

HARTZ CARPET CENTER REDEVELOPMENT PLAN

**100 Park Plaza Drive
Block 227 - Lots 4.03 & 4.04
Town of Secaucus**



April 2016



NEW JERSEY SPORTS & EXPOSITION AUTHORITY

**HARTZ CARPET CENTER
REDEVELOPMENT PLAN**

**100 PARK PLAZA DRIVE
(BLOCK 227, LOTS 4.03 & 4.04)
TOWN OF SECAUCUS**

APRIL 2016

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*Redevelopment Plan Adopted by NJSEA Resolution No. 2016-17 on May 12, 2016
In Need of Redevelopment Investigation Adopted by NJSEA Resolution No. 2016-72 on January 14, 2016
In Need of Redevelopment Investigation Authorized by NJMC Resolution No. 13-45 on November 25, 2013*

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I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. REQUISITE PLAN INFORMATION

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015

The New Jersey Sports and Exposition Authority's (NJSEA) enabling legislation authorizes the NJSEA to prepare and adopt redevelopment plans within the Hackensack Meadowlands District (District), pursuant to N.J.S.A. 5:10A-24. The redevelopment criteria are set forth in N.J.A.C. 19:3-5. This subchapter of the NJSEA regulations states the framework for the identification of areas in need of redevelopment and provides the procedure to carry out and effectuate the redevelopment of an area.

As set forth in N.J.A.C. 19:3-5.8(a), redevelopment plans shall include the following information:

- a. An outline for the development, rehabilitation or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements;
- b. Proposed land uses and building requirements in the redevelopment area; and
- c. The relationship of the redevelopment plan to the Master Plan for the Hackensack Meadowlands District.

B. SPECIFIC PLAN REQUIREMENTS

1. Introduction

This plan is intended to provide for the redevelopment of the property identified as 100 Park Plaza Drive, Block 227, Lots 4.03 and 4.04, in the Town of Secaucus, New Jersey. The subject property is owned by Hartz Mountain Industries, Inc./100 Park Plaza Drive LLC (Hartz). The property is located in the Harmon Meadow commercial center and is commonly known as the Hartz Carpet Center Site, due to the carpet wholesalers who formerly occupied the site. The subject property may alternately be referred to herein as the "redevelopment area." The redevelopment area location within the District may be found on the Location Map in Figure 1.

In response to a petition regarding this matter dated August 6, 2013, the NJMC Board of Commissioners adopted Resolution No. 13-45 on November 25, 2013, which authorized the staff to conduct an investigation of the subject property to determine if it meets the conditions to be designated an area in need of redevelopment. Hartz Mountain Industries subsequently rescinded their original petition and submitted a revised petition on September 18, 2015.

On March 26, 2014, the NJMC Board of Commissioners adopted Resolution No. 14-13 determining that the site is suitable for housing in accordance with the Interim Policies Governing Affordable Housing Development in the Meadowlands District.

The NJSEA staff conducted an investigation into the redevelopment potential of the subject property, and prepared the "In Need of Redevelopment Investigation – Hartz Carpet Center Site" Report, dated December 2015, which found that the specific condition outlined in N.J.A.C. 19:3-5.7(a)5, supporting a redevelopment designation, exists for the subject property.

