

1 **MILLTOWN FORD AVENUE REDEVELOPMENT PLAN**

2 BLOCK 58, LOTS 1.01, 1.02, 1.03 & 1.07

3 BLOCK 59.01, LOT 5.01

4 BOROUGH OF MILLTOWN

5 MIDDLESEX COUNTY, NEW JERSEY

6  
7 PREPARED FOR

8 **THE BOROUGH OF MILLTOWN**



9  
10 **MARCH 15, 2002**

11 REVISED JULY 28, 2004

12 REVISED APRIL 27, 2009

13 REVISED MAY 5, 2009

14 **REVISED JUNE 2012**

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## 74 1. Introduction

75 Under the New Jersey Local Redevelopment and Housing Law of 1992 (C.40A:12A-1  
76 et seq.), a municipality may designate an area as a "Redevelopment Area" or as an  
77 "Area in Need of Redevelopment" upon finding that certain conditions exist within a  
78 given delineated area. Conditions that help qualify an area for this designation  
79 include dilapidation, substandard buildings, abandonment, obsolescence and  
80 stagnant productivity.

81 The Borough Council of the Borough of Milltown adopted a resolution on February  
82 13, 2001 requesting that the Planning Board conduct a preliminary investigation to  
83 determine whether the Ford Avenue Site (Block 58, Lots 1.01, 1.02, 1.03 & 1.07)  
84 meets the criteria to be classified as a redevelopment area in accordance with the  
85 Local Redevelopment and Housing Law. The Council's resolution indicated that it  
86 believes that the Ford Avenue site, which was previously utilized by the Michelin Tire  
87 Company and various other entities including the Chickapee Corporation, has  
88 continued to deteriorate, and is not being properly maintained, is now in a  
89 dilapidated state, and poses a potential health and safety risk to the residents of  
90 Milltown. That report was prepared and identified existing conditions which formed  
91 the basis for findings related to a redevelopment area designation for the Ford  
92 Avenue Site. The Planning Board conducted a public hearing on May 8, 2001 and  
93 adopted the report and recommended the area be designated as an area in need of  
94 redevelopment.

95 Based upon the recommendation of the Planning Board that the Ford Avenue Site is  
96 "an area in need of redevelopment," the Mayor and Council of the Borough of  
97 Milltown undertook a number of actions to prepare and implement a redevelopment  
98 plan for the site. On September 13, 2001, Ordinance 01-1112 was adopted which  
99 created the Ford Avenue Redevelopment Agency. On April 22, 2002, Ordinance No.  
100 02-1120 was adopted which approved the "Milltown Ford Avenue Redevelopment  
101 Plan for the Ford Avenue Redevelopment Area." On August 23, 2004; Ordinance No.  
102 04-1185 was adopted which approved the revised "Milltown Ford Avenue  
103 Redevelopment Plan for the Ford Avenue Redevelopment Area." Finally, on August  
104 22, 2005, Resolution No. R05-198 reaffirmed that the Ford Avenue Site is an "area in  
105 need of redevelopment" and its designation as a redevelopment area.

106 The Redevelopment Plan has been revised numerous times, most recently in May  
107 2009. This June 2012 revision seeks to bring the Plan into compliance with the  
108 October 12, 2011 decision of Judge James P. Hurley. This revision also offers  
109 property use and site design guidelines to supplement existing guidelines established  
110 by the "1994 Comprehensive Development Regulations of the Borough of Milltown,  
111 NJ." In those instances where the requirements of this Plan and the Borough's  
112 existing §34 Development Regulations conflict, the requirements of the Plan shall  
113 take precedence over those of the Regulations.

## 114 **2. Description and Conditions of the Site**

### 115 **A. Location**

116 The Ford Avenue Redevelopment Site is a 22.4 - acre tract consisting of five  
117 (5) contiguous lots which front on the south side of Ford Avenue between  
118 Main Street (Middlesex County Highway Route 606) and Brook Drive. The Mill  
119 Pond and Lawrence Brook are immediately to the south and west with Main  
120 Street (CR 606) to the east. The area is known as Lots 1.01, 1.02, 1.03 and  
121 1.07 in Block 58 and Lot 5.01 in Block 59.01 as shown on the Milltown tax  
122 maps (see Exhibit #1 in Section 12). (For clarification, please note that  
123 previous site descriptions had included only four lots since Lot 5.01 in Block  
124 59.01 had been developed and incorporated into Lot 1.03 in Block 58.  
125 However, the tax map continues to show Lot 5.01 in Block 59.01 as a separate  
126 tax lot.) The site abuts a former Raritan River Railroad spur to the south. The  
127 spur is no longer functional and considered abandoned.

### 128 **B. History**

129 Industrial use of the site dates back to the mid 1850's when the Meyer  
130 Rubber Company developed the original complex. Meyer ceased operations  
131 in 1896 with the India Rubber Company coming on the scene. After a short  
132 time, India Rubber was succeeded by the International Rubber Company,  
133 which was ultimately taken over by the Michelin Tire Company in 1907. The  
134 complex was expanded with new buildings and improvements. Michelin  
135 remained in operation until the spring of 1930 when it closed its doors. Since

136 then a number of companies have operated businesses in the former Michelin  
137 Complex including such names as Chickapee of J&J, Heiding Feld Printing  
138 Company, Algro Knitting Mills and Alphaduct Wire.

139 **C. Current Zoning**

140 The Ford Avenue Redevelopment Site is currently located within two (2)  
141 zoning districts (see Exhibit #2 in Section 12). The front portion of Lot 1.01 at  
142 the corner of Main Street (CR 606) and Ford Avenue is contained within the  
143 B-2 Commercial Center Zone. The remainder of the study area is contained  
144 within the M-1 Light Industrial Zone. The following list describes the  
145 permitted principal, accessory and conditional uses within each of these  
146 existing zoning districts.

147 **B-2 Commercial Center Zone**

148 **1. Permitted Principal Uses**

- 149 a. All uses permitted in Chapter 34-21.1b of the B-1 Zone.  
150 b. Restaurants, except drive-in, drive-thru, carry out or fast food  
151 restaurants.  
152 c. Lawn and garden shops.  
153 d. Professional offices.  
154 e. Medical and radiologic laboratories.  
155 f. Computer or electronic services or rentals.  
156 g. Retail integrated developments of such uses as retail stores and  
157 shops, personal service establishments, professional and  
158 business offices, banks, and restaurants housed in an enclosed  
159 building or buildings and utilizing such common facilities as  
160 customer parking areas, pedestrian walks, truck loading and  
161 unloading space, utilities and sanitary facilities and other  
162 necessary and appropriate uses, subject to and in conformance  
163 with the regulations specified herein.

164 **2. Permitted Accessory Uses**

- 165 a. Off-street parking spaces, parking garages and off-street  
166 loading areas.  
167 b. Enclosed storage of goods incidental to the conduct of the

168 retail business not exceeding ten (10) percent gross lot area  
169 and not exceeding maximum impervious coverage requirement  
170 of this zone.

171 c. Fences, walls and hedges.

172 **3. Conditional Uses**

173 a. Public utility facilities required to provide the direct service of  
174 the utility to the consumers such as transformers and pumping  
175 stations but excluding warehouses, service or storage and  
176 treatment facilities.

177 b. Automobile service and repair garages, gas stations.

178 c. Fraternal, charitable and philanthropic institutions,

179 d. Drive-in banks.

180 e. Satellite dish antennae.

181 f. Home occupation. Customary home occupations, such as, but  
182 not limited to dressmaking, millinery and home cooking,  
183 provided that such occupations shall be conducted solely by  
184 resident occupants of the building and that not more than the  
185 equivalent of one-third (1/3) of the area of one (1) floor shall  
186 be used for such purposes and that no display of products or  
187 advertising of any kind shall be visible from the street. No  
188 equipment shall be used in such an occupation, which is not  
189 usually found in the home. Structural or architectural changes  
190 shall not be permitted to accommodate the occupation.

191 g. Home professional offices.

192 h. Movie theaters per Ordinance #957.

193 **M-1 Light Industrial Zone**

194 **1. Permitted Principal Uses**

195 a. Business, administrative, professional and governmental offices.

196 b. Light industrial manufacturing, fabrication processing and  
197 assembling of products.

198 c. Wholesale offices and showrooms with accessory storage of  
199 goods.

200 d. Warehousing of finished products and material for distribution.

201 e. Electrical, heating, ventilating, air-conditioning, plumbing and

- 202 refrigeration equipment sales and services businesses.
- 203 f. Computer and/or electronic assembly, service or rental.
- 204 g. Lumber, building materials and equipment storage yards.

205 **2. Permitted Accessory Uses**

- 206 a. Off-street parking, loading and ramp area.
- 207 b. The enclosed warehousing and storage of goods and products.
- 208 c. Garage space necessary to store any vehicle on the premises.
- 209 d. Fences, walls and hedges.

210 **3. Conditional Uses**

- 211 a. Public utility facilities required to provide the direct service of
- 212 the utility to the consumers.
- 213 b. Satellite dish antennae.

214 **D. Master Plan**

215 Dating back to the 1959 Master Plan, the study area has generally been  
216 designated for Industrial use. The study area has contained present and  
217 previous uses such as Michelin, Chicopee of J&J, Middlesex Container,  
218 Herman Warehousing, Swing Rite Doors, Pinella Painting and others. However,  
219 both the 1989 Master Plan and the 1996 Master Plan update recognized the  
220 abandonment of the industrial use of the past and recommended that a  
221 portion of the site be utilized for affordable senior housing with the  
222 remainder being designated for light industrial use. The 2002 Master Plan  
223 Reexamination Report recommended that the redevelopment plan for this  
224 area include affordable housing. The 2003 Amended Housing Element and  
225 Fair Share Plan, the 2007 Milltown Housing Element and Fair Share Plan, the  
226 April 2009 Housing Element and Fair Share Plan, the May 2012 Housing  
227 Element and Fair Share Plan and the October 12, 2011 decision of Judge  
228 James P. Hurley all affirm that the Ford Avenue Redevelopment Site should be  
229 used to assist in meeting, alongside other measures, the Borough's affordable  
230 housing obligation.

231

232 **E. Adjacent Land Uses**

233 The study area, which is situated within the center of the Borough, includes  
234 the following adjacent land uses (see Exhibit #3 for an aerial photograph of  
235 the study area):

236 North: The northern boundary of the study area is defined by Ford Avenue,  
237 the United Way facility located on Lots 2.01 and 2.02 and single-  
238 family residential uses located within Block 59.01. The uses along the  
239 northern side of Ford Avenue include single-family, multi- family, retail  
240 and other business operations.

241 South: The abandoned railroad spur and the Mill Pond with associated  
242 floodplain and wetland areas are to the south.

243 East: Main Street (CR 606) is the eastern border of the study area. Retail  
244 and bank uses lie on the east side of Main Street (CR 606) north of the  
245 Mill Pond bridge crossing.

