A
Individual	20
Combined (%)	
Max. Building Height (ft/sty)	<30/1
Max. Building Coverage (%)	23
Bld 1 (1 sty): 17,000 sq. ft.	
Bld 2 (1 sty): 15,000 sq. ft.	
Bld 3 (1 sty): 22,600 sq. ft.	
Total Bld Area: 54,600 sq. ft.	
Max. Impervious Coverage (%)	78
Max. Floor Area (%)	23
Min. Distance Between Buildings (ft)	42

Parking Requirements	PBR Zone	Plan
Retail	1:250 GFA	
Bld 1 (1 sty): 17,000 sq. ft. GLA	68	
Bld 2 (1 sty): 15,000 sq. ft. GLA	60	
Bld 3 (1 sty): 22,600 sq. ft. GLA	90	
Total Bld Area: 54,600 sq. ft. GLA		
TOTAL	218	222



Project Title
**Designated Area in
 Need of
 Redevelopment:
 Block 162 Lots 4, 6 & 7**
 Township of Monville, New Jersey

Key Map
 Scale: NOT TO SCALE

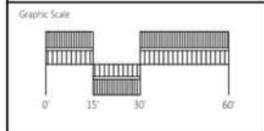
Dwg. Legend
SITE DATA
 150 ROOM HOTEL
 80 SEAT HOTEL RESTAURANT
 6,000 SF HOTEL CONFERENCE SPACE
 19,500 SF RETAIL

This concept plan is for illustrative purposes only. The site can be developed in alternative ways.

THIS PLAN IS INTENDED AS A PRELIMINARY CONCEPT PLAN SUBJECT TO FURTHER SITE PLANNING BASED UPON SITE SURVEY AND ENVIRONMENTAL DATA.

Rev.	Description	Date	Des.	Cl.

Dwg. Title
CONCEPT PLAN 3A



EDWARD J. SNEECKUS, JR.
 LANDSCAPE ARCHITECT
 NEW JERSEY LIC. NO. A5000576

Project No.	3039.30
Sheet No.	1 of 1
Date	06-08-16
Drawn	ES/bs
ACAD File	3039.30
Dwg. Scale	1"=60'
Dwg. No.	



Zone Requirements	Concept 3A Proposed
Min. Lot Area (sf)	237,140
Min. Lot Width (ft)	277
Min. Depth of Corner Lot (ft)	>200
Min. Front Yard (ft)	20
Min. Rear Yard (ft)	N/A
Min. Side Yard (ft)	20
Individual	
Combined (%)	
Max. Building Height (ft/sty)	42/3
Max. Building Coverage (%)	19
Bld 1 (1 sty): 26,500 sq.ft.	
Bld 2 (1 sty): 19,500 sq.ft.	
Max. Impervious Coverage (%)	70
Max. Floor Area (%)	40
Min. Distance Between Buildings (ft)	260

Parking Requirements	Proposed	PBR Zone	Plan
Retail (1:250 sf GFA)	19,500 sf	78	78
Hotel (1.2 per guest room)	150 rooms	180	180
Restaurant (0.3 per seat)	80 seats	24	24
Conference Space (1:275 sf GFA)	6,000 sf	22	22
TOTAL		304	304

7.0 CONSISTENCY TO OTHER PLANS

The following section identifies the relationship of this Redevelopment Plan to a number of other Plans and local, regional and State goals and objectives in accordance with NJSA 40A:12A-1 et seq. These include the Township's 2010 Land Use Plan, the master plans of adjoining municipalities, the Morris County Master Plan, and the State Development and Redevelopment Plan.

7.1 MONTVILLE TOWNSHIP 2010 LAND USE PLAN ELEMENT

The Township of Montville adopted its most recent Land Use Plan Element of the Master Plan in December 2010. The Land Use Plan identifies several goals and objectives pertaining to the Redevelopment Plan as follows:

1. To preserve and enhance the Township's retail commercial areas by defining their functional role in the community. The Township's highway commercial areas should be designed to facilitate the creation of more reasonably sized building lots and integrated development that serves to limit the number of curb cuts and conflicting turning movements on the adjacent roadway.

The Redevelopment Plan aims to improve the physical, economic, and aesthetic conditions of the subject area through the development of attractive, high quality retail and commercial uses. The Redevelopment Area is recommended to be designed to emphasize human scale development and enhance the streetscape along Bloomfield Avenue in an effort to improve the character of this corridor.

2. To encourage new development, and redevelopment, to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality.

The Redevelopment Plan encourages development which integrates building, parking, landscaping and signage elements into a comprehensive and unified framework. Architectural elements and setbacks are intended to create an appropriate sense of scale. Landscaped areas are encouraged along all street frontages, as well as within parking lots and perimeters.

In addition, the 2010 Land Use Plan identifies several goals and objectives specific to the Route 46/Bloomfield Avenue corridors. Those goals affirmed by this Redevelopment Plan are as follows:

1. To establish a comprehensive integrated image for the streetscape to the benefit of the Township and surrounding area.