Hartz Carpet Center Redevelopment Area: Location Map

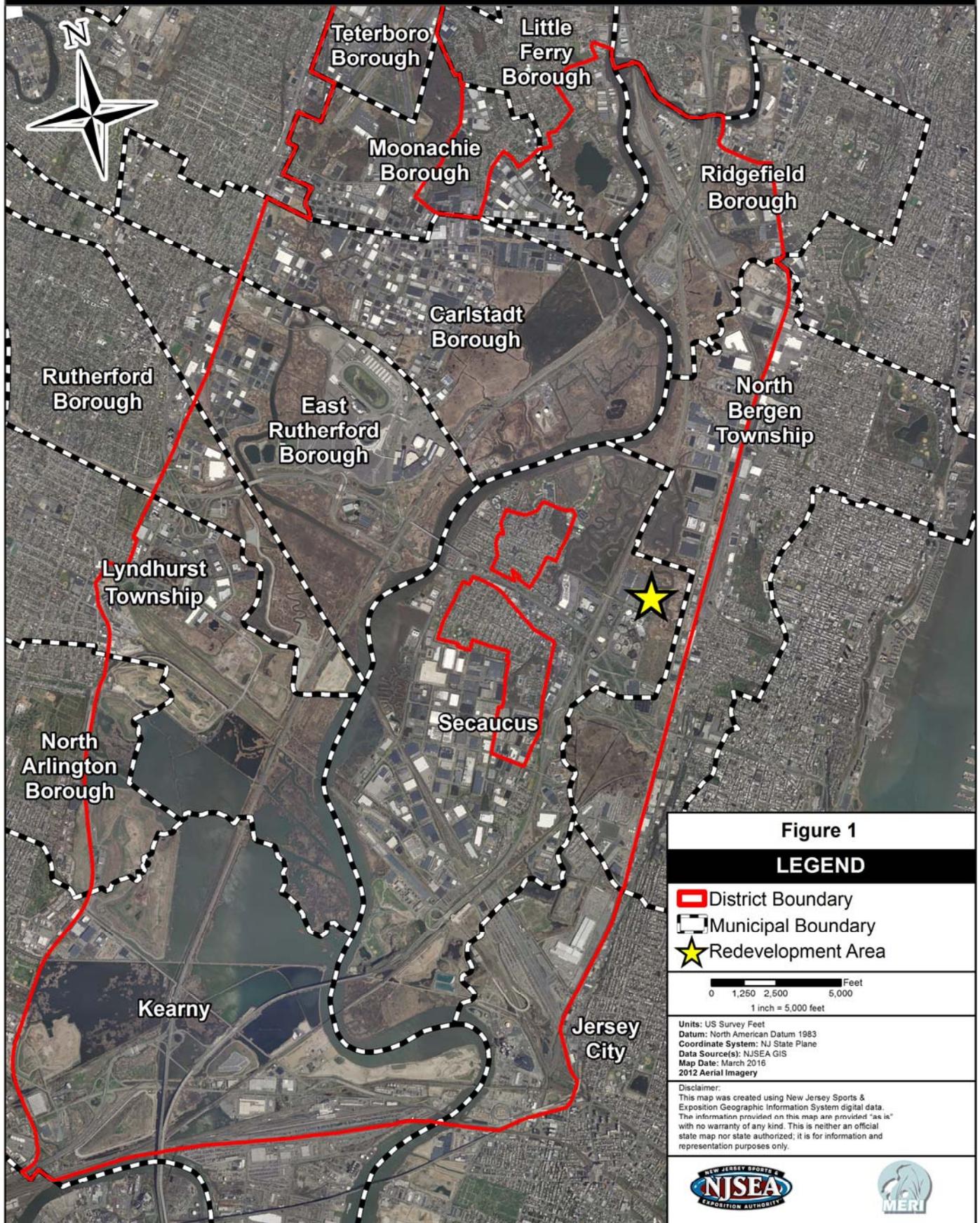


Figure 1

LEGEND

-  District Boundary
-  Municipal Boundary
-  Redevelopment Area

0 1,250 2,500 5,000 Feet
1 inch = 5,000 feet

Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): NJSEA GIS
Map Date: March 2016
2012 Aerial Imagery

Disclaimer:
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This criterion relates to the “lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.” The In Need of Redevelopment Investigation Report determined that the subject property can be characterized as a stagnant parcel in a not fully productive condition of land, and that the property’s potential to be a useful and valuable contributor to the public welfare is supported by the site’s designation as a particularly suitable site to accommodate inclusionary housing.

The subject property was determined to be an area in need of redevelopment by the NJSEA Board of Commissioners in Resolution No. 2016-72 on January 14, 2016.

2. Redevelopment Area Description

This redevelopment plan shall apply to the following properties in the Town of Secaucus, which shall be identified as **Redevelopment Area 13 (RA-13) – Hartz Carpet Center Redevelopment Area**:

Figure 2. Properties within RA-13 – Hartz Carpet Center Redevelopment Area

Block	Lot	Address	Owner Name	Acres (GIS)	Acres (Tax)	Existing Land Use	Former Zoning
227	4.03	100 PARK PLAZA DRIVE	HARTZ MOUNTAIN c/o NYURBAN/POOLE FINANCIAL	3.80	3.84	Vacant (former wholesale)	Regional Commercial
227	4.04	100 PARK PLAZA DRIVE	100 PARK PLAZA DRIVE, LLC	9.65	9.80	Vacant (former wholesale)	Regional Commercial
Total acres:				13.45	13.64		

Source: NJSEA Geographic Information Systems (GIS), March 2016

The redevelopment area is comprised of two tax lots, totaling approximately 13.6 acres in area, and was previously located within the District’s Regional Commercial zone. The redevelopment area is delineated by a yellow boundary line on the aerial map in Figure 3. The subject property fronts on Park Place and a portion of the access easement identified as Park Plaza Drive. It is located in the northeast corner of Harmon Meadow, a regional commercial development comprised of retail establishments, restaurants, hotels, offices, a convention center, movie theater, fitness club, and multiple parking decks. A map of existing land uses in the vicinity of the redevelopment area is provided in Figure 4.

The subject property was formerly improved with two interconnected buildings, totaling approximately 331,000 square feet, which had been utilized as showroom space by carpet wholesalers. These structures were demolished, pursuant to a demolition permit issued by the Town of Secaucus in October 2013. A portion of the Cromakill Creek and associated wetlands are present in the northerly portion of the site within a designated wetland preservation area, which also includes a walking path for passive recreation.

Properties in the vicinity of the subject property are located in the District’s Regional Commercial and Environmental Conservation zones, as shown on the former zoning map for the redevelopment area in Figure 5.