246 West: The western border of the study area is defined by an unimproved  
247 section of Brook Drive and the Lawrence Brook. The Lawrence Brook  
248 centerline defines the municipal boundary with East Brunswick  
249 Township.

250 **F. Existing Conditions**

251 The Ford Avenue Site contains nine (9) industrial structures generally of  
252 masonry construction ranging from one to three stories in height; however,  
253 the existing smoke stack is considerably taller. The structures have been  
254 segmented into twenty-five (25) different building components. The total  
255 gross square footage of all buildings is approximately 583,000 s.f. There are  
256 several existing businesses currently operating within the complex. Many of  
257 the building components remain vacant.

258 Overall the facility is in very poor physical condition. This is evident since a  
259 significant number of the buildings in the redevelopment area are in a  
260 deteriorated, dilapidated, under maintained or substandard condition. The

261 site design exhibits poor pavement conditions as well as an antiquated site  
262 layout, which was conducive to industrial uses of the past. There has been a  
263 continued presence of vacancy, abandonment or underutilization of the  
264 property. The buildings are unsafe due to the dilapidation and have fallen  
265 into such a state of disrepair that many of the buildings are untenable.  
266 The facility has become a security problem, an attractive nuisance for children  
267 in the area and is a potential fire hazard due to the abandonment. The  
268 existing conditions create a detrimental effect on the health, safety, morals  
269 and welfare of the community.

270 The analysis of the Ford Avenue Redevelopment Site concluded that  
271 conditions do exist that meet the necessary criteria to determine that the area  
272 is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5.

### 273 **3. General Redevelopment Objectives**

- 274 A. Encourage a mixed-use development, which includes several forms of  
275 residential uses, commercial/business uses and public purpose uses.
- 276 B. Create renewed value in the land and entities operating on the land for both  
277 public and private purposes.
- 278 C. Improve the Borough's Main Street (CR 606) image by replacing the vacant  
279 and poorly maintained buildings and site amenities with new, carefully  
280 designed, appropriately located and oriented residential, commercial and  
281 public purpose facilities.
- 282 D. Provide improved public access to the Mill Pond and provide a public  
283 purpose open space buffer along the pond's edge. In addition, provide public  
284 purpose open space areas in other places within the Redevelopment area.
- 285 E. Attract appropriately sized retail and services business, which will provide  
286 more stability for the Main Street (CR 606) business district and integrate well  
287 with existing neighboring residential uses and proposed residential elements.
- 288 F. Preserve and/or restore existing landmark structures, if economically feasible  
289 and compliant with COAH requirements relating to unnecessary cost

290 generation and if such preserved features integrate into the redeveloper's  
291 planned site plan layout.

292 G. Provide housing opportunities that will enable the Borough to address its  
293 affordable housing obligation, as defined by NJ state statute and expressed  
294 by the 2012 Housing Element and Fair Share Plan and the October 12, 2011  
295 decision of Judge James P. Hurley.

## 296 4. Redevelopment Plan

### 297 A. Definitions

298 The following terms in this report shall have the following meanings as defined  
299 by NJSA 40:12A-3.

300 "Redeveloper" means any person, firm, corporation or public body that shall  
301 enter into, or propose to enter into, a contract with a municipality or other  
302 redevelopment entity for the development or rehabilitation of an area in need  
303 of redevelopment, or in an area in need of rehabilitation, or any part thereof,  
304 under the provisions of this act, or for any construction or other work forming  
305 part of a redevelopment or rehabilitation of the project.

306 "Redevelopment" means clearance, replanning, development and  
307 redevelopment; the conservation and rehabilitation of any structure or  
308 improvement, the construction and provision for construction of residential,  
309 commercial, industrial, public or other structures and the grant of dedication of  
310 spaces as may be appropriate or necessary in the interest of the general  
311 welfare for streets, parks, playgrounds, or other facilities incidental or  
312 appurtenant thereto, in accordance with a redevelopment plan.

313 "Redevelopment agency" means a redevelopment agency created pursuant to  
314 subsection a. of section 11 of P.L. 1992, c. 79 (C.40A:12A-11) or established  
315 heretofore pursuant to the "Redevelopment Agencies Law," P.L. 1949, c. 306  
316 (C.40:55C-1 et seq.), repealed by this act, which has been permitted in  
317 accordance with the provisions of this act to continue to exercise its  
318 redevelopment functions and powers.

319            "Redevelopment area" or "area in need of redevelopment" means an area  
320 determined to be in need of redevelopment pursuant to N.J.S.A. 40A:12A-05  
321 and N.J.S.A. 40A:12A-6 as made pursuant to the authority of Article 8, Section  
322 3, paragraph 1 of the Constitution.

323            "Redevelopment plan" means a plan adopted by the governing body of a  
324 municipality for the redevelopment or rehabilitation of all or any part of a  
325 redevelopment area, or an area in need-of-rehabilitation, which plan shall be  
326 sufficiently complete to indicate its relationship to definite municipal objectives  
327 as to appropriate land uses, public transportation and utilities, recreational and  
328 municipal facilities, and other public improvements; and to indicate proposed  
329 land uses and building requirements in the redevelopment area or area in  
330 need of rehabilitation, or both.

331            "Redevelopment project" means any work or undertaking pursuant to a  
332 redevelopment plan; such undertaking may include any buildings from land,  
333 equipment, facilities, or other real or personal properties which are necessary,  
334 convenient, or desirable appurtenances, such as but not limited to streets,  
335 sewers, utilities, parks, site preparation, landscaping, and administrative,  
336 community, health, recreational, educational, and welfare facilities.

337            "Rehabilitation" means an undertaking, by means of extensive repair,  
338 reconstruction or renovation of existing structures, with or without the  
339 introduction of new construction or the enlargement of existing structures, in  
340 any area that has been determined to be in need of rehabilitation or  
341 redevelopment, to eliminate substandard structural or housing conditions and  
342 arrest the deterioration of that area.

343            "Rehabilitation area" or "areas in need of rehabilitation" means any area  
344 determined to be in need of rehabilitation pursuant to (C.40A:12-14).

345            "Senior Housing" means age-restricted housing for permanent residents aged  
346 fifty-five (55) years or over and sixty-two (62) years or over as defined by the  
347 Fair Housing Act of 1988 as amended.

348            Definitions provided by §34-12 of the "1994 Comprehensive Development

349 Regulations of the Borough of Milltown, New Jersey” shall also apply to this  
350 Plan. The following definitions, supplementary to Milltown §34-12 and NJSA  
351 40:12A-3, are established for purpose of administration of this Plan:

352 “Abut” means to physically touch or border on; or to share a common  
353 property line but not overlap.

354 “Access” means a way or means of approach to provide vehicular or pedestrian  
355 physical entrance to a property or feature.

356 “Adaptive Reuse” means the development of a new use for an older building  
357 or for a building originally designed for a special or specific purpose.

358 “Adverse Impact” means a condition that creates, imposes, aggravates, or leads  
359 to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed  
360 for development or on off-tract property or facilities.

361 “Aesthetic” means the perception of artistic elements or elements in the  
362 natural or created environment that are pleasing to the eye.

363 “Affordable” means housing with a sales price or rent within means of low-,  
364 middle-, and/or moderate-income households as defined by NJ state statute.

365 “Aisle” means the travelled way by which cars enter and depart parking spaces.

366 “Alley” means a service roadway providing a secondary means of access to  
367 abutting properties and/or structures and not intended for general traffic  
368 circulation.

369 “Amenity” means a natural or created feature that enhances the aesthetic  
370 quality or visual appeal or makes more attractive or satisfying a particular  
371 property, place, or area.

372 “Appurtenances” means the visible, functional, or ornamental objects accessory  
373 to, and part of, buildings or structures.

374 “Architectural Concept” means the basic aesthetic idea of a building, or a  
375 group of buildings or structures, including the site and landscape development  
376 that produce its distinctive character.

377            "Architectural Control" means the public regulation of the exterior design of  
378 private buildings to preserve, enhance, or develop the character of an area.

379            "Architectural Feature" means a prominent or significant part or element of a  
380 building, structure, or site.

381            "Architectural Style" means the characteristic form and detail of a particular  
382 historic period. Historic building styles, for purpose of this plan, include  
383 Colonial, Federal, Greek Revival, Victorian, Victorian Gothic, Carpenter Gothic,  
384 and Italianate.

385            "Average Setback" means the average distance from the street right-of-way of  
386 buildings on both sides of a lot.

387            "Awning" means a roof like cover that projects from the wall of a building for  
388 the purpose of shielding a doorway or window from the elements and may be  
389 periodically retracted into the face of the building.

390            "Bedroom" means a private room planned and intended for sleeping,  
391 separated from other rooms by a door, and accessible to a bathroom without  
392 crossing another bedroom.

393            "Bikeway" means any road, path, or way that is specifically designated for  
394 bicycle travel, regardless of whether such facilities are designated for the  
395 exclusive use of bicycles or are to be shared with other transportation modes.

396            "Blank Wall" means an exterior building wall with no openings and generally  
397 constructed of a single material, uniform texture, and on a single plane.

398            "Building Coverage" means the ratio of the building area (as defined in  
399 Milltown Borough §34-12) of all principal and accessory buildings on the  
400 redevelopment area to the total redevelopment area (including the area of any  
401 lands that may be acquired by the County of Middlesex for open space  
402 purposes and any required buffer/setback areas).

403            "Building Mass" means the three dimensional bulk of a structure: height, width,  
404 and depth.

405            "Building Scale" means the relationship of a particular building, in terms of  
406 building mass, to other nearby and adjacent buildings.

407            "Built Environment" means artificially created fixed elements, such as buildings,  
408 structures, utilities, roads, and surfaces that together create the physical  
409 character of an area.

410            "Character" means special physical characteristics of a structure or area that set  
411 it apart from its surroundings and contribute to its interest and/or individuality.

412            "Convenience Retail Store" means a retail establishment selling primarily food  
413 products, household items, newspapers & magazines, candy, beverages, and a  
414 limited amount of freshly prepared foods such as sandwiches and salads for  
415 on- and off-premises consumption.

416            "Impervious Lot Coverage" means the ratio between the area which is  
417 improved and overlain by structures and/or materials which results in the  
418 reduction and/or prevention of absorption of water into the ground and the  
419 lot area expressed in terms of a percentage of the total redevelopment area  
420 (including the area of any lands that may be acquired by the County of  
421 Middlesex for open space purposes and any required buffer/setback areas).

422            "Midrise Housing" means residential dwelling units contained in an apartment  
423 or condominium building constructed to a height of three to five stories.

424            "NJ Residential Site Improvements Standards (RSIS)" means the rules  
425 established by NJAC 5:21.

426            "Parcel" means an area of land within the redevelopment area allocated for a  
427 permitted use and its accessories.

428            "Pharmacy" means a retail establishment where drugs and medicines are  
429 dispensed.