2. To encourage the consolidation of development along the Route 46 corridor in order to facilitate the creation of more reasonably sized building lots and integrated development that serves to limit the number of curb cuts and conflicting turning movements on this roadway.
3. To encourage attractive and complementary development along the highway corridor through the provision of design features, including such elements as building scale, street setbacks, landscape features, and the placement of parking and pedestrian walks, connecting the commercial uses with each other as well as adjacent uses.
4. To enhance buildings along the corridor through the use of architectural treatments, including such features as roof cornice and fascia elements, imaginative use of columns and bulkheads, window treatments, signage, etc.
5. To encourage the provision of additional landscape features to supplement existing plantings to enhance the visual and aesthetic character of the streetscape.
6. To encourage the use of decorative stylized light fixtures throughout the corridor which serve to establish a specific tone, visual element, and character to the area.
7. To utilize decorative signage to enhance the visual and aesthetic character of the area and reinforce its overall design theme.

7.2 MASTER PLANS OF ADJOINING COMMUNITIES

The Township of Parsippany-Troy Hills municipal boundary is located approximately 600 feet to the west of the Route 46 Redevelopment Area along Route 46 and Bloomfield Avenue. The Township's most recent Periodic Reexamination of its Master Plan was adopted in December 2014. The portion of Parsippany-Troy Hills along Route 46 and Bloomfield Avenue, in the vicinity of the township's shared border, is designated for Highway Commercial. The Highway Commercial land use category is described as follows: designed

"The purpose of this land use category is to encourage retail and service commercial activities along the community's major highway corridors. The prospective development should include single-occupancy buildings as well as multi-use retail buildings. However, large-scale uses, commonly known as "big-box retail," should be discouraged. The objective of the plan is to encourage site design which enhances the character of the highway corridor, including shopping center design which provides for integrated parking, circulation, access, landscaping and related features on large lots which enables a comprehensive and unified approach to land development."

This designation is compatible with the PBR Pine Brook Redevelopment Zone proposed for Montville's Route 46 Redevelopment Area.

A review of the master plans of other surrounding municipalities reveals that these plans are either consistent with and/or unaffected by this Redevelopment Plan. The portions of the Township of Fairfield located along Route 46 and Bloomfield Avenue are designated for Highway Commercial and Commercial/Industrial Mixed-Use in their 2012 Master Plan document. The Boroughs of Kinnelon and Lincoln Park, Town of Boonton, and Township of Boonton only border Montville on its far northerly side, and are therefore not affected by any redevelopment plan for the Route 46 and Bloomfield Avenue corridors.

7.3 MORRIS COUNTY MASTER PLAN

The Morris County Future Land Use Element has not been updated since April 1975. Nonetheless, the Redevelopment Plan set forth herein affirms Goal #2 of the County Master Plan, which calls for balanced and diversified economic growth, coordinated with transportation, utilities, and environmental limitations.

7.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) has a number of goals and objectives that aim to revitalize the State's cities and towns by promoting the protection, preservation and development of a municipality's physical assets. The site is located in Planning Area 1 of the 2001 State Development and Redevelopment Plan Policy Map wherein development and redevelopment is intended to be directed. The Redevelopment Plan furthers several of the SDRP's goals, including the following:

Goal #1: Revitalize the State's cities and towns; and Goal #3: Promote beneficial economic growth, development and renewal for all residents of New Jersey.

The goals of the Redevelopment Plan are comprehensive in scope in its proposal to redevelop the site for attractive, high quality retail, service and/or hotel uses and ultimately become an asset to the surrounding community. The subject area has become an eyesore to the neighborhood, with dilapidated and, in some cases, untenable buildings. The Redevelopment Plan will improve the aesthetic and economic condition of the area, as well as likely encourage growth in the area by allowing this site to be put to more productive use.

Goal #8: Ensure sound and integrated planning and implementation statewide.

This Redevelopment Plan is consistent with State planning goals, policies, Plan and Plan Policy Map in its intention to provide commercial uses on a lot with adequate infrastructure and access to major roads, with minimal environmental constraints.

8.0 COMPLIANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

In accordance with the LRHL (NJSA 40A:12-A-1 et seq.), the following statements regarding statutory compliance are made:

- A. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other improvements.
- B. The Redevelopment Plan outlines the proposed land uses and building requirements for the Redevelopment Area.
- C. Although the Redevelopment Plan does not identify any properties proposed for acquisition at this time, the Township of Montville intends to retain all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain with respect to the 'area in need of redevelopment.'
- D. The Redevelopment Plan does not require the temporary and/or permanent relocation of any residents as the site does not contain any residential uses.
- E. The Redevelopment Plan is substantially consistent with the Township of Montville Master Plan. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

9.0 GENERAL PROVISIONS

9.1 ZONING MAP AND ORDINANCE

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Land Use and Development (Chapter 230) ordinances of the Township of Montville regulating development on this site. In all situations where development regulations are not specifically addressed herein, the Montville Township Land Use and Development regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment of the Township of Montville Zoning Map.

9.2 SITE PLAN REVIEW

Any site plan for the construction of improvements within the Redevelopment Area shall be prepared and submitted to the Planning Board in accordance with the Montville Township Land Use and Development Regulations, Chapter 230, of the Township Code.

9.3 AMENDMENTS TO REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

9.4 SEVERABILITY

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.