Hartz Carpet Center Redevelopment Area: Overview

Block 227, Lots 4.03 & 4.04, Secaucus

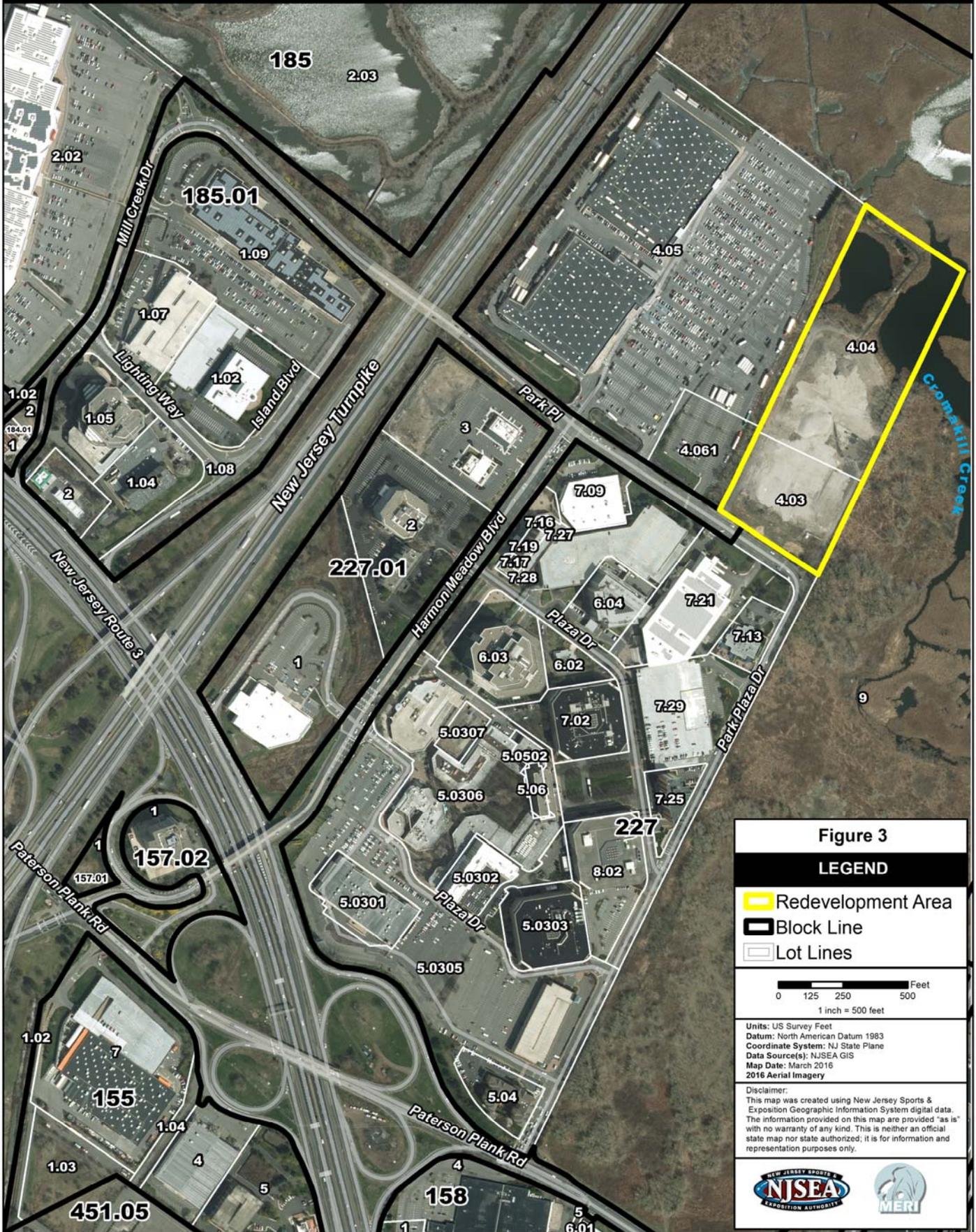


Figure 3

LEGEND

- Redevelopment Area
- Block Line
- Lot Lines

0 125 250 500 Feet
1 inch = 500 feet

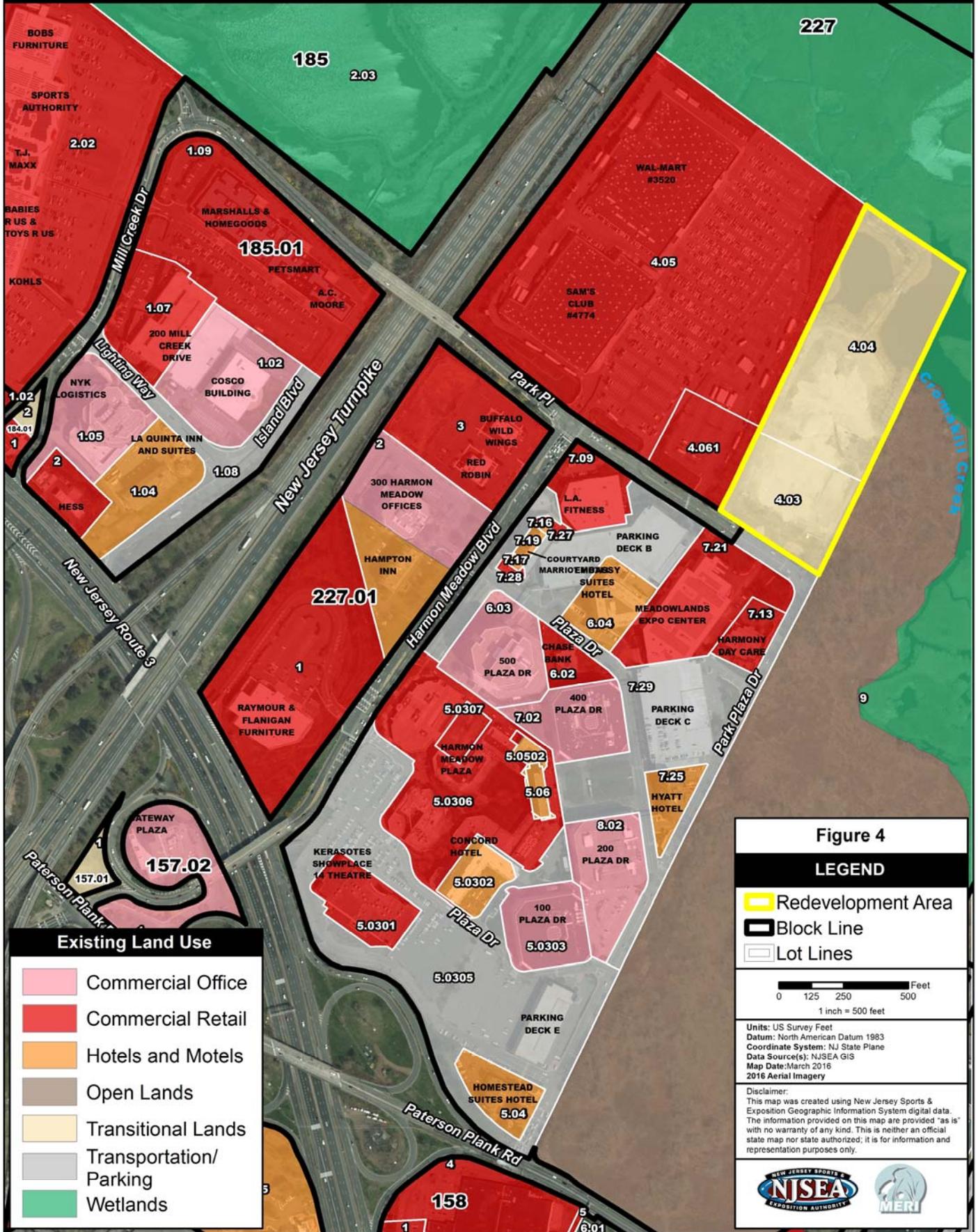
Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): NJSEA GIS
Map Date: March 2016
2016 Aerial Imagery

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Hartz Carpet Center Redevelopment Area: Existing Land Use