430            "Restaurant, Outdoor" means any part of a restaurant (as defined by Milltown  
431 Borough §34-12) located outdoors, not used for any other purposes, and open  
432 to the sky, with the exception that it may have a retractable awning or  
433 umbrellas, and may contain furniture, including tables, chairs, railing, and

434 planters that are readily moveable.

435 “Restaurant, Carry-Out” means an establishment where food and/or beverages  
436 are sold in a form ready for consumption, where all or a significant part of the  
437 consumption takes place outside the confines of the restaurant, and where  
438 ordering and pickup of food may take place from an automobile.

439 “Townhouse” means a one-family dwelling in a row of at least three such units  
440 (but not more than eight such units) in which each unit has its own front and  
441 rear access to the outside, no unit is located over another unit, and each unit  
442 is separated from any other unit by one or more vertical common fire-resistant  
443 walls; provided that townhouses are excluded from the definition of Midrise  
444 Housing.

#### 445 **B. Type of Redevelopment Project**

446 The redevelopment project may include the rehabilitation of existing  
447 structures for adaptive reuse if those structures are capable of being  
448 rehabilitated for the required uses pursuant to General Redevelopment  
449 Objective “F” and/or complete razing of the existing development to  
450 accommodate new development. The preparation of Phase I Environmental  
451 Assessments, Adaptive Reuse Studies (if applicable), Environmental Impact  
452 Statements and Traffic Impact Statements by competent experts are a  
453 mandatory component to any redevelopment project at this redevelopment  
454 site. The project shall comply with COAH’s requirements for unnecessary cost  
455 generating requirements, NJAC 5:97-10.2, procedures for development  
456 applications containing affordable housing, NJAC 5:97-10.3, and requirements  
457 for special studies and escrow accounts where an application contains  
458 affordable housing, NJAC 5:97-10.4.

#### 459 **C. Relationship of Redevelopment Plan to Local Objectives**

460 The redevelopment plan promotes and recommends the creation of a mixed-  
461 use district in the center of the Borough. This mixed-use plan promotes the  
462 General Redevelopment Objectives in Section 3 above and permits a variety  
463 of residential and commercial activity. The existing zoning is not consistent

464 with the Land Use Element of the Master Plan, which maps Ford Avenue as a  
465 mixed-use area. Therefore it would be appropriate for the Ford Avenue  
466 Redevelopment Area to contain a mixed-use redevelopment plan. The  
467 redevelopment plan is consistent with the objectives of the 2003, 2007, 2009,  
468 and 2012 Housing Element and Fair Share Plans by addressing part of the  
469 Borough's affordable housing obligation.

#### 470 **D. Proposed Land Uses and Building Requirements in the Project** 471 **Area**

472 The creation of a mixed use overlay zone identified as the "Ford Avenue  
473 Redevelopment Zone" is recommended. This zone should be applied to the  
474 entire redevelopment area including Lots 1.01, 1.02, 1.03 and 1.07 in Block 58,  
475 Lot 5.01 in Block 59.01. (See Exhibit #1 in Section 12)

476 It is the intention of this Redevelopment Plan to permit the subdivision of the  
477 redevelopment area through the use of new public or private right-of-ways to  
478 gain access to all portions of the site and create separate parcels for the mix  
479 of uses.

480 The following uses are permitted in the redevelopment plan:

- 481 1. Single-Family Residential
- 482 2. Townhouse Residential
- 483 3. Midrise and Senior Housing
- 484 4. Commercial and Business
- 485 5. Community Service
- 486 6. Club Facility / Leasing Office

487 Residential uses may include age-restricted and non-age restricted units.

488 The following Use and Bulk Regulations, as indicated in the 1994  
489 Comprehensive Development Regulations for the Borough of Milltown, shall  
490 apply to the respective use groups within the Ford Avenue Redevelopment

491 zone unless said use is controlled by Residential Site Improvement Standards  
492 or specific standards are included in this plan. Nothing in this Plan shall  
493 constrain the Planning Board's ability to grant relief at the time of site plan  
494 application, as permitted by NJSA 40:55D-1 et seq, the NJ Municipal Land Use  
495 Law, and as permitted by NJAC 5:21 et seq, the NJ Residential Site  
496 Improvements Standards.

497 **1) SINGLE-FAMILY RESIDENTIAL USE** shall comply with the R-4 Single-  
498 Family Residential Zone Standards.

499 **2) TOWNHOUSE RESIDENTIAL USE** shall comply with the following  
500 regulations:

501 (a) PERMITTED PRINCIPAL USES

502 (i) Attached single-family dwellings in a row of at least  
503 three (3), but not more than eight (8), such units in  
504 which each unit has its own front and rear access to the  
505 outside or side and rear access for an end unit, no unit  
506 is located over another unit, and each unit is separated  
507 from any other unit by one or more vertical common  
508 fire-resistant walls.

509 (b) PERMITTED ACCESSORY USES

510 (i) Freestanding garages for the storage of motor vehicles  
511 owned by residents of the townhome development

512 (ii) Decks and patios

513 (iii) Fences, walls, and hedges

514 (iv) Refuse collection areas

515 (v) Mailboxes

516 (vi) Park structures such as gazebos, monuments, and  
517 benches

518 (vii) Public utility structures necessary to serve the  
519 Redevelopment Area

520 (vii) All uses considered by the Planning Board to be  
521 customary, incidental and subordinate to the principal  
522 townhouse use.

523 (c) BULK REGULATIONS

524 (i) Townhouse development setback standards:

- 525 • Principal and Accessory front yard (from Ford  
526 Avenue or Main Street): fifteen (15) feet
- 527 • Principal and Accessory rear yard (from property  
528 line along the Mill Pond): one hundred (100) feet  
529 (average)
- 530 • Principal and Accessory side or rear yard (from  
531 unimproved Brook Drive right-of-way): fifty (50)  
532 feet

533 Note: A deck or patio is permitted to project not more  
534 than twelve (12) feet into the minimum building setback  
535 except that no deck or patio may encroach into a tract  
536 boundary setback along Ford Avenue or Main Street.

537 (ii) Townhouse development arrangement standards:

- 538 • Minimum setback of front access from interior  
539 parking or drive aisles: ten (10) feet
- 540 • Minimum setback of rear access from alley /  
541 access aisle: five (5) feet

542 *Note: This setback provides a minimum garage*  
543 *apron width for rear-entry garages*

544 Also, townhouses shall be arranged no closer than  
545 twenty (20) feet to any structure which contains a  
546 dwelling unit when the structures are placed side wall to

547 side wall, thirty-five (35) feet when placed side wall to  
548 rear wall and thirty-five (35) feet when placed rear wall  
549 to rear wall; and no closer than twenty (20) feet to an  
550 above-ground detention basin.

551 (iii) Maximum building height (as defined by Milltown Borough  
552 §34-12): Forty (40) feet / 3 stories.

553 (d) PARKING

554 (i) Parking shall comply with NJAC 5:21, the Residential Site  
555 Improvement Standards. Off-street parking spaces shall  
556 be developed as a combination of attached one or two-  
557 car garage, paved driveway and off-street parking. The  
558 residential one-car garage and driveway combination  
559 shall provide a minimum driveway width of ten (10) feet  
560 with a minimum length of eighteen (18) feet between  
561 the face of the garage door, the cartway of the street or  
562 sidewalk. The deed restrictions and covenants of the  
563 residential townhouse units shall prohibit the conversion  
564 of the required garage space to living space.

565 (e) ADDITIONAL REGULATIONS

566 (i) The front facade of any townhouse structure shall not  
567 consecutively continue on the same plane for more than  
568 two units and shall incorporate architectural features  
569 that provide variations in the facade to create a  
570 desirable visual environment.

571 If variation of facades results in practical difficulty to  
572 conform to required setbacks, the Planning Board may  
573 consider relief based up conformance of the  
574 achieved/proposed average setback of the townhouse  
575 structure to the required setback.

576 Architectural features should reflect the architectural

- 577 style and concept of the townhouse development.
- 578 (ii) The width of each townhouse unit shall be not less than  
579 twenty (20) feet.
- 580 (iii) Each townhouse unit shall contain a minimum of three  
581 hundred (300) cubic feet of ground-level accessible  
582 storage area. The storage area shall be in addition to the  
583 floor area requirements for each dwelling unit but may  
584 be included within the confines of the garage, basement  
585 or cellar. Where provided within a garage, storage  
586 space shall be in addition to the space required for a  
587 vehicle.
- 588 (iv) Each townhouse unit shall have a private ground patio  
589 or upper-floor deck area accessible directly from the rear  
590 or side of the unit having a total area of at least (80)  
591 square feet.
- 592 (v) Townhouse dwelling units may be platted as fee simple  
593 lots or in condominium ownership. Fee simple  
594 townhouse lots shall not be less than one thousand  
595 (1,000) square feet in an area with a minimum width of  
596 twenty (20) feet.
- 597 (vi) All proposed restrictive covenants, articles of  
598 incorporation, master deed and by-laws or other  
599 documents in conjunction with the creation of a  
600 homeowners association, a trust or other vehicle to  
601 provide for ownership and maintenance of common land  
602 or facilities shall be submitted to the Borough for the  
603 review and approval by the Milltown Borough Planning  
604 Board and approved by the Milltown Borough Attorney  
605 prior to the final approval of any proposed subdivision  
606 or any proposed site plan.

607 3) **MIDRISE AND SENIOR HOUSING USE** shall comply with the following  
608 regulations:

609 (a) PERMITTED PRINCIPAL USES

610 (i) Residential dwelling units contained in an apartment or  
611 condominium building constructed to a height of three  
612 to five stories, which may include age-restricted housing  
613 for permanent residents aged fifty-five (55) years or over  
614 and sixty-two (62) years or over as defined by the Fair  
615 Housing Act of 1988 as amended.

616 (b) PERMITTED ACCESSORY USES

617 (i) Management, leasing, and administrative office space  
618 serving only the Midrise Buildings. This office space  
619 shall not exceed 2,000 square feet of gross floor area in  
620 any one building.

621 (ii) Any Senior Housing building(s) may provide a maximum  
622 of 500 square feet of medical facilities floor area to  
623 allow for periodic visits by one or more members of the  
624 medical profession for consultation and/or treatment of  
625 the building residents as required by any applicable  
626 federal, state or local regulation.

627 (iii) Off-street parking and loading areas

628 (iv) Fences, walls and hedges

629 (v) Private, non-commercial recreation facilities for the  
630 exclusive use of the residents of the buildings.

631 (vi) Refuse collection areas

632 (vii) Signs as permitted by the Planning Board

633 (viii) Public utility structures necessary to serve the  
634 Redevelopment Area

635 (ix) All uses considered by the Planning Board to be  
636 customary, incidental and subordinate to the principal  
637 uses.

638 (c) BULK REGULATIONS

639 (i) Midrise development setback standards:

- 640 • Front yard (from Ford Avenue or Main Street):
- 641 twenty (20) feet
- 642 • Rear yard (from property line along the Mill
- 643 Pond): 100 feet
- 644 • Minimum setback to any lot or parcel line: 20
- 645 feet

646 (ii) Maximum building height: Four (4) stories and fifty (50)  
647 feet or five (5) stories and sixty (60) feet where  
648 structured parking is provided within the building line.

649 (d) PARKING

650 (i) Parking shall comply with NJAC 5:21, the Residential Site  
651 Improvement Standards (RSIS). The Planning Board may  
652 consider relief from the parking requirements of RSIS as  
653 allowed by those rules. If a shared parking approach to  
654 parking relief is considered, it should comply with  
655 methodology promulgated by the Urban Land Institute  
656 (ULI) and/or Institute of Transportation Engineers (ITE),  
657 which have established guidelines for shared parking  
658 supply and demand.

659 (e) ADDITIONAL REGULATIONS

660 (i) No dwelling units shall be permitted in any basement  
661 area.

662 (ii) No Midrise buildings shall be located within fifty (50)  
663 feet of Block 59.01 residential properties.

664 (iii) Building mass shall be varied to the extent possible by  
665 the incorporation of architectural features and variation  
666 in materials to the façade of the building. There shall be  
667 no blank walls on the exterior of the midrise and senior  
668 housing buildings. Such variation shall be introduced at  
669 least every fifty (50) feet along the building façade.

670 (iv) The facades of Midrise buildings shall not uniformly  
671 continue on the same plane without incorporating  
672 architectural features that provide variations in the  
673 facade to create a desirable visual environment.  
674 Acceptable features may include, but are not limited to,  
675 bay windows, recessed entryways, porches, gable  
676 windows, building offsets and gable walls. Such  
677 variation shall be introduced at least every fifty (50) feet  
678 along the building façade.

679 (v) No more than sixty (60) units may be located in any one  
680 (1) Midrise building.

681 4) **COMMERCIAL AND BUSINESS USES** shall comply with the Purpose,  
682 Permitted Principal Uses, Permitted Accessory Uses, Prohibited Uses,  
683 Off-Street Parking & Loading Regulations and the Sign Regulations  
684 contained in the B-2 Commercial Center Zone Standards (Milltown  
685 Borough §34-21.2) except that the following uses shall also be  
686 prohibited in the Redevelopment Area:

- 687 • Automobile service and repair garages, gas stations.
- 688 • Banks and fiduciary institutions, including drive-in banks
- 689 • Funeral homes
- 690 • Satellite dish antennas (other than assemblies provided to  
691 individual businesses and residents by satellite communication  
692 service providers)
- 693 • Convenience retail stores
- 694 • Pharmacies

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- Tattoo parlors

(a) Midrise Residential use above Commercial/Business use within a mixed use building is permitted with the following conditions:

(i) If Residential uses occupy part of the ground floor, separate entries shall be provided for the respective uses.

(ii) In no instance shall a commercial or business use be located above a residential use.

(b) BULK REGULATIONS

(i) Commercial and Business Uses development setback standards:

- Front yard:

- from Ford Avenue or Main Street, where the sidewalk width is less than ten (10) feet along the commercial/business building frontage): ten (10) feet.

- (from Ford Avenue or Main Street, where a minimum sidewalk width of fifteen (15) feet is provided along the commercial/business building frontage): five (5) feet.

- Awnings and canopies on a commercial/business building may be set back one (1) foot from the front right-of-way on Ford Avenue or Main Street where a minimum sidewalk width of ten (10) feet is provided.

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- Rear yard (from property line along the Mill Pond): one-hundred (100) feet (average), except that Patios and seating areas associated with an outdoor restaurant use may be located within 75 feet of the Mill Pond line.

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(ii) Maximum building height:

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For mixed-use residential/commercial buildings:

731

Four (4) stories and fifty (50) feet.

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For solely commercial / business use buildings:

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Two (2) stories and thirty-five (35) feet

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(c) ADDITIONAL REGULATIONS

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(i) To advance General Redevelopment Objective "E" so that potential commercial uses may be oriented to the Main Street (CR 606) business district, Commercial and Business uses, as defined by Milltown Borough §34-21.2 and this Plan, may be located only on existing Block 58, Lot 1.01; presently zoned B-2 Commercial Center Zone (see Exhibits 1 and 2).

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(ii) The overall Redevelopment Area Commercial and Business Uses floor area shall not be less than 5,000 square feet or more than 25,000 square feet.

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5) **COMMUNITY SERVICE USE** shall comply with the CS Community Service Zone Standards.

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- 748                   6)   **CLUB FACILITY / LEASING OFFICE USE** shall comply with the  
749                   following regulations:
- 750                   (a)    **PERMITTED USES**
- 751                           (i)    Private, non-commercial recreation facilities for the  
752   exclusive use of the residents of the Redevelopment  
753   Area, which may include:
- 754   •   Community buildings  
755   •   Swimming pools  
756   •   Shuffleboard and bocce courts  
757   •   Tennis courts  
758   •   Picnic grounds  
759   •   Exercise facilities
- 760                           (ii)   Facilities for maintenance and administration of the  
761   community, the grounds and the infrastructure  
762   contained therein.
- 763                           (iii)  Offices for the administration of leasing or sales of units  
764   of the Redevelopment Area.
- 765                           (iv)  Management and administrative office space serving  
766   only residents of the Redevelopment Area.
- 767                   (b)    **PERMITTED ACCESSORY USES**
- 768                           (i)    Off-street parking and loading areas
- 769                           (ii)   Fences, walls and hedges
- 770                           (iii)  Signs as permitted by the Planning Board
- 771                           (iv)  Refuse collection areas that serve the Club Facility /  
772   Leasing Office use
- 773                           (v)   Maintenance building(s)
- 774                           (vi)  Public utility structures necessary to serve the

775 Redevelopment Area

776 (vii) All uses considered by the Planning Board to be  
777 customary, incidental and subordinate to the principal  
778 uses.

779 (c) BULK REGULATIONS

780 (i) Club Facility / Leasing Office development setback  
781 standards:

- 782 • Front yard: (from Ford Avenue or Main Street):  
783 twenty (20) feet.
- 784 • Rear yard (from property line along the Mill  
785 Pond): 100 feet.

786 (ii) Maximum building height: Two and one-half (2.5) stories  
787 and thirty-five (35) feet.

788 (d) PARKING

789 (i) One parking space shall be provided for each Club  
790 Facility / Leasing Office employee.

791 (ii) If the Club Facility is to include a rental hall component  
792 for use by residents of the Redevelopment Area, parking  
793 should be provided in accordance with methodology  
794 promulgated by the Urban Land Institute (ULI) and/or  
795 Institute of Transportation Engineers (ITE).

796 (e) ADDITIONAL REGULATIONS

797 (i) All facilities should be centrally located; designed to be a  
798 visual and social focal point of the community; and with  
799 a character, style and scale compatible with the  
800 residential structures.

801 E. Other Provisions / Requirements Applicable to the  
802 Redevelopment Project

803 1) RESIDENTIAL UNITS COUNT AND MIX

804 (a) The overall Ford Avenue Redevelopment Area residential unit  
805 count shall not exceed 350 units, including the required 70  
806 affordable units. The residential units mix; unit types, bedroom  
807 counts and affordable unit requirements shall be as follows:

808 (i) 70 affordable units, which shall include 17 affordable  
809 senior units if permitted by law.

810 (ii) The 70 affordable units must comply with NJAC 5:80-  
811 26.3:

812 a. At least 50% of the restricted units within each  
813 bedroom distribution shall be low-income and  
814 the remainder may be moderate-income units.

815 b. Non-age restricted affordable units shall be  
816 provided in accordance with the following  
817 schedule:

818 - one-bedroom: minimum 19%

819 - two-bedroom: minimum 30%

820 - three-bedroom: 20%

821 c. Affordable units, both low- and moderate-  
822 income, shall be priced, affirmatively marketed,  
823 deed restricted, distributed as evenly as practical  
824 throughout the project, and phased consistent  
825 with Milltown Borough's affordable housing  
826 ordinance, NJAC 5:97 et seq, and the Uniform  
827 Housing Affordability Controls regulations.

828 d. The affordable senior units may all be one  
829 bedroom.

830 (iii) A minimum of 100 and a maximum of 165 townhouse  
831 units (fee simple or condominium):

832 a. Limited to one to three bedroom units

833 b. Individual units shall not exceed 2,500 square feet

834 (iv) The residual shall be non-age restricted or age-restricted  
835 midrise condominium units, including the 70 affordable  
836 units.

837 Of these, the market-rate units shall be provided in  
838 accordance with the following schedule:

839 - A minimum of 25% one-bedroom, with a  
840 maximum unit square footage of 850 square feet

841 - A maximum of 75% two-bedroom, with a  
842 maximum unit square footage of 1,300 square  
843 feet

844 The Planning Board may vary these requirements  
845 within a range of 5%, plus or minus, for good  
846 cause shown and to advance the General  
847 Redevelopment Objectives.

848 **2) OVERALL COVERAGE REQUIREMENTS**

849 (a) The overall Redevelopment Area building coverage shall not  
850 exceed seventy-five (75) percent. The area of lands to be  
851 acquired by the County of Middlesex for open space purposes  
852 and any required buffer / setback areas will be factored into  
853 this calculation.

854 (b) The overall Redevelopment Area impervious coverage shall not  
855 exceed eighty (80) percent. The area of lands to be acquired

856 by the County of Middlesex for open space purposes and any  
857 required buffer / setback areas will be factored into this  
858 calculation.

859 **3) REDEVELOPMENT AREA DESIGN STANDARDS**

860 To advance the General Redevelopment Objectives, the following are  
861 proposed as standards for building and site design, supplemental to  
862 the rules established by the "1994 Comprehensive Development  
863 Regulations of the Borough of Milltown, New Jersey."

864 (a) ARCHITECTURAL GUIDELINES. The creation of a cohesive built  
865 environment for Redevelopment Area that complements and  
866 improves the character of the Ford Avenue neighborhood and  
867 the Main Street (CR 606) corridor is essential to the success of  
868 this Plan. The Borough Planning Board shall exercise aesthetic  
869 control over the proposed built environment through the  
870 development review procedure (as defined by §34-15 of the  
871 "1994 Comprehensive Development Regulations of the Borough  
872 of Milltown, NJ"). The following architectural guidelines are  
873 recommended for all new construction and major renovations  
874 within the Redevelopment Area:

875 (i) New buildings within the project area will become  
876 integral parts of overall site design, and shall be  
877 developed with consideration for appropriate height,  
878 mass, siting, location, materials, orientations, signs,  
879 lighting and use. Where new buildings are to be located  
880 near to existing outparcel buildings, differing  
881 architectural styles shall – to the extent feasible – be  
882 made compatible by such means as screens, sight  
883 breaks, and materials.

884 (ii) Reasonable effort shall be made to provide a compatible  
885 use for structures that require minimum alteration to the  
886 building.

887 (iii) The first/street level of all building facades along Ford  
888 Avenue and Main Street (CR 606) should be brick,  
889 stone/masonry, or other durable materials, subject to the  
890 approval of the Planning Board.