Block 227, Lots 4.03 & 4.04, Secaucus



Hartz Carpet Center Redevelopment Area: Former Zoning

Block 227, Lots 4.03 & 4.04, Secaucus

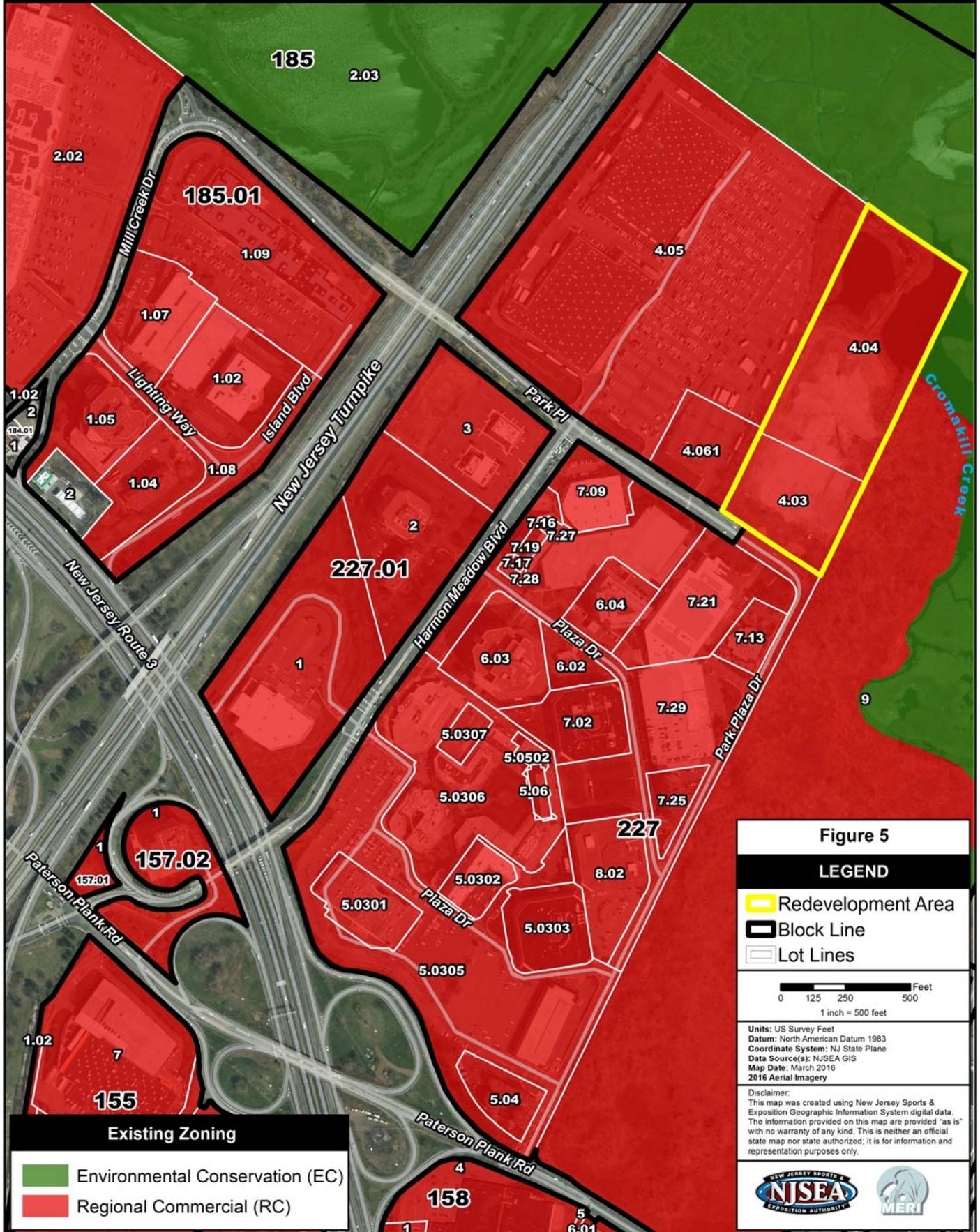


Figure 5

LEGEND

- Redevelopment Area
- Block Line
- Lot Lines

0 125 250 500
1 inch = 500 feet

Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): NJSEA GIS
Map Date: March 2016
2016 Aerial Imagery

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3. Goals and Objectives

This redevelopment plan is predicated on the following goals and objectives:

- a) To promote the redevelopment of vacant and underutilized upland areas in the Meadowlands District.
- b) To provide for a diverse mix of uses within the Harmon Meadow complex.
- c) To promote a range of housing choices.
- d) To promote the development of housing affordable to low and moderate income households.
- e) To provide for the establishment of appropriate population densities.
- f) To improve public access to recreational opportunities in the District.
- g) To encourage improved access to and between properties within Harmon Meadow for pedestrians and vehicles.
- h) To promote the use of transit within the Meadowlands District.

4. Land Use

The following general assumptions were made in the selection of the land uses for the redevelopment area:

- a) Development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it, or to the extent that such improvements will be provided to support it.
- b) A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.
- c) A detailed traffic impact study, as set forth in N.J.A.C. 19:4-7.10 *et seq.*, shall be prepared identifying mitigating measures to be performed by the developer, if required.
- d) For any proposal that requires an improvement to mitigate an impact identified in the PIA in accordance with N.J.A.C. 19:4-10.10, the developer shall enter into an agreement with the NJSEA within 60 days of issuance of a zoning certificate for the project.
- e) Appropriate buffers shall be provided on the property to provide sufficient screening and distance to buffer residents from the activities and noise associated with the operations of surrounding commercial uses.
- f) Appropriate buffers shall be provided adjacent to wetlands and/or environmentally sensitive areas.
- g) It is the sole responsibility of the developer to perform due diligence in order to determine if there is any contamination remaining from a former use of any site or from any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements.

5. Population Density

According to the US Census Bureau, the Town of Secaucus' population of 16,264 persons in 2010 is estimated to have increased by 13.3 percent, to 18,416 persons, in 2014. Much of this increase can be attributed to the construction of several multi-family developments, such as the Xchange at Secaucus Junction, which result from the Town's convenient access to regional mass transit facilities via the Frank R. Lautenberg Rail Station at Secaucus Junction, as well as several bus routes.

There are 6,546 households in the Town of Secaucus, with an average of 2.57 persons per household. Of the total 5,342 parcels in the Town of Secaucus, 89.7 percent are occupied by residential uses. As of 2015, there are 4,790 residential land parcels in the Town of Secaucus, of which only 13 parcels consist of rental apartments, representing 2.7 percent of the number of residential parcels in the community.

This redevelopment plan encourages the development of multi-family housing, which could increase the variety in housing choices for residents. It is anticipated that the subject property has the capacity to accommodate higher density residential development due to its unique location within Harmon Meadow and the available access to job opportunities, transit, shopping, and services within walking distance. The *Interim Policies Governing Affordable Housing Development in the Meadowlands District* permit a density of up to 32 dwelling units per acre when a site is deemed suitable for the development of inclusionary housing. Due to the property's designation as a redevelopment area, and its location within a commercial complex, a slightly higher density of 35 dwelling units per acre would be appropriate to encourage the redevelopment of the site in a manner consistent with the scale of the existing regional commercial development pattern in the immediate vicinity of the site.

6. Known Contaminated Sites

The properties within the redevelopment area do not appear on the NJDEP Known Contaminated Sites List (KCSL), a report maintained by the NJDEP pursuant to N.J.S.A. 58:10-23.16 and 23.17, that provides a record of sites with confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. However, the soils and groundwater on the subject property shall be tested for potential contamination, and any environmental remediation activities shall be conducted in accordance with the requirements of the agency having jurisdiction.