891 (iv) All Midrise Residential and Commercial / Business Use  
892 buildings may utilize primary materials for no less than  
893 fifty-five percent (55%) of all building facades.

894 Primary materials include: brick, stone/masonry, stucco  
895 and other durable materials that may be deemed  
896 acceptable by the Planning Board.

897 (v) Secondary materials on Midrise Residential and  
898 Commercial / Business Use building facades may not be  
899 allowed on more than forty-five percent (45%) of  
900 building facade area.

901 Secondary materials include finished wood & wood  
902 siding, fiber reinforced cement siding (Hardie Board) and  
903 other materials that may be deemed acceptable by the  
904 Planning Board.

905 (vi) Tertiary materials on Midrise Residential and Commercial  
906 / Business Use building facades may not be allowed on  
907 more than thirty-five percent (35%) of the building  
908 façade area.

909 Tertiary materials include vinyl siding and other materials  
910 that may be deemed acceptable by the Planning Board.

911 (vi) Unless specifically authorized by the Planning Board, no  
912 building facade in the Redevelopment Area shall utilize  
913 materials listed as prohibited. Such prohibited materials  
914 include T-111 plywood.

915 Exterior insulation finish system (EIFS) may be utilized  
916 provided that special inspections are performed

- 917 pursuant to section 1704.12 of the building subcode (the  
918 2009 International Building Code), as required by NJAC  
919 5:23, the Uniform Construction Code.
- 920 (vii) Mechanical equipment located on building roofs should  
921 be screened so as not to be visible from the ground  
922 level or from adjacent developments.
- 923 (viii) Canopies & awnings are encouraged for commercial  
924 storefronts along Ford Avenue and Main Street (CR606).
- 925 (ix) All awnings and canopies should be securely attached to  
926 the building so that the lowest part of the awning or  
927 canopy is mounted a minimum of 8'- 0" and a maximum  
928 of 12'- 0" above the sidewalk at the storefront.
- 929 (b) SITE LIGHTING GUIDELINES
- 930 (i) Lighting levels along paved portions of public walks –  
931 not including the County walkway - should be no less  
932 than 1-foot candle for commercial areas and .5-foot  
933 candles for residential areas.
- 934 (ii) Fixtures serving to light streets, drive aisles, and parking  
935 areas should be at a height of no greater than 20'- 0"  
936 above the adjacent roadway surface. The light center of  
937 a fixture for a pedestrian walkway should be mounted at  
938 a height of 12'- 0" to 14'- 0" above the adjacent surface  
939 of the walkway.
- 940 (iii) Open parking areas, entrances, and exits should be  
941 adequately illuminated during night hours to aid in  
942 providing a safe environment for vehicular and  
943 pedestrian movement. Lighting should be arranged to  
944 limit spill light and glare to adjacent private and public  
945 properties. Luminaries should be spaced to minimize  
946 shadows and avoid dark pockets.

947 (iv) Exterior lighting shall be part of the architectural  
948 concept. Fixtures, standards, and all exposed accessories  
949 shall be harmonious with building design.

950 (c) SIGNAGE GUIDELINES

951 (i) All signs are subject to the approval of the Planning  
952 Board and should meet the requirements promulgated  
953 by the "1994 Comprehensive Development Regulations  
954 of the Borough of Milltown, NJ" as established by  
955 Milltown Borough §34-33.23, "Signs."

956 (ii) Billboards and off premise signs are expressly prohibited  
957 within the redevelopment area.

958 (iii) All permanent signs within the project area should be  
959 part of the overall total design scheme and in keeping  
960 with the architectural character of the project area.

961 (iv) All traffic signs and pavement markings shall comply  
962 with the Federal Highway Administration's Manual on  
963 Uniform Traffic Control Devices.

964 (d) LANDSCAPING GUIDELINES

965 To reduce air and sound pollution; regulate solar radiation and  
966 wind control; influence the type and speed of pedestrian and  
967 automobile traffic flow; screen out glare and reflection; and  
968 produce an aesthetically pleasing environment, the  
969 Redevelopment Area should be landscaped in accordance with  
970 the "1994 Comprehensive Development regulations of the  
971 Borough of Milltown, NJ" with the following guidelines

972 (i) Street trees along public rights-of-ways should be  
973 located at a minimum distance of 40 feet on center,  
974 allowing plus or minus for driveways, walks or other  
975 obstructions.

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- (ii) Street trees should be of a type that maximally grows to approximately 30 feet in height when fully mature.
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- (iii) When street trees are to be planted near to paved areas such as sidewalks, the soil in the tree pit should be protected from compaction through the use of tree grates or cobbles.
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- (iv) Trees adjacent to walkways or streets should be pruned from the trunk to a minimum height of 7' - 6".
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- (v) All plants, trees, and shrubs should be installed in accordance with a landscape plan and schedule provided by the Redeveloper, subject to the review and approval of the Planning Board.
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- (vi) All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and should be planted, balled and burlapped as established by the American Association of Nurserymen.
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- (vii) All open areas, plazas, and parking areas should be attractively and appropriately landscaped.
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- (viii) A minimum of three percent (3 %) of any surface parking lot should be landscaped area.
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- (ix) Additional streetscape elements (e.g., site furnishings such as benches and trash receptacle, special pavings for sidewalks) should be incorporated both within the development and along its Ford Avenue and Main Street (CR 606) frontages.
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- (x) Shade and street trees should have a minimum caliper of 2".
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- (xi) To assure sight distance for on-site motorists, shrub and

1005 ground cover plantings at parking aisle end islands shall  
1006 be restricted to low-spreading varieties of plants of not  
1007 more than thirty (30) inches in height at maturity

1008 (e) OFF STREET PARKING REQUIREMENTS

1009 (i) Parking should be provided in accordance with  
1010 schedules established elsewhere in this plan and/or in  
1011 accordance with NJAC 5:21, the NJ Residential Site  
1012 Improvement Standards, and Milltown Borough §34, the  
1013 "1994 Comprehensive Development Regulations of the  
1014 Borough of Milltown, NJ." Where parking provision for a  
1015 proposed use is not characterized by these regulations,  
1016 the site designer may rely on Urban Land Institute (ULI)  
1017 and Institute of Transportation Engineers (ITE) parking  
1018 generation multipliers.

1019 (ii) To assure an adequate level of service (B) for people  
1020 walking from their parked vehicle to their ultimate  
1021 destination within the project, off-street parking should  
1022 be provided in reasonable proximity (within 700') to the  
1023 use that it is intended to support.

1024 (iii) To the extent possible, parking should be located or  
1025 screened so as to minimize its visual impact on adjacent  
1026 properties and the Ford Avenue & Main Street (CR 606)  
1027 corridors.

1028 (iv) All public and/or commercial off-street parking areas  
1029 containing more than five (5) spaces that are not located  
1030 behind a building or otherwise screened from view  
1031 along the Ford Avenue & Main Street (CR 606) corridors  
1032 should be buffered from the respective rights-of-way by  
1033 an architectural separation (e.g., a masonry wall or fence)  
1034 and/or a landscaped planting bed.

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(v) Non-residential parking areas, including all access ways and driveways, should be paved in accordance with the "1994 Comprehensive Development Regulations of the Borough of Milltown, NJ."

(vi) The Planning Board may factor remote parking arrangements and on-street parking when it considers parking provided for commercial and business uses.

(f) TRAFFIC & PEDESTRIAN CIRCULATION

(i) Parking and service access should be separated from, not into, main traffic streets (Ford Avenue and Main Street). These access areas should be designed to avoid the backing in and out of vehicles onto street right of ways.

(ii) Sidewalk widths along Main Street (CR 606) should measure between 10 and 15 feet, as measured from the back-of-curb and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.

(iii) All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps should be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local regulations and the Americans with Disabilities Act, as expressed by the US Department of Justice's 2011 "Public Rights-of-Way Accessibility Guidelines" (PROWAG).

(g) WASTE MANAGEMENT

(i) At time of application for preliminary site plan approval, the Redeveloper shall present to the Planning Board a plan for the storage and collection of solid waste for

1065 each individual unit or at centralized collection points  
1066 within the Redevelopment Project. Collection shall be  
1067 the responsibility of the entity responsible for  
1068 maintenance of the common elements within the  
1069 development. If centralized collection points are  
1070 provided, they shall be suitable for containerized  
1071 collection and screened from view by solid fence, block  
1072 wall or other suitable material. Screening shall be on all  
1073 sides.

1074 **4. PUBLIC AMENITY & ACCESS TO THE MILL POND**

1075 To advance General Redevelopment Objectives A, C & D, a Public  
1076 Amenity and Access to the Mill Pond shall be provided.

1077 (a) **BUFFER AND ACCESS TO THE MILL POND**

1078 It is the intent of this Plan to assure a continuous one-hundred  
1079 (100) feet wide access / buffer strip along the Redevelopment  
1080 Plan property's common line with the Mill Pond. Variations to  
1081 the width of the access / buffer strip are allowed, on condition  
1082 that the average width of the strip is not less than one hundred  
1083 (100) feet.

1084 (i) The Lawrence Brook linkage, which is included in the  
1085 2003 "Middlesex County Open Space and Recreation  
1086 Plan," includes the Redevelopment Area's frontage on  
1087 the adjacent Mill Pond.

1088 It is presently the County's intent to acquire a strip of  
1089 property, measured approximately 50' perpendicularly  
1090 from the Redevelopment Plan property's common line  
1091 with the Mill Pond property, in furtherance of its 2003  
1092 "Middlesex County Open Space and Recreation Plan."

1093 (ii) A fifty (50) feet wide buffer, measured perpendicular  
1094 from the future County acquisition along the property's

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Mill Pond frontage, shall be provided. This buffer is not required parallel to County acquisitions along the east line of the Brook Drive unimproved right-of-way.

The County acquisition, planned to set back fifty (50) feet from the mean high water line of the Mill Pond, and the required buffer will provide a combined one-hundred (100) feet setback from the Pond.

The Planning Board may permit minor deviations from the 100-foot setback requirement as long as the total combined buffer averages 100 feet.

(iii) A publicly accessible pedestrian access along the Mill Pond should be provided in cooperation with the County plan.

(b) PUBLIC AMENITY

(i) A public amenity, such as a square or plaza equipped with seating and a central element, shall be provided.

5. UTILITIES

The cost of improving infrastructure (i.e. water, sewer, electric, roadway, traffic lights) on the Redevelopment Site or directly adjacent to the Redevelopment Site (i.e. traffic lights) shall be borne by the Redeveloper.

The required pro-rata share of off-tract improvements for electric, roadway, water and sewer, as determined by the appropriate governmental entity, shall be paid by the Redeveloper.

The requirements of Milltown Borough §22, Electrical Service, as may be amended, relating to electric service, shall be met by the Redeveloper, consistent with the foregoing paragraph regarding pro-rata share.

1123 The terms of any agreement relating to utility costs shall be  
1124 incorporated either into the Redevelopment Agreement or a separate  
1125 Development Agreement with the Borough.

1126 **6. PLANNING BOARD APPROVAL REQUIRED**

1127 The Redeveloper should submit necessary site plans, building plans,  
1128 sections, building elevations and perspectives to comprehensively  
1129 convey site design, architectural & landscaping proposals. Proposed  
1130 development should follow the review process specified by §34-15 of  
1131 the "1994 Comprehensive Development Regulations of the Borough of  
1132 Milltown, NJ," with the addition of the Redevelopment Agency for  
1133 review & comments by the Redevelopment Agency before submission  
1134 of plans and related development documents to the Borough Planning  
1135 Board for its review and approval. Such plans should receive all other  
1136 necessary approvals and permits before construction should  
1137 commence.

1138 **5. Provisions for Temporary or Permanent Relocation of**  
1139 **Residents in the Project Area**

1140 There are no residences contained within the redevelopment area. Therefore, this  
1141 redevelopment plan should not require the relocation of any residents. However,  
1142 there are several active commercial and business uses within the redevelopment area.

1143 Relocation, temporary and/or permanent, of families, individuals and businesses  
1144 displaced as a result of implementation of this Redevelopment Plan will be carried  
1145 out by the Redevelopment Agency in accordance with the provisions of the State of  
1146 New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and  
1147 Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.) the rules and regulations  
1148 promulgated there under. Business being relocated will be provided the opportunity  
1149 to relocate to an alternate location or to obtain a payment in lieu of continuing in  
1150 business, as per State law.

1151 **6. Identification of Any Property within the**  
1152 **Redevelopment Area to be Acquired**

1153 It is the Borough's intention that property acquisition necessary to implement the  
1154 Redevelopment Plan will be carried out by designated private redevelopers  
1155 negotiating with property owners.

1156 The right to condemn property is reserved if private negotiations fail and the  
1157 property or properties in question are judged essential to achieve objectives  
1158 intended by the Plan. In cases where the designated Redeveloper and a private  
1159 property owner cannot agree on the terms of purchase, and as a last resort after  
1160 other means have been exhausted, the Redeveloper may request that the  
1161 Redevelopment Agency use its power of eminent domain, specifying the means that  
1162 have been applied to purchase the property. If the Redevelopment Agency agrees to  
1163 acquire by condemnation, the Redeveloper will pay all costs of  
1164 acquisitions/condemnation, including legal and appraisal costs. The Redevelopment  
1165 Agency may require a refundable cash deposit or other security accompanying this  
1166 request.

1167 To the extent that properties may be subject to title problems, the Redevelopment  
1168 Agency may relieve the properties of these problems through use of eminent  
1169 domain.

1170 **7. Significant Relationship of Redevelopment Plan to the**  
1171 **Master Plans of Contiguous Municipalities, County,**  
1172 **State Development and Redevelopment Plan**

1173 A. The redevelopment area is located in the south central portion of the  
1174 Borough on the municipal boundary with East Brunswick Township. The  
1175 adjoining lands on the south side of Lawrence Brook in East Brunswick are  
1176 zoned RP Rural Preservation. The proposed redevelopment area will provide  
1177 for a mixed-use development which is more compatible with the adjacent East  
1178 Brunswick zoning than the existing underutilized and under maintained  
1179 manufacturing and light industrial uses.

1180 B. The proposed redevelopment area is consistent with the overall land uses  
1181 provided in the County Master Plan.

1182 C. The redevelopment area is located in the Metropolitan Planning Area as  
1183 indicated on the New Jersey State Development and Redevelopment Plan  
1184 Policy Map (adopted on March 1, 2001). The State Development and  
1185 Redevelopment Plan defines the purpose of the Metropolitan Planning Area  
1186 (PA1) as follows:

1187 *"This planning area is to provide for much of the State's future*  
1188 *redevelopment; revitalize cities and towns; promote growth in*  
1189 *compact forms; stabilize older suburbs; redesign areas of*  
1190 *sprawl; and protect the character of existing stable*  
1191 *communities."*

1192 The Milltown Ford Avenue Redevelopment Plan is consistent with these  
1193 purposes as enumerated in the State Development and Redevelopment Plan.

## 1194 **8. Relationship to Pertinent Municipal Development** 1195 **Regulations**

1196 The uses in the Redevelopment Area shall be limited to those permitted in this Plan.  
1197 This Redevelopment Plan shall constitute an overlay zone for the area contained in  
1198 the plan. The Zoning Map of the Borough of Milltown is hereby amended to  
1199 designate the area set forth in this plan as the "Ford Avenue Redevelopment Zone".  
1200 (See Exhibit 2 in Section 12) Further, the requirements set forth in this  
1201 Redevelopment Plan shall supplement the "1994 Comprehensive Development  
1202 Regulations of the Borough of Milltown, New Jersey" in the Redevelopment Area  
1203 covered by this Redevelopment Plan.

## 1204 **9. Redeveloper Selection**

1205 The Redevelopment Agency intends that the selection of Redevelopers to implement  
1206 redevelopment plans be accomplished through an open and competitive process.  
1207 The Redevelopment Agency, however, reserves the right to waive this policy, by

- 1208 resolution of the governing body, if it judges that specific circumstances justify doing  
1209 so. If the Redevelopment Agency determines that a competitive process is to be  
1210 pursued for redevelopment of the entire area, a section or sub-sections, the  
1211 competitive Redeveloper selection process may include:
- 1212 a. Preparation of Redeveloper qualifications, guidelines to selection and phasing  
1213 of solicitations.
  - 1214 b. Preparation and approval of Redeveloper solicitation materials (Request for  
1215 Qualifications).
  - 1216 c. Advertisements and direct solicitation of Redevelopers.
  - 1217 d. Review of Redeveloper qualifications. Selected Redevelopers invited to submit  
1218 proposals (Request for Proposals).
  - 1219 e. Review of Redeveloper proposals, including conceptual site plans, leading to  
1220 selection of Redevelopers.
  - 1221 f. Negotiations with selected Redevelopers, leading to Redeveloper agreements.
  - 1222 g. Redevelopment Agency designation of Redevelopers, based on agreements  
1223 between Redevelopers and the Redevelopment Agency
- 1224 If negotiations with a selected Redeveloper are unsatisfactory, the Redevelopment  
1225 Agency will terminate the negotiation and begin again with another Redeveloper  
1226 until a satisfactory agreement is reached. The Redevelopment Agency may also  
1227 restart the Redeveloper solicitation process. It is the Redevelopment Agency's  
1228 intention to continue this process until agreements have been reached with  
1229 Redevelopers regarding the entire Redevelopment Area.
- 1230 Redeveloper agreements will include such issues as Redeveloper responsibilities for  
1231 public facilities, relocation responsibilities, local employee recruitment policies,  
1232 adherence to design guides, approval of all firms which become members of the  
1233 development team, timely inception of construction, phasing, and other  
1234 considerations. The Redevelopment Agency reserves the right to change  
1235 Redevelopers in the event of failure to perform in accordance with the agreement.

## 1236 10. Redeveloper Designation Process

1237 When the Redevelopment Agency determines that a competitive process is to be  
1238 pursued for the redevelopment, the Redeveloper designation process may include  
1239 the following steps:

1240 a. Begin Redeveloper solicitation process by releasing Requests for Qualifications  
1241 (RFQ) for the Redevelopment Area.

1242 b. Review responses to RFQ for:

1243 (1) Team qualifications

1244 (2) Experience

1245 (3) Financial capacity

1246 c. Select Redevelopers to respond to Request for Proposals (RFP)

1247 d. Evaluate RFP responses on the basis of:

1248 (1) Project concept, program, phasing and consistency with general  
1249 redevelopment area goals.

1250 (2) Conceptual site plan

1251 (3) Parking and circulation plan

1252 (4) Community purpose plan

1253 (5) Acquisition plan

1254 (6) Relocation plan

1255 (7) Infrastructure plan

1256 (8) Open space plan

1257 e. Award Redeveloper(s) exclusive rights to negotiate with the Redevelopment  
1258 Agency

1259 f. Negotiate Redeveloper agreements

- 1260 g. Award "designated Redeveloper" rights
- 1261 h. Begin development process leading to application to Planning Board for
- 1262 Preliminary and Final Site Plan approval.

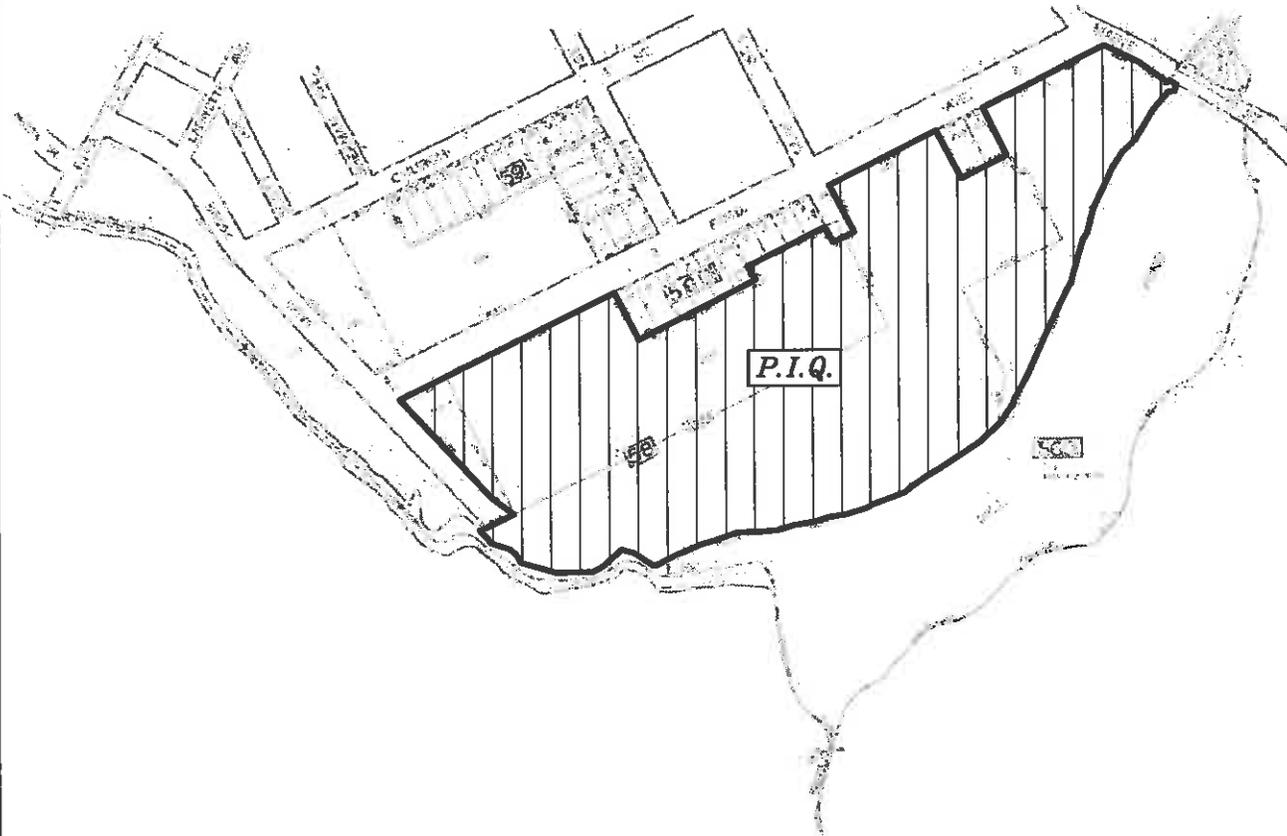
1263 **11. Procedures for Changing Redevelopment Plan**

1264 The Redevelopment Plan may be amended by the Borough Council provided that, if  
1265 amended after the disposition of any land in the Redevelopment Area, the  
1266 modification must be consented to in writing by designated Redevelopers. Any  
1267 amendments to the Redevelopment Plan shall be reviewed by the Planning Board.  
1268 After such review, the Planning Board shall make recommendations to the Borough  
1269 Council, which may adopt the changes by ordinance. Such ordinance shall specify  
1270 the relationship of the proposed changes or amendments to the Borough Master  
1271 Plan and the goals and objectives of the Redevelopment Plan.