7. Transportation Infrastructure

The subject property contains frontage on Park Place, a four-lane roadway serving properties in the Harmon Meadow complex. Park Place is an east-west roadway within an 80-foot-wide right-of-way (ROW) between Park Plaza Drive and Mill Creek Drive, which intersects with Harmon Meadow Boulevard. Regional access into Harmon Meadow is available via two signalized intersections along Paterson Plank Road (at Park Plaza Drive and Harmon Meadow Boulevard), the Route 3 East Service Road ramp to Harmon Meadow Boulevard, and from the Route 3 West Service Road to multiple points of entry into the complex. The property contains access from both Park Place and Park Plaza Drive, which is a private road at the southeast corner of the site.

Harmon Meadow is served by various public transportation services, including NJ Transit bus routes #78, 85, and 320, as well as the EZ Ride shuttle bus service to and from the Secaucus Junction train station. The existing transit schedules are formulated to serve existing commercial development. Access to mass transit and shuttle service between the subject site and other key locations (e.g., other Harmon Meadow properties, Frank R. Lautenberg Station at Secaucus Junction, and the Secaucus downtown) is an important component of the site's redevelopment.

The introduction of a residential use into Harmon Meadow will require a reevaluation of transit needs in order to ensure transit services are available to serve the residents' needs at the necessary times. The safety and adequacy of pedestrian circulation, both within the site and off-site

connections to transit stops and Harmon Meadow commercial development, shall be evaluated to ensure adequate sidewalks, lighting, and street crossings are available in a safe and convenient manner.

8. Wetlands

According to NJSEA GIS data, certain environmentally sensitive areas are indicated within the redevelopment area. A portion of the Cromakill Creek, classified as tidal waters, meanders through the northeasterly corner of the site. An area designated as an artificial lake is present in the northwesterly portion of the site. Areas adjacent to the Cromakill Creek are identified as phragmites-dominate coastal wetlands. (See Figure 6.) These areas occupy approximately one-third of the site and have been preserved as wetlands and open space according to filed map information in Hudson County.

The presence or absence of wetlands on a particular site is subject to further review and confirmation by a detailed wetlands study and a jurisdictional determination by the US Army Corps of Engineers. Proposed disturbances to tidal wetland areas are regulated under the US Army Corps of Engineers.

The presence of wetland areas on the site, including existing public access features, provides a unique opportunity to include passive recreation features to benefit both residents and the public. Public access to these natural features shall be maintained, and access easements should be considered to ensure public access remains unrestricted.

9. Public Utilities

Most utilities are available to the redevelopment area, including electric, gas, water, sanitary sewer, storm sewer, and telephone service. Public Service Electric and Gas Company (PSE&G) provides electric and gas service to the area, and United Water New Jersey/Suez provides water service. The Secaucus Municipal Utilities Authority provides sewerage services.

These utilities accommodate current uses but may require upgraded service to accommodate additional development. The demand for public utilities shall be identified in any Project Impact Assessment (PIA) required at the time of development application, and installation of new utilities and/or upgrades to existing utilities may be required.

10. Recreational Facilities

The primary objective regarding recreational facilities within the redevelopment area is to ensure sufficient recreational opportunities exist for future users of the site and to provide safe routes to access recreational areas within and near the subject property.

The open space areas within the redevelopment area include passive recreation opportunities within the wetland areas to north, identified on the District Master Plan Green Map as proposed sections of the Secaucus Greenway. An existing trail loops through the wetland areas in the rear of the property, and adequate public access shall be maintained to this recreational facility.

Commercial recreation and entertainment opportunities are also available within the greater Harmon Meadow complex, including a nearby fitness center, restaurants, a movie theater, and retail.

11. Community Services

The demand for municipal police, fire, and emergency medical services and the ability of the municipality to service future development within the redevelopment area shall be identified in any Project Impact Assessment (PIA) required at the time of development application. Some of the challenges of the subject location include the comparatively greater distance to community services from the subject site than the core residential areas within the Town of Secaucus.

12. Relationship to Hackensack Meadowlands District Master Plan and Regulations

The current Master Plan for the Hackensack Meadowlands District was adopted in January 2004. The Land Use Plan of the Master Plan designates 20 planning areas in the District. The Hartz Carpet Center Redevelopment Area is located in the planning area designated as Commercial Corridor. This planning area provides the opportunity for the development of a range of commercial development.

The Master Plan seeks to foster a healthy Meadowlands economy through the implementation of strategies that promote redevelopment and infill development, while minimizing the development of greenfields, or relatively untouched areas. Idle or underutilized properties, such as the property in question, are among those holding significant opportunities for redevelopment.

The District Zoning Regulations and Official Zoning Map serve as the implementation tool for the land use planning objectives of the master plan. Pursuant to NJSEA statutes at N.J.S.A. 5:10A-1 *et seq.*, the NJSEA is authorized to adopt codes and standards with regards to the zoning and rezoning of lands within the Meadowlands District, and to conduct redevelopment activities. Regulations specific to the planning and zoning of redevelopment areas are provided in N.J.A.C. 19:3-5.1 *et seq.*

13. Smart Growth and Sustainability

The NJSEA recognizes the State of New Jersey's use of smart growth principles to guide land use decisions and develop strategies to address conservation challenges. In the District, smart growth principles such as economic growth and redevelopment are promoted in the planning and zoning activities of the NJSEA.

The District's regulations also promote smart growth through sustainability initiatives, including the adoption of regulations encouraging sustainable green building practices. N.J.A.C. 19:4-6.6 provides incentives for applicants to the NJSEA to utilize green building practices or install alternative green building components, such as those recognized in green building certification programs, including the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. POWERS OF REDEVELOPMENT AGENCY

The following provides the statutory provisions, pursuant to N.J.S.A. 5:10A-24, which can be utilized to implement this redevelopment plan:

1. The NJSEA shall prepare and adopt a redevelopment plan for each area in the district determined by the NJSEA to be an area in need.
2. A municipality which has land subject to the jurisdiction of the NJSEA and adopts the NJSEA's redevelopment plan shall have the authority to approve or reject an application for a permit. The municipality shall provide the NJSEA all documentation, plans, and information regarding all applications. All fees generated by these applications and approvals shall be retained by the municipality. Any approval of any plan review or subdivision application by a municipality pursuant to this subsection shall be limited by, and based upon, the rules, regulations, and standards in a resolution adopted by the NJSEA and the municipality. All fees generated by these applications and approvals shall be retained by the municipality.
3. For those municipalities that do not adopt the NJSEA's redevelopment plan, the NJSEA may issue the permit for the proposed construction or alteration as being in conformity with the redevelopment plan. Any variations and modifications of the redevelopment plan shall be the responsibility of the NJSEA. A permit shall not be issued without a certificate from the chief engineer or equivalent official of the NJSEA that the proposal is in conformity with the NJSEA's redevelopment plan.
4. In undertaking projects pursuant to any redevelopment plan, the NJSEA may:
 - a) Acquire, by condemnation or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in an area in need and in any area within the district designated by the NJSEA as necessary for relocation of residents, industry, or commerce displaced from a redevelopment area;
 - b) clear or reclaim any area so acquired and install, construct, or reconstruct projects therein necessary to prepare such area for development;
 - c) relocate or arrange or contract with public or private agencies for the relocation of residents, industry, or commerce displaced from the area in need;
 - d) dispose of real property so acquired by sale, lease, or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;
 - e) study the recommendations of the constituent municipality's planning board impacted by the redevelopment plan for redevelopment of any area within that municipality and make its own investigations as to current trends in the area in need, as established by the NJSEA;
 - f) by contract or contracts with public agencies or redevelopers or by its own employees' or consultants' plan, plan, construct, reconstruct, operate, maintain, and repair any redevelopment or other project or any part thereof; and

g) make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements, and the control over the pollution of water and air and the disposal of solid waste.

B. NJSEA INVOLVEMENT

The NJSEA has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJSEA in undertaking redevelopment projects is enumerated under N.J.S.A. 5:10A-1 *et seq.*

No condemnation by the NJSEA is anticipated to be necessary to implement this redevelopment plan. The role of the NJSEA is to provide the zoning that will enable the redevelopment of the subject properties.

III. SELECTED LAND USE OPTION

A. SELECTION OF RECOMMENDED LAND USES

The redevelopment plan proposes to provide for multi-family residential development, with an inclusionary affordable component, to support the redevelopment of the site in a manner complementary to the existing built environment within Harmon Meadow.

The provisions of this redevelopment plan shall apply to the following properties in the Town of Secaucus:

- Block 227 – Lots 4.03 and 4.04

The principal recommended land uses for the planned redevelopment of the area are limited to multi-family residential development in accordance with the site suitability determination issued pursuant to NJSEA's *Interim Policies Governing Affordable Housing Development in the Meadowlands District*, as well as park and recreation facilities to provide for access to the natural areas on the site. (See Resolution No. 14-13, approved by the NJMC Board of Commissioners on March 26, 2014)

IV. REDEVELOPMENT PLAN STANDARDS

A. REDEVELOPMENT STANDARDS

The standards contained within this redevelopment plan shall supersede existing regulations contained in N.J.A.C. 19:4. Existing NJSEA regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7 shall apply to any requirements or standards not specifically set forth herein.

Requests for deviations from the standards in this redevelopment plan shall be in accordance with the provisions of N.J.A.C. 19:3-5.12 and 5.14. These regulations provide that deviation from the permitted uses specified in this plan shall require a redevelopment plan amendment, and that deviation from the bulk requirements or the design standards in this plan, or the expansion of existing structures or uses rendered nonconforming by the provisions herein, shall require a variance.

B. PURPOSE

The purpose of the Hartz Carpet Center Redevelopment Plan is to promote the development of a vacant and underutilized property in a manner that promotes affordable housing supply in the District and access to recreational facilities.

A primary objective of this plan is to utilize zoning to promote the redevelopment of the subject property and provide the basis for development opportunities to return the property to productive reuse in the form of inclusionary residential development. An additional objective is to restore opportunities for passive recreation facilities within the dedicated open space areas on the site.

All standards set forth in this redevelopment plan have been developed in accordance with these purposes.

V. LAND USE AND BULK STANDARDS

A. DEFINITIONS

All words not defined in this redevelopment plan shall have definitions as listed in the Hackensack Meadowlands District Zoning Regulations at N.J.A.C. 19:4-2.1 *et seq.*, or in the absence of such, in the most recent edition of Merriam-Webster's Collegiate Dictionary.

The following definitions shall apply to this redevelopment plan.

1. "Open space amenity" means an accessory structure located within an open space area, such as a gazebo or trellis, not exceeding ten feet in height and 60 square feet in area.

B. PERMITTED USES

1. The following shall be the permitted uses within the redevelopment area and shall be subject to the use limitations in Section C below.
 - a) Multi-family dwellings, inclusive of affordable residential units based on the applicable laws, policies and/or regulations in effect at the time of Zoning Certificate application; and
 - b) Parks or recreation facilities, including public access to water features such as trails, non-motorized boat launches, site furnishings, signage and structures that facilitate wildlife observation.
2. The following uses shall be permitted accessory uses to multi-family dwellings, for the convenience of residents only:
 - a) Retail;
 - b) Indoor recreation; and
 - c) Day care facilities.

C. USE LIMITATIONS

The following shall be the use limitations within the redevelopment area:

1. In conjunction with any proposed market-rate residential units, the developer shall provide on-site affordable housing units in accordance with the requirements of the entity assuming the legal responsibilities of enforcing the Fair Housing Act, and the NJSEA. All affordable units shall be subject to the applicable affordability rules as prescribed by law and in effect at the time of the Zoning Certificate application.
2. All conditions of the NJSEA Site Suitability Determination, Resolution No. 14-13, dated March 26, 2014 shall apply, as follows:

- a) The developer shall provide the number of affordable units as required by law.
- b) To ensure a successful mixed-use community, the developer shall provide improvements, both within the subject residential development and within the rest of the Harmon Meadow complex, for safe pedestrian circulation and access from the proposed residential development to the rest of the Harmon Meadow complex, including provisions for accessibility.
- c) The developer shall repair and maintain the existing natural pathways located within the wetland preservation area on the subject property for the benefit of the residents and the general public.

D. BULK REQUIREMENTS

Bulk requirements within the redevelopment area shall be as follows:

1. Lot Size Requirements

- a) Minimum lot area: one acre;
- b) Minimum lot width: 200 feet; and
- c) Minimum lot depth: 250 feet.

2. Bulk Regulations

- a) Maximum lot coverage: 40 percent;
- b) Minimum open space: 20 percent;
- c) Yards:
 - i. Minimum front yard - Structures: 0.5 foot per foot of height of principal structure, but in no case less than 35 feet;
 - ii. Minimum front yard – Parking & Open Space Amenities: 25 feet;
 - iii. Minimum side yard: 35 feet; and
 - iv. Minimum rear yard: 30 feet;
- d) FAR: 1.5, not including the floor area of parking garages; and
- e) Maximum density: 35 dwelling units per acre, inclusive of affordable units.

E. DESIGN CRITERIA

Unless superseded in this redevelopment plan, the design of all improvements shall be in compliance with NJSEA site plan requirements, as set forth in N.J.A.C. 19:4-8.1 *et seq.*

1. Parking and Loading:

- a) Parking and loading requirements shall conform to N.J.A.C. 19:4-8.2 through 8.4, and the following:

Use	Minimum Parking Requirements	Minimum Loading Requirements
a) Multi-family dwelling	1 space per unit restricted as affordable in accordance with N.J.A.C. 5:80-26; 1.5 spaces per market rate unit; and 1 visitor space per 4 market rate units.	One 10 foot by 30 foot loading space per dwelling structure.

- b) No additional parking shall be required to be provided for accessory uses intended for use solely by residents. Such use shall be deemed accessory only when accessible from the interior of the building and where no exterior signage greater than 10 square feet shall be permitted.
- c) Up to 50 percent of required visitor parking spaces may be provided on nearby off-site locations pursuant to the following:
- i. A site plan showing the location and number of off-site parking spaces available to visitors;
 - ii. Evidence of differential peak hours of parking demand at the off-site location;
 - iii. Safe and clearly defined pedestrian connections; and
 - iv. Appropriate directional signage both on-site and at the off-site parking location.

2. Utilities

The developer is responsible for providing and obtaining all applicable permits and easements where necessary for the installation of all required utilities. All utilities shall be located underground to the extent practicable.

3. Signage

Signage within the redevelopment area shall comply with the standards applicable to the Planned Residential zone in N.J.A.C. 19:4-8.14 (Table 8-5).

4. Drainage

Drainage plans, including maintenance provisions, shall be prepared in accordance with NJSEA regulations at N.J.A.C. 19:4-8.6. All drainage ways shall be properly maintained and planted, and designed in accordance with the NJSEA's *Guidelines for Green Development and Redevelopment, Part 1 - Low Impact Development*, where appropriate.

5. Minimum Lowest Finished Floor Elevation

Minimum lowest finished floor elevations for structures within designated 100-year flood zones shall be established one foot above the applicable 100-year base flood elevations determined from the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM).

6. Environmental Performance Standards

- a) Unless superseded herein, all uses shall comply with the following environmental performance standards in N.J.A.C. 19:4-7.1 *et seq.*
 - i. All category A performance standards shall apply; and
 - ii. All water quality standards contained in N.J.A.C. 19:4-7.9 shall apply.

7. Architectural Design Standards

- a) All façades shall be designed to be aesthetically pleasing. Variations in color, height, finish and materials are strongly encouraged.
- b) Buildings with a linear dimension of more than 300 feet shall have a façade plane whose horizontal dimension is broken into segments through the use of a physical offset or vertical element located at a minimum of every 100 linear feet.
- c) The developer is encouraged to incorporate such building elements as architecturally interesting entrances, cornices, belt courses, and other ornamental features as a means to enhance the visual environment.
- d) Exterior mounted mechanical and electrical equipment visible from adjacent streets and from public areas within the site shall be screened.
- e) Side and rear elevations shall receive architectural treatments comparable to the front facade.

8. Fences

- a) Fences and walls shall be permitted in required front yards at a minimum setback of 5 feet in accordance with the following:
 - i. The fence location shall comply with the line of sight triangle requirements of N.J.A.C. 19:4-8.5.
 - ii. Gates located proximate to an intersection shall be located at a setback sufficient to provide adequate queuing area for vehicles, as determined by the Chief Engineer, but in no case less than 20 feet.

9. Open Space

Open space areas within the property consist of both developed open space and natural areas.

- a) All open space requirements of N.J.A.C. 19:4-8.8 shall apply.
- b) Existing natural pathways on the site shall be maintained, including provisions for public access, and adequate lighting and signage at the points of access, shall be provided.

10. Landscaping

All landscaping shall be provided in accordance with N.J.A.C. 19:4-8.9 and shall follow the *NJSEA Landscape Design Guidelines* to the extent practicable.

11. Pedestrian Circulation

A comprehensive pedestrian circulation plan shall be provided, including provisions for adequate sidewalks, lighting, and traffic calming. The plan shall address the following:

- a) Sidewalks shall be provided in accordance with the following minimum requirements:
 - i. The minimum width of sidewalks along Park Place/Park Plaza Drive shall be 6 feet, and a minimum 2-foot-wide lawn strip shall be provided adjacent to these roadways.
 - ii. All sidewalks within the site shall have a minimum unobstructed width of 4 feet.
- b) Provisions for safe pedestrian circulation and access to the greater Harmon Meadow complex shall be provided, as follows:
 - i. Crosswalks shall be provided at the following locations, with the specific location of such crosswalks subject to the approval of the Chief Engineer:
 - a. within the site where vehicular circulation areas intersect with building entrances, parking lot and garage entrances, and access to site amenities;
 - b. across site driveways;
 - c. at Park Place/Park Plaza Drive to connect to areas to the south of the subject property; and
 - d. to the west of the site to the extent of the nearest signalized intersection, as needed.
 - ii. Traffic calming techniques such as variations in pavement materials and patterns, speed bumps, speed tables and bump outs may be utilized to slow traffic, as needed.
 - iii. Pedestrian crossings shall be appropriately signed and illuminated.
- c) All pedestrian features shall be designed with provisions for Barrier Free accessibility.

12. Sustainable Design

The NJSEA encourages developers to incorporate sustainable design within the redevelopment area. Employing green building methods from the onset of a project provides environmental, economic, and social benefits, including increased efficiency and reduction in energy costs. The NJSEA's green building regulations at N.J.A.C. 19:4-6.6 provide zoning and fee incentives to promote sustainable green building practices in the Meadowlands District.

F. ADDITIONAL DEVELOPMENT REQUIREMENTS

1. Project Impact Assessment

A Project Impact Assessment (PIA) shall be prepared in accordance with N.J.A.C. 19:4-10.1 *et seq.* The PIA shall provide information to allow the NJSEA to assess the probable effects of a proposed project.

- a) Any development proposed in phases shall assess the impacts for each individual phase and the project as a whole.
- b) For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with the NJSEA prior to the issuance of a zoning certificate for the project.

2. Traffic Impact Assessment

A Traffic Impact Assessment (TIA) shall be prepared in accordance with N.J.A.C. 19:4-7.10. The TIA shall assess the traffic and circulation impacts of proposed development and identify improvements required. The scope of the TIA shall be determined in consultation with the Chief Engineer.

3. Riparian Rights

Riparian grants shall be secured for any land subject to the State's riparian interest pursuant to NJSEA zoning regulations.

4. Affordable Housing Considerations

With regard to affordable housing, the developer shall comply with the applicable requirements of the NJSEA; the New Jersey Council on Affordable Housing (COAH), or any future entity assuming the legal responsibilities of the Fair Housing Act; and P.L. 2008, Chapter 46, an act concerning affordable housing, revising and supplementing various parts of the statutory law, effective July 17, 2008, and any applicable laws of other agencies having jurisdiction.

All conditions of the NJSEA Site Suitability Determination, Resolution No. 14-13, dated March 26, 2014 shall apply, as specified in Section V-C. Use Limitations herein.

5. Redeveloper Requirements

- a) If the NJSEA elects to contract with a prospective redeveloper, pursuant to its authority under N.J.S.A. 5:10A, prior to entering such contract, the redeveloper shall provide a financial report to the NJSEA assessing the financial viability of the redeveloper and/or redevelopment project. Such report shall contain, at a minimum, the following information:

- i. Identification of each financial and/or equity partner having any financial contribution to, ownership of, or like interest in, the project.
 - ii. Identification of each member of the redevelopment team and major consultants, including, but not limited to, attorneys, engineers, architects, planners, project and construction managers, financial consultants, lobbyists, and public relations consultants. Resumes and/or curricula vitae and a statement clearly identifying the roles of each member shall be provided.
 - iii. The composition of the redeveloper's current real estate portfolio, including details regarding the type of project and number of square feet or units developed, owned and/or managed.
 - iv. Details regarding the redeveloper's history of securing financing for real estate development projects within the past 10 years, at a minimum, detailing the type of project; financing method(s), source(s) and amounts committed; and proposed and actual completion dates of projects.
 - v. A description of all pending real estate development projects by the redeveloper, under development pursuant to enforceable contracts, including project type, status, development schedule, and the financial commitment required by the redeveloper, including a description of the financing method(s), source(s) and amounts committed.
 - vi. Audited financial statements, including balance sheets and operating statements, prepared by a Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), established by the Financial Accounting Standards Board (FASB), 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116, <http://www.fasb.org>, for the five most recent fiscal years, for the redeveloper and any financial and/or equity partner(s). Such statements shall evidence the ability to financially perform, including the value of assets each participant would contribute to the project and verification that such assets are available.
 - vii. A statement describing the methods and anticipated and committed sources for financing the project, including its construction, and identifying the expected equity requirements and anticipated sources of working capital.
 - viii. For the redeveloper, including both the corporate or business entity and the principals of the corporate or business entity and each member of the development team, a statement and complete listing regarding any debarments, suspensions, bankruptcy or loan defaults, legal proceedings, and/or adverse judgments, regarding any real estate development project and/or government contract regardless of the date of such occurrence.
 - ix. A fiscal impact analysis for the proposed redevelopment project pursuant to the requirements of N.J.A.C. 19:4-10.4(a)14.
 - x. Such other information as may be deemed necessary by the NJSEA staff.
- b) The redeveloper shall provide the following to the NJSEA, which shall be updated, at a minimum, every three months, beginning from the contract date, including any amendments:
- i. The project pro-forma statement, prepared by a CPA in accordance with GAAP, which shall include, at a minimum, an income statement, balance sheet, and statement of cash flows.
 - ii. The projected development timeline.
 - iii. Any change in the financial report required in 5a above.

- c) Any redeveloper applying to any federal, state, county, or municipal government entity for financial assistance, including, but not limited to, loans, grants, or bonds, shall notify the NJSEA of such application in writing and shall provide copies to the NJSEA of all applications, formal correspondence and government actions regarding the requested financial assistance. The NJSEA staff shall provide any of the aforementioned entities with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate in the process for the evaluation of financial assistance to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the government entity from whom financial assistance is requested.
- d) Any redeveloper of a project within a redevelopment area for which municipal payment-in-lieu-of-taxes (PILOT) bonds are sought shall notify the NJSEA contemporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJSEA of all correspondence and information regarding the PILOT bonds. The NJSEA staff shall provide the municipality with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate in the process for the evaluation of PILOT bonds to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and municipality. The fiscal impact analysis required above shall evaluate the impact of PILOT bond financing on municipal tax rates and the Intermunicipal Tax Sharing Formula.

6. Approvals of Other Governmental Entities

- a) Prior to the redevelopment of any property within the redevelopment area, the redeveloper shall procure any and all necessary permits and approvals from any federal, state, county, local, or municipal agency having jurisdiction.
- b) Any redeveloper filing an application with any other State entity for any permit related to the redevelopment project shall provide a copy of such permit application to the NJSEA contemporaneously with its filing and shall provide copies to the NJSEA of all correspondence and information regarding the permit application. The NJSEA staff shall provide the regulatory entity with information about the project upon request. The NJSEA may make a request to the regulatory entity to participate in the permitting process to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.
- c) The applicant shall provide, to the NJSEA, proof of compliance with any requirements and/or restrictions from other regulatory agencies associated with the intended use(s) of the site. Additionally, copies of any future requirements and/or restrictions shall be submitted to the NJSEA by the designated developer immediately upon receipt.

VI. SELECTED REDEVELOPMENT PLAN IMPLEMENTATION STRATEGY

This redevelopment plan shall be the regulatory instrument for the development of the Hartz Carpet Center Redevelopment Area, along with the NJSEA Regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6 and 19:7, where applicable, and shall supersede all prior zoning for parcels of land contained within this redevelopment area.

No actions, other than the adoption of this plan and review of applications submitted by property owners or prospective developers/redevelopers to implement this plan, are proposed or contemplated by the NJSEA at time of adoption of this plan.

Hartz Carpet Center - Redevelopment Area 13: Official Zoning Map