1272 The Redevelopment Plan, as it may be amended, shall be in effect from the date of  
1273 its adoption by the Borough Council on second reading and publication.

1274 **12. Maps**

1275 This Plan shall constitute an overlay zone on the Zoning Map for the areas covered  
1276 by this Plan.



**TAX MAP**

N.T.S.

REFERENCE:  
SHEET No. 19 OF THE  
OFFICIAL TAX MAPS OF  
THE BOROUGH OF  
MILLTOWN, REVISED TO  
JUNE 1990.

DELAWARE-RARITAN ENGINEERING, INC.  
200 DANIELS WAY, SUITE 230  
FREEHOLD, NEW JERSEY 07728  
(732) 577-5547  
CERTIFICATE OF AUTHORIZATION #24GA27983300

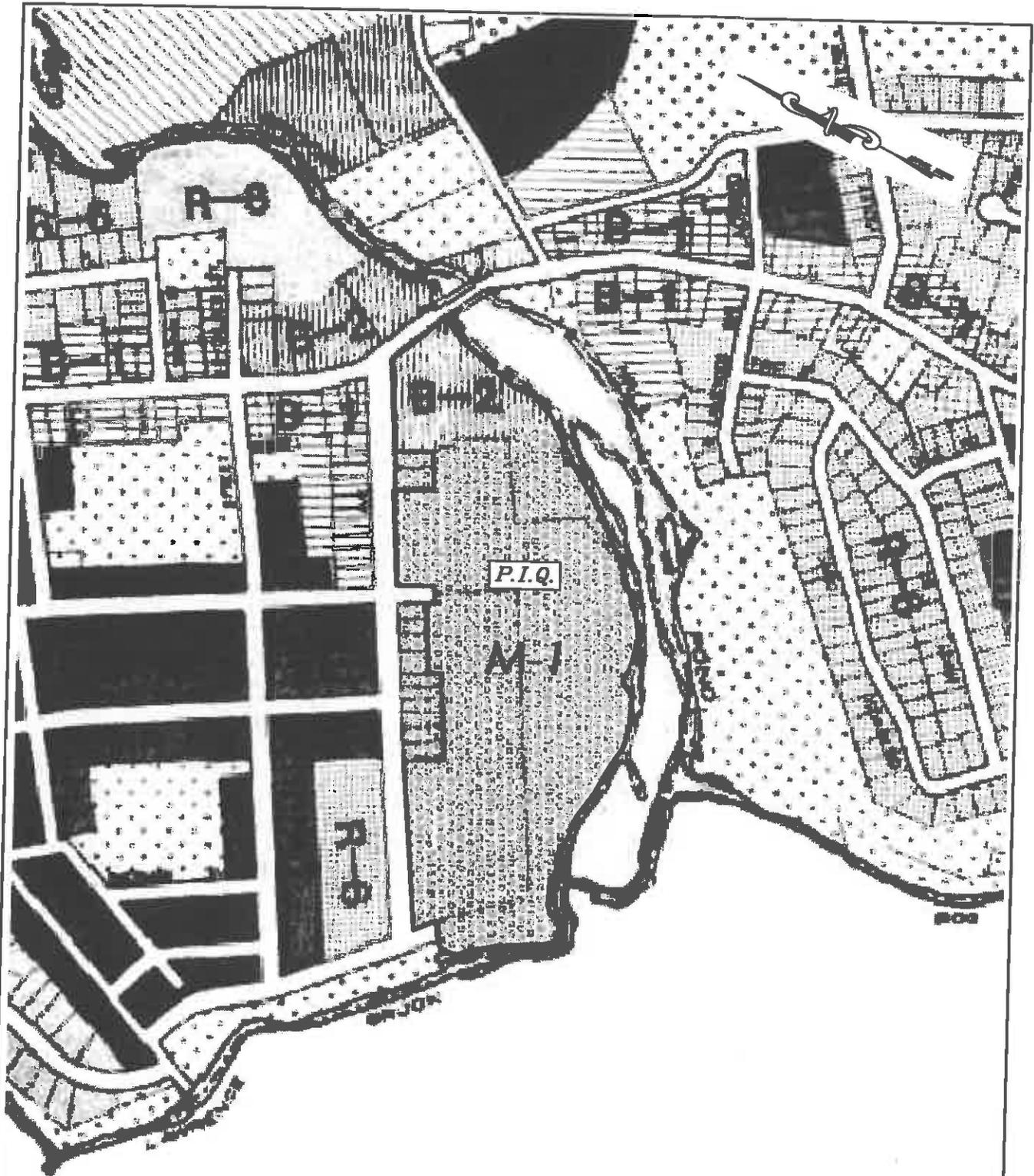
MILLTOWN FORD AVENUE REDEVELOPMENT  
BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND  
BLOCK 59.01, LOT 5.01 - FORD AVENUE  
MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

DATE - FEBRUARY 2012

SCALE - AS SHOWN

FILE - 2011-667

EXHIBIT - I



**ZONING MAP**  
N.T.S.

REFERENCE:  
ZONING MAP OF THE BOROUGH OF  
MILLTOWN, PREPARED BY SHEEHAN  
CONSULTING GROUP, REVISED TO  
1998, ADOPTED 1994.

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200 DANIELS WAY, SUITE 230  
FREEHOLD, NEW JERSEY 07728  
(732) 577-5547  
CERTIFICATE OF AUTHORIZATION #24GA27983300

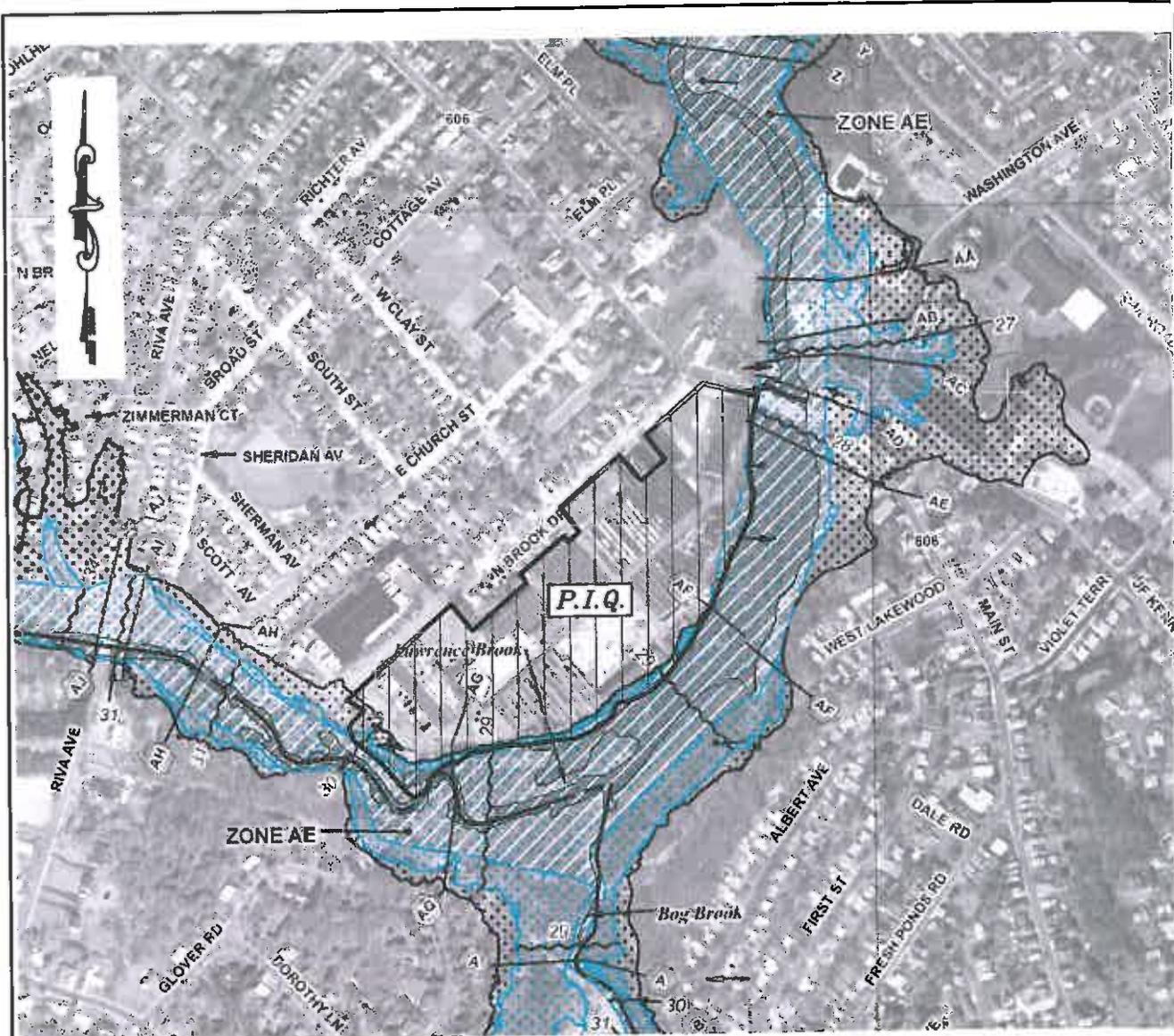
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BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND  
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DATE - FEBRUARY 2012

SCALE - AS SHOWN

FILE - 2011-667

EXHIBIT - 2



**F.I.R.M. MAP**  
N.T.S.

REFERENCE:  
FEMA NATIONAL FLOOD INSURANCE  
PROGRAM, FLOOD INSURANCE RATE  
MAP, COMMUNITY PANEL No. 129 &  
133, REVISED TO JULY 6, 2010.

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CERTIFICATE OF AUTHORIZATION #24GA27983300

MILLTOWN FORD AVENUE REDEVELOPMENT  
BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND  
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MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

DATE - FEBRUARY 2012

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FILE - 2011-667

EXHIBIT - 3

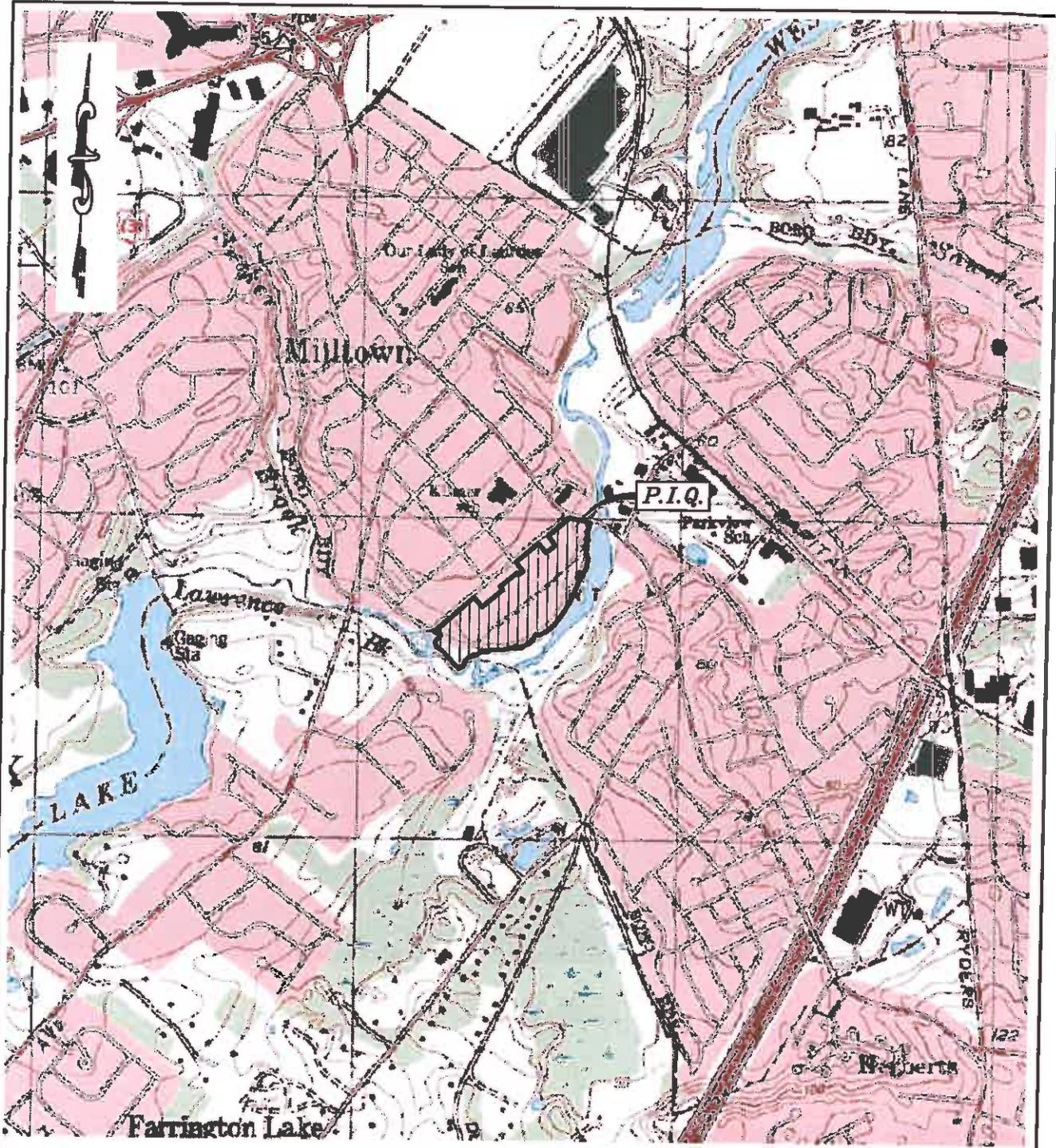


**SOILS MAP**  
N.T.S.

Map Unit Symbol	Map Unit Name
HUMA:	Humaquepts, 0 to 3 percent slopes, frequently flooded
UR	Urban land

REFERENCE:  
USDA SOIL CONSERVATION SERVICE, "SOIL SURVEY OF MIDDLESEX COUNTY, NJ", DATED 2008.

DELAWARE-RARITAN ENGINEERING, INC. 200 DANIELS WAY, SUITE 230 FREEHOLD, NEW JERSEY 07728 (732) 577-5547 CERTIFICATE OF AUTHORIZATION #24GA27983300		MILLTOWN FORD AVENUE REDEVELOPMENT BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND BLOCK 59.01, LOT 5.01 - FORD AVENUE MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY	
DATE - FEBRUARY 2012	SCALE - AS SHOWN	FILE - 2011-667	EXHIBIT - 4



**USGS QUAD MAP**  
N.T.S.

REFERENCE:  
USGS "NEW BRUNSWICK, NJ",  
NIMA 6164 IV NW SERIES V822  
QUAD MAP, DATED 1995.

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FREEHOLD, NEW JERSEY 07728  
(732) 577-5547  
CERTIFICATE OF AUTHORIZATION #246A27983300

MILLTOWN FORD AVENUE REDEVELOPMENT  
BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND  
BLOCK 59.01, LOT 5.01 - FORD AVENUE  
MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

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**WETLANDS MAP**

N.T.S.

REFERENCE:  
 NJ DEPARTMENT OF  
 ENVIRONMENTAL PROTECTION  
 GEOWEB MAPPING SYSTEM.

DELAWARE-RARITAN ENGINEERING, INC.  
 200 DANIELS WAY, SUITE 230  
 FREEHOLD, NEW JERSEY 07728  
 (732) 577-5547  
 CERTIFICATE OF AUTHORIZATION #24GA27983300

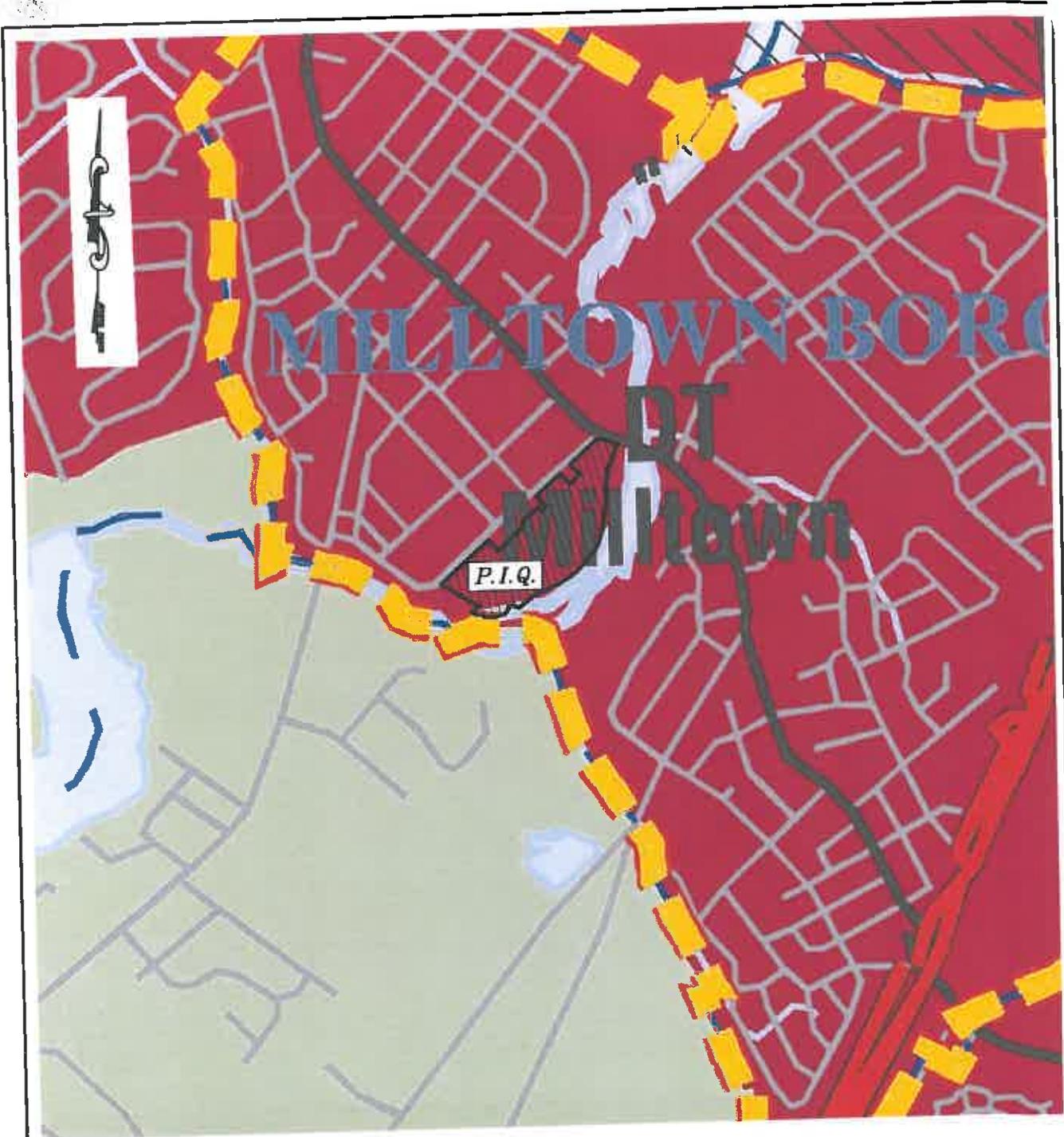
MILLTOWN FORD AVENUE REDEVELOPMENT  
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 MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

DATE - FEBRUARY 2012

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EXHIBIT - 6



**NJ STATE DEVELOPMENT & REDEVELOPMENT MAP**

N.T.S.

FROM LEGEND:  
DT = DESIGNATED TOWN

P.I.Q. LOCATED WITHIN THE  
METROPOLITAN PLANNING AREA; PA-I

REFERENCE:  
POLICY MAP OF THE NJ STATE  
DEVELOPMENT AND REDEVELOPMENT  
PLAN (MIDDLESEX COUNTY)

DELAWARE-RARITAN ENGINEERING, INC.  
200 DANIELS WAY, SUITE 230  
FREEHOLD, NEW JERSEY 07728  
(732) 577-5547  
CERTIFICATE OF AUTHORIZATION #2&GA27983300

MILLTOWN FORD AVENUE REDEVELOPMENT  
BLOCK 58, LOTS 1.01, 1.02, 1.03, & 1.07 AND  
BLOCK 59.01, LOT 5.01 - FORD AVENUE  
MILLTOWN BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

DATE - FEBRUARY 2012

SCALE - AS SHOWN

FILE - 2011-667

EXHIBIT - 